

## VICINITY MAP

I, STALEY C. SMITH, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AS RECORDED IN:  
DEED BOOK 16547, PAGE 1437  
DEED BOOK 16547, PAGE 1429  
B.M. 2016, PG. 1557  
B.M. 2019, PG. 1117  
B.M. 2019, PGS. 1330 & 1331

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 MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56 .1600) AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THAT 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. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 7TH DAY OF OCTOBER, 2021.

## 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

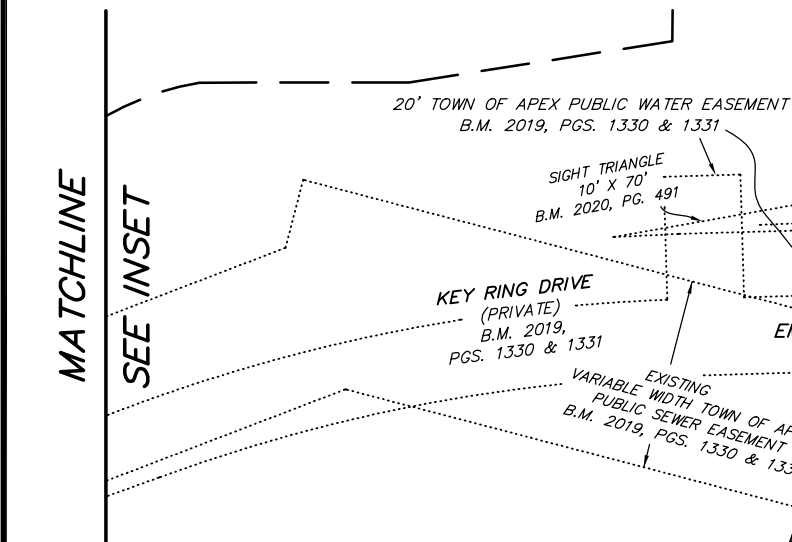
I, \_\_\_\_\_, Review Officer of Wake County, certify that this Plat meets all statutory requirements for recording.

Date \_\_\_\_\_ Review Officer \_\_\_\_\_

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE

## MIDDLE GROUND ACQUISITION, LLC

D.B. 16547, PG. 1441  
B.M. 2019, PG. 1117 ~ PARCEL B  
ZONE PC-CZ  
RESIDENTIAL



RECORDED IN BOOK OF MAPS 2021, PAGE \_\_\_\_\_

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.

1510 NORTH SALEM ST, LLC  
D.B. 16467, PG. 847  
B.M. 2001, PG. 257  
ZONE B1-CU  
OFFICE / BUSINESS

DATE \_\_\_\_\_ SUBDIVISION ADMINISTRATOR \_\_\_\_\_  
DATE \_\_\_\_\_ WATER RESOURCES DIRECTOR \_\_\_\_\_

DATE \_\_\_\_\_ DATE \_\_\_\_\_ DATE \_\_\_\_\_

## ZONE B1-CZ

30' PRIVATE ACCESS & UTILITY EASEMENT B.M. 2001, PG. 257  
5' TOWN OF APEX FORCE MAIN SEWER EASEMENT D.B. 12234, PG. 778  
298.32' TOTAL  
N 01°45'25" W 10.37'  
N 01°45'25" W 278.68'  
N 01°45'25" W 298.32' TOTAL  
B.M. 2016, PG. 1557 ~ PARCEL 1  
ZONE PC-CZ  
1506' N SALEM ST  
RESIDENTIAL

## SURVEYOR NOTES:

- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING THE SAME.
- NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
- 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.
- ALL DISTANCES ARE HORIZONTAL U.S. SURVEY FEET GROUND MEASUREMENTS.
- AREA DETERMINED USING COORDINATE METHOD.
- THIS SITE IS NOT WITHIN A 100-YR. FLOOD PLAIN PER FEMA FIRM No. 3720074200J WITH AN EFFECTIVE DATE OF MAY 2, 2006.

## TOWN OF APEX NOTES:

- SITE ADDRESS: 1506 N SALEM ST APEX, NC 27502  
1200 KEY RING DRIVE APEX, NC 27502
- ANNEXATION No. 655 ~ B.M. 2019, PG. 688
- THE SUBJECT PROPERTY IS LOCATED IN THE TOWN OF APEX PRIMARY WATERSHED PROTECTION OVERLAY AREA.
- CURRENT PROPERTY ZONING: LI (LIGHT INDUSTRIAL) & PC-CZ (PLANNED COMMERCIAL-CONDITIONAL ZONING) SEE ZONING CASE#18C210
- 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.
- 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/apurtenances, 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.
- 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.
- Contact the Planning Department to get a copy of the zoning conditions.

## NEW VARIABLE WIDTH TOWN OF APEX PUBLIC SANITARY SEWER EASEMENT "A" 0.0144 ACRE ~ 629 SF. (SHADED)

LINE	BEARING	DISTANCE
L1	N 49°37'14" W	12.28'
L2	N 40°22'46" E	30.00'
L3	S 49°37'14" E	14.61'
L4	S 49°37'14" E	74.88'
L5	S 00°50'56" E	131.53'
L6	N 88°21'11" W	337.03'
L7	S 01°38'49" E	1.72'
L8	S 01°38'49" E	31.13'
L9	S 01°38'49" E	17.15'
L10	S 88°21'11" W	54.45'
L11	S 88°21'11" W	83.29'
L12	S 88°21'11" W	188.72'
L13	S 03°43'41" E	30.05'
L14	S 03°43'41" E	53.28'
L15	S 66°03'47" W	22.24'

L16	N 38°07'00" W	51.57'
L17	N 03°43'41" W	100.30'
L18	N 88°21'11" E	11.27'
L19	N 00°50'56" W	118.34'
L20	N 49°37'14" W	63.60'
L21	N 72°51'28" E	98.37'
L22	N 72°51'28" E	104.16'
L23	S 66°03'47" W	97.50'
L24	S 66°03'47" W	67.37'
L25	N 66°03'47" E	4.05'
L26	S 30°20'57" E	63.32'
L27	N 59°39'03" E	174.97'
L28	S 59°39'03" W	248.03'
L29	S 30°20'57" E	5.00'
L30	S 59°39'03" W	50.00'
L31	N 30°20'57" W	63.62'

## Legend

- EIP - Existing Iron Pipe
- ETS - Existing Iron Stake
- EMS - Existing 12" Metal Spike or Magnetic Nail
- MSS - 12" Metal Spike or Magnetic Nail Set
- R/W - Right Of Way
- RCA - Resource Conservation Area
- SCM - Stormwater Control Measure
- 1200 - Site Address (Typical)
- Surveyed Line
- Surveyed Line
- Line Not Surveyed
- Approximate Right Of Way Line (not surveyed)
- Other Line (not surveyed)
- Existing Easement Line (not surveyed)

I, STALEY C. SMITH, a Notary Public of the County of WAKE, State of North Carolina hereby certify that

GLENN ALLEN BOYD, JR., ASSISTANT MANAGER

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 OCTOBER, 2021

Notary My Commission Expires: 10/6/2026

DATE \_\_\_\_\_ BOVESTMENTS, LLC  
DATE \_\_\_\_\_ NORTHSIDE ACQUISITION, LLC

DATE \_\_\_\_\_ DATE \_\_\_\_\_

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U.S. HIGHWAY 64  
R/W WIDTH VARIES

STATE HIGHWAY PROJECT 8.1481601  
D.B. 1669, PG. 129  
(RIGHT OF WAY AREA A)

OTHER SIDE OF THE TRACTS, LLC  
D.B. 16547, PG. 1433  
B.M. 2016, PG. 1557 ~ PARCEL 2  
ZONE LI  
VACANT

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 easement or right-of-way dedication plat with my free consent, and as applicable, 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.

SPECIFICALLY AS TO PUBLIC SANITARY SEWER EASEMENT "B" AS SHOWN HEREON

SPECIFICALLY AS TO PUBLIC SANITARY SEWER EASEMENT "A" AS SHOWN HEREON

TOWN OF APEX UNIFIED DEVELOPMENT ORDINANCE  
ARTICLE 5.1.3  
(PLANNED COMMERCIAL-CONDITIONAL ZONING)

MINIMUM BUILDING SETBACKS  
FRONT 20'  
SIDE 20'  
REAR 20'  
CORNER 15'

TOWN OF APEX UNIFIED DEVELOPMENT ORDINANCE  
ARTICLE 5.1.3  
ZONE: LIGHT INDUSTRIAL

MINIMUM BUILDING SETBACKS  
FRONT 20'  
SIDE 20'  
REAR 20'  
CORNER 20'

## LISTED OWNERS

(NOT A TITLE VERIFICATION)

BOVESTMENTS, LLC  
1730 GRAHAM AVE  
HENDERSON, NC 27536

NORTHSIDE ACQUISITION, LLC  
1730 GRAHAM AVE  
HENDERSON, NC 27536

CSX TRANSPORTATION, INC.  
(FORMERLY DURHAM & SOUTHERN RAILWAY CO.)  
D.B. 197, PG. 120

WILLIAM JENNINGS BOOTH, JR. & MARY LOU BOOTH  
D.B. 10611, PG. 503 ~ TRACT 1 ~ B.M. 2005, PG. 78  
D.B. 16533, PG. 1085  
ZONE LI  
CELL TOWER

VILLAGES OF APEX,  
MASTER ASSOCIATION, INC.  
D.B. 16666, PG. 693  
B.M. 2014, PG. 1198  
ZONE PUD CZ  
COMMON AREA

APEX FIRST DEVELOPMENT, LLC  
D.B. 10902, PG. 190  
D.B. 11198, PG. 1367  
B.M. 2005, PG. 167  
B.M. 2008, PG. 1644  
ZONE PUD CZ  
COMMON AREA

EASEMENT PLAT FOR  
BOVESTMENTS, LLC  
AND  
NORTHSIDE ACQUISITION, LLC  
TOWN OF APEX, WHITE OAK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PIN

0742-47-2366

0742-46-6928



Smith & Smith,  
Surveyors, P.A.

P.O. BOX 457  
APEX, N.C. 27502  
(919) 362-7111

FIRM LICENSE No. C-0155

FIELD DATE  
OCT 1, 2021

SCALE 1" = 50'

DRAWN BY WBH

PROJ. NO. 19-10

