

STATE OF NORTH CAROLINA COUNTY
The foregoing certificate(s) of MARK HALL
Notary Public is (are) certified to be correct. This plat was
presented for registration and recorded in BOOK 1997 page 761
This day of MAY 1997 at 11:00 a.m.
BY LAURAM RIDDICK REGISTER OF DEEDS

STATE OF NORTH CAROLINA COUNTY
I, MARK HALL, a Notary Public of the county
and state aforesaid, certify that LAURAM RIDDICK
a registered land surveyor, personally appeared before me
this day and acknowledged the execution of the foregoing
Instrument. Witness my hand and official stamp of office, this
day of MAY 1997.
Notary Public
My commission expires 11-26-97
JOHNSTON PUBLIC

STATE OF NORTH CAROLINA COUNTY
I, Linwood T. Jones, certify that this plat was drawn
under my supervision from an actual survey made under my supervision or deed
description recorded in Book 1997 page 761 that the boundaries
not surveyed are shown as broken lines plotted on information found in book
1:20,000 that this plat was prepared in accordance with G.S. 47-30 as
amended.
Witness my original signature, registration number and seal this 26 day
of MAY A.D., 1997 at Wake County, NC
Linwood T. Jones Land Surveyor
1381



FUTURE DEVELOPMENT

* THE AREA WITHIN THE BUFFER WILL BE UNDISTURBED, WHERE INDIVIDUAL PROPERTY OWNERS CAN NOT REMOVE PLANTINGS WITHIN THIS BUFFER. THIS UNDISTURBED BUFFER REQUIREMENT SHALL BE DISCLOSED TO ALL PROPERTY OWNERS AS PART OF THE SALE OF THESE LOTS.
THE DEVELOPER OF THIS SUBDIVISION SHALL SUPPLEMENT THE SCREENING IN THIS BUFFER AS DETAILED WITHIN THE SUBDIVISION'S CONDITIONAL USE PERMIT, PRIOR TO THE FINAL APPROVAL OF THE SUBDIVISION'S CONSTRUCTION PERMIT.
THERE WILL BE NO STORAGE OR ACCESSORY BUILDINGS OR DECKS EXTENDED INTO THIS BUFFER AREA. ALL PRIVACY FENCING INSTALLED WITHIN THE LOT'S ADJACENT TO THIS BUFFER WILL NOT ENCRUMB INTO THE BUFFER AND SHALL BE LOCATED ALONG THE NORTHERN EDGE OF THIS BUFFER.
THE HOMEOWNERS FOR THE LOTS WHERE THE BUFFER IS LOCATED SHALL INSTALL UNANIMOUS TRUST PROTECTION FENCING ADJACENT TO THE 25 FOOT BUFFER PRIOR TO THE START OF ANY SITE GRADING AND BE KEPT IN PLACE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.

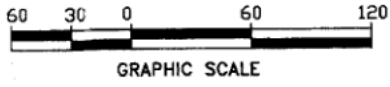
CERTIFICATE OF CONVEYANCE AND DEDICATION

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 PLAN 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 OFFICE OF DEDICATION IS ADOPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAN 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.

5/1/97
LYLE D. GARDNER/EVERGREEN CONSTRUCTION
OWNER (PRINTED)
SHERRE WHITLEY
OWNER (SIGNATURE)
SHERRE WHITLEY
NOTARIZED



AREA BY COORDINATE COMPUTATION



N/F
BRYAN WOODS APTS.
B.O.M. 1985, PG. 2081
TAX MAP 41 PARCEL 3
PIN#-1711.14-33-3703

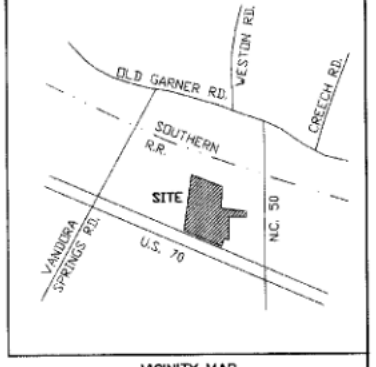
N/F
RUBY P. LLOYD, WILLIAM L. LLOYD JR.,
ALVIN MONROE LLOYD, AND DANIEL GRAHAM LLOYD
D.B. 3386, PG. 461
TAX MAP 41 PARCEL 6
PIN#-1711.14-43-2401

N/F
NORMA D. JONES
D.B. 283 PG. E
TAX MAP 41 PARCEL 7
PIN#-1711.14-43-1253

N/F
JOSEPH S. & FRANCES J.
MOONEYHAM
D.B. 3988 PG. 599
TAX MAP 41 PARCEL 8
PIN#-1711.14-43-1162

N/F
UMSTEAD S/D
B.O.M. 1950, PG. 9

CURVE DATA TABLE						
CURVE #	CENTRAL ANGLE	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	86°59'06"	25.00	23.38	37.60	N48°21'20"E	34.15
2	23°59'00"	125.00	26.56	52.34	S63°21'59"W	51.95
3	24°04'04"	125.00	26.65	52.51	S87°34'41"W	52.12
4	9°50'08"	125.00	10.76	21.48	N75°38'58"W	21.45
5	48°43'08"	25.00	11.32	21.86	N76°07'19"W	20.62
6	21°43'07"	125.00	23.98	47.39	S89°37'11"E	47.11
7	10°34'04"	125.00	18.22	36.18	S70°28'05"E	36.05
8	59°27'05"	125.00	71.37	129.70	S30°17'04"E	123.96
9	86°54'02"	25.00	23.65	37.92	N45°34'09"W	34.39
10	111°59'04"	75.00	111.19	146.61	S53°16'24"W	124.35
11	22°13'09"	125.00	24.56	48.50	S41°15'25"W	48.20
12	10°49'09"	125.00	11.85	23.63	S08°41'21"W	23.59
13	21°02'04"	125.00	23.21	45.96	S18°37'23"W	45.64
14	29°43'03"	75.00	19.91	38.92	N86°22'32"E	38.48



VICINITY MAP

100 YEAR FLOOD LEVEL = 341.5
ABOVE MSL.
MIN. LOT ELEV. = 341.00
ABOVE MSL.
FIN. FINISHED FLOOR
ELEVATION = 344.00
ABOVE MSL. (FOR LOTS 123, 145, 6, 7)
ALL BUILDING PERMIT DOCUMENTS AND SITE PLAN DOCUMENTS FOR LOTS 1-7
SHALL INDICATE THAT THE HOUSES SHALL MAINTAIN THE DESIGNATED MINIMUM
FOUNDATION AND FLOOR ELEVATIONS.
THE USE OF THE LOT AREAS WITHIN A DESIGNATED FLOODWAY AND/OR FLOODPLAIN ARE
SUBSTANTIALLY RESTRICTED BY ARTICLE 17 OF THE GARNER LAND USE ORDINANCE. THIS
RESTRICTION NOTE WILL BE INDICATED ON ALL SURVEYS AND BUILDING PERMIT APPLICATIONS
FOR LOTS ADJACENT TO THESE FLOODWAY, FLOODPLAIN AND CONSERVATION BUFFER AREAS.

- NOTES:
1. A 10' DRAINAGE AND UTILITY EASEMENT SHALL BE MADE ALL EXTERIOR BOUNDARY LINES.
 2. A 10' WIDE GRASSY ALLEY, DRAINAGE AND UTILITY EASEMENT IS REQUIRED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.
 3. MINIMUM BUILDING SETBACK LINES FROM:
 - FRONT PROPERTY LINE: 25 FEET
 - REAR PROPERTY LINE: 25 FEET
 - REAR PROPERTY LINE ADJUTING A STREET: 30 FEET
 - REAR PROPERTY LINE: 25 FEET
 - REAR PROPERTY LINE ADJUTING TO U.S. 70: 50 FEET
 4. MIN. RISES AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.
 5. OWNER SHALL PROVIDE LANDSCAPED SUBDIVISION ENTRANCE SIGN AND ALL OTHER SMALL SIGNS AS NEEDED.
 6. TOTAL ACRES IN TRACT 2.81 ACRES +/-.
 7. TOTAL NUMBER OF LOTS: 8.
 8. MINIMUM LOT SIZE: 1.000 SQUARE FEET.
 9. WATER AND SEWER PROVIDED BY TOWN OF GARNER.
 10. REFERENCE: T.M. 41, PARCEL 8, TAX I.D. # 0067002.
 11. NO BILLS LOCATED WITHIN 2000'.
 12. ZONING: R-8.
 13. OWNER: EVERGREEN CONSTRUCTION CO., 7706 SIX FORKS ROAD, RALEIGH, NC 27613.
 14. THE MINIMUM LOT WIDTH IS 60 FEET, WHICH IS MEASURED AT THE FRONT SETBACK FOR THE PRINCIPAL BUILDING ON EACH LOT.
 15. ALL STREET TREES PLANTED ALONG THE ROADWAY AND THE SHRUBS IN THE UNDISTURBED BUFFER SHALL BE INSTALLED BY THE DEVELOPER OR MAINTAINED AS PER CONDITIONAL USE PERMIT CUP-28-95-5.
 16. THIS SURVEY CREATES A SUBDIVISION OF LAND IN AN AREA COVERED BY A SUBDIVISION ORDINANCE.

CERTIFICATE OF APPROVAL
I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAN ARE WITHIN THE TOWN OF GARNER'S PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAN HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION WITHIN TWELVE MONTHS AFTER THE DATE BELOW HAS BEEN INSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAN IS IN ALL RESPECTS IN CONFORMANCE WITH THE TOWN OF GARNER LAND USE ORDINANCE, AND THEREFORE THIS PLAN HAS BEEN APPROVED BY THE GARNER BOARD OF ALDERMEN, SUBJECT TO ITS BEING RECORDED IN THE WAKE COUNTY REGISTRY WITHIN 30 DAYS OF THE DATE BELOW.
5/5/97
DATE
MARY Lou RAND
TOWN CLERK
Mary Lou Rand
SIGN

SOUTHWIND
SURVEYING AND ENGINEERING, INC.
201 GLEN ROAD
GARNER, N.C. 27529
919-773-0183
919-773-0148 (FAX)
SURVEYING/ENGINEERING/LANDSCAPE ARCHITECTURE

FINAL PLAT:
NORTHSIDE SUBDIVISION
PHASE I

TOWNSHIP	GARNER	COUNTY	WAKE CO., NC
SURVEYED BY	DC	DRAWN BY	TMH/THW/LRA
DATE	3-13-97	SCALE	1"=60'
		DRAWING NO.	SW950628

