REQUIRED NOTES:

1. Where Town of Apex public utilities are installed within easements crossing private property, the Town's Water Resources Department, Public Works and Transportation Department, and Electric Utilities Department shall have the right to enter upon the easement for purposes of inspecting, repairing, or replacing the sewer main and appurtenances. Where paved private streets, driveways, parking lots, etc. have been installed over public sewer mains, the Town of Apex shall not be responsible for the repair or replacement of pavement, curbing, etc. which must be removed to facilitate repairs. The Water Resources Department, Public Works and Transportation Department, and Electric Utilities Department shall excavate as necessary to make the repair, and shall backfill the disturbed area to approximately the original grade. Replacement of privately owned pavement, curbing, walkways, etc. shall be the responsibility of the property owner and/or Homeowner's Association.
2. All off-site easements shall be acquired by the developer and these off-site easements shall be recorded by a deed of easement prior to utility infrastructure construction approval. These easements shall be dedicated to the Town of Apex and labeled 'Town of Apex Public Utility Easement'.
3. No person shall place any part of a structure, any permanent equipment, or impoundment upon the Town of Apex Public Utility Easements. Prohibited structures include, but are not limited to: buildings, houses, air conditioning units, heat pump units, storage/tool sheds, swimming pools, walls, retaining wall mechanisms/appurtenances, decks, garages, and fences. Upon prior written approval by the Water Resources Department, Public Works and Transportation Department, or Electric Utilities Department, as appropriate, fences may be permitted across easements provided that access gate is installed for the full width of the easement.
4. No person shall plant trees, shrubs, or other plants within a Town of Apex Public Utility Easement without prior written approval from the Water Resources Department, Public Works and Transportation Department, or Electric Utilities Department, as appropriate.
5. Contact the Planning Department to get a copy of the zoning conditions.

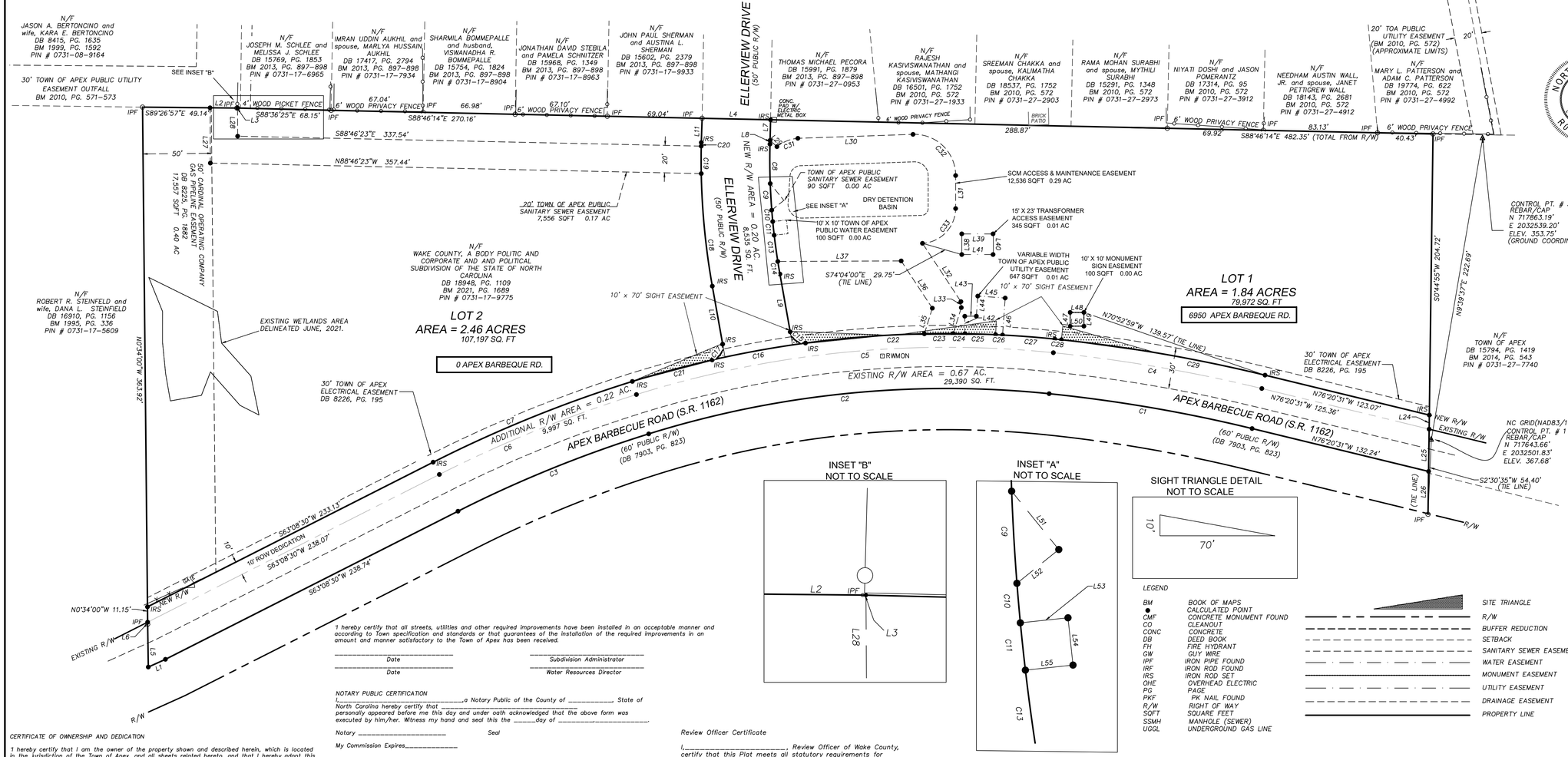
Line Table		
Line #	Direction	Length
L1	S65°42'57"W	13.68'
L2	S89°26'57"E	19.62'
L3	S88°36'25"E	0.51'
L4	S88°46'14"E	49.86'
L5	N00°51'56"W	31.18'
L6	N00°34'00"W	1.51'
L7	N01°26'28"E	15.07'
L8	N01°26'28"E	2.68'
L9	N10°06'35"W	42.74'
L10	N10°06'35"W	42.93'
L11	N01°54'04"E	17.65'
L12	N00°44'55"E	20.52'
L13	N76°20'31"W	47.02'
L14	N00°41'15"E	144.08'
L15	N88°47'52"W	49.14'
L16	S01°12'52"W	132.84'
L17	N05°57'39"E	32.94'
L18	N11°33'09"W	53.83'
L19	N00°46'08"W	40.60'
L20	N88°46'14"W	26.82'

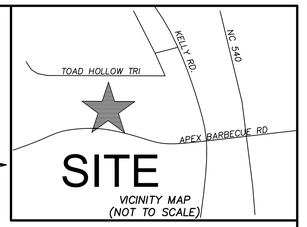
Line Table		
Line #	Direction	Length
L21	N00°40'25"W	20.01'
L22	S76°20'31"E	51.85'
L23	S76°20'31"E	19.62'
L24	N00°44'55"E	10.26'
L25	N00°44'55"E	30.78'
L26	S00°44'55"W	31.23'
L27	N00°20'11"W	40.27'
L28	S00°20'11"E	20.49'
L29	S48°01'10"E	6.74'
L30	N88°01'52"E	83.88'
L31	S00°01'27"W	24.04'
L32	S33°22'43"E	50.85'
L33	S03°52'29"E	4.36'
L34	S17°18'10"W	19.80'
L35	N17°18'10"E	19.51'
L36	N33°22'43"W	41.24'
L37	S89°44'56"W	89.82'
L38	N00°00'00"E	15.00'
L39	N90°00'00"E	23.00'
L40	S00°00'00"E	15.00'

Line Table		
Line #	Direction	Length
L41	N90°00'00"W	23.00'
L42	N00°22'41"W	12.72'
L43	N89°31'36"E	8.42'
L44	N04°05'00"E	14.65'
L45	S85°55'00"E	20.00'
L46	S04°05'00"W	27.00'
L47	N00°00'00"E	10.00'
L48	N90°00'00"E	10.00'
L49	S00°00'00"E	10.00'
L50	N90°00'00"W	10.00'
L51	S38°55'15"E	15.76'
L52	S51°04'45"W	11.30'
L53	N83°56'39"E	10.06'
L54	S06°03'21"E	10.00'
L55	S83°56'39"W	10.06'

Curve Table						
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	1100.00'	150.00'	75.12'	N80°14'54"W	149.88'	007°48'47"
C2	730.00'	295.00'	149.54'	S84°16'05"W	293.00'	023°09'14"
C3	900.00'	150.00'	75.17'	S67°54'59"W	149.83'	009°32'57"
C4	1130.00'	154.09'	77.17'	N80°14'54"W	153.97'	007°48'47"
C5	760.00'	307.13'	155.69'	S84°16'05"W	305.04'	023°09'14"
C6	930.00'	155.00'	77.68'	S67°54'59"W	154.82'	009°32'57"
C7	940.00'	156.67'	78.52'	S67°54'59"W	156.49'	009°32'57"
C8	475.00'	28.71'	14.36'	S0°22'32"E	28.70'	003°27'46"
C9	475.00'	19.39'	9.70'	S3°16'36"E	19.39'	002°20'22"
C10	475.00'	8.34'	4.17'	S4°56'59"E	8.34'	001°00'22"
C11	475.00'	10.00'	5.00'	S6°03'21"E	10.00'	001°12'22"
C13	475.00'	19.30'	9.65'	S7°49'23"E	19.30'	002°19'42"
C14	475.00'	9.31'	4.65'	S9°32'54"E	9.31'	001°07'21"
C15	10.01'	15.23'	9.53'	S53°43'47"E	13.80'	087°12'39"
C16	770.00'	69.07'	34.56'	S79°44'24"W	69.05'	005°08'22"
C17	10.00'	15.23'	9.54'	N33°31'49"E	13.80'	087°16'48"
C18	525.00'	82.42'	41.29'	N5°36'44"W	82.33'	008°59'41"
C19	525.00'	20.01'	10.00'	N0°01'24"W	20.00'	002°11'00"
C20	525.00'	2.63'	1.32'	S1°12'43"W	2.63'	000°17'15"
C21	770.00'	60.20'	30.11'	S74°55'51"W	60.18'	004°28'45"

Curve Table						
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C22	770.00'	86.84'	43.47'	S85°32'27"W	86.79'	006°27'42"
C23	770.00'	21.00'	10.50'	S89°33'11"W	21.00'	001°33'45"
C24	770.00'	8.51'	4.25'	N89°20'57"W	8.51'	000°37'59"
C25	770.00'	22.38'	11.19'	N88°12'00"W	22.38'	001°39'54"
C26	770.00'	5.05'	2.52'	N87°10'47"W	5.05'	000°22'32"
C27	770.00'	38.13'	19.07'	N85°34'25"W	38.12'	002°50'13"
C28	1140.00'	4.86'	2.43'	N84°01'59"W	4.86'	000°14'39"
C29	1140.00'	150.60'	75.41'	N80°07'35"W	150.49'	007°34'08"
C30	1160.00'	68.74'	34.38'	S78°02'23"E	68.73'	003°23'44"
C31	28.07'	16.64'	8.57'	N68°15'47"E	16.40'	033°57'45"
C32	30.00'	48.17'	31.06'	S45°58'18"E	43.16'	091°59'41"
C33	25.63'	38.50'	23.93'	S43°38'24"W	34.98'	086°03'05"





I, ROBIN L. LEE, PLS L-3759, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON MAP AND MAP BOOKS REFERENCED ON MAP; THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1:10,000; THAT THE AREA IS COMPUTED BY COORDINATE METHOD; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THE CONTROL FOR THIS SURVEY WAS MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORMED THE SURVEY.

CLASS OF SURVEY: AA
POSITIONAL ACCURACY: 0.02' (HORIZONTAL)
TYPE OF GPS FIELD PROCEDURES: VRS TO ESTABLISH CONTROL
DATES OF THE SURVEY: 06/22-06/24/21
DATUM/EPOCH: NAD 83/2011
PUBLISHED/FIXED CONTROL USE: FIXED CONTROL
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR(S): 0.999893604
UNITS: US SURVEY FEET
TYPE AND MODEL OF GPS RECEIVER USED: TRIMBLE R10
ALL CONTROL POINTS AND OTHER POINTS LOCATED USING VRS WERE LOCALIZED AROUND CONTROL POINT # 1

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE _____ DAY OF _____, A.D.,2025.

_____
ROBIN L. LEE L-3759
PROFESSIONAL LAND SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-3759 LAND SURVEYOR ROBIN L. LEE

I, ROBIN L. LEE, PLS L-3759 CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

_____DATE_____

PRELIMINARY PLAT

NOT FOR RECORDATION, CONVEYANCE, OR SALES

SITE DATA

EXISTING PROPERTY AREA INCLUDING RIGHT OF WAY OF APEX BARBECUE ROAD ACCORDING TO BOOK OF MAP 2021, PAGE 1689 = 5.40 +/- ACRES; 235,007 SQ. FT.

TOTAL AREA IN RIGHT OF WAY DEDICATION INCLUDING THE NORTHERN EXISTING RIGHT OF WAY OF APEX BARBECUE ROAD, ADDITIONAL RIGHT OF WAY AND RIGHT OF WAY FOR ELLERVIEW DRIVE EXTENSION = 1.09 ACRES; 47,722 SQ. FT.

LOT 1 = 1.84 ACRES; 79,972 SQ. FT.
LOT 2 = 2.46 ACRES; 107,197 SQ. FT.

PROPERTY OWNER:
WAKE COUNTY, A BODY POLITIC AND CORPORATE, AND POLITICAL SUBDIVISION OF THE STATE OF NORTH CAROLINA.
P. O. BOX 550
RALEIGH, NC 27602

SITE ADDRESS:
6950 APEX BARBEQUE ROAD,
APEX, NC 27502
PIN # 0731-17-9775

DEED BOOK 18948, PAGE 1109
BOOK OF MAPS 2021, PAGE 1689

ZONED RR
FOR GOVERNMENT SERVICES
MAXIMUM BUILD UPON: 60%
MAXIMUM HEIGHT: 48 FEET
SETBACKS:
FRONT - 20 FEET
SIDE - 15 FEET
CORNER SIDE - 15 FEET
REAR - 25 FEET
PROPERTY IS LOCATED WITHIN A PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT

NOTE:

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
2. NO NCGS MONUMENT WITHIN 2000 FEET OF SUBJECT TRACT WAS FOUND.
3. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).
4. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEY IS SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
5. THERE ARE NO BURIAL GROUNDS OR CEMETERIES VISIBLE.
6. THIS PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE X. ZONE X ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP 3720073100K WITH AN EFFECTIVE DATE OF 07/19/2022.
7. THIS PROPERTY IS LOCATED WITHIN THE TOWN OF APEX ETJ.
8. THIS PROPERTY IS ZONED RR.

INSET "B" NOT TO SCALE

INSET "A" NOT TO SCALE

SIGHT TRIANGLE DETAIL NOT TO SCALE

LEGEND

BM	BOOK OF MAPS
●	CALCULATED POINT
CMF	CONCRETE MONUMENT FOUND
CO	CLEANOUT
CONC	CONCRETE
DB	DEED BOOK
FH	FIRE HYDRANT
GW	GUY WIRE
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRS	IRON ROD SET
OHE	OVERHEAD ELECTRIC
PG	PAGE
PKF	PK NAIL FOUND
R/W	RIGHT OF WAY
SQFT	SQUARE FEET
SSMH	MANHOLE (SEWER)
UGGL	UNDERGROUND GAS LINE

SITE TRIANGLE
R/W
BUFFER REDUCTION
SETBACK
SANITARY SEWER EASEMENT
WATER EASEMENT
MONUMENT EASEMENT
UTILITY EASEMENT
DRAINAGE EASEMENT
PROPERTY LINE

REFERENCES:
DB 6639, PG. 2
DB 7558, PG. 844
DB 7903, PG. 823
DB 8226, PG. 195

THE PURPOSE OF THIS PLAT IS TO DEDICATE THE NORTHERN RIGHT OF WAY OF APEX BARBECUE ROAD, ADDITIONAL RIGHT OF WAY OF APEX BARBECUE ROAD AND THE RIGHT OF WAY OF ELLERVIEW DRIVE

SCALE: 1" = 40'
0 20 40 80 120

I hereby certify that all streets, utilities and other required improvements have been installed in an acceptable manner and according to Town specification and standards or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Apex has been received.

_____ _____
Date Subdivision Administrator
_____ _____
Date Water Resources Director

NOTARY PUBLIC CERTIFICATION

I,_____,a Notary Public of the County of _____, State of North Carolina hereby certify that _____ personally appeared before me this day and under oath acknowledged that the above form was executed by him/her. Witness my hand and seal this the _____day of _____,_____.

Notary _____ Seal

My Commission Expires_____

Review Officer Certificate

I,_____, Review Officer of Wake County, certify that this Plat meets all statutory requirements for recording.

_____ _____
Date Review Officer

Approval expires if not recorded on or before_____.

CERTIFICATE OF OWNERSHIP AND DEDICATION

'I hereby certify that I am the owner of the property shown and described herein, which is located in the jurisdiction of the Town of Apex, and all sheets related hereto, and that I hereby adopt this exempt plat with my free consent."

_____ _____
Date Owner Signature (Must Be Notarized)
_____
Owner Name Printed, Title/Position of Owner

CERTIFICATE OF OWNERSHIP AND DEDICATION

'I hereby certify that I am the owner of the property shown and described herein, and all sheets related hereto, which is located in the subdivision jurisdiction of the Town of Apex, and that I hereby adopt this easement or right-of-way dedication plat with my free consent, and as applicable, certify that this plan complies with building setback lines established by the Town of Apex Unified Development Ordinance and dedicate all streets, alleys, walks, parks and other sites and easements to public or private use as noted and will maintain the same to the standards set forth by the Town of Apex Unified Development Ordinance until the Town or Homeowners Association takes over this responsibility. Furthermore, I hereby dedicate all electrical systems which are located within the municipal electric service area, sewer and water lines to the Town of Apex.'

_____ _____
Date Owner Signature (Must Be Notarized)
_____
Owner Name Printed, Title/Position of Owner

CERTIFICATE OF APPROVAL FOR RECORDING

'I hereby certify that the plat shown hereon is exempt from the Town of Apex subdivision regulation, other than meeting minimum municipal dimensional standards as required by N.C.G.S. §47-30(f)(11) and §160D-802. This plat has been approved by the Town of Apex for recording in the office of the Register of Deeds of Wake County.'

_____ _____
Date Subdivision Administrator

SCM O&M CERTIFICATE

"The Operation and Maintenance Agreement for all Structural SCM's has been recorded in the Wake County or Chatham County Register of Deeds Book _____ Page_____. All future development or redevelopment activities on this property shall be consistent with this approved plan. No changes to this plan shall be permitted without the Town of Apex's prior written approval.

_____ _____
Date Owner

DATE	REVISION	INITIAL

McKIM&CREED
4300 Edwards Mill Road Suite 200
Raleigh, North Carolina 27612
Phone: (919)233-8091, Fax: (919)233-8031
NC FIRM # F-1222
Internet Site: http://www.mckimcreed.com

DATE:_____

EXEMPT PLAT, EASEMENT DEDICATION, AND RIGHT-OF-WAY DEDICATION PLAT
ON THE LANDS OF
WAKE COUNTY, A BODY POLITIC AND CORPORATE AND POLITICAL SUBDIVISION OF THE STATE OF NORTH CAROLINA
6950 APEX BARBECUE ROAD PIN # 0731-17-9775
FOR
COUNTY OF WAKE
DATE: 02/25/2025 SCALE: 1" = 40'
BUCKHORN TOWNSHIP COUNTY OF WAKE NORTH CAROLINA

PROJECT # : 00790-0429
PROJ. SVYR : RLL
DRAWN BY : RLL
FIELD BK. : R.1.
COMP. FILE : VS101-07900429.DWG
SHEET # : 1 OF 1
DWG. # :