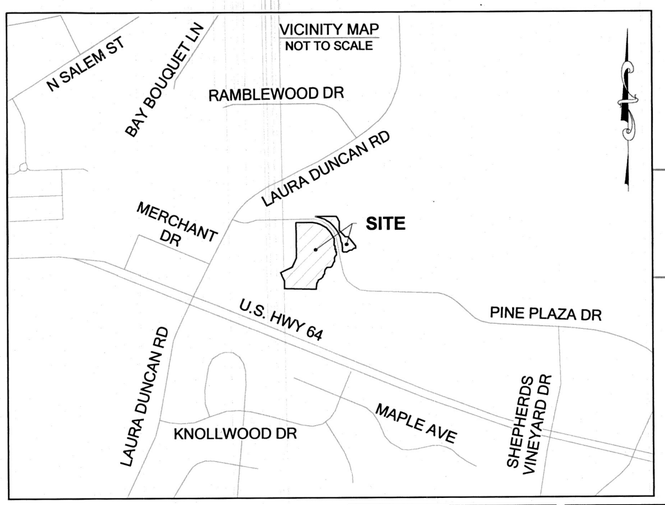
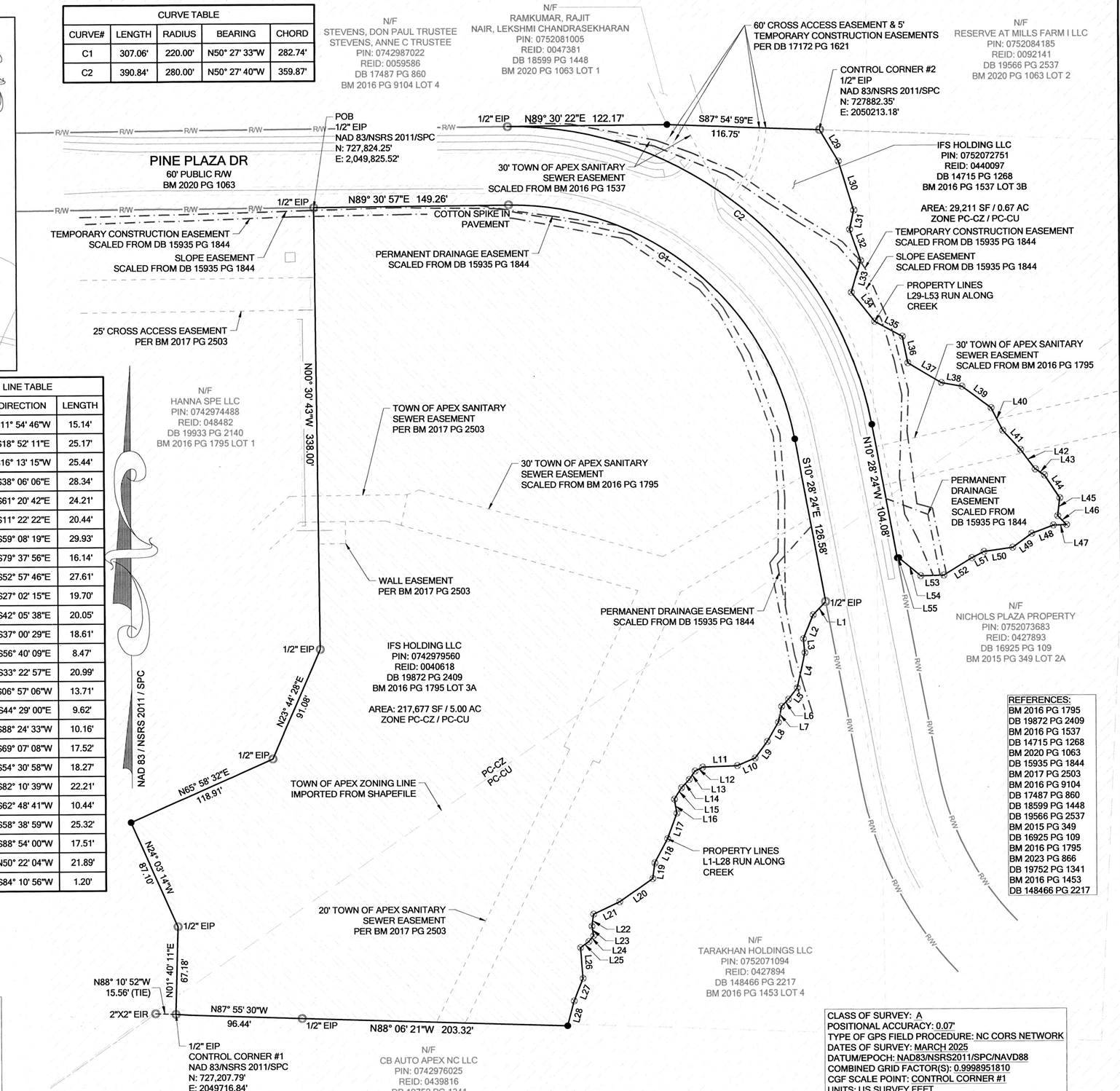


CURVE TABLE				
CURVE#	LENGTH	RADIUS	BEARING	CHORD
C1	307.06'	220.00'	N50° 27' 33"W	282.74'
C2	390.84'	280.00'	N50° 27' 40"W	359.87'



NOTES:
1. PROPERTY LIES IN ZONE "X" PER NATIONAL INSURANCE PROGRAM FLOOD INSURANCE RATE MAP #3720074200J, DATED 05/02/2006, AND MAP # 3720075200K, DATED 07/19/2022.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD83 / NSRS 2011 / SPC, UNLESS OTHERWISE SHOWN. VERTICAL MEASUREMENTS ARE BASED ON NAVD 88.
3. SITE ZONED "PC-CZ" AND "PC-CU" FOR THE TOWN OF APEX PER WAKE COUNTY GIS.
4. AREAS COMPUTED BY THE COORDINATE METHOD.
5. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY UNDER THE SUPERVISION OF F. REX COOPER, PLS.
6. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
7. NO INVESTIGATION INTO THE EXISTENCE IF JURISDICTIONAL WETLANDS OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
8. BOUNDARY CORNERS SET ARE 3/4" IRON PIPE UNLESS OTHERWISE STATED.
8. NO GRID MONUMENTS FOUND WITHIN 2,000 FEET.
9. PROPERTY OWNERS AT TIME OF PLAT:
IFS HOLDINGS, LLC
PRADEEP C INDLAMURI
303 BELROSE DR
CARY, NC 27513

LEGEND

EIP	EXISTING IRON PIPE
EIR	EXISTING IRON REBAR
ECM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
POB	POINT OF BEGINNING
DB	DEED BOOK
BM	BOOK OF MAPS
PG	PAGE
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
(T)	TOTAL
	EXISTING BOUNDARY CORNER FOUND
	BOUNDARY CORNER SET
	COMPUTED POINT
	RETRACED BOUNDARY LINE
	BOUNDARY LINE BY DEED
	BOUNDARY TIE LINE
R/W	RIGHT OF WAY
	EASEMENT
	AREA TO BE ANNEXED
	AREA WITHIN APEX CORPORATE LIMITS PER GIS

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S44° 01' 40"W	13.88'
L2	S22° 45' 43"W	19.77'
L3	S05° 57' 14"E	10.69'
L4	S12° 49' 41"W	27.67'
L5	S37° 12' 02"W	11.11'
L6	S44° 14' 00"W	7.69'
L7	S11° 25' 18"W	12.41'
L8	S30° 51' 18"W	16.73'
L9	S36° 35' 59"W	15.86'
L10	S67° 18' 55"W	14.61'
L11	S87° 52' 09"W	26.33'
L12	S63° 25' 34"W	6.63'
L13	S34° 33' 14"W	7.99'
L14	S43° 10' 59"W	8.77'
L15	S32° 16' 01"W	10.28'
L16	S09° 51' 58"E	10.93'
L17	S20° 30' 32"W	20.84'
L18	S28° 13' 16"W	20.69'
L19	S08° 23' 25"W	12.09'
L20	S55° 07' 28"W	30.95'
L21	S64° 45' 53"W	22.09'
L22	S08° 24' 50"W	9.24'
L23	S09° 52' 16"E	7.31'
L24	S39° 41' 03"W	5.84'
L25	S53° 42' 55"W	8.03'
L26	S04° 25' 40"E	23.50'
L27	S22° 06' 07"W	18.37'
L28	S14° 45' 43"W	19.80'
L29	S30° 42' 55"E	28.27'
L30	S16° 59' 27"E	39.23'

LINE TABLE		
LINE#	DIRECTION	LENGTH
L31	S11° 54' 46"W	15.14'
L32	S18° 52' 11"E	25.17'
L33	S16° 13' 15"W	25.44'
L34	S38° 06' 06"E	28.34'
L35	S61° 20' 42"E	24.21'
L36	S11° 22' 22"E	20.44'
L37	S59° 08' 19"E	29.93'
L38	S79° 37' 56"E	16.14'
L39	S52° 57' 46"E	27.61'
L40	S27° 02' 15"E	19.70'
L41	S42° 05' 38"E	20.05'
L42	S37° 00' 29"E	18.61'
L43	S56° 40' 09"E	8.47'
L44	S33° 22' 57"E	20.99'
L45	S06° 57' 06"W	13.71'
L46	S44° 29' 00"E	9.62'
L47	S88° 24' 33"W	10.16'
L48	S69° 07' 08"W	17.52'
L49	S54° 30' 58"W	18.27'
L50	S82° 10' 39"W	22.21'
L51	S62° 48' 41"W	10.44'
L52	S58° 38' 59"W	25.32'
L53	S88° 54' 00"W	17.51'
L54	N50° 22' 04"W	21.89'
L55	S84° 10' 56"W	1.20'

I, F. REX COOPER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION(S) RECORDED SHOWN IN TITLE BLOCK); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HERE ON; THAT THE POSITIONAL ACCURACY IS < 0.10 AT A 95% CONFIDENCE LEVEL; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _13TH__ DAY OF _____JULY____, A.D., 2026.

FURTHER, IN ACCORDANCE WITH G.S. 47-30-F-11-C-1; I CERTIFY 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. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

NORTH CAROLINA PROFESSIONAL SEAL L-4269 LAND SURVEYOR F. REX COOPER

F. Rex Cooper 7/13/26

F. REX COOPER, PLS
NC LICENSE NO. L-4269
DATE

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

ANNEXATION # _____

I, ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK, APEX, NORTH CAROLINA CERTIFY THIS A TRUE AND EXACT MAP OF ANNEXATION ADOPTED THE _____ DAY OF _____, 20___, BY THE TOWN COUNCIL. I SET MY HAND AND SEAL OF THE TOWN OF APEX, _____.
DAY/MONTH/YEAR

_____
ALLEN COLEMAN, CMC, NCCCC, TOWN CLERK
-SEAL-

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

ANNEXATION AREAS		
REID	PIN	AREA
0040618	0742979560	217,677 SF / 5.00 AC
0440097	0752072751	29,211 SF / 0.67 AC
TOTAL		246,888 SF / 5.67 AC

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.07'
TYPE OF GPS FIELD PROCEDURE: NC CORS NETWORK
DATES OF SURVEY: MARCH 2025
DATUM/EPOCH: NAD83/NSRS2011/SPC/NAVD88
COMBINED GRID FACTOR(S): 0.9998951810
CGF SCALE POINT: CONTROL CORNER #1
UNITS: US SURVEY FEET

REFERENCES:
BM 2016 PG 1795
DB 19872 PG 2409
BM 2016 PG 1537
DB 14715 PG 1268
BM 2020 PG 1063
DB 15935 PG 1844
BM 2017 PG 2503
BM 2016 PG 9104
DB 17487 PG 860
DB 18599 PG 1448
DB 19566 PG 2537
BM 2015 PG 349
DB 16925 PG 109
BM 2016 PG 1795
BM 2023 PG 866
DB 19752 PG 1341
BM 2016 PG 1453
DB 148466 PG 2217

PROPERTY OWNER
IFS HOLDINGS, LLC
PRADEEP C INDLAMURI
303 BELROSE DR
CARY, NC 27513

BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378

ANNEXATION MAP FOR THE TOWN OF APEX
EXCLUSIVELY FOR: IFS HOLDINGS, LLC

PIN(S): 0742979560 & 0752072751, REID(S): 0040618 & 0440097
AS RECORDED IN DB 19872 PG 2409 & DB 14715 PG 1268
& AS SHOWN IN BM 2016 PG 795 & BM 2016 PG 1537
WHITE OAK TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

REVISIONS
1. REVISED PER APEX COMMENTS 7-01-26
2. REVISED PER APEX COMMENTS 7-10-26
3.
4.

DRAWN BY: ELS
CHECKED BY: FRC
SCALE: 1" = 60'
DATE: 06/18/2026
DRAWING #: 250184

SHEET 1 OF 1

P:\2025 Projects\250184 Pine Plaza\SURVEY\DWG\250184 Pine Plaza Annexation.dwg, 7/13/2026 9:54:48 AM