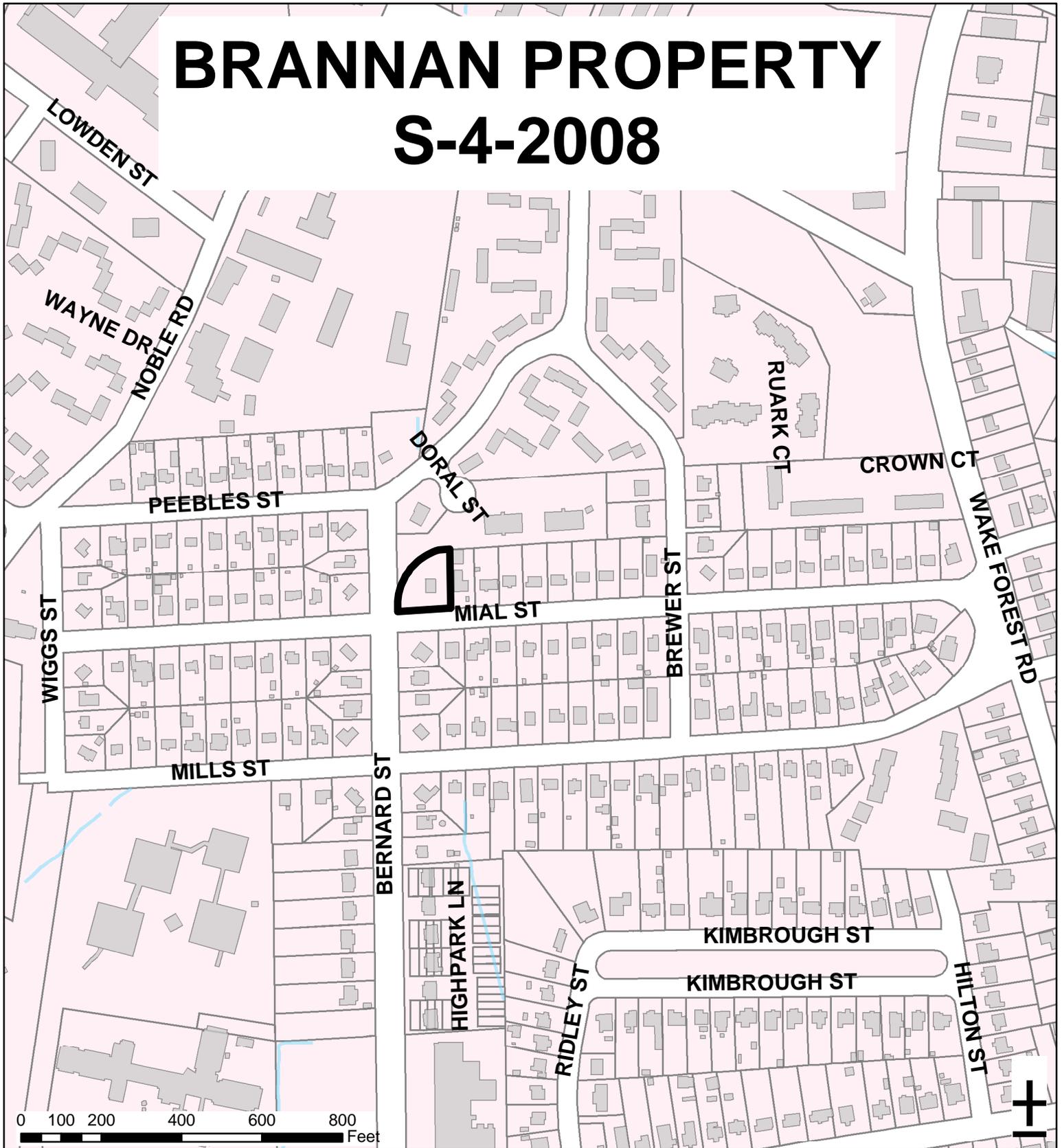


# BRANNAN PROPERTY

## S-4-2008



Zoning: **R-10**

Planning

District: **University**

CAC: **Five Points**

Drainage

Basin: **Crabtree Creek**

Acres: **0.366**

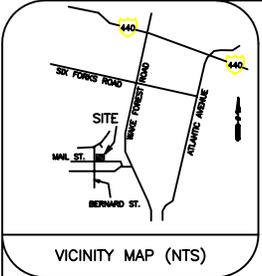
Number of Lots: **2**

Planner: **Jacque Baker**

Phone: **(919) 516-2630**

Applicant Contact: **Timothy & Lana Brannan**

Phone: **(386) 676-1040**



THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "C" BASED ON FLOOD DATA SHOWN ON FEMA FIRM NUMBER 3720170000 WITH AN EFFECTIVE DATE OF MAY 2, 2006. THE STRUCTURE ON THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "X".

ZONE "X": SPECIAL FLOOD HAZARDS AREAS INUNDED BY OR "X" 100-YEAR FLOOD.

ZONE "C": AREAS OUTSIDE OF SPECIAL FLOOD HAZARD AREAS.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C1	144.81'	187.11'	174.36'	N40°00'54"E

NOW OR FORMERLY  
ANDREW O. & LUANNE H. LAWRENCE  
DB 6101, PG 339  
PIN: 1705.20-90-8580  
ZONED: R-10



REFERENCES:

1. BOM 1971, PG 65
2. BOM 1947, PG 74

NOTES:

1. PIN: 1705.20-90-4373
2. PROPERTY OWNER: FRANCES K. BRANNAN
3. PROPERTY ADDRESS: 2100 BERNARD STREET
4. ZONED: R-10
5. ALL MEASUREMENTS SHOWN ARE HORIZONTAL GROUND DISTANCES.
6. AREAS CALCULATED BY COORDINATE COMPUTATIONS.

NOW OR FORMERLY  
ZEBULON Z. HADLEY, IV  
DB 11800, PG 1677  
PIN: 1705.20-90-5354  
ZONED: R-10

FILED FOR REGISTRATION

DATE  
LAURA M. RIDDICK  
REGISTER OF DEEDS  
WAKE COUNTY

BY: ASST. / DEPUTY

TIME:

"I, THE UNDERSIGNED PLANNING DIRECTOR OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDATION, AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR \_\_\_\_\_ APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS, AND ACCEPTED FOR THE CITY OF RALEIGH THE DECISIONS AS SHOWN THEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR SHAREN THE SAME LOTS IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO.

PLANNING DIRECTOR / WAKE COUNTY REVIEW OFFICER

STATE OF  
COUNTY OF

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

DATE: \_\_\_\_\_, 2007

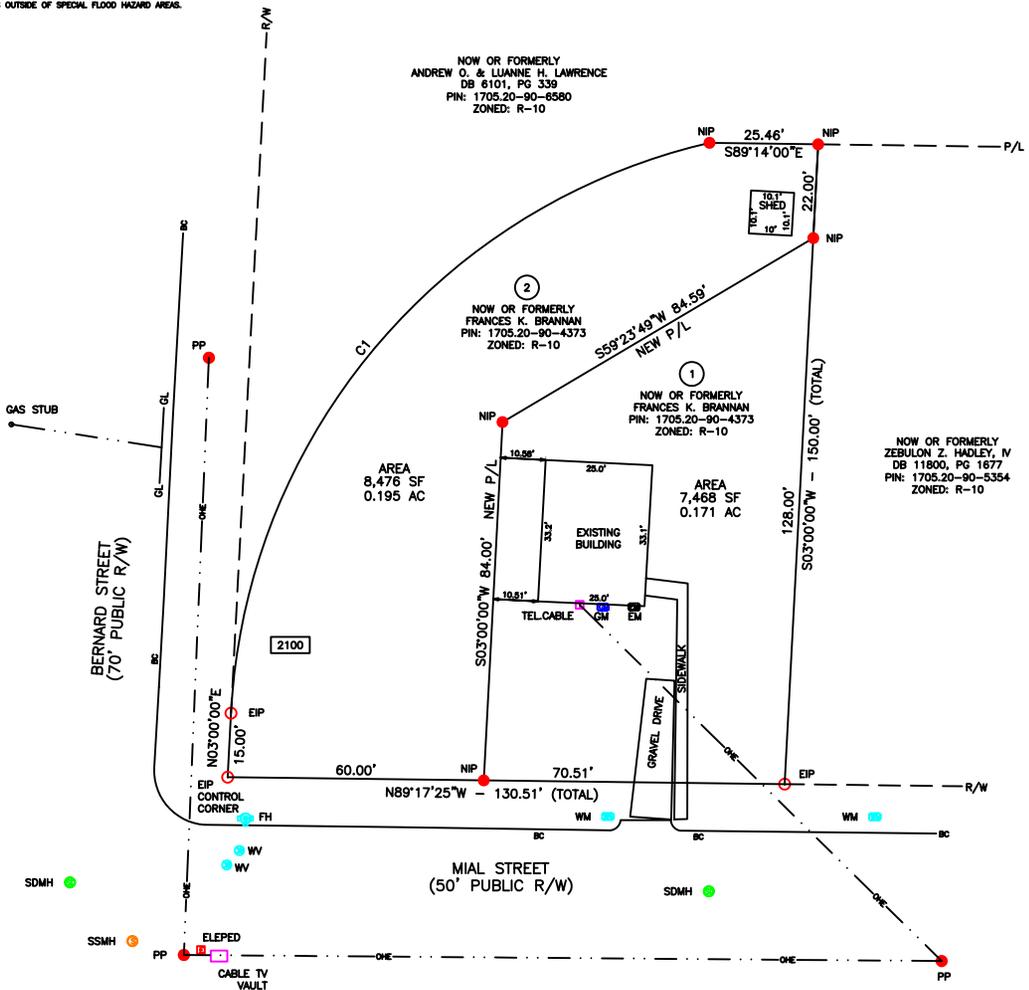
PRINTED NAME: \_\_\_\_\_, NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE (SOLE/S) OF THE PROJECT SHOWN ON THIS MAP OR PLAT AND ANY ACCOMPANYING SHEETS SUBJECT TO THE EXCEPTIONS ON RECORD, HAVING ACQUIRED THE EASEMENTS IN FEE SIMPLE BY DEED (S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA, OR OTHERWISE, AS SHOWN BELOW AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE BY, AND THAT THE DEDICATOR(S) WILL WARRANT AND DEFEND THE TITLE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOSOEVER UNLESS EXCEPTED HEREIN AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL I (WE) DO DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS OF WAY, PAVEMENTS AND GREENWAYS, GAS INTEREST ARE DEFINED IN THE CODE) AND AS THE SAME MAY BE SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY, DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF IN ACCORDANCE WITH ALL ZONING ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH FOR THE BENEFIT OF THE PUBLIC, SAID DEDICATION SHALL BE IRREVOCABLE. PROVIDED, ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE ARE NOT MADE TO THE CITY OF RALEIGH BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL INTERESTS SHOWN HEREON FOR THEIR USE AND BENEFIT SUBJECT TO CONDITIONS OF SUBSECTION (C), (D), (E), AND (F) OF SECTION 1 AND SECTION 4 OF THE CITY STORM DRAINAGE POLICY (RESOLUTION 1970-742 AS THE SAME MAY BE FROM TIME TO TIME AMENDED).

BOOK NO. \_\_\_\_\_  
PAGE NO. \_\_\_\_\_  
SIGNATURE (S) OF PROPERTY OWNER (S) \_\_\_\_\_

"I, JEFFREY W. BAKER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION AS REFERENCED HEREON THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES DRAWN FROM INFORMATION AS REFERENCED HEREON THAT THE RATIO OF PRECISION AS CALCULATED IS 1: \_\_\_\_\_ TO 10,000 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH N.C.G.S. 47-30 AS AMENDED, AND THAT THE SURVEY SHOWS HEREON IS A CATEGORY \_\_\_\_\_ A) OF SUBDIVISION (11) OF SUBSECTION (f) OF N.C.G.S. 47-30. WITNESS MY HAND AND SIGNATURE, REGISTRATION NUMBER AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.



LEGEND:

- AC ACRES
- BC BACK OF CURB
- EIP EXISTING IRON PIPE
- ELEPED ELECTRIC PEDESTAL
- EM ELECTRIC METER
- FH FIRE HYDRANT
- GM GAS METER
- GL GAS LINE
- NIP NEW IRON PIPE
- NTS NOT TO SCALE
- OHE OVERHEAD ELECTRIC
- PP POWER POLE
- P/L PROPERTY LINE
- R/W RIGHT OF WAY
- SDMH STORM DRAIN MANHOLE
- SF SQUARE FEET
- SSMH SANITARY SEWER MANHOLE
- WM WATER METER
- WV WATER VALVE
- 2100 STREET ADDRESS



RECORDED IN BOOK OF MAPS \_\_\_\_\_, PAGE \_\_\_\_\_, WAKE COUNTY REGISTRY

SEAL OR STAMP	DATE	REVISION	BY	<p>DERWARD W. BAKER &amp; ASSOCIATES, P.A. <b>DWBA</b> SURVEYING PLANNING - GPS / GIS 1500 PINEY PLAINS ROAD, SUITE 102 CARY, NC 27511 (919) 460-0075 dwba@dwbasurveying.com</p>	SCALE 1" = 20'	DATE 2/6/07	SURVEY FOR: <b>BRANNAN PROPERTY</b> CITY OF RALEIGH, WAKE COUNTY NORTH CAROLINA SUBDIVISION PLAT	SHEET 1 OF 1
					FLD. BK. & PAGE 927/2-3	DRAWN BY MPP		
				FILE NO. 1461	CHECKED BY JWB			
				PROJECT NO. 060817	DESIGN FILE 0608172D			