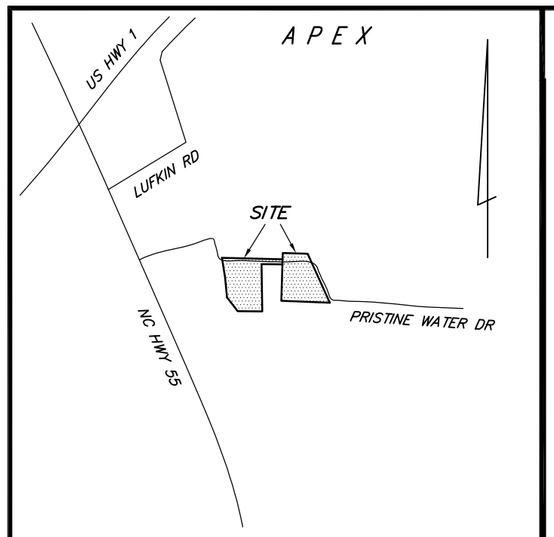

VICINITY MAP (NOT TO SCALE)

I, STALEY C. SMITH , CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AS RECORDED IN:

D.B. 1961, PG. 380
D.B. 1575, PG. 187
B.M. 1963, PG. 250

THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED WAS 1: +10,000 AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THIS SURVEY SHOWN HEREON IS OF ANOTHER CATEGORY, SUCH AS A RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

I, STALEY C. SMITH , CERTIFY THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

Class of survey A
Positional Accuracy < 0.10' AT 95% CONFIDENCE LEVEL
Type of GNSS field procedure: NCRTN/VRS
Dates of survey SEPT 21, 2018
Datum/Epoch: NAD 83 (2011)
Published/Fixed-control use: NCGS BASE STATION "NCJL" (PID DL3891)
Geoid model: 2012
GPS/GNSS Scale Point: N= 710,101.06 E= 2,050,867.91
Combined grid factor(s): 0.99985693
Units: U.S. SURVEY FOOT

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 23RD DAY OF JANUARY, A.D., 2025.

PRELIMINARY

THIS IS A PRELIMINARY DRAWING AND IS NOT TO BE USED AS A SURVEY OR TO TRANSFER ANY PROPERTY SHOWN HEREON.

Professional Land Surveyor
L-3766
License Number

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

Review Officer _____ Date _____

Approval expires if not recorded on or before _____.

SURVEYOR NOTES:

1. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RIGHTS OF WAY, AND EASEMENTS OF RECORD AFFECTING THE SAME.
2. NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
3. THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES, BURIAL GROUNDS, OR ANY SUBSURFACE FEATURES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
4. ALL DISTANCES ARE HORIZONTAL U.S. SURVEY FOOT UNIT GROUND MEASUREMENTS, UNLESS NOTED OTHERWISE.
5. AREA DETERMINED USING THE COORDINATE GEOMETRY METHOD.

SITE DATA TABLE:

a) ZONE: LI (LIGHT INDUSTRIAL)
b) ANNEXATION No. 131
c) (1) 6.6802 AC. (290,988 SF.) (2) 4.2124 AC. (183,493 SF.)
d) MINIMUM BUILDING SETBACKS: FRONT 20' SIDE 20' REAR 20' CORNER SIDE 20'
e) THIS SITE IS LOCATED WITHIN THE SECONDARY WATERSHED PROTECTION OVERLAY DISTRICT.
f) THIS SITE IS NOT WITHIN A 100-YR. FLOOD PLAIN PER FEMA FIRM No. 3720074100J & 3720075100J WITH AN EFFECTIVE DATE OF MAY 2, 2006.
g) NO HISTORIC STRUCTURE

RECORDED IN BOOK OF MAPS 2025 , PAGE _____.

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.

GRAHAM W. BACON, EVP & COO
DIXIE PIPELINE COMPANY LLC — Date

SHAWN PURVIS, INTERIM TOWN MANAGER
TOWN OF APEX — Date

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

I, _____, a Notary Public of the County of WAKE, 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 _____ day of _____

Notary — My Commission Expires:

I, _____, a Notary Public of the County of _____, State of _____ 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 _____ day of _____

Notary — My Commission Expires:

AREA TABLE

(1)	(2)
5.7334 AC. 249,745 SF.	5.1592 AC. 224,736 SF.
+ 0.9468 AC. 41,243 SF.	- 0.9468 AC. 41,243 SF.
6.6802 AC. 290,988 SF. (RECOMBINED)	4.2124 AC. 183,493 SF. (REMAINING)

MINIMUM BUILDING SETBACKS

FRONT	20'
SIDE	20'
REAR	20'
CORNER SIDE	20'

ZONE ~ LI (LIGHT INDUSTRIAL)
MAXIMUM BUILT UPON AREA 70%

TOWN OF APEX NOTES:

- WHERE TOWN OF APEX PUBLIC UTILITIES ARE INSTALLED WITHIN EASEMENTS CROSSING PRIVATE PROPERTY, THE TOWN'S WATER RESOURCES DEPARTMENT, TRANSPORTATION & INFRASTRUCTURE DEVELOPMENT 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, TRANSPORTATION & INFRASTRUCTURE DEVELOPMENT 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.
- 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."
- 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, TRANSPORTATION & INFRASTRUCTURE DEVELOPMENT 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.
- 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, TRANSPORTATION & INFRASTRUCTURE DEVELOPMENT DEPARTMENT, OR ELECTRIC UTILITIES DEPARTMENT, AS APPROPRIATE.
- CONTACT THE PLANNING DEPARTMENT TO GET A COPY OF THE ZONING CONDITIONS.

N.C. GRID NORTH
NAD 83 (2011)

EASTERN SERVICES HOLDINGS, LLC
D.B. 13240, PG. 462
D.B. 12469, PG. 2044
B.M. 2008, PG. 1746

APEX TOOL U.S. REAL ESTATE HOLDING, LLC
D.B. 15329, PG. 2263
D.B. 11202, PG. 1278
B.M. 1988, PG. 586

JACK 1, LLC
D.B. 16969, PG. 2028
B.M. 2021, PGS. 523 & 524

JAMES STEPHEN SMITH
D.B. 14610, PG. 2227

AMERIGAS PROPANE, LP
D.B. 8809, PG. 1516

TOWN OF APEX
D.B. 1575, PG. 187
B.M. 1963, PG. 250

TOWN OF APEX
D.B. 4145, PG. 440

DIXIE PIPELINE COMPANY LLC
D.B. 1961, PG. 380

DIXIE PIPELINE COMPANY LLC
D.B. 1936, PG. 328
B.M. 1970, PG. 106

RALEIGH RECLAMATION
D.B. 17039, PG. 48

PRISTINE WATER DRIVE
15' ROADWAY
B.M. 1911 PG. 132

TOWN OF APEX PUBLIC UTILITY EASEMENTS
D.B. 1615, PG. 157
B.M. 1963, PG. 247
D.B. 2859, PG. 915
B.M. 1980, PG. 533
D.B. 5925, PG. 768
B.M. 1993, PG. 1180

PRISTINE WATER DRIVE
60' DEDICATED ROADWAY
D.B. 1575, PG. 187

PRISTINE WATER DRIVE
60' DEDICATED ROADWAY
B.M. 1970, PG. 106

PRISTINE WATER DRIVE
60' INGRESS & EGRESS EASEMENT
D.B. 1961, PG. 380

EXISTING TOWN OF APEX ELECTRIC, FORCE MAIN, & INGRESS & EGRESS EASEMENT
D.B. 17099, PG. 666

EXISTING TOWN OF APEX WATERLINE EASEMENT
B.M. 2013, PG. 1639
D.B. 15059, PG. 2275

EXISTING TOWN OF APEX WATERLINE EASEMENT
B.M. 2003, PG. 934

EXISTING TOWN OF APEX WATERLINE EASEMENT
B.M. 2003, PG. 934
D.B. 10284, PG. 546

PRISTINE WATER DRIVE
60' INGRESS & EGRESS EASEMENT
D.B. 2286, PG. 545

PRIVATE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT RESERVED BY DIXIE PIPELINE COMPANY LLC
0.4902 AC. ~ 21,353 SF.
(SHADED)

NEW PROPERTY LINE

EIP - CONTROL
N.C. GRID COORDINATE
NAD 83 (2011)
N= 713,497.14
E = 2,050,002.02
U.S. SURVEY FOOT

MNS
EIP
IPS
EIS REBAR
AXLE
PK NAIL
MH
YI
WV
FH
T-PED
AT&T
CONCRETE VAULT
UTILITY POLE TOA#02792
UTILITY POLE TOA#02790
UTILITY POLE TOA#02793
UTILITY POLE DEP#S037BH
UTILITY POLE DEP#S038BH
UTILITY POLE DEP#71213
UTILITY POLE DEP#S039
UTILITY POLE DEP#S041BH
UTILITY POLE DEP
UTILITY POLE DEP#S040BH
UTILITY POLE DEP#S042BH
OVERHEAD UTILITY
ASPHALT
CONCRETE
GRAVEL
POND
FLOW
300

450.76'
688.00' TOTAL
S 89°02'40" E
237.24'
S 00°45'21" E
60.00'
TIE ONLY
N 89°03'17" W
234.37'
250.00'
S 00°45'21" E
536.67' TOTAL
286.67'
N 37°15'36" W
200.09'
N 89°01'27" W
274.65'
70.00'
N 01°51'42" E
280.99'
S 87°51'12" E
312.68'
S 89°00'34" E
71.27'
N 01°59'20" E
59.93'
66.39'
5.44'
5.15'
N 89°02'57" W
344.74'
410.89' TOTAL
N 01°51'32" E
244.86'
160.88'
N 87°50'53" W
550.00'
S 24°30'59" E
206.94'
605.22' TOTAL
230.41'
24.77'
S 87°51'11" E
45.80' TIE ONLY
N 08°07'19" W
CH= 444.66'
R=3134'

(1)
6.6802 AC.
290,988 SF.
COMBINED
(INCLUDES AREAS IN EASEMENTS)

SURVEY SCOPE EXCLUDES IMPROVEMENT LOCATION
IMPROVEMENTS NOT SHOWN

(2)
4.2124 AC.
183,493 SF.
REMAINING

INACCESSIBLE POINT (IN POND)

Legend

EIP	Existing Iron Pipe
EIS	Existing Iron Stake (Rebar)
IPS	Iron Pipe Set
MNS	Magnetic Nail Set
	Metal Spike Set
	Guy Anchor
CH	Chord
MH	Manhole
FPL	Former Property Line
T-PED	Telephone Pedestal
AT&T	American Telephone & Telegraph
DEP	Duke Energy Progress
WV	Water Valve
FH	Fire Hydrant
YI	Yard Inlet
R	Radius
TOA	Town Of Apex
XXXX	Street Address (Typical)
PID	Permanent Identifier
PIN	Parcel Identification Number
NCGS	North Carolina Geodetic Survey
VRS	Virtual Reference Station
NCRTN	North Carolina Real-Time Network
NAD 83 (2011)	NORTH AMERICAN DATUM 1983
	Drainage Pipe
	Surveyed Line
	Surveyed Line
	Line (not surveyed)
	Line (not surveyed)
	Easement/Roadway (not surveyed)
	Easement Reservation

LISTED OWNERS
(NOT A TITLE VERIFICATION)

DIXIE PIPELINE COMPANY LLC
P.O. BOX 4018
HOUSTON, TX 77210

TOWN OF APEX
PO BOX 250
APEX, NC 27502

0 40 80 160
U.S. SURVEY FEET
1 inch = 80 ft.

REVISED 10/31/2024 TO EXPAND 512 SF. PRIVATE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT TO 21,353 SF.

RECOMBINATION PLAT FOR
TOWN OF APEX
AND
DIXIE PIPELINE COMPANY LLC
TOWN OF APEX, WHITE OAK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PIN
0741-93-8441
0741-93-2178

Smith and Smith, Surveyors, P.A.
P.O. BOX 457
APEX, N.C. 27502
(919) 362-7111
FIRM LICENSE No. C-0155

FIELD DATE SEPT 21, 2018
SCALE 1" = 80'
DRAWN BY WBH
PROJ. NO. 2021-47