

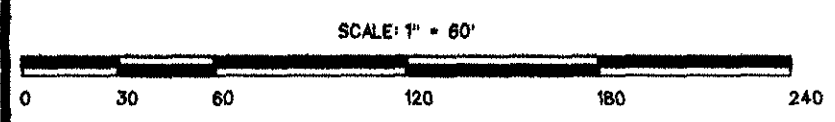
THIS PLAT IS BEING RECORDED ON TWO SHEETS. SEE SHEET TWO (2) OF TWO (2) FOR LOT LAYOUT NOTES, SIGNATURES, TABLES AND CERTIFICATION.

WAKE COUNTY, NC 252
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/09/2005 AT 11:54:18

BOOK: BM2005 PAGE: 01151

REFERENCES
PIN 1700.10-45-2471
D.B. 10805 PG. 1210

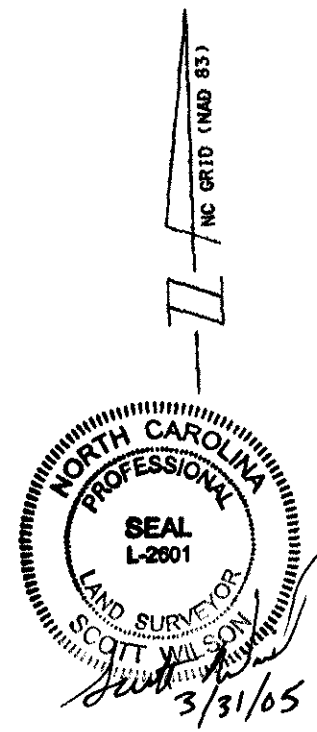
JERRY M. DISMUKES
1700.03-44-0108
ZONED: R-40



- LEGEND**
- ESMT. - EASEMENT
 - T.O.C. - TOWN OF GARNER
 - AC. - ACRES
 - S.F. - SQUARE FEET
 - C.O.R. - CITY OF RALEIGH
 - EIP - EXISTING IRON PIPE
 - NIP - NEW IRON PIPE
 - R/W - RIGHT OF WAY
 - ECM - EXISTING CONCRETE MONUMENT
- 3120 DENOTES ADDRESS
20 DENOTES LOT NUMBERS
10' STREET TREE EASEMENT (TYP.)

ACTIVITIES WITHIN THE 50' NEUSE RIVER BUFFER/CONSERVATION EASEMENT, INCLUDING BUT NOT LIMITED TO, REMOVAL OR MAINTENANCE OF EXISTING VEGETATION, ARE RESTRICTED ACCORDING TO THE NEUSE BUFFER RULES. PLEASE CONTACT THE TOWN OF GARNER FOR MORE INFORMATION ON THE PERMITTED ACTIVITIES IN THE BUFFER.

- NOTES**
1. ALL PROPERTY CORNERS ARE MARKED WITH A NEW IRON PIPE UNLESS OTHERWISE LABELED.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 3. AREAS ARE CALCULATED BY COORDINATE GEOMETRY.
 4. PROPERTY SUBJECT TO UTILITY EASEMENTS ON RECORD.
 5. COORDINATES AND BEARINGS ARE BASED ON N.C. GRID SYSTEM, NAD '83.
 6. ZONING: R-9 & R-12.
 7. ALL EASEMENTS ARE CENTERED ON EXISTING STRUCTURES.
 8. THERE ARE NO FEMA DESIGNATED FLOOD HAZARD AREAS ON THIS SITE. SEE FEMA MAP 5718SC0705, DATED MARCH 3, 1992.
 9. OPEN SPACE, RETENTION AREA, SIGN EASEMENTS AND LANDSCAPED AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 10. THERE MAY BE NEUSE RIVER RIPARIAN BUFFER LIMITATIONS AND/OR RESTRICTIONS ASSOCIATED WITH LOTS 45-48 OF THIS SUBDIVISION.
 11. TOWN OF GARNER SHOULD BE CONTACTED BEFORE ANY GRADING, CLEARING OR CONSTRUCTION ACTIVITY IN THE NEUSE RIVER BUFFER.
 12. THE PURPOSE OF THE UTILITY EASEMENT IS TO ENCOMPASS THE SIDEWALK AND WATER METERS WHEN THE STREET SECTION CAUSES THEIR LOCATION TO BE OUTSIDE OF THE RIGHT OF WAY.



MINIMUM BUILDING SETBACKS (R-12 C-18)	
FRONT YARD	30 FEET
SIDE YARD	40 FEET
REAR YARD	25 FEET
CORNER SIDE	25 FEET

LARRY J. WARREN
PIN 1700.15-54-2252
D.B. 2026 PG. 278
B.O.M. 1871 PG. 278

OWNER:
BILL CLARK HOMES OF
RALEIGH, LLC.
P.O. BOX 31028
RALEIGH, N.C. 27622-1028
PIN 1700.10-45-2471

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Terry Chell, 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.

C. G. O'S
DATE

Terry Chell
REVIEW OFFICER

REV.	DATE	DESCRIPTION

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS

• 6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
• 10405E LIGON MILL ROAD
WAKE FOREST, NORTH CAROLINA 27587
• TELEPHONE: (919)851-4422 OR (800)345-1879
FAX: (919)851-8968 (Ral.), (919)570-1362 (WF)

DATE	03-29-05
BY	LBT
CHKD. BY	EHD

RECORDED IN BOOK OF MAPS 2007, PAGE 1151, WAKE COUNTY REGISTRY.

FINAL PLAT

VANDORA PINES

PHASE IIB

GARNER WAKE COUNTY N.C.

SHEET 1 OF 2

