

- NOTES:
- PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
 - PROPERTY IS IN ZONE X, NOT IN THE 100 YR. FLOOD, BY FEMA FIRM MAP NO. 3720075100K PANEL 0751, MAP REVISED JULY 19, 2022.
 - PER D.B. 17183, PG. 2775 THERE IS NO ACCESS FOR THE PROPERTY ADDRESSED AS 2014 LUFKIN RD. TO LUFKIN RD.
 - NO EVALUATION OF ROYALAN, DRAINAGEWAY, OR WATERSHED BUFFERS HAVE BEEN PROVIDED FOR SUBJECT PROPERTY SURVEYED. BUFFERS MAY APPLY.
 - TOWN OF APEX RCA NOTE: PER ARTICLE B OF THE TOWN OF APEX'S UNITED DEVELOPMENT ORDINANCE (UDO) THE RCA MUST BE PRESERVED IN PERPETUITY AND SHALL NOT BE DISTURBED IN ANY MANNER. B.M. 2017, PG. 2325-2328.
 - PER WAKE COUNTY GIS FLOOD HAZARD SOILS EXIST ON SITE, FLOOD HAZARD SOILS NOT SHOWN.
 - PROPERTY IS CURRENTLY IN THE TOWN OF APEX ETJ AND THE TOWN OF APEX PLANNING JURISDICTION.

ANNEXATION# _____
 I, ALLEN COLEMAN, CMC, NCCCO, TOWN CLERK, APEX, NORTH CAROLINA CERTIFY THIS A TRUE AND EXACT MAP OF ANNEXATION ADOPTED THE _____ DAY OF _____ BY THE TOWN COUNCIL. I SET MY HAND AND SEAL OF THE TOWN OF APEX, _____ DAY _____ MONTH _____ YEAR.

ALLEN COLEMAN, CMC, NCCCO, TOWN CLERK
 -SEAL-
 NO GRANTED ACCESS TO LUFKIN RD. THROUGH OLD DRIVEWAY (SEE NOTE 3)

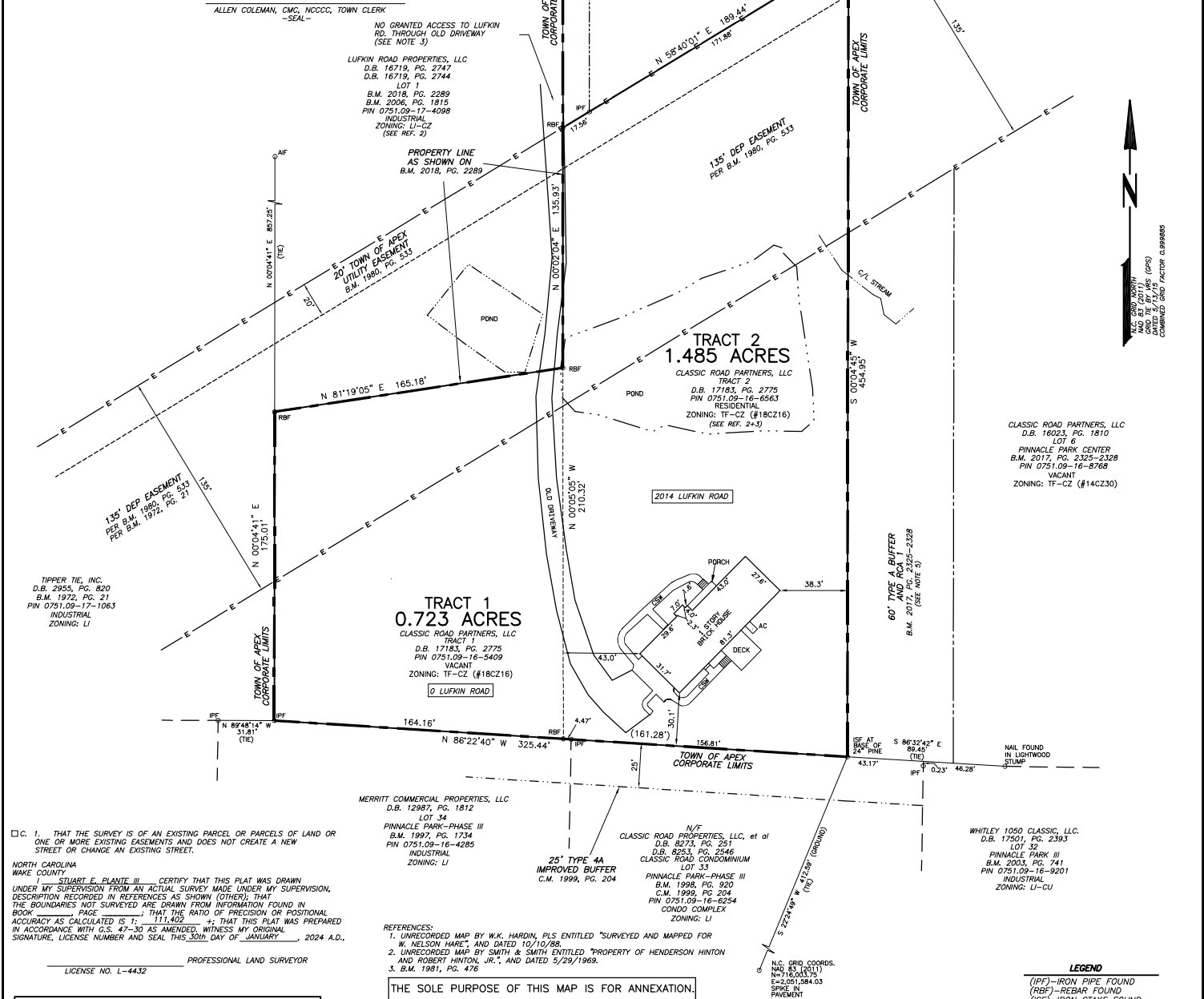
LUFKIN ROAD PROPERTIES, LLC
 D.B. 16719, PG. 2743
 D.B. 16719, PG. 2744
 LOT 1
 B.M. 2018, PG. 2289
 B.M. 2006, PG. 1815
 PIN 0751.09-17-4098
 INDUSTRIAL
 ZONING: LI-CZ
 (SEE REF. 2)

PROPERTY LINE AS SHOWN ON
 B.M. 2018, PG. 2289

BY TOWN OF APEX
 20' UTILITY EASEMENT
 B.M. 1980, PG. 533

GANDSWRIGHT PROPERTIES, LLC
 TRACT THREE
 D.B. 16209, PG. 2273
 PIN 0751.09-17-6062
 VACANT
 ZONING: LI
 (SEE REF. 1)

POSSIBLE ACCESS EASEMENT TO LUFKIN ROAD THROUGH OLD ROBERT HINTON PROPERTY
 D.B. 2813, PG. 218
 D.B. 2728, PG. 847 (CONSENT JUDGEMENT)



TIPPER TIE, INC.
 D.B. 2955, PG. 820
 B.M. 1972, PG. 21
 PIN 0751.09-17-1063
 INDUSTRIAL
 ZONING: LI

TRACT 1
 0.723 ACRES
 CLASSIC ROAD PARTNERS, LLC
 TRACT 1
 D.B. 17183, PG. 2775
 PIN 0751.09-16-5409
 VACANT
 ZONING: TF-CZ (#18CZ16)
 [O] LUFKIN ROAD

TRACT 2
 1.485 ACRES
 CLASSIC ROAD PARTNERS, LLC
 TRACT 2
 D.B. 17183, PG. 2775
 PIN 0751.09-16-6563
 RESIDENTIAL
 ZONING: TF-CZ (#18CZ16)
 (SEE REF. 2+3)

CLASSIC ROAD PARTNERS, LLC
 D.B. 16023, PG. 1810
 LOT 6
 PINNACLE PARK CENTER
 B.M. 2017, PG. 2325-2328
 PIN 0751.09-16-8768
 VACANT
 ZONING: TF-CZ (#14CZ30)

MERRITT COMMERCIAL PROPERTIES, LLC
 D.B. 12987, PG. 1812
 LOT 34
 PINNACLE PARK-PHASE III
 B.M. 1989, PG. 1734
 PIN 0751.09-16-4285
 INDUSTRIAL
 ZONING: LI

25' TYPE 4A
 IMPROVED BUFFER
 C.M. 1999, PG. 204

N/A
 CLASSIC ROAD PROPERTIES, LLC, et al
 D.B. 8273, PG. 251
 D.B. 8253, PG. 2548
 CLASSIC ROAD CONDOMINIUM
 LOT 33
 PINNACLE PARK-PHASE III
 B.M. 1998, PG. 920
 C.M. 1999, PG. 204
 PIN 0751.09-16-6254
 CONDO COMPLEX
 ZONING: LI

WHITLEY 1050 CLASSIC, LLC.
 D.B. 17501, PG. 2393
 LOT 6
 PINNACLE PARK III
 B.M. 2003, PG. 741
 PIN 0751.09-16-9201
 INDUSTRIAL
 ZONING: LI-CU

□. 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 NORTH CAROLINA WAKE COUNTY
 STUART E. PLANTE III CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN (OTHER), THAT THE BOUNDARIES NOT SURVEYED ARE DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____ THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 111,402 ±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 42-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 30th DAY OF JANUARY, 2024 A.D.,
 _____ PROFESSIONAL LAND SURVEYOR
 LICENSE NO. L-4432

- REFERENCES:
- UNRECORDED MAP BY W.K. HARDIN, PLS ENTITLED "SURVEYED AND MAPPED FOR W. NELSON HARE", AND DATED 10/10/88.
 - UNRECORDED MAP BY SMITH & SMITH ENTITLED "PROPERTY OF HENDERSON HINTON AND ROBERT HINTON, JR.", AND DATED 5/29/1969.
 - B.M. 1981, PG. 476

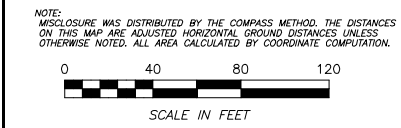
THE SOLE PURPOSE OF THIS MAP IS FOR ANNEXATION.

ANNEXATION AREA
 2.208 ACRES (TOTAL AREA TO BE ANNEXED)

OWNER:
 CLASSIC ROAD PARTNERS, LLC
 150 TOWERVIEW COURT
 CARY, NC 27513

- LEGEND
- (IPF)—IRON PIPE FOUND
 - (RFB)—REBAR FOUND
 - (RBS)—REBAR SET
 - (AF)—ANGLE IRON FOUND
 - (CP)—CALCULATED POINT
 - (CSW)—CONCRETE SIDEWALK
 - (AC)—AIR CONDITIONER
 - (DEP)—DUKE ENERGY PROGRESS
 - (RCA)—RESOURCE CONSERVATION AREA

PRELIMINARY PLAT—NOT FOR RECORDATION, CONVEYANCES, OR SALES



CONTIGUOUS ANNEXATION MAP FOR THE TOWN OF APEX		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 970 TRINITY ROAD RALEIGH, NC 27607 PHONE: (919)859-6030	
TOWNSHIP: WHITE OAK	COUNTY: WAKE	SURVEY DATE: 1-18-24	SURVEYED BY: RE
STATE: NORTH CAROLINA		SCALE: 1"=40'	DRAWN BY: SEP
ZONE: TF-CZ (#18CZ16)	P.I.N.: SEE ABOVE	CHECKED & CLOSURE BY: SEP	FILE: HINTONANNEXR