



PLC 0723.04-51-4178 (SEE NOTE 7)

TOWN OF APEX
D.B. 16911, PG. 272
B.M. 2013, PG. 1252
PIN 0723.04-51-4178
(SEE REF. 2)

40' UTILITY AND
PIPELINE EASEMENT
FOR W/IRVING
D.B. 14336, PG. 2496
D.B. 14336, PG. 2490
D.B. 14333, PG. 2035

OPEN SPACE 5
3.071 ACRES
133,786 S.F.
(INCLUSIVE OF RCA 6-8)
(SEE SHEETS 9-10)

JEFFREY A. ROSS
LISA L. ROSS
D.B. 15581, PG. 713
B.M. 2013, PG. 1252
PIN 0723.04-51-7896

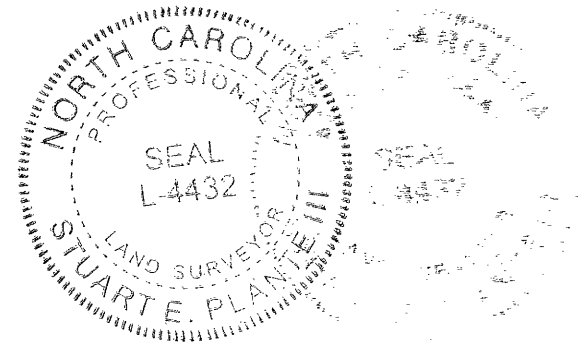
200' CLEAR CUTTING
OF TREES RESTRICTED
D.B. 4450, PG. 238
D.B. 4513, PG. 370
B.M. 2000, PG. 2164

MINIMUM BUILDING SETBACKS SINGLE FAMILY DETACHED
FROM BUFFER OR RCA-10'
FRONT YARD-10'
SIDE YARD-5' (NO AGGREGATE)
CORNER SIDE YARD-10'
REAR YARD-10'
DRIVEWAYS-BACK OF SIDEWALK TO GARAGE-20'(12' MINIMUM WIDTH)
MAX BUILDING HEIGHT-42', 2 STORIES

MINIMUM BUILDING SETBACKS TOWNHOMES
FROM BUFFER OR RCA-10'
FRONT YARD-10'
SIDE YARD (END UNITS)-5'
REAR YARD-5'
FROM PUBLIC R/W TO GARAGE-20' WHERE SIDEWALK IS PRESENT
BUILDING SIDE TO SIDE-10'
BUILDING SIDE TO REAR-30'
BUILDING REAR TO REAR-40'
MAXIMUM BUILDING HEIGHT-50', 3 STORIES

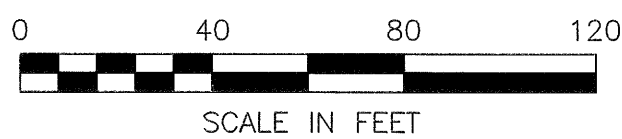
THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
Stuart E. Plante III 7/25/23
PROFESSIONAL LAND SURVEYOR DATE

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, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 53,828 ±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 25th DAY OF JULY, 2023 A.D.,
Stuart E. Plante III
PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-4432



WAKE COUNTY, NC 28
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/03/2023 12:45:13
BOOK: BM2023 PAGE: 01359

NOTE:
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

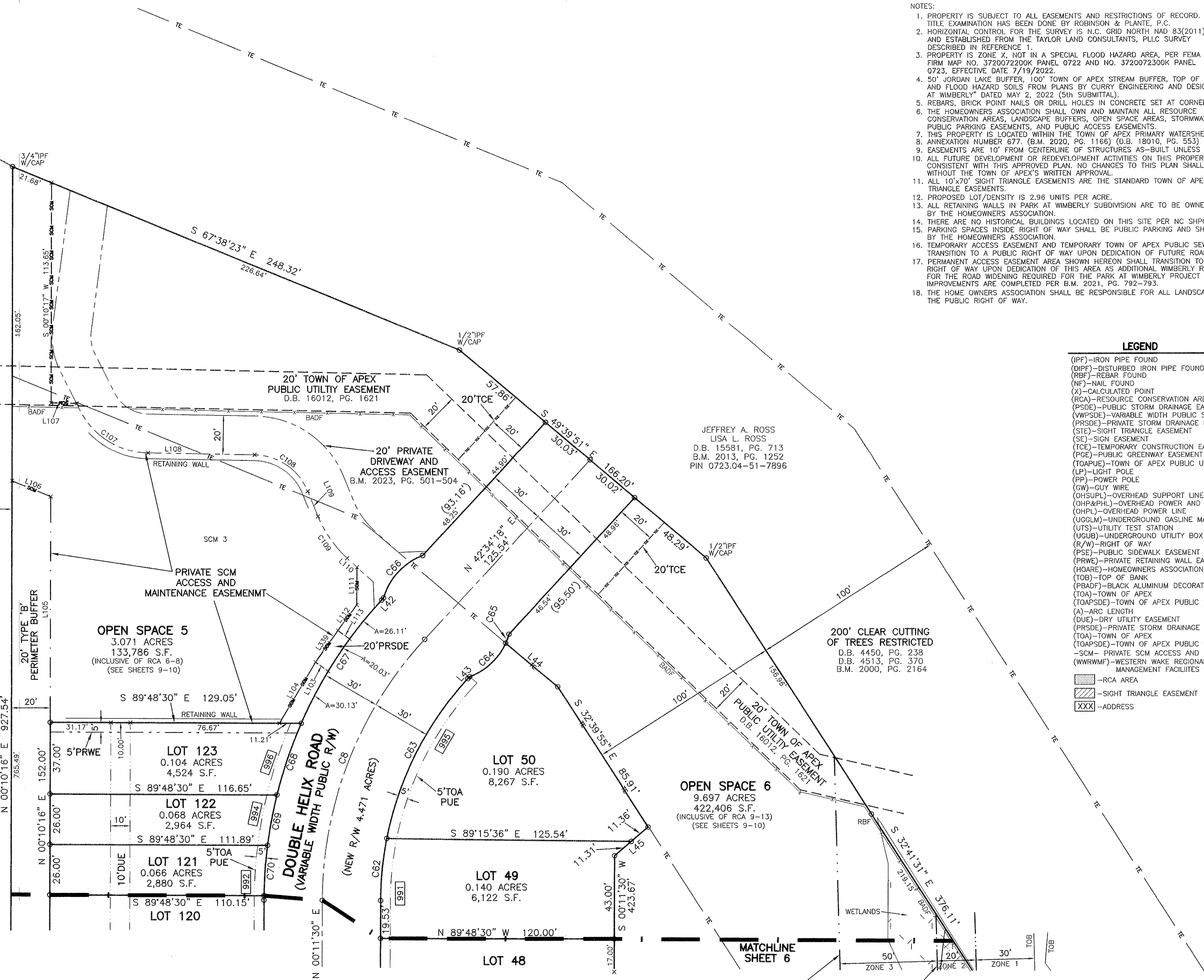


RECORDED IN BOOK OF MAPS 2023 PAGE 1359.

- NOTES:
1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
2. HORIZONTAL CONTROL FOR THE SURVEY IS N.C. GRID NORTH NAD 83(2011) AND ESTABLISHED FROM THE TAYLOR LAND CONSULTANTS, PLLC SURVEY DESCRIBED IN REFERENCE 1.
3. PROPERTY IS ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAP NO. 3720072300K PANEL 0722 AND NO. 3720072300K PANEL 0723, EFFECTIVE DATE 7/19/2022.
4. 50' JORDAN LAKE BUFFER, 100' TOWN OF APEX STREAM BUFFER, TOP OF BANK, WETLANDS, PONDS AND FLOOD HAZARD SOILS FROM PLANS BY CURRY ENGINEERING AND DESIGN ENTITLED "THE PARK AT WIMBERLY" DATED MAY 2, 2022 (5th SUBMITTAL).
5. REBARS, BRICK POINT NAILS OR DRILL HOLES IN CONCRETE SET AT CORNERS UNLESS OTHERWISE NOTED.
6. THE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL RESOURCE CONSERVATION AREAS, LANDSCAPE BUFFERS, OPEN SPACE AREAS, STORMWATER BMP'S, PUBLIC PARKING EASEMENTS, AND PUBLIC ACCESS EASEMENTS.
7. THIS PROPERTY IS LOCATED WITHIN THE TOWN OF APEX PRIMARY WATERSHED PROTECTION AREA.
8. ANNEXATION NUMBER 677. (B.M. 2020, PG. 1166) (D.B. 18010, PG. 553)
9. EASEMENTS ARE 10' FROM CENTERLINE OF STRUCTURES AS-BUILT UNLESS OTHERWISE NOTED.
10. 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 WRITTEN APPROVAL.
11. ALL 10'x70' SIGHT TRIANGLE EASEMENTS ARE THE STANDARD TOWN OF APEX SIGHT TRIANGLE EASEMENTS.
12. PROPOSED LOT/DENSITY IS 2.96 UNITS PER ACRE.
13. ALL RETAINING WALLS IN PARK AT WIMBERLY SUBDIVISION ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
14. THERE ARE NO HISTORICAL BUILDINGS LOCATED ON THIS SITE PER NC SHPO.
15. PARKING SPACES INSIDE RIGHT OF WAY SHALL BE PUBLIC PARKING AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
16. TEMPORARY ACCESS EASEMENT AND TEMPORARY TOWN OF APEX PUBLIC SEWER EASEMENT TRANSITION TO A PUBLIC RIGHT OF WAY UPON DEDICATION OF FUTURE ROADS.
17. PERMANENT ACCESS EASEMENT AREA SHOWN HEREON SHALL TRANSITION TO A PUBLIC RIGHT OF WAY UPON DEDICATION OF THIS AREA AS ADDITIONAL WIMBERLY ROAD (SR 1603) FOR THE ROAD WIDENING REQUIRED FOR THE PARK AT WIMBERLY PROJECT ONCE IMPROVEMENTS ARE COMPLETED PER B.M. 2021, PG. 792-793.
18. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL LANDSCAPING PLACED WITHIN THE PUBLIC RIGHT OF WAY.

LEGEND

- (IPF)-IRON PIPE FOUND
(DIPF)-DISTURBED IRON PIPE FOUND
(RBF)-REBAR FOUND
(NF)-NAIL FOUND
(X)-CALCULATED POINT
(RCA)-RESOURCE CONSERVATION AREA
(PSDE)-PUBLIC STORM DRAINAGE EASEMENT
(VWFSD)-VARIABLE WIDTH PUBLIC STORM DRAINAGE EASEMENT
(PRSD)-PRIVATE STORM DRAINAGE EASEMENT
(ST)-SIGHT TRIANGLE EASEMENT
(SE)-SIGN EASEMENT
(TCE)-TEMPORARY CONSTRUCTION EASEMENT
(PGE)-PUBLIC GREENWAY EASEMENT
(TOAPEU)-TOWN OF APEX PUBLIC UTILITY EASEMENT
(LP)-LIGHT POLE
(PP)-POWER POLE
(GW)-GUY WIRE
(OHSUPL)-OVERHEAD SUPPORT LINE
(OHP&PHL)-OVERHEAD POWER AND PHONE LINE
(OHP)-OVERHEAD POWER LINE
(UGGLM)-UNDERGROUND GASLINE MARKER
(UTS)-UTILITY TEST STATION
(UGUB)-UNDERGROUND UTILITY BOX
(R/W)-RIGHT OF WAY
(PSE)-PUBLIC SIDEWALK EASEMENT
(PRWE)-PRIVATE RETAINING WALL EASEMENT
(HOARE)-HOMEOWNERS ASSOCIATION RECYCLING EASEMENT
(TOB)-TOP OF BANK
(PBAOP)-BLACK ALUMINUM DECORATIVE FENCE
(TOA)-TOWN OF APEX
(TOAPSD)-TOWN OF APEX PUBLIC STORM DRAINAGE EASEMENT
(A)-ARC LENGTH
(DUE)-DRY UTILITY EASEMENT
(PRSD)-PRIVATE STORM DRAINAGE EASEMENT
(TOA)-TOWN OF APEX
(TOAPSD)-TOWN OF APEX PUBLIC STORM DRAINAGE EASEMENT
(SCM)-PRIVATE SCM ACCESS AND MAINTENANCE EASEMENT
(WWRWMF)-WESTERN WAKE REGIONAL WASTEWATER MANAGEMENT FACILITIES
-RCA AREA
-SIGHT TRIANGLE EASEMENT
-ADDRESS



OWNER:
WELLFIELD DEVELOPMENT, LLC,
4441 SIX FORKS RD., SUITE 106-117
RALEIGH, N.C. 27523
TOWN OF APEX
73 HUNTER ST., PO BOX 250
APEX, N.C. 27502

SEE SHEET 1 FOR CERTIFICATES, ADDITIONAL NOTES AND ACREAGE TOTALS.
SEE SHEETS 8-10 FOR RCA AREAS AND OPEN SPACE INFORMATION.
SEE SHEET 11 FOR LINE AND CURVE TABLES.

REVISIONS		MASTER SUBDIVISION PLAT FOR		ROBINSON & PLANTE, P.C.	
		THE PARK AT WIMBERLY		LAND SURVEYING	
		PHASES 1 AND 2		C-2687	
		TOWNSHIP: WHITE OAK	COUNTY: WAKE	SURVEY DATE: 7-25-2023	SURVEYED BY: KS
		STATE: NORTH CAROLINA		SCALE: 1"=40'	DRAWN BY: KW
		ZONING: PUD-CZ (ZONING CASE 19C222 AND 21C201)	PIN: 0723.04-50-6472	CHECKED & CLOSURE BY: SEP	FILE: PAWPH1S7 SHEET: 7 OF 11