

VICINITY MAP NOT TO SCALE

SITE DATA:

LOT 40 AREA: 2,340 SF / 0.05 AC
 TOTAL SITE MAXIMUM DENSITY: 74%
 TOTAL SITE RCA PROVIDED: 2.29 AC / 30%
 TOTAL SITE IMPERVIOUS: 37%
 ALLOWABLE SITE IMPERVIOUS: 60%

REFERENCES

- BOOK MAP 2006 PAGE 981
- BOOK MAP 2019 PAGE 818-824
- DEED BOOK 16873 PAGE 2688
- DEED BOOK 17452 PAGE 1476

Required Base Information:

Project Information: Center Street Station
 327 Old Grove Lane, Apex, NC 27502
 Pin# 0741897922

Owner Information: Waterford Green Communities of NC, LLC
 207 W Millbrook Road #205, Raleigh, NC, 27609
 704-608-1968
 talsop.wgc@gmail.com

Capital Properties of Raleigh II, LLC
 3724 National Dr, #220, Raleigh, NC 27612
 919-618-2060
 david@shenadoahomes.us

Surveyor Information: Jeffrey W. Baker
 North Carolina L-4412

Date of Survey & Plat Preparation: 08/06/2019

Zoning District & Zoning Case #: HD MF-CZ Case# 16CZ28

Annexation #: 614

Building Setbacks: Front 15'
 Side 0'
 Building to Building 8'
 Corner 15'
 Rear 15'

Sign Setback: 10' from Right of Way

Township, County, State: White Oak, Wake, North Carolina

Primary or Secondary Watershed: Secondary - Middle Creek Basin

FEMA designated floodplain: 'X' per National Flood Insurance Program Flood Insurance Rate Map #3720074100J &, Rate Map #3720074200J dated May 2, 2006

"I, certify this plat was drawn (under my supervision) from an actual (survey made under my supervision); that the boundaries not surveyed are clearly indicated as drawn from information found in Deed Book 17452, Page 1476 and Book of Maps 2019, page 818; that the ratio of precision as calculated is 1:10000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this day 28 of October, in the year 2019.

Jeffrey W. Baker 10/28/19
 Jeffrey W. Baker, PLS L-4412 date

I, Jeffrey W. Baker, Professional Land Surveyor No. L-4412 certify D. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exceptions to the definition of subdivision.

Jeffrey W. Baker 10/28/19
 Jeffrey W. Baker, PLS L-4412 date

GENERAL NOTES

1. This survey was prepared by Bateman Civil Survey Company, under the supervision of Jeffrey W. Baker, pls.
2. This plan has been prepared for layout and permitting purposes only.
3. Field equipment used: Trimble total station.
4. All distances are horizontal ground distances unless otherwise noted.
5. No grid monuments found within 2000'.
6. This survey was prepared without the benefit of a title report and is subjected to any matters that a full title search would disclose.
7. The purpose of this plat is to move the utility easements on lots 9, 12-37 & lots 41-44 and open space to encompass existing water meter & sewer cleanouts.

NOTE:

"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."

SITE DATA:

Capital Properties of Raleigh II, LLC
 Pin:0741898083
 Reid:0468137
 Easement Area: 10 sf
 Pin:0742808096
 Reid:0468175
 Easement Area: 40 sf
 Pin:0741897925
 Reid:0468177
 Easement Area: 10 sf

SITE DATA:

Waterford Green Communities of NC, LLC
 Pin:0741898967 Pin:0741898789
 Reid:0468140 Reid:0468148
 Easement Area: 16 sf Easement Area: 17 sf
 Pin:0741898973 Pin:0741898787
 Reid:0468141 Reid:0468149
 Easement Area: 75 sf Easement Area: 17 sf
 Pin:0741898971 Pin:0741898785
 Reid:0468142 Reid:0468150
 Easement Area: 43 sf Easement Area: 14 sf
 Pin:0741898889 Pin:0741898783
 Reid:0468143 Reid:0468151
 Easement Area: 19 sf Easement Area: 22 sf
 Pin:0741898887 Pin:0741898780
 Reid:0468144 Reid:0468152
 Easement Area: 23 sf Easement Area: 22 sf
 Pin:0741898885 Pin:0741899528
 Reid:0468145 Reid:0468153
 Easement Area: 18 sf Easement Area: 136 sf
 Pin:0741898883 Pin:0741899508
 Reid:0468146 Reid:0468154
 Easement Area: 22 sf Easement Area: 19 sf
 Pin:0741898881 Pin:0741898588
 Reid:0468147 Reid:0468155
 Easement Area: 22 sf Easement Area: 20 sf
 Pin:0741898568
 Reid:0468156
 Easement Area: 16 sf
 Pin:0741897754
 Reid:0468159
 Easement Area: 16 sf

"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."

Capital Properties of Raleigh II, LLC (Lot 9 & Open Space)

10-29-19 *David Shalyns*
 Date Owner

I, *Zachary Daugherty* a Notary Public of the County of *Orange*, State of North Carolina hereby certify that *David Shalyns* 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 *29th* day of *October*, 2019.

Zachary Daugherty
 NOTARY
 5/22/2023
 My Commission Expires



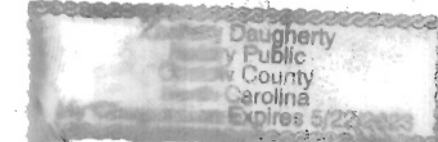
"I hereby certify that I am the owner of the property shown and described herein, and all sheets related hereto, which is located in the subdivision jurisdiction of the Town of Apex, and that I hereby adopt this plan of subdivision with my free consent, certify that this plan complies with building setback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

Waterford Green Communities of NC, LLC (Lots 10-45)

10-29-19 *Talsop*
 Date Owner

I, *Zachary Daugherty* a Notary Public of the County of *Orange*, State of North Carolina hereby certify that *Talsop* 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 *29th* day of *October*, 2019.

Zachary Daugherty
 NOTARY
 5/22/2023
 My Commission Expires



- NOTE: 1) Waterford Green Communities of NC, LLC is the sole owner of lots 10-45.
 2) Capital Properties of Raleigh II, LLC is the sole owner of lot 9 & all open space.
 3) All public access Easements are maintained by the HOA.
 4) See sheet 3 for abandoned easements.
 5) All existing easements, property lines, ROW, etc. are from BM 2019, Pgs 818-824.

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.

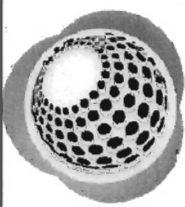
I hereby certify that all streets, utilities and other required improvements have been installed in an acceptable manner and according to Town specification and standards or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Apex has been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

 Date Subdivision Administrator

 Date Water Resources Director

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: _____

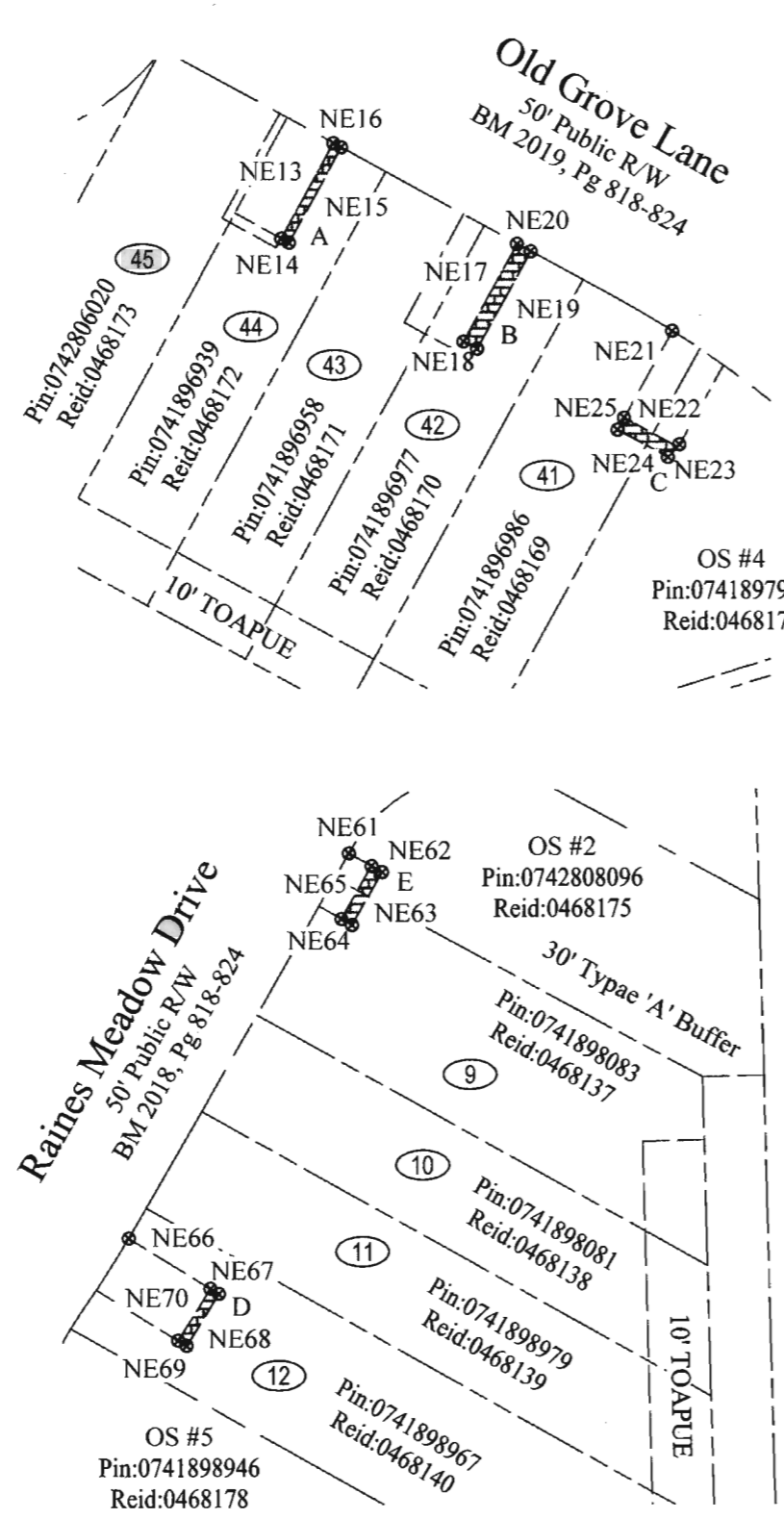


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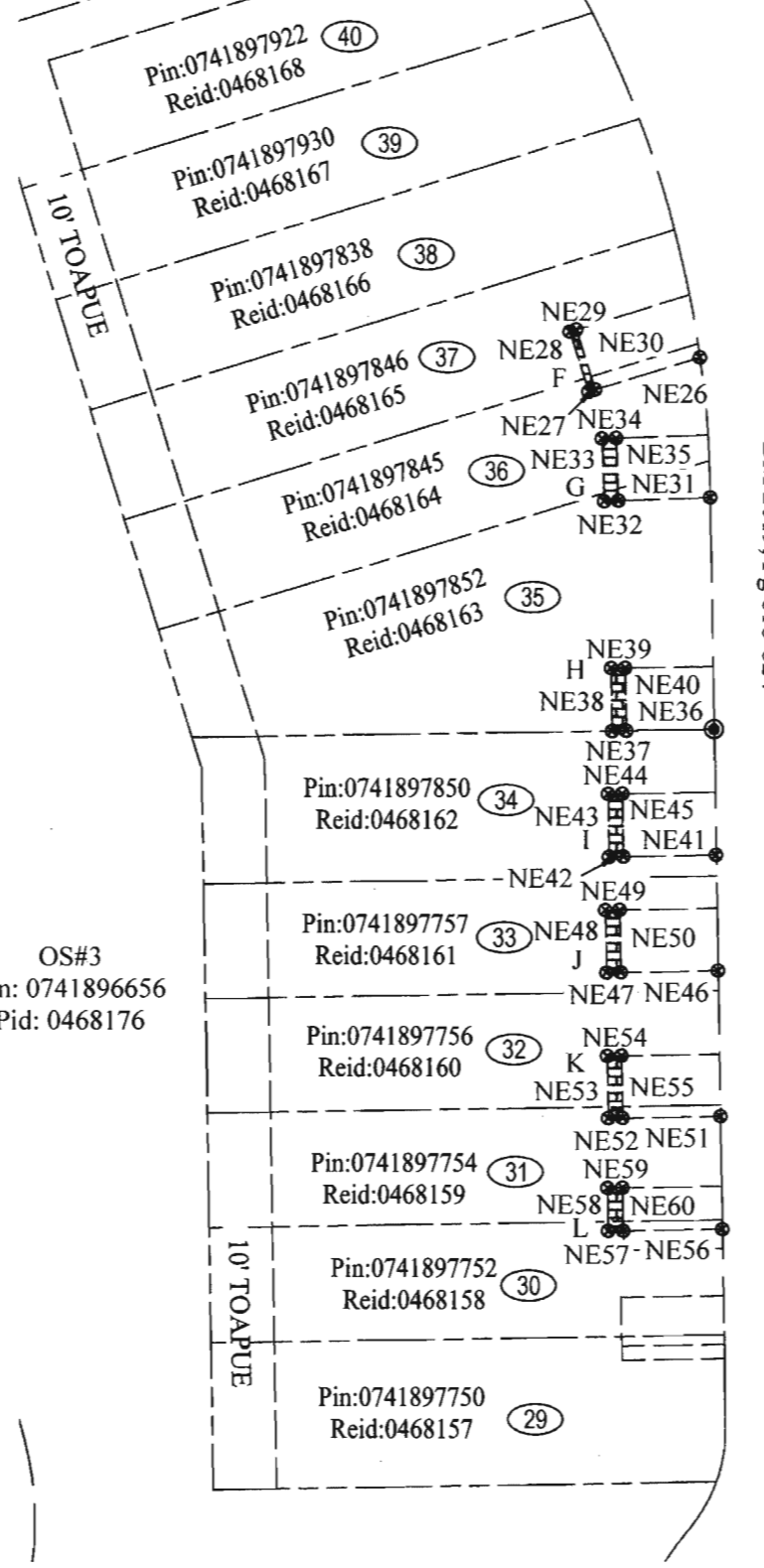
Exclusively for
 Waterford Green Communities of NC, LLC
 207 W Millbrook Road #205, Raleigh, NC, 27609
 Capital Properties of Raleigh II, LLC
 3724 National Dr, Suite 220 Raleigh, NC 27612

10' TOWN OF APEX PUBLIC UTILITY EASEMENT PLAT
 LOTS 9, 10-28, 30-37, 41-42 & 44 CENTER STREET STATION
 APEX, NC, WAKE COUNTY, WHITE OAK TOWNSHIP

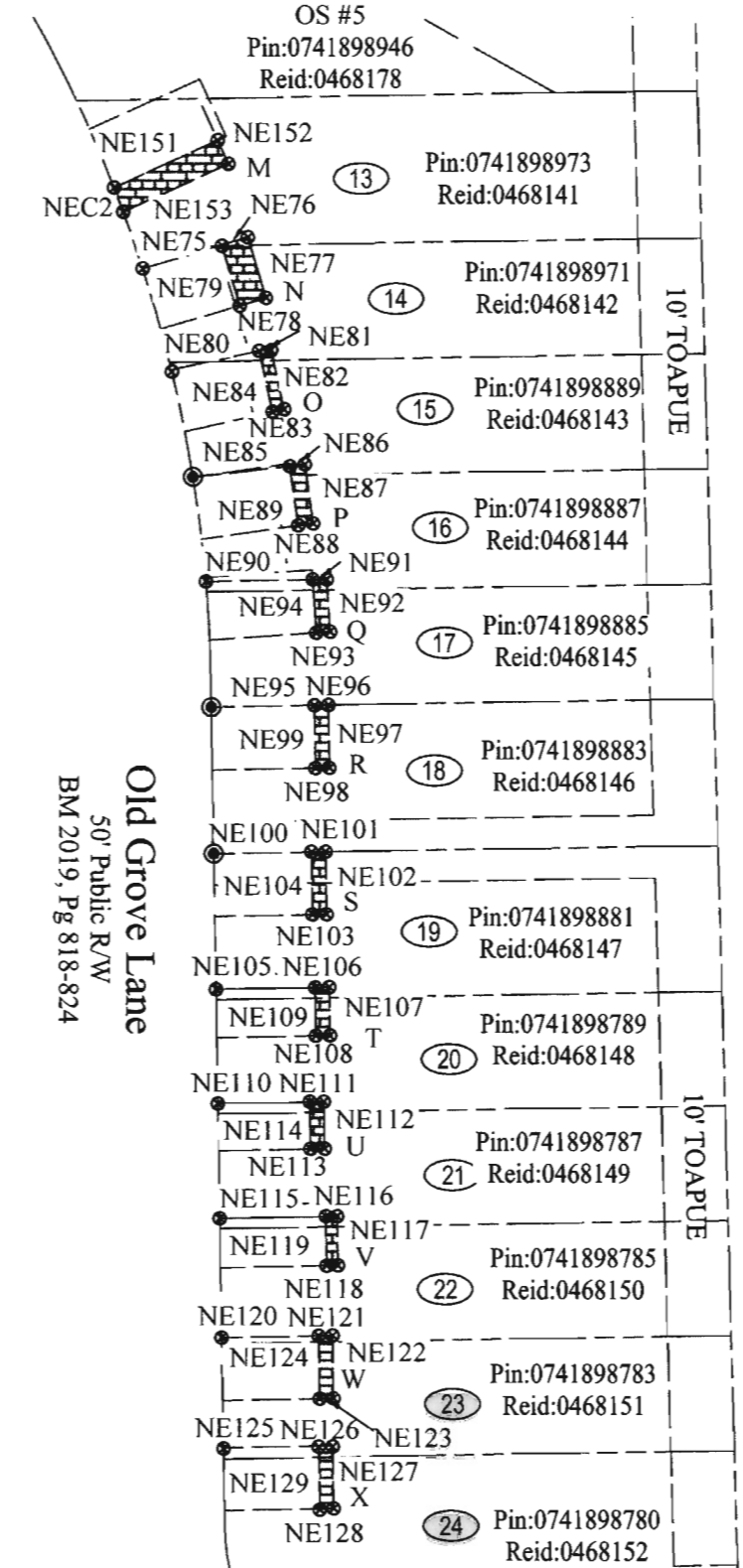
Designed By: N/A
 Drawn By: JCH
 Checked By: JWB
 Scale: N/A
 Date: 10/19/2019
 Project #: 190428



Building Setbacks:
 Front 15'
 Side 0'
 Building to Building 8'
 Corner 15'
 Rear 15'
Sign Setback:
 10' from Right of Way

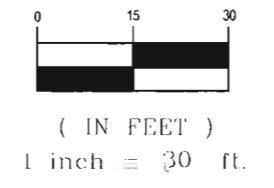


Old Grove Lane
 50' Public R/W
 BM 2019, Pg 818-824



Old Grove Lane
 50' Public R/W
 BM 2019, Pg 818-824

GRAPHIC SCALE



LEGEND

- Iron Pipe Set
- ⊙ Iron Pipe Found
- ⊕ Computed Point
- ⊞ Concrete Monument
- Boundary Line
- - - Existing R/W - Property Line
- - - New Easement Line
- - - Existing Top of Bank
- - - Buffer Line
- - - Wetland Line
- - - Town of Apex Public Utility Easement
- Open Space
- ### Street Address
- ### New TOAUE

New TOAUE Area Table

- A: 26 sf
- B: 46 sf
- C: 21 sf
- D: 16 sf
- E: 20 sf
- F: 11 sf
- G: 22 sf
- H: 22 sf
- I: 22 sf
- J: 22 sf
- K: 22 sf
- L: 16 sf
- M: 75 sf
- N: 43 sf
- O: 19 sf
- P: 23 sf
- Q: 18 sf
- R: 22 sf
- S: 22 sf
- T: 17 sf
- U: 17 sf
- V: 14 sf
- W: 22 sf
- X: 22 sf
- Y: 16 sf
- Z: 20 sf
- AA: 19 SF
- BB: 166 SF



Line #	Length	Direction
NE13	17.72	S28°44'06"W
NE14	1.47	S61°15'54"E
NE15	17.72	N28°44'06"E
NE16	1.47	N61°15'54"W
NE17	18.21	S28°44'06"W
NE18	2.54	S61°15'54"E
NE19	18.21	N28°44'06"E
NE20	2.54	N61°15'54"W
NE21	16.29	S28°44'06"W
NE22	9.88	S61°15'54"E
NE23	2.28	S41°54'30"W
NE24	9.36	N61°15'54"W
NE25	2.22	N28°44'06"E
NE26	17.32	S72°44'33"W
NE27	1.07	S72°44'33"W
NE28	10.00	N17°15'27"W
NE29	1.07	N72°44'33"E
NE30	10.00	S17°15'27"E
NE31	14.54	S88°00'03"W
NE32	2.23	S88°00'03"W
NE33	10.00	N01°59'57"W
NE34	2.23	N88°00'03"E
NE35	10.00	S01°59'57"E
NE36	13.87	S89°04'48"W

Line #	Length	Direction
NE37	2.24	S89°04'48"W
NE38	10.00	N00°55'12"W
NE39	2.24	N89°04'48"E
NE40	10.00	S00°55'12"E
NE41	14.67	S89°04'48"W
NE42	2.23	S89°04'48"W
NE43	10.00	N00°55'12"W
NE44	2.23	N89°04'48"E
NE45	10.00	S00°55'12"E
NE46	15.39	S89°04'48"W
NE47	2.25	S89°04'48"W
NE48	10.00	N00°55'12"W
NE49	2.25	N89°04'48"E
NE50	10.00	S00°55'12"E
NE51	15.48	S89°04'48"W
NE52	2.25	S89°04'48"W
NE53	10.00	N00°55'12"W
NE54	2.25	N89°04'48"E
NE55	10.00	S00°55'12"E
NE56	15.65	S89°04'48"W
NE57	2.37	S89°04'48"W
NE58	6.89	N00°55'12"W
NE59	2.37	N89°04'48"E
NE60	6.89	S00°55'12"E

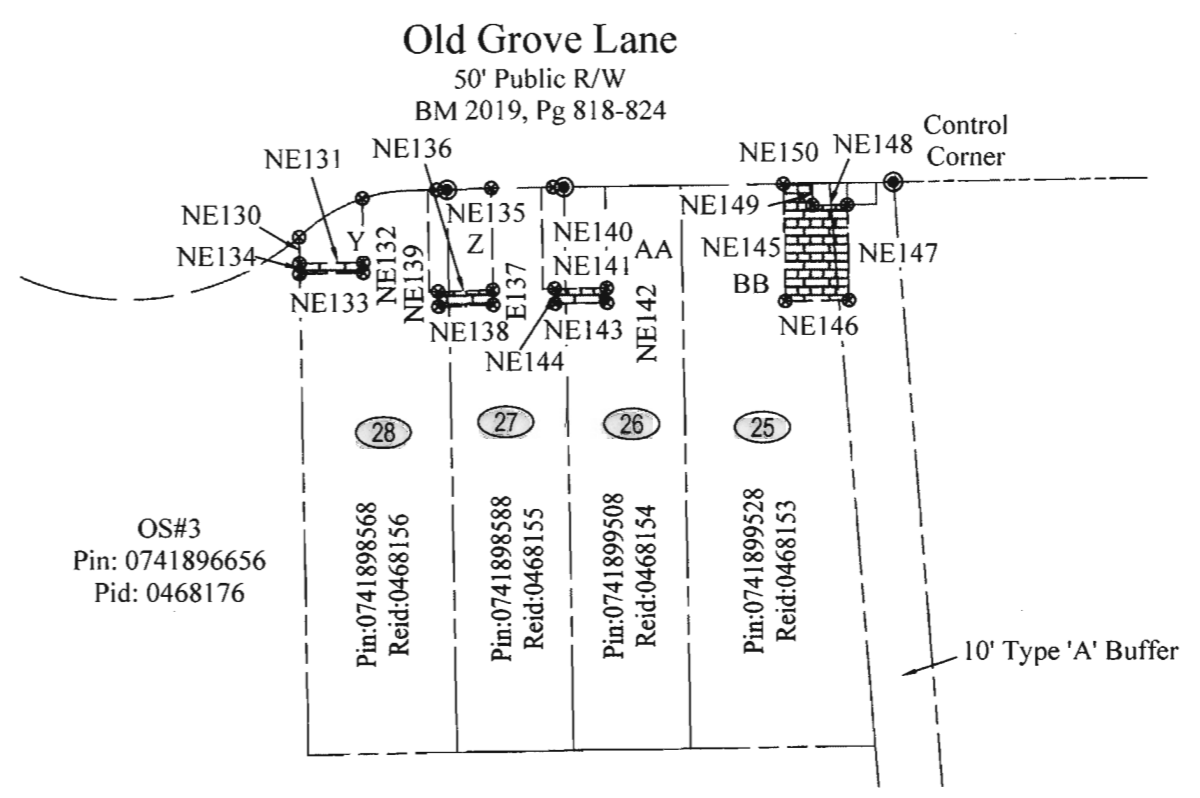
Line #	Length	Direction
NE61	4.22	S60°30'50"E
NE62	2.00	S60°30'50"E
NE63	10.00	S29°29'10"W
NE64	2.00	N60°30'50"W
NE65	10.00	N29°29'10"E
NE66	15.67	S58°11'50"E
NE67	1.63	S58°11'50"E
NE68	10.00	S31°48'10"W
NE69	1.63	N58°11'50"W
NE70	10.00	N31°48'10"E
NE75	13.02	N73°29'28"E
NE76	4.31	N73°29'28"E
NE77	10.00	S16°30'32"E
NE78	4.31	S73°29'28"W
NE79	10.00	N16°30'32"W
NE80	14.18	N77°44'57"E
NE81	1.89	N77°44'57"E
NE82	10.00	S12°15'03"E
NE83	1.89	S77°44'57"W
NE84	10.00	N12°15'03"W
NE85	15.40	N83°41'58"E
NE86	2.38	N83°41'58"E
NE87	9.50	S07°54'44"E
NE88	2.38	S82°05'16"W

Line #	Length	Direction
NE89	9.57	N07°54'44"W
NE90	16.90	N89°04'48"E
NE91	2.19	N89°04'48"E
NE92	8.37	S03°43'43"E
NE93	2.19	S86°16'17"W
NE94	8.48	N03°43'43"W
NE95	16.31	N89°04'48"E
NE96	2.22	N89°04'48"E
NE97	10.00	S00°55'12"E
NE98	2.22	S89°04'48"W
NE99	10.00	N00°55'12"W
NE100	15.44	N89°04'48"E
NE101	2.23	N89°04'48"E
NE102	10.00	S00°55'12"E
NE103	2.23	S89°04'48"W
NE104	10.00	N00°55'12"W
NE105	15.67	N89°04'48"E
NE106	2.22	N89°04'48"E
NE107	7.72	S00°55'12"E
NE108	2.22	S89°04'48"W
NE109	7.72	N00°55'12"W
NE110	14.53	N89°04'48"E
NE111	2.23	N89°04'48"E
NE112	7.49	S00°55'12"E

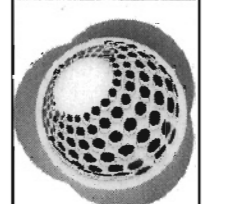
Line #	Length	Direction
NE113	2.23	S89°04'48"W
NE114	7.49	N00°55'12"W
NE115	16.78	N89°04'48"E
NE116	1.78	N89°04'48"E
NE117	7.87	S00°55'12"E
NE118	1.78	S89°04'48"W
NE119	7.87	N00°55'12"W
NE120	15.32	N89°04'48"E
NE121	2.21	N89°04'48"E
NE122	10.00	S00°55'12"E
NE123	2.21	S89°04'48"W
NE124	10.00	N00°55'12"W
NE125	15.06	N89°04'48"E
NE126	2.19	N89°04'48"E
NE127	10.00	S00°55'12"E
NE128	2.19	S89°04'48"W
NE129	10.00	N00°55'12"W
NE130	4.16	S00°55'12"E
NE131	10.00	N89°04'48"E
NE133	10.00	S89°04'48"W
NE134	1.65	N00°55'12"W
NE135	16.01	S00°55'12"E
NE136	8.59	N89°04'48"E
NE138	8.59	S89°04'48"W

Line #	Length	Direction
NE140	15.96	S00°55'12"E
NE141	8.13	N89°04'48"E
NE143	8.13	S89°04'48"W
NE144	2.36	N00°55'12"W
NE145	18.49	S00°55'12"E
NE146	10.00	N89°04'48"E
NE147	15.04	N00°55'12"W
NE148	5.46	S89°04'48"W
NE149	3.45	N00°55'12"W
NE150	4.54	S89°04'48"W
NE151	18.00	N65°31'57"E
NE152	4.12	S24°28'03"E
NE153	18.27	S65°31'57"W

Curve #	Length	Radius	Delta	Direction	Chord	Tangent
NEC2	4.13	225.00	001°03'06"	N20°43'03"W	4.13	2.06



NOTE: 1) Waterford Green Communities of NC, LLC is the sole owner of lots 10-45.
 2) Capital Properties of Raleigh II, LLC is the sole owner of lot 9 & all open space.
 3) All public access Easements are maintained by the HOA.
 4) See sheet 3 for abandoned easements.
 5) All existing easements, property lines, ROW, etc. are from BM 2019, Pgs 818-824.

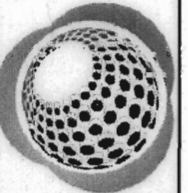


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10' TOWN OF APEX PUBLIC UTILITY EASEMENT PLAT
 LOTS 9, 10-28, 31-37, 41-42 & 44 CENTER STREET STATION
 APEX, NC, WAKE COUNTY, WHITE OAK TOWNSHIP

Designed By: N/A
 Drawn By: JCH
 Checked By: JWB
 Scale: 1"=30'
 Date: 10/19/2019
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Designed By: N/A
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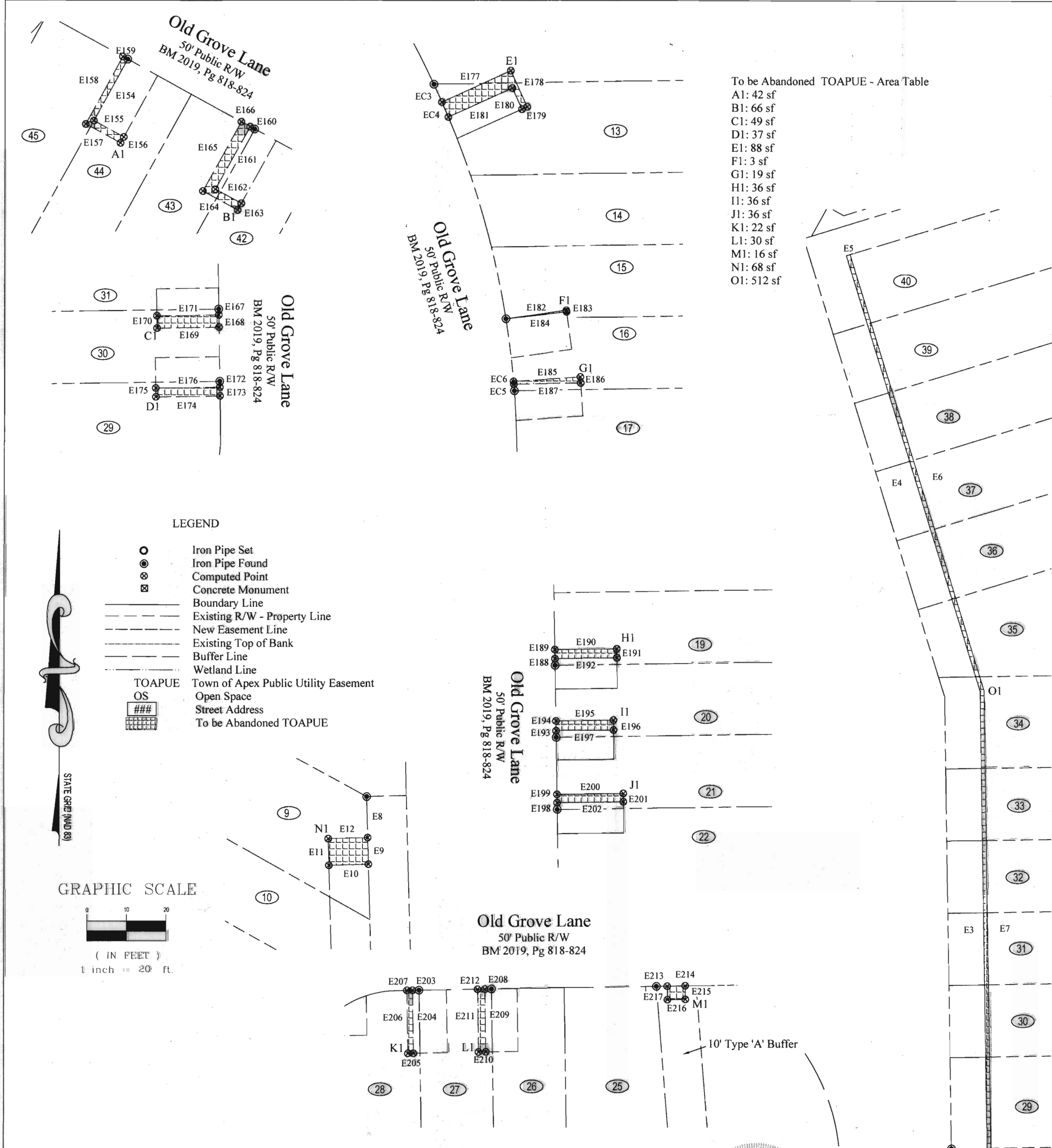
Abandoned Easement Curve Table						
Curve #	Length	Radius	Delta	Direction	Chord	Tangent
EC3	4.95	225.00	001°15'35"	S24°25'17"E	4.95	2.47
EC4	4.12	225.00	001°02'58"	N23°16'00"W	4.12	2.06
EC5	1.68	225.00	000°25'38"	N04°36'46"W	1.68	0.84
EC6	0.69	225.16	000°10'32"	N04°54'51"W	0.69	0.34

To be Abandoned TOAPUE - Area Table

- A1: 42 sf
- B1: 66 sf
- C1: 49 sf
- D1: 37 sf
- E1: 88 sf
- F1: 3 sf
- G1: 19 sf
- H1: 36 sf
- I1: 36 sf
- J1: 36 sf
- K1: 22 sf
- L1: 30 sf
- M1: 16 sf
- N1: 68 sf
- O1: 512 sf

Abandoned Easement Line Table		
Line #	Length	Direction
E1	10.00	N89°04'48"E
E2	1.00	S89°04'48"W
E3	116.27	N00°55'12"W
E4	115.88	N17°05'38"W
E5	1.00	N72°44'33"E
E6	116.02	S17°05'38"E
E7	116.42	S00°55'12"E
E8	10.39	S01°30'52"E
E9	6.79	S01°30'52"E
E10	10.00	S88°29'08"W
E11	6.79	N01°30'52"W
E12	10.00	N88°29'08"E
E154	17.72	S28°44'06"W
E155	8.61	S61°15'54"E
E156	1.73	S28°44'06"W
E157	10.00	N61°15'54"W
E158	19.45	N28°44'06"E
E159	1.39	S61°15'54"E
E160	1.34	N61°15'54"W
E161	18.21	S28°44'06"W
E162	7.46	S61°15'54"E
E163	1.94	S28°44'06"W
E164	10.00	N61°15'54"W
E165	20.15	N28°44'06"E
E166	2.54	S61°15'54"E
E167	1.50	S00°55'12"E
E168	3.11	S00°55'12"E
E169	15.65	S89°04'48"W
E170	3.11	N00°55'12"W
E171	15.65	N89°04'48"E
E172	1.50	S00°55'12"E
E173	2.26	S00°55'12"E
E174	16.20	S89°04'48"W
E175	2.26	N00°55'12"W
E176	16.20	N89°04'48"E
E177	19.12	N65°31'57"E
E178	10.00	S24°28'03"E
E179	1.46	S65°31'57"W

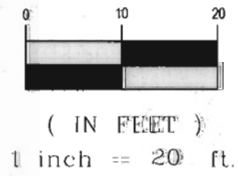
Abandoned Easement Line Table		
Line #	Length	Direction
E180	5.88	N24°28'03"W
E181	17.75	S65°31'57"W
E182	15.39	N82°05'16"E
E183	0.43	S07°54'44"E
E184	15.40	S83°41'58"W
E185	16.89	N86°16'17"E
E186	1.52	S03°43'43"E
E187	16.90	S89°04'48"W
E188	1.67	N00°55'12"W
E189	2.28	N00°55'12"W
E190	15.67	N89°04'48"E
E191	2.28	S00°55'12"E
E192	15.67	S89°04'48"W
E193	1.67	N00°55'12"W
E194	2.51	N00°55'12"W
E195	14.53	N89°04'48"E
E196	2.51	S00°55'12"E
E197	14.53	S89°04'48"W
E198	1.67	N00°55'12"W
E199	2.13	N00°55'12"W
E200	16.78	N89°04'48"E
E201	2.13	S00°55'12"E
E202	16.78	S89°04'48"W
E203	1.66	S89°04'48"W
E204	16.01	S00°55'12"E
E205	1.41	S89°04'48"W
E206	16.01	N00°55'12"W
E207	1.41	N89°04'48"E
E208	1.66	S89°04'48"W
E209	15.96	S00°55'12"E
E210	1.87	S89°04'48"W
E211	15.96	N00°55'12"W
E212	1.87	N89°04'48"E
E213	2.76	N89°04'48"E
E214	4.54	N89°04'48"E
E215	3.45	S00°55'12"E
E216	4.54	S89°04'48"W
E217	3.45	N00°55'12"W



LEGEND

- Iron Pipe Set
- Iron Pipe Found
- ⊕ Computed Point
- ⊞ Concrete Monument
- Boundary Line
- - - Existing R/W - Property Line
- - - New Easement Line
- - - Existing Top of Bank
- - - Buffer Line
- - - Wetland Line
- - - TOAPUE Town of Apex Public Utility Easement
- OS Open Space
- ### Street Address
- ▭ To be Abandoned TOAPUE

GRAPHIC SCALE



- NOTE: 1) Waterford Green Communities of NC, LLC is the sole owner of lots 10-45.
 2) Capital Properties of Raleigh II, LLC is the sole owner of lot 9 & all open space.
 3) All public access Easements are maintained by the HOA.
 4) See sheet 3 for abandoned easements.
 5) All existing easements, property lines, ROW, etc. are from BM 2019, Pgs 818-824.

