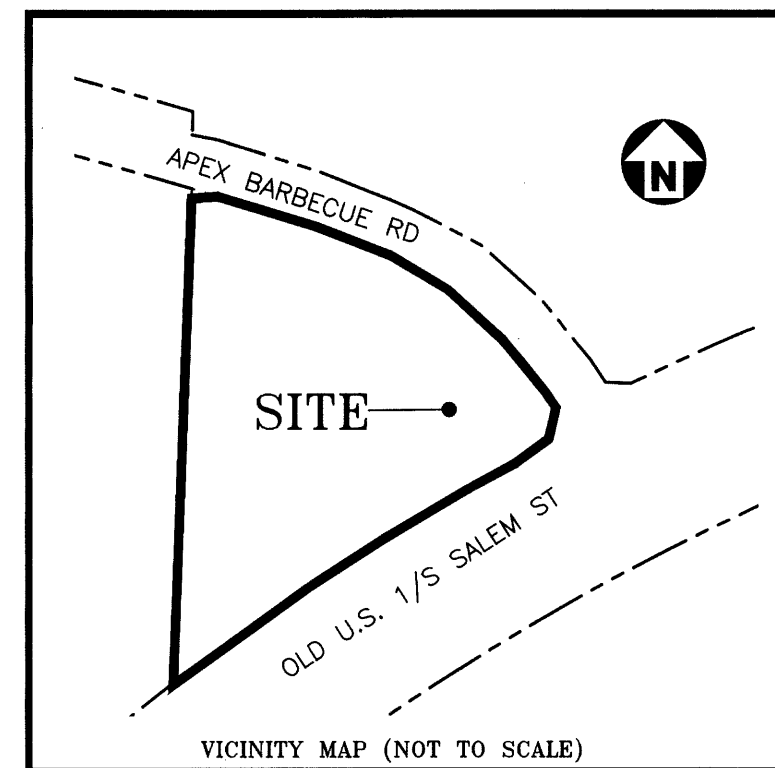


X:\Projects\LEN-19090\02_Geomatics\Survey\Plots\LEN19090-F18 REGENCY RW.dwg, 7/29/2024 8:04:04 AM, John Pickens



NC GRID NAD 83(2011)

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 AN 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.

6. THIS PLAT IS EXEMPT UNDER: "The public acquisition by purchase or condemnation of strips of land for the widening or opening of streets and for public transportation system corridors".

GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A RIGHT-OF-WAY DEDICATION PLAT.
- BEARINGS FOR THIS SURVEY ARE BASED ON NAD 83 (2001).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: RA
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M MAP NUMBER TOWN OF APEX ETJ #37200673100J DATED 7/19/2022.
- UTILITY STATEMENT**
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- REFERENCES: D.B. 12748, PG. 914; B.M. 1996 PG. 1130, B.M. 2014, PG. 1323, OF THE WAKE COUNTY REGISTRY.

SURVEYOR'S CERTIFICATE

I, JOHN R. PICKENS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 12748, PAGE 914); B.M. 1996 PG. 1130, B.M. 2014, PG. 1323. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:69,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 27 DAY OF July, A.D., 2024.

TYPE OF PLAT

I HEREBY CERTIFY THIS PLAT OF THE FOLLOWING TYPE:
G.S. 47-30 (F)(11)(D). THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

John R. Pickens 7/29/2024
JOHN R. PICKENS, PROFESSIONAL LAND SURVEYOR L-3297

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 PLAN OF SUBDIVISION WITH MY FREE CONSENT, 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 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.

September 4, 2024 *Ashley Ansara*
DATE OWNER (SIGNATURE MUST BE NOTARIZED)

NOTARY PUBLIC CERTIFICATION

I, *Linda E. Chambers*, A NOTARY

PUBLIC OF THE COUNTY OF Orange, STATE OF FLORIDA

~~NORTH CAROLINA~~ HEREBY CERTIFY THAT *ASHLEY ANSARA* 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 27 DAY OF September 2024.

NOTARY: *Linda E. Chambers*

MY COMMISSION EXPIRES: 9.4.27

LINDA E. CHAMBERS
MY COMMISSION # HH 431760
EXPIRES: September 4, 2027

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 _____ DIRECTOR OF PUBLIC WORKS

REVIEW OFFICER CERTIFICATE

I, *Amanda Bunce*, REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

5-12-25 *Amanda Bunce*
DATE REVIEW OFFICER

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 7-12-25

N/F
A.B. JOHN STANLEY BRITT &
MARJORIE TINGEN BRITT,
TRUSTEE
PIN: 0731873793
REID: 70822
D.B. 19025 PG. 2738

N/F
DEPOT 499 WEH LLC
PIN: 0731776293
REID: 55927
D.B. 19253, PG. 2171
B.M. 2023, PG. 352

REGENCY INTERNATIONAL INVESTMENTS, LLC
PIN: 0731873224
REID: 282606
D.B. 12748, PG. 914
B.M. 1996 PG. 1130
B.M. 2014 PG. 1323
2.23 AC. - 97,026 SQ.FT.

Register of Deeds

Tammy L. Brunner
Wake County, NC
05/12/2025 11:24:37 AM
B: BM2025 P: 00873 Pages: 1
MAP - MAP PLAT
Fee: \$21.00
DOCUMENT #2025009228



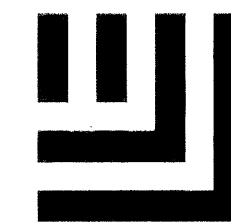
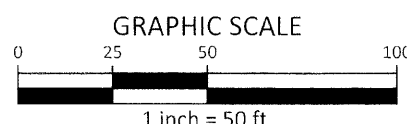
LINE TABLE		
LINE	BEARING	DISTANCE
L100	S33°47'35"E	20.98'
L101	S13°00'45"W	34.41'
L102	S54°03'44"W	44.94'
L103	N02°10'02"E	11.33'
L104	N02°10'02"E	0.66'
L105	N85°39'43"E	28.18'
L106	S27°56'49"W	55.52'
L107	S63°26'16"W	44.38'

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C30	493.00'	304.79'	N56°16'29"W
C31	2055.00'	151.94'	S61°19'10"W
C32	2780.00'	211.84'	S57°01'06"W

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- ▲ CALCULATED POINT
- PROPERTY LINE
- - - RIGHT-OF-WAY

AREA TABLE	ORIGINAL	NEW
PIN: 0731873224	2.88 AC.	2.23 AC.
R/W DECIATION		0.65 AC.
TOTAL:	2.88 AC.	2.88 AC.



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

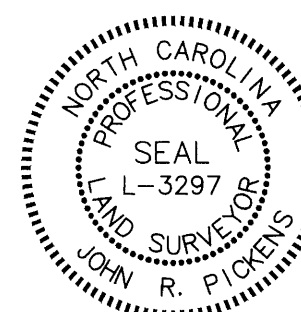
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

LENNAR CAROLINA'S, LLC.
1100 PERIMETER PARK DRIVE
MORRISVILLE, NC 27560
PHONE: 919. 465. 5929

DEPOT 499
RIGHT-OF-WAY
DEDICATION PLAT
WHITE OAK TWP., WAKE COUNTY, NC



REVISIONS

NO.	DATE	REVIEW COMMENTS #1
1	03.12.2024	

PLAN INFORMATION

PROJECT NO.	LEN-19090
FILENAME	LEN19090-F18
CHECKED BY	JBT
DRAWN BY	JRP
SCALE	1"=50'
DATE	05.13.2024

SHEET

1-1