

# TOWN OF APEX REQUIRED 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 HOMEOWNERS 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, 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.

## REVIEW OFFICER CERTIFICATE

I, Louven Staudenmann, REVIEW OFFICER FOR WAKE COUNTY, CERTIFY THAT THIS PLAT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: Louven Staudenmann DATE: 8/21/2024

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 10/21/2024

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	31.42'	20.00'	N 45°32'39" E	180°00'00"
C2	10.00'	31.53'	20.00'	N 05°39'05" W	180°38'14"
C3	10.00'	31.42'	20.00'	S 66°33'01" E	180°00'00"
C4	10.00'	30.52'	19.98'	S 07°09'18" E	174°51'40"
C5	10.00'	32.53'	19.97'	S 02°20'25" E	186°21'46"

LINE BEARING			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 78°44'06" W	98.00'	L1	S 78°44'06" W	98.00'
L2	S 78°44'06" W	20.39'	L2	S 78°44'06" W	20.39'
L3	S 78°44'06" W	37.62'	L3	S 78°44'06" W	37.62'
L4	S 78°44'06" W	20.00'	L4	S 78°44'06" W	20.00'
L5	S 78°44'06" W	79.75'	L5	S 78°44'06" W	79.75'
L6	S 78°44'06" W	30.26'	L6	S 78°44'06" W	30.26'
L7	S 78°44'06" W	8.32'	L7	S 78°44'06" W	8.32'
L8	S 78°44'06" W	7.94'	L8	S 78°44'06" W	7.94'
L9	S 78°44'06" W	1.98'	L9	S 78°44'06" W	1.98'
L10	S 78°44'06" W	20.00'	L10	S 78°44'06" W	20.00'
L11	S 78°44'06" W	79.97'	L11	S 78°44'06" W	79.97'
L12	S 78°44'06" W	110.23'	L12	S 78°44'06" W	110.23'
L13	S 78°44'06" W	15.93'	L13	S 78°44'06" W	15.93'
L14	S 78°44'06" W	6.24'	L14	S 78°44'06" W	6.24'
L15	S 78°44'06" W	28.99'	L15	S 78°44'06" W	28.99'
L16	S 78°44'06" W	23.22'	L16	S 78°44'06" W	23.22'
L17	S 78°44'06" W	26.34'	L17	S 78°44'06" W	26.34'
L18	S 78°44'06" W	31.53'	L18	S 78°44'06" W	31.53'
L19	S 78°44'06" W	7.65'	L19	S 78°44'06" W	7.65'
L20	S 78°44'06" W	17.05'	L20	S 78°44'06" W	17.05'
L21	S 78°44'06" W	12.99'	L21	S 78°44'06" W	12.99'
L22	S 78°44'06" W	24.29'	L22	S 78°44'06" W	24.29'
L23	S 78°44'06" W	37.13'	L23	S 78°44'06" W	37.13'
L24	S 78°44'06" W	37.56'	L24	S 78°44'06" W	37.56'
L25	S 78°44'06" W	10.83'	L25	S 78°44'06" W	10.83'
L26	S 78°44'06" W	4.77'	L26	S 78°44'06" W	4.77'
L27	S 78°44'06" W	5.24'	L27	S 78°44'06" W	5.24'
L28	S 78°44'06" W	64.14'	L28	S 78°44'06" W	64.14'
L29	S 78°44'06" W	8.86'	L29	S 78°44'06" W	8.86'
L30	S 78°44'06" W	34.80'	L30	S 78°44'06" W	34.80'
L31	S 78°44'06" W	35.12'	L31	S 78°44'06" W	35.12'
L32	S 78°44'06" W	11.06'	L32	S 78°44'06" W	11.06'
L33	S 78°44'06" W	20.54'	L33	S 78°44'06" W	20.54'
L34	S 78°44'06" W	19.74'	L34	S 78°44'06" W	19.74'
L35	S 78°44'06" W	31.53'	L35	S 78°44'06" W	31.53'
L36	S 78°44'06" W	19.90'	L36	S 78°44'06" W	19.90'
L37	S 78°44'06" W	27.92'	L37	S 78°44'06" W	27.92'
L38	S 78°44'06" W	16.25'	L38	S 78°44'06" W	16.25'
L39	S 78°44'06" W	28.03'	L39	S 78°44'06" W	28.03'
L40	S 78°44'06" W	32.11'	L40	S 78°44'06" W	32.11'
L41	S 78°44'06" W	30.00'	L41	S 78°44'06" W	30.00'
L42	S 78°44'06" W	28.15'	L42	S 78°44'06" W	28.15'
L43	S 78°44'06" W	36.45'	L43	S 78°44'06" W	36.45'
L44	S 78°44'06" W	20.00'	L44	S 78°44'06" W	20.00'
L45	S 78°44'06" W	36.68'	L45	S 78°44'06" W	36.68'

## CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS

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: 8/21/24 SUBDIVISION ADMINISTRATOR: Louven Staudenmann  
DATE: 08/21/24 DATE: 08/21/24 WATER RESOURCES DIRECTOR: [Signature]

JOHN R. GASTER, II  
KAREN B. GASTER  
PIN 0742239745  
DB 10027 PG 2440  
ZONING: LD  
VACANT

SITE DATA:  
OWNER: WAKE COUNTY BOARD OF EDUCATION  
PIN 0742332465  
ZONE: LD (LOW DENSITY RESIDENTIAL)  
ANNEXATION #: 001  
WATERSHED PROTECTION AREA: SECONDARY  
MINIMUM SETBACKS FRONT/SIDE/REAR: 25'  
AREA: 16.890 AC. (735,734 SQ. FT.)  
DB 1579 PG 60  
BM 1997 PG 400  
BM 1995 PG 1429

GPS#1 (60d NAIL)  
GRID COORDINATES  
N: 723696.228  
E: 2043491.002

- ### SURVEY NOTES
- HORIZONTAL CONTROL (NAD83/2011) ESTABLISHED BY GPS OBSERVATIONS AND COMPUTED USING NORTH CAROLINA GEODETIC SOCIETY VIRTUAL REFERENCE STATION SERVICE (VRS).
  - AREA COMPUTED BY COORDINATE METHOD.
  - ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
  - DASHED LINES ARE NOT SURVEYED.
  - THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A COMPLETE SEARCH MAY DISCLOSE.
  - REFERENCES SHOWN HEREON.
  - PROPERTY INFORMATION PER WAKE COUNTY GEOGRAPHIC INFORMATION SYSTEM, WAKE COUNTY REGISTER OF DEEDS, AND APEX UNIFIED DEVELOPMENT ORDINANCE.
  - AREAS ARE COMPUTED BY COORDINATE METHOD.
  - NO NGS MONUMENTS ARE LOCATED WITHIN 2000' OF THIS PROPERTY.
  - BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS SITE IS IN FLOOD HAZARD AREA ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING FLOOD INSURANCE RATE MAP NUMBER 3720074200J (PANEL 0742) BEARING AN EFFECTIVE DATE OF 05/02/06.
  - SEE DB 4591 PG 506 FOR ELECTRIC EASEMENT INFORMATION.

### LEGEND

- N/F NOW OR FORMALLY
- COMPUTED POINT
- MONF MONUMENT FOUND
- IPF IRON PIPE FOUND
- SURVEY CONTROL
- PROPERTY LINE (NOT-SURVEYED)
- PROPERTY LINE (SURVEYED)
- EXISTING GAS EASEMENT
- PROPOSED SIGN EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED SANITARY SEWER EASEMENT

### SURVEY CERTIFICATE

I, GARRETT J. DORSETT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS NOTED OR AS DASHED LINES FROM INFORMATION FOUND IN REFERENCES AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR HIGHER; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED.

I, FURTHER, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW:

- C. ANY ONE OF THE FOLLOWING:
  - X 4. THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3

I, FURTHER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: "A"
- POSITIONAL ACCURACY: <0.10'
- TYPE OF GPS FIELD PROCEDURE: VRS FOR LOCAL TRAVERSE
- DATES OF SURVEY: MARCH 2-30, 2021
- DATUM/EPOCH: NAD83(2011)/2010.0000
- PUBLISHED/FIXED CONTROL USED: NC VRS NETWORK
- GEOD MODEL: 12B
- COMBINED GRID FACTOR: 0.999889734637581
- UNITS: US SURVEY FEET
- PROJECT LOCALIZED AROUND GPS #1 (60d NAIL) (N: 723696.228, E: 2043491.002, ELEV: 498.320)

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 15TH DAY OF AUGUST AD, 2024

GARRETT J. DORSETT, PROFESSIONAL LAND SURVEYOR No. L-5351

STATE OF NORTH CAROLINA

COUNTY OF Wake

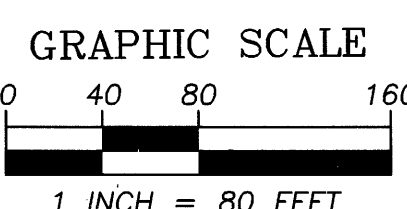
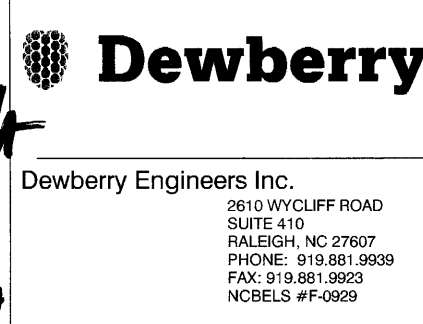
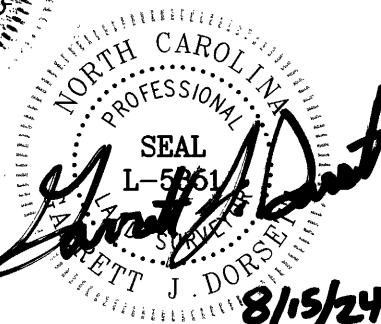
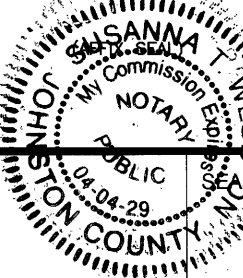
I, Susanna T. Webb, A NOTARY PUBLIC OF

COUNTY, NORTH CAROLINA, CERTIFY THAT ROBERT P. TAYLOR PERSONALLY APPEARED BEFORE ME THIS DAY AND UNDER OATH ACKNOWLEDGED THAT THE ABOVE FORM WAS EXECUTED BY HIM. I ALSO ACKNOWLEDGE THAT HE IS SECRETARY OF THE WAKE COUNTY BOARD OF EDUCATION AND THAT BY AUTHORITY DULY GIVEN AND AS THE ACT OF SAID BOARD, THE FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS CHAIR AND ATTESTED BY HIMSELF AS ITS SECRETARY.

WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS THE 20 DAY OF August, 2024.

Susanna T. Webb [SIGNATURE OF NOTARY PUBLIC]

MY COMMISSION EXPIRES: 4/04/2029



REVISIONS			DATE:	8/15/2024
No.	DATE	BY	DESCRIPTION	
			DRAWN BY:	GJD
			APPROVED BY:	GJD
			CHECKED BY:	ACH
			PROJECT #:	50136877
			SCALE:	1" = 80'
			SHEET #:	1 OF 1

EASEMENT DEDICATION PLAT FOR  
**BAUCOM ELEMENTARY SCHOOL**  
ONSITE PUBLIC INFRASTRUCTURE IMPROVEMENTS  
PREPARED FOR  
**THE WAKE COUNTY BOARD OF EDUCATION**  
400 HUNTER STREET, APEX, NC 27502 (PIN 0742332465)  
WHITE OAK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA