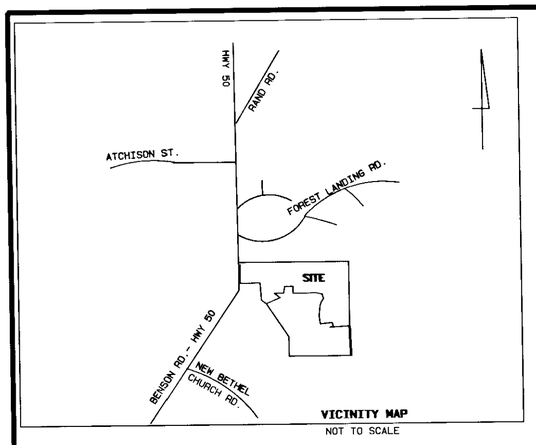

LEGEND
EIP...EXISTING IRON PIPE
ECM...EXISITNG CONCRETE MONUMENT
R/W...RIGHT OF WAY
BLDG..BUILDING
C.O.R...CITY OF RALEIGH

BUILDING SETBACKS:
FRONT .....35'
SIDE .....10'
REAR .....25'
CORNER(STREET YARD)....25'
MIN. LOT WIDTH .....70'

N.C. GRID NAD 83
SCALE: 1" = 100'

NOTES:
1. PROPERTY SUBJECT TO UTILITY EASEMENTS ON RECORD.
2. AREAS COMPUTED BY COORDINATE GEOMETRY.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: R-12
5. IRON PIPES SET AT ALL PROPERTY CORNERS.
6. ALL EASEMENTS ARE CENTERED ON EXISTING STRUCTURES.
7. THE BUILDER OF EACH LOT SHALL BE RESPONSIBLE FOR PLANTING A STREET TREE THAT MEETS THE TOWN OF GARNER STANDARDS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. LOTS 25-29 ARE AFFECTED BY THE CONSERVATION BUFFER WHICH PROHIBITS ANY TYPE OF LAND DISTURBANCE ACTIVITIES. VIOLATIONS ARE SUBJECT TO THE PENALTY AND ENFORCEMENT PROVISIONS OF THE TOWN OF GARNER LAND USE ORDINANCE.
9. PUBLIC GREENWAY EASEMENT ALLOWS TOWN OF GARNER TO CONSTRUCT AND MAINTAIN A GREENWAY FOR USE BY THE GENERAL PUBLIC.
10. NEUSE RIVER BUFFER IS MEASURED 50 FEET FROM THE TOP OF THE CREEK BANK.
11. NO LOTS ARE AFFECTED BY THE 100 YEAR FLOOD PLAIN.
12. PRIVATE COMMON OPEN SPACE, LANDSCAPE AREAS AND SUBDIVISION SIGNS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	CHORD BEARING	CHORD DIST.
1	7°48'24"	459.79	62.65	31.37	N 14°43'47"E	62.60
2	77°54'47"	25.00	34.00	20.21	N 20°19'25"W	31.44
3	N 58°46'23"W		7.02			
4	40°57'12"	35.00	25.02	13.07	N 78°44'34"W	24.49
5	50°20'08"	50.00	43.93	23.49	N 74°03'06"W	42.53
6	43°32'59"	50.00	38.00	19.97	N 27°06'32"W	37.10
7	41°03'43"	50.00	35.83	18.73	N 15°11'49"E	35.07
8	41°43'47"	50.00	36.42	19.06	N 56°35'33"E	35.62
9	93°08'33"	50.00	81.28	52.82	S 55°58'17"E	72.62
10	9°18'14"	347.00	56.35	28.24	S 64°26'37"E	56.29
11	50°23'30"	35.00	30.78	16.47	S 34°35'45"E	29.80
12	11°52'10"	347.00	71.88	36.07	S 75°01'49"E	71.76
13	2°16'34"	1372.70	54.53	27.27	S 85°04'51"E	54.53
14	2°58'40"	347.00	18.03	9.02	S 82°27'14"E	18.03
15	3°05'02"	1372.70	74.28	37.15	S 87°46'09"E	74.27
16	2°45'00"	1372.70	65.88	32.95	N 89°18'20"E	65.88
17	87°10'17"	25.00	38.04	23.80	N 44°20'42"E	34.47
18	S 65°10'03"W		22.12			
19	94°46'15"	25.00	41.35	27.17	N 67°26'49"W	36.80
20	14°07'42"	287.06	70.78	35.57	S 88°59'15"W	70.61
21	42°49'32"	25.00	18.69	9.80	S 74°38'20"W	18.25
22	74°47'37"	50.00	65.27	38.22	N 89°22'37"W	60.73
23	48°29'09"	50.00	42.31	22.52	N 27°44'14"W	41.06
24	46°25'20"	50.00	40.51	21.44	N 19°43'00"E	39.41
25	75°43'07"	50.00	66.08	38.87	N 80°47'13"E	61.37
26	30°21'51"	50.00	26.50	13.57	S 46°10'18"E	26.19
27	55°21'35"	25.00	24.16	13.11	S 58°40'10"E	23.23
28	N 65°10'03"E		22.12			
29	94°46'15"	25.00	41.35	27.17	N 17°46'56"E	36.80
30	14°22'58"	248.52	62.39	31.36	N 19°10'47"W	62.22
31	12°44'51"	248.52	55.29	27.76	N 05°36'52"W	55.18
32	92°37'59"	25.00	40.42	26.18	N 45°33'26"W	36.16
33	1°53'08"	1422.70	46.82	23.41	S 89°04'08"W	46.82
34	2°33'44"	1422.70	63.62	31.82	N 85°13'26"W	63.62
35	3°08'51"	397.00	21.81	10.91	N 82°22'08"W	21.81
36	7°50'01"	397.00	54.28	27.18	N 76°52'42"W	54.24
37	89°46'27"	25.00	39.17	24.90	S 62°09'04"W	35.29
38	6°03'26"	198.52	20.99	10.50	S 02°16'10"E	20.98
39	80°44'30"	25.00	35.23	21.25	S 69°13'26"E	32.39
40	6°00'59"	676.17	71.00	35.53	S 31°51'41"E	70.97
41	17°06'25"	175.00	52.25	26.32	S 67°22'07"E	52.06
42	19°36'20"	175.00	59.88	30.24	S 49°00'45"E	59.59
43	96°11'29"	25.00	41.97	27.86	S 27°29'15"W	37.21
44	7°40'43"	676.17	90.62	45.38	S 08°55'24"E	90.55
45	S 00°11'46"E		14.87			
46	5°06'17"	676.17	60.24	30.14	S 02°31'55"E	60.22
47	S 00°01'14"W		19.48			
48	16°38'03"	459.79	133.49	67.22	S 10°18'57"W	133.02

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF GARNER, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE BOARD OF ALDERMEN IN THE PUBLIC INTEREST.

1-15-02 — Ron R LEE
DATE — OWNER (PRINTED)
OWNER (SIGNATURE)

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE TOWN OF GARNER'S PLANNING JURISDICTION. ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN TWELVE MONTHS AFTER THE DATE BELOW) HAS BEEN ENSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE TOWN OF GARNER LAND USE ORDINANCE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE GARNER BOARD OF ALDERMEN, SUBJECT TO ITS BEING RECORDED IN THE WAKE COUNTY REGISTRY WITHIN 90 DAYS OF THE DATE BELOW.

1-24-2002 — BRAD BASS — PRINT
DATE — PLANNING DIRECTOR — SIGN

Wake County,NC 818
Laura M Riddick, Register Of Deeds

Presented & Recorded 01/25/2002 15:29:25

Book : BM2002 Page : 00131

STATE OF NORTH CAROLINA WAKE COUNTY

I, EDMUND H. DAVENPORT, DO HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED DESCRIPTION RECORDED IN BOOK ____ PAGE ____ THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/ 20,000 AND THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN REFERENCE CITED; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY HAND AND SEAL THIS 14 DAY OF Dec 2001.

SIGNED: Edmund H. Davenport
EDMUND H. DAVENPORT

NORTH CAROLINA PROFESSIONAL SEAL L-2832 LAND SURVEYOR EDMUND H.

I, EDMUND H. DAVENPORT, PROFESSIONAL LAND SURVEYOR NO.2832 CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OR A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Edmund H. Davenport
EDMUND H. DAVENPORT P.L.S. NO. 2832

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Anthony Chalk, REVIEW OFFICER OF THE TOWN OF GARNER, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

1/25/02 — Anthony B. Chalk
DATE — REVIEW OFFICER

OWNERS:
SOUTH PARK DEVELOPMENT CO. INC.
5160 N.C. 42 WEST
GARNER, N.C. 27529
RON LEE (919) 773-0991

RECORDED IN BOOK OF MAPS 2002, PAGE 131, WAKE COUNTY REGISTRY

SCALE: 1" = 100'
0 50 100 200 300 400

JOB # _____ BOOK # _____

REV.	DATE	DESCRIPTION

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
7416 CHAPEL HILL ROAD
RALEIGH, NORTH CAROLINA 27607
919-851-4422 FAX 919-851-8968

SURVEYED BY
DRAWN BY PS
CHECKED BY EHD
DATE 12-27-01

FINAL PLAT
SOUTH CREEK
PHASE II
GARNER ST. MARY'S TOWNSHIP WAKE CO. N.C.

SHEET ____ OF ____