

PROJECT DATA:

Project: Prestwick - Phases 1 & 2
Site Addresses: 0 Morris Acres Road, 7208 Morris Acres Road, 7304 Morris Acres Road
Location: White Oak Township, Wake County, NC
PINS: 0732382709; 0732289587; 0732382530; 0732295017
REIDs: 0205072; 0099535; 0456020; 0181252
Owner: Pulte Home Company, LLC
1225 Crescent Green Drive, Suite 250
Cary, NC 27518
Phone: (919) 816-1100
Surveyor: MSS Land Consultants, PC
Matthew A. Hayes, PLS
NC License L-4516
Survey Dates: Parent tract (by others): 8/30/2021 & Signed 9/22/2021
Subdivision (by MSS): 02/02/2024
Plat Date: February 2, 2024
Zoning: PUD-CZ
Zoning Case #: #22CZ05
Annexation: #622 & 754
Total Area: 744,719 SF, or 17.1 Ac.±
of Lots: 9 Single-Family
88 Townhome
Density: 6.44 dwelling units per acre
Impervious Area:
Max. Allowed: 11.96 acres (70% of site)
Proposed: 6.81 acres (39.86% of site)
Watershed: Jordan Lake Watershed, Primary Watershed Protection Overlay District
FEMA Info: Subject property is not located within a flood hazard area.
NFIP FIRM 3720073200K (effective date: 7/19/2022)

Minimum Building Setbacks - Single Family:

Front: 5' from facade
20' from garage to back of sidewalk
Side: 5'
Corner Side: 8'
Rear: 10'

Minimum Building Setbacks - Townhouse (front loaded):

Front: 10' from facade
20' from garage to back of sidewalk
Side: 5'
Corner Side: 10'
Rear: 10'
Building to Building: 10'

Minimum Building Setbacks - Townhouse (alley loaded):

Front: 10' from facade
Side: 5'
Corner Side: 10'
Rear: 5'
Building to Building: 10'

Resource Conservation Area (RCA):

Required: 153,331 SF / 3.52 ac.± (20% per UDO Section 8.1.2.c.4 + 5% of single family for mass grading)

Proposed: RCA A: 0.050 ac.±
RCA B: 0.581 ac.± (Play Lawn - 50% of 1.162 ac.±)
RCA C: 1.644 ac.±
RCA D: 0.816 ac.±
RCA E: 0.609 ac.±
Total: 3.690 Ac.±

General Notes:

- All distances are horizontal ground distances and areas were computed using the coordinate method, unless otherwise noted herein.
- Wetland areas provided to MSS Land Consultants by Withers & Ravenel.
- This survey was prepared for the parties and purpose indicated herein. Any extension of the use beyond the purpose agreed to between the client and surveyor exceeds the scope of the engagement. Only copies of this survey with the Land Surveyor's original signature & an original embossed, ink or scanned seal are the product of the Land Surveyor.
- Adjoining property owner information taken from official tax records and GIS of Wake County.
- All underground utilities shown herein are based solely on visible ground surface evidence. Prior to any construction and/or excavation, the exact vertical & horizontal locations must be determined.
- References:
 - DB 19461, PG 2753;
 - Boundary of parent tracts surveyed by Withers & Ravenel as shown on map titled "ALTA / NSPS LAND TITLE SURVEY FOR PULTE HOME COMPANY, LLC PROPERTY OF EDITH S. MORRIS" dated August 28, 2021 and signed September 22, 2021;
 - Easements in favor of Carolina Power and Light Company: DB 1131, PG 32; DB 1254, PG 27; DB 1821, PG 488; and DB 1960, PG 559.

WAKE COUNTY, NC 6
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/09/2024 10:06:31
BOOK: BM2024 PAGE: 02012

AREA SUMMARY

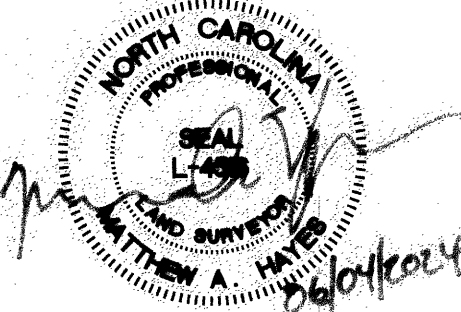
	Square Feet	Acres+/-
Public Right-of-Way	138,450	3.18
Single Family Lots (9)	63,003	1.45
Townhome Lots (88)	185,300	4.25
Open Space Parcels (7)	357,966	8.22
Total Area of Parent Tract	744,719	17.10

Town of Apex Notes:

- Where Town of Apex Public Utilities are installed within public easements crossing private property, the Town of Apex shall have the right to enter upon the easement for purposes of inspecting, repairing, or replacing the utilities and appurtenances.
- 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, decks, garages, storage/food sheds, swimming pools, walls, retaining wall mechanisms/appurtenances, 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 to perpendicularly cross easements provided that a 14 foot access gate is installed across the easement.
- Asphalt or concrete private streets, driveways, walkways, parking lots, etc. shall not be installed over Town of Apex public utilities and/or public easements without the prior written consent of the Town of Apex. Where approved private streets, driveways, walkways, parking lots, etc. have been installed and encroach upon public easements, the Town of Apex shall not be responsible for the repair or replacement of any private site elements which must be removed to facilitate repairs. The Town of Apex shall excavate as necessary to make the repair, and shall backfill the disturbed area to approximately the original grade. Replacement of privately owned site elements shall be the responsibility of the property owner and/or homeowner's association without cost to the Town of Apex.
- The encroachment upon Town of Apex Public Easements shall not be enlarged or increased beyond the encroachment receiving Town of Apex approval as shown in the approved plat plan or other approval document issued by the Town of Apex. Property owner is responsible for any and all expenditures of labor and materials required for the installation, erection, repair, removal, and/or maintenance of the encroachments.
- The Town of Apex shall not be required to give notice to the property owner of any inspection, repair, replacement, and/or removal of any private structures, utilities, or site elements.
- Any unapproved encroachments into Town of Apex Public Easements may be removed by the Town of Apex without notice to property owner(s) and without cost, risk, or liability to the Town of Apex.
- 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 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.
- WETLANDS NOTE: Certain portions of the property depicted hereon have been determined to meet the requirements for designation as a regulatory wetland and are designated hereon as "WETLANDS". No subsequent fill or alteration of any property so designated shall be permitted except in compliance with the current applicable wetlands rules adopted by the federal government and/or the State of North Carolina. Such rules may require submission of an application for fill by the property owner to the governmental agency or authority then having jurisdiction for wetlands regulations, which application shall report the name of the subdivision and may be approved or denied within the discretion and authority of such agency. This restriction shall run with the land and shall be binding on all parties and all persons having interest therein and shall inure to the benefit of, and may be enforced by any and all governmental agencies or authorities having jurisdiction for the wetlands regulations.

Surveyor's Certification:

I, Matthew A. Hayes, PLS No. L-4516, certify to the following:
That this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
That this plat was drawn under my supervision from an actual survey made under my supervision (deed description(s) and/or plat reference(s) shown hereon under "References"); that the boundaries not surveyed are clearly indicated as drawn from information as shown hereon; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended.
Witness my original signature, registration and seal.



Certificate of Approval for Recording:

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Apex, North Carolina, with the exception of such variances, if any, as are noted and that this plat has been approved by the Town of Apex for recording in the office of the Register of Deeds of Wake County.

Subdivision Administrator

Date

10-8-24

Review Officer Certificate:

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

Review Officer

Date

10-8-24

Approval expires if not recorded on or before

12-8-24

OPEN SPACE SUMMARY

	Square Feet	Acres+/-
OS 1 (Includes RCA A)	16,740	0.384
OS 2 (Includes RCA E - Play Lawn)	34,418	0.790
OS 3	799	0.018
OS 4	33,739	0.775
OS 5	1,355	0.031
OS 6 (Includes RCA B)	68,797	1.579
OS 7 (Includes RCA C & D)	202,116	4.640
Total OS	8357,963	8.218

Certificate of Ownership and Dedication:

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.

Owner: Pulte Home Company, LLC

Date

Chris Raughley

6-28-24

by CHRIS RAUGHLEY, VP of Land Development

Notary Public Certification:

I, Sarah-Catherine Burns, a Notary Public of the County of Durham

State of North Carolina, hereby certify that Chris Raughley 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 28 day of June, 2024

Notary

My Commission Expires

Seal



Structural SCM Certificate:

The Operation and Maintenance Agreement for all Structural SCMs has been recorded in the Wake County Register of Deeds Book 19645 Page 17-11. 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.

Chris Raughley

6-28-24

Owner: Pulte Home Company, LLC

Date

by CHRIS RAUGHLEY, VP of Land Development

Resource Conservation Area Certificate:

All buffers, Resource Conservation Area (RCA), Stormwater Control Measures (SCM) and common areas are to be maintained by the owner. All landscape buffers are reserved for the maintenance of trees and shrubs pursuant to Article 8 of the Apex Unified Development Ordinance (UDO). RCA shown hereon is being provided per the requirements of Article 8 of the UDO. No trees or plants shall be removed and no structures are to be erected inside the buffer or RCA except as approved by the Town of Apex on a site-specific development plan; supplementary or replacement plantings must be approved in writing by the Town of Apex Planning Department before they are installed. Fences shall only be permitted in buffers where they are planned and constructed as an integral part of the buffer by the developer and shown on a site-specific development plan approved by the Town of Apex. The RCA must be preserved in perpetuity and shall not be disturbed in any manner, except in the case of the operation and maintenance of private recreation areas, private play lawns, SCMs, and historic or cultural resources as approved by the Town of Apex on a site-specific development plan.

Chris Raughley

6-28-24

Owner: Pulte Home Company, LLC

Date

by CHRIS RAUGHLEY, VP of Land Development

Water Supply Watershed Certificate:

I hereby certify that the plan shown hereon complies with the Watershed Protection Overlay District Ordinance of the Town of Apex and is approved for recording in the Wake County Register of Deeds office. This property is located within a protected watershed. Development restrictions apply.

Water Resources Director

Date

10/8/24

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.

Subdivision Administrator

Date

10-8-24

Water Resources Director

Date

10/8/24

REVISIONS

DESCRIPTION

REV DATE

MASTER SUBDIVISION FINAL PLAT
PRESTWICK
PHASES 1 & 2

Lands of Pulte Home Company, LLC

Site Address: 0, 7208 & 7304 Morris Acres Road, Apex, NC

Checked by: MAH

Drawn by: BAO

Date: Feb. 2, 2024

North Carolina

Wake County

White Oak Township

Town of Apex

SURVEYED by

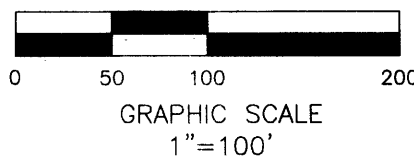
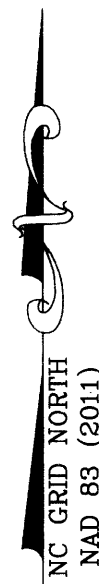
MSS LAND CONSULTANTS

Phone (919) 510-4484
6118 Saint Giles St.
Suite E
Raleigh, NC 27612
Email: gowers@mssland.com

Firm License # C-2070

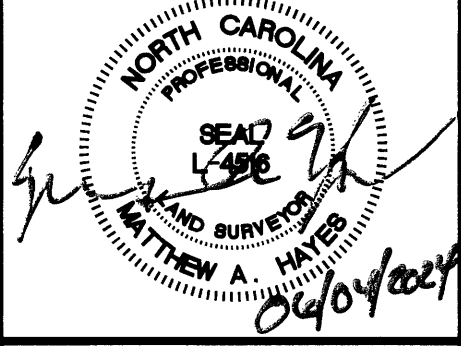
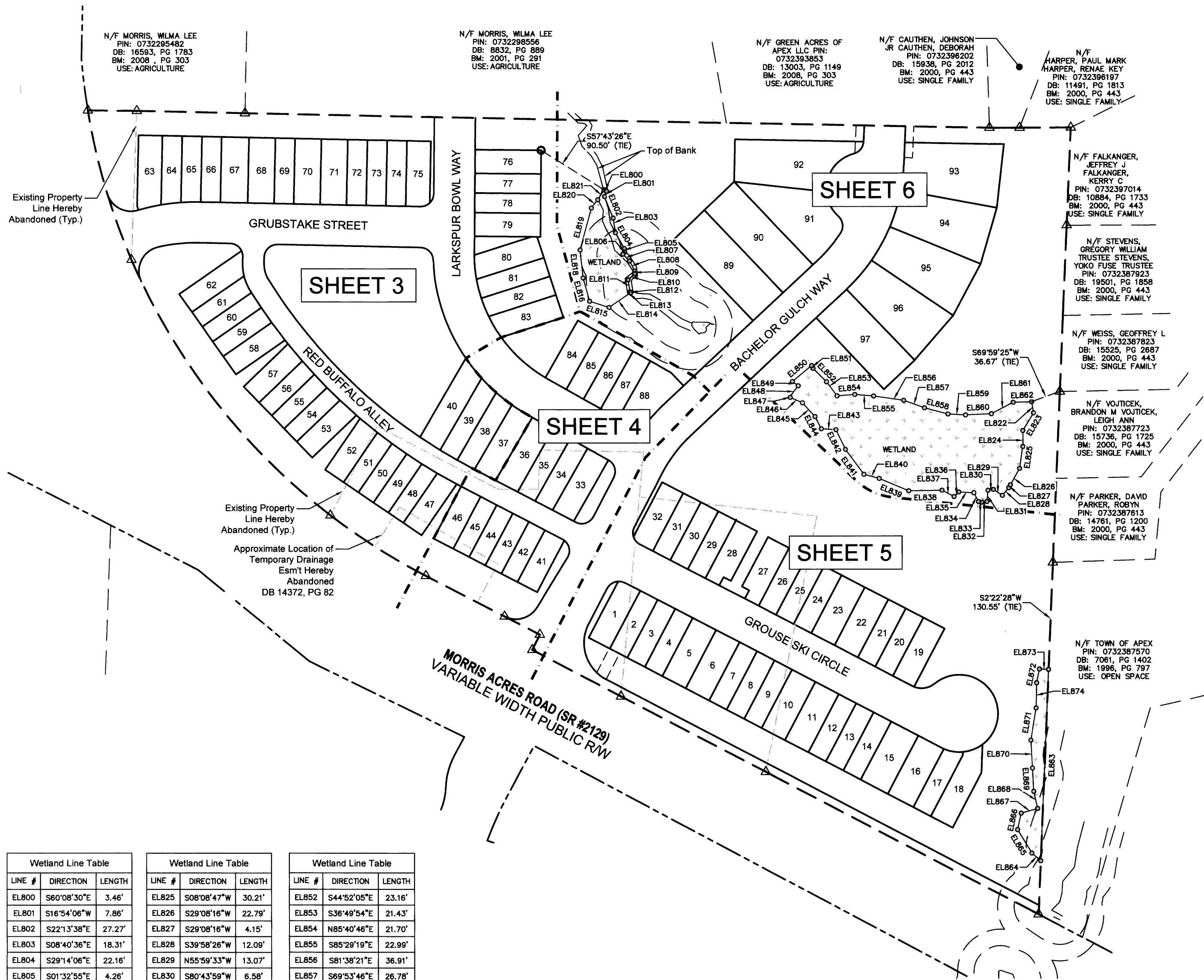
"Committed to Total Quality Service"

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WAKE COUNTY, NC ?
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/09/2024 10:06:31
BOOK: BM2024 PAGE: 02013

Wetland Line Table			Wetland Line Table			Wetland Line Table		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
EL800	S60°08'30"E	3.46'	EL825	S08°08'47"W	30.21'	EL852	S44°52'05"E	23.16'
EL801	S16°54'06"W	7.86'	EL826	S29°08'16"W	22.79'	EL853	S36°49'54"E	21.43'
EL802	S22°13'38"E	27.27'	EL827	S29°08'16"W	4.15'	EL854	N85°40'46"E	21.70'
EL803	S08°40'36"E	18.31'	EL828	S39°58'26"W	12.09'	EL855	S85°29'19"E	22.99'
EL804	S29°14'06"E	22.16'	EL829	N55°59'33"W	13.07'	EL856	S81°38'21"E	36.91'
EL805	S01°32'55"E	4.26'	EL830	S80°43'59"W	6.58'	EL857	S69°53'46"E	26.78'
EL806	S35°22'29"W	3.25'	EL831	S05°50'13"W	13.95'	EL858	S75°21'10"E	29.40'
EL807	S44°03'26"E	11.42'	EL832	S82°48'26"W	6.14'	EL859	S86°50'46"E	21.49'
EL808	S27°30'51"E	14.06'	EL833	N79°50'50"W	4.12'	EL860	N87°38'45"E	31.41'
EL809	S02°43'42"W	3.32'	EL834	N27°36'52"W	12.11'	EL861	N62°28'26"E	29.92'
EL810	S46°54'31"W	10.85'	EL835	N86°05'32"W	18.47'	EL862	N88°17'58"E	22.24'
EL811	S08°44'48"E	15.12'	EL836	S45°17'47"W	8.24'	EL863	S02°22'28"W	232.96'
EL812	S46°50'17"E	1.35'	EL837	N61°31'14"W	16.56'	EL864	N49°30'45"W	14.41'
EL813	S58°46'43"W	3.99'	EL838	S89°07'00"W	40.32'	EL865	N31°21'45"W	33.32'
EL814	S55°12'31"W	28.07'	EL839	N66°59'56"W	38.91'	EL866	N12°24'03"E	20.53'
EL815	N72°29'06"W	24.80'	EL840	N75°17'17"W	19.21'	EL867	N74°19'56"E	21.00'
EL816	N15°23'06"W	29.77'	EL841	N36°25'47"W	37.85'	EL868	N13°19'41"W	21.49'
EL817	N08°04'10"W	57.46'	EL842	N25°45'12"W	26.83'	EL869	N02°59'42"W	28.29'
EL818	N06°00'34"W	34.60'	EL843	N86°23'00"W	17.79'	EL870	N03°17'48"W	34.24'
EL819	N14°51'09"E	53.16'	EL844	N27°18'44"W	16.60'	EL871	N09°32'31"E	39.69'
EL820	N37°10'39"E	12.89'	EL845	N42°07'46"W	22.80'	EL872	N11°40'42"E	17.00'
EL821	N32°55'04"E	14.25'	EL846	N65°41'56"W	16.23'	EL873	S87°35'41"E	11.19'
EL822	S10°03'10"E	13.68'	EL848	N37°13'15"E	17.45'	EL874	N00°59'12"E	30.57'
EL823	S31°14'00"W	25.18'	EL850	N50°13'09"E	30.12'			
EL824	S00°55'35"E	16.33'	EL851	S28°11'53"E	3.69'			



LEGEND	
—	Property Lines
—	Property Lines by Others
●	Existing Monumentation
○	Iron Pipe Set
△	Mathematical Point
(0.00')	Tie Distance (Chord Distance)
EIP	Existing Pinched Iron Pipe
EIP	Existing Iron Pipe
ECM	Existing Concrete Marker
R/W	Right-of-Way
JLRB	Jordan Lake Riparian Buffer
DB / PB	Deed Book / Plat Book
N/F	Now or Formerly
TOA	Town of Apex
Esm't	Easement
PrDE	Private Drainage Esm't
PuAE	Public Access Esm't
PuDE	Public Drainage Esm't
PuSWE	Public Sidewalk Esm't
PuUE	Public Utility Esm't
PuDU	Public Dry Utility Esm't
RCA	Resource Conservation Area
SS	Sanitary Sewer
SB	Setback
STE	Sight Triangle Esm't
Wetlands	Wetlands
—	Matchlines
—	Phaselines

MASTER SUBDIVISION FINAL PLAT
PRESTWICK
PHASE 1 & 2
Lands of Pulte Home Company, LLC
Site Address: 0, 7208 & 7304 Morris Acres Road, Apex, NC

Town of	Wake	North	Date:	Drawn by:	Checked by:
Apex	County	Carolina	Feb 2, 2024	BAO	MAH

SURVEYED by

MSS LAND CONSULTANTS
6118 Saint Giles St.
Suite E
Raleigh, NC 27612
Phone (919) 510-4464
Fax (919) 510-9102
Email: gowens@mssland.com
Firm License #: C-2070

MSS

REFER TO PAGE ONE OF THIS MULTI-PAGE PLAT FOR NOTES, RESTRICTIONS, AND OTHER REQUIREMENTS PERTAINING TO THIS PLAT.

**PuAE is HOA maintained.

0:\PULTE\PHI-23-07\DWG\Boundary\Prestick-Ph1&2-Subd.dwg

Sheet 2 of 8

Committed to Total Quality Service

Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C1	137.84'	783.00'	N57°21'34"W	137.66'
C2	369.91'	783.00'	N38°46'57"W	366.48'
C3	29.19'	783.00'	S24°10'50"E	29.19'
C4	85.86'	783.00'	S20°03'11"E	85.82'
C5	104.83'	783.00'	N13°04'33"W	104.75'
C13	0.37'	663.00'	S62°19'22"E	0.37'
C14	5.98'	663.00'	S62°02'53"E	5.98'
C15	27.10'	663.00'	S60°37'06"E	27.10'
C16	22.03'	663.00'	S58°29'44"E	22.03'
C17	22.00'	663.00'	S56°35'35"E	22.00'
C18	22.00'	663.00'	S54°41'29"E	22.00'
C19	22.03'	663.00'	S52°47'20"E	22.03'
C20	27.11'	663.00'	S50°39'57"E	27.10'
C21	6.04'	663.00'	S49°14'00"E	6.04'
C22	27.07'	663.00'	S47°48'10"E	27.06'
C23	22.01'	663.00'	S45°40'55"E	22.01'
C24	22.00'	663.00'	S43°46'49"E	22.00'
C25	22.01'	663.00'	S41°52'42"E	22.01'
C26	27.07'	663.00'	S39°45'27"E	27.07'
C27	5.92'	663.00'	S38°19'54"E	5.92'
C28	27.02'	663.00'	S36°54'30"E	27.01'
C29	22.00'	663.00'	S34°47'25"E	22.00'
C30	22.02'	663.00'	S32°53'18"E	22.02'
C31	2.38'	663.00'	S31°50'04"E	2.38'
C32	20.19'	63.00'	S22°33'03"E	20.10'
C33	15.97'	63.00'	S06°06'25"E	15.93'
C34	7.49'	16.00'	S12°15'34"E	7.42'
C35	17.64'	16.00'	S57°15'34"E	16.76'
C36	53.93'	195.75'	N84°26'48"E	53.76'
C37	53.30'	30.00'	N25°39'09"E	46.56'
C39	46.91'	30.00'	N61°42'36"W	42.28'
C40	0.89'	245.75'	S73°35'40"W	0.89'
C41	28.11'	245.75'	S76°58'28"W	28.09'
C42	24.25'	245.75'	S83°04'40"W	24.24'
C43	24.03'	245.75'	S88°42'22"W	24.02'
C44	3.02'	245.75'	N88°08'23"W	3.02'
C45	12.27'	16.00'	S69°11'24"W	11.97'
C46	13.05'	16.00'	S23°51'17"W	12.69'
C47	8.60'	175.52'	N01°03'56"E	8.60'
C48	29.76'	175.52'	N05°11'49"W	29.73'
C49	24.08'	175.52'	N13°59'05"W	24.06'
C50	24.08'	175.52'	N21°50'38"W	24.06'
C51	29.77'	175.52'	N30°37'54"W	29.73'
C75	25.13'	16.00'	N46°09'22"E	22.63'
C76	21.24'	37.00'	N15°17'16"W	20.95'
C77	267.60'	637.00'	N43°45'59"W	265.64'
C78	29.13'	637.00'	N57°06'42"W	29.13'
C79	24.00'	637.00'	N59°30'04"W	24.00'
C80	19.55'	637.00'	N61°27'35"W	19.54'
C83	24.97'	225.99'	S57°56'47"E	24.95'
C84	24.26'	225.99'	S51°42'24"E	24.25'
C85	24.79'	225.99'	S45°29'19"E	24.78'
C86	31.13'	225.99'	S38°23'58"E	31.11'
C87	45.68'	225.99'	S28°39'45"E	45.60'
C88	81.85'	225.99'	S12°29'46"E	81.40'
C89	25.22'	16.00'	S43°41'19"E	22.69'

WAKE COUNTY, NC 8
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/09/2024 10:06:31

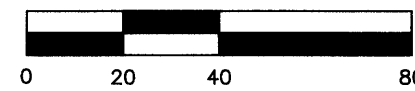
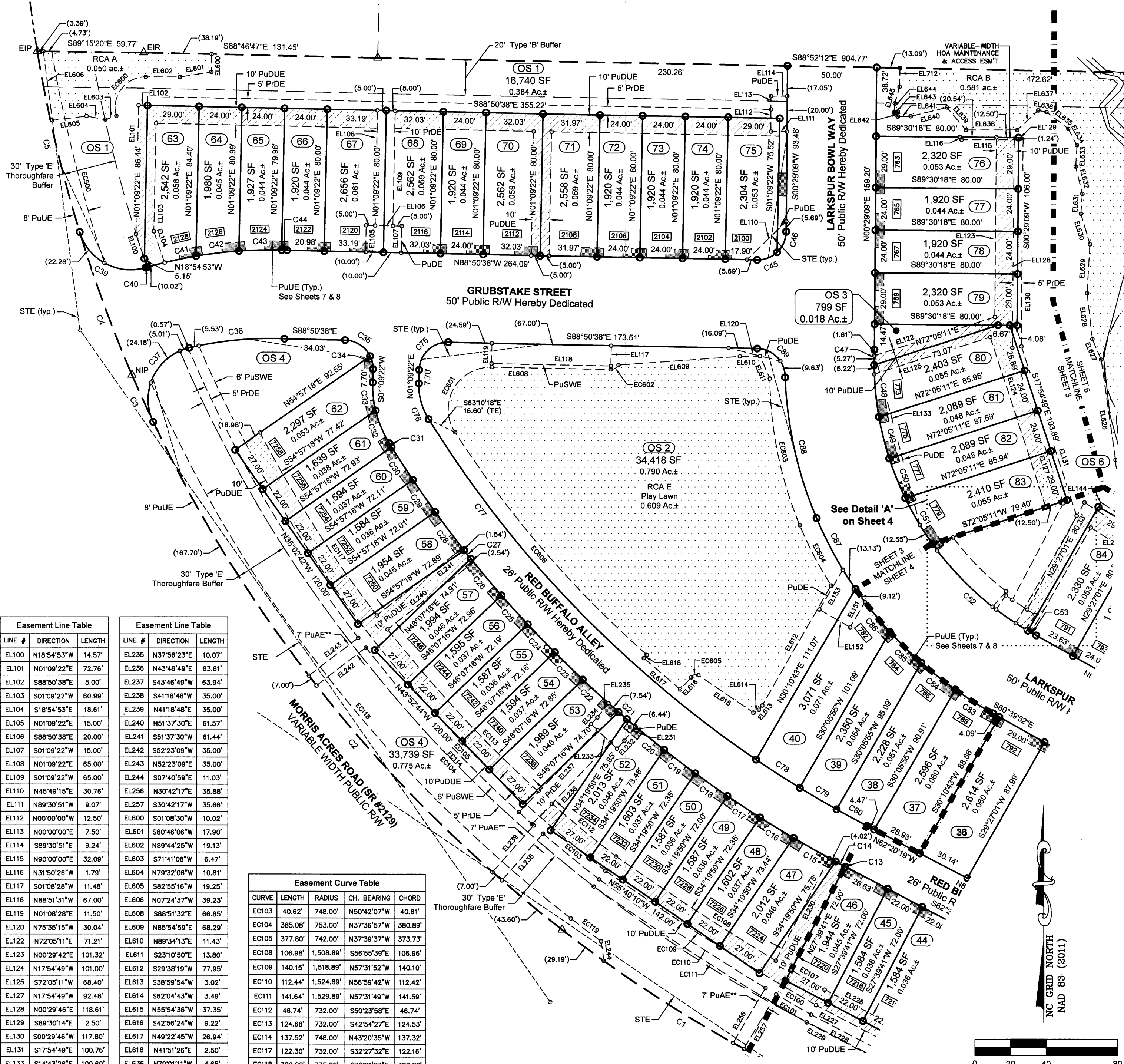


BOOK:BM2024 PAGE:02014

Easement Line Table			
LINE #	DIRECTION	LENGTH	
EL100	N18°54'53"W	14.57'	
EL101	N01°09'22"E	72.76'	
EL102	S88°50'38"E	5.00'	
EL103	S01°09'22"W	60.99'	
EL104	S18°54'53"E	18.61'	
EL105	N01°09'22"E	15.00'	
EL106	S88°50'38"E	20.00'	
EL107	S01°09'22"W	15.00'	
EL108	N01°09'22"E	65.00'	
EL109	S01°09'22"W	65.00'	
EL110	N45°49'15"E	30.76'	
EL111	N89°30'51"W	9.07'	
EL112	N00°00'00"W	12.50'	
EL113	N00°00'00"E	7.50'	
EL114	S89°30'51"E	9.24'	
EL115	N90°00'00"E	32.09'	
EL116	N31°50'26"W	1.79'	
EL117	S01°08'28"W	11.48'	
EL118	N88°51'31"W	67.00'	
EL119	N01°08'28"E	11.50'	
EL120	N75°31'55"W	30.04'	
EL122	N72°05'11"E	71.21'	
EL123	N00°29'42"E	101.32'	
EL124	N17°54'49"W	101.00'	
EL125	S72°05'11"W	68.40'	
EL127	N17°54'49"W	92.48'	
EL128	N00°29'46"E	118.61'	
EL129	S89°30'14"E	2.50'	
EL130	S00°29'46"W	117.80'	
EL131	S17°54'49"E	100.76'	
EL133	S14°43'26"E	100.69'	
EL144	N35°04'16"E	2.87'	
EL151	S30°06'26"W	16.50'	
EL152	N59°53'34"W	20.00'	
EL153	N30°06'26"E	26.23'	
EL230	N27°39'41"E	64.84'	
EL231	S37°56'23"W	10.08'	
EL232	S43°45'36"W	6.16'	
EL233	N46°14'24"W	20.00'	
EL234	N43°45'36"E	5.15'	

Easement Line Table			
LINE #	DIRECTION	LENGTH	
EL235	N37°56'23"E	10.07'	
EL236	N43°46'49"E	63.61'	
EL237	S43°46'49"W	63.94'	
EL238	S41°18'48"W	35.00'	
EL239	N41°18'48"E	35.00'	
EL240	N51°37'30"E	61.57'	
EL241	S51°37'30"W	61.44'	
EL242	S52°23'09"W	35.00'	
EL243	N52°23'09"E	35.00'	
EL244	S07°40'59"E	11.03'	
EL256	N30°42'17"E	35.88'	
EL257	S30°42'17"W	35.66'	
EL600	S01°08'30"W	10.02'	
EL601	S80°46'06"W	17.90'	
EL602	N89°44'25"W	19.13'	
EL603	S71°41'08"W	6.47'	
EL604	N79°32'06"W	10.81'	
EL605	S82°55'16"W	19.25'	
EL606	N07°24'37"W	39.23'	
EL608	S88°51'32"E	66.85'	
EL609	N85°54'59"E	68.29'	
EL610	N89°34'13"E	11.43'	
EL611	S23°10'50"E	13.80'	
EL612	S29°38'19"W	77.95'	
EL613	S38°59'54"W	3.02'	
EL614	S62°04'43"W	3.49'	
EL615	N55°54'36"W	37.35'	
EL616	S42°56'24"W	9.22'	
EL617	N49°22'45"W	26.94'	
EL618	N41°51'26"E	2.50'	
EL636	N79°01'11"W	4.65'	
EL637	S47°01'07"W	16.12'	
EL638	N90°00'00"W	28.82'	
EL639	N40°09'21"W	16.63'	
EL640	S76°03'02"W	20.87'	
EL641	S88°58'39"W	7.31'	
EL642	N00°00'00"E	2.76'	
EL643	S76°51'33"W	2.10'	
EL644	N04°59'34"E	5.18'	
EL645	N15°53'35"E	9.66'	

Easement Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
EC103	40.62'	748.00'	N50°42'07"W	40.61'
EC104	385.08'	753.00'	N37°36'57"W	380.89'
EC105	377.80'	742.00'	N37°39'37"W	373.73'
EC108	106.98'	1,508.89'	S56°55'39"E	106.96'
EC109	140.15'	1,518.89'	N57°31'52"W	140.10'
EC110	112.44'	1,524.89'	N56°59'42"W	112.42'
EC111	141.64'	1,529.89'	N57°31'49"W	141.59'
EC112	46.74'	732.00'	S50°23'58"E	46.74'
EC113	124.68'	732.00'	S42°54'27"E	124.53'
EC114	137.52'	748.00'	N43°20'35"W	137.32'
EC117	122.30'	732.00'	S32°27'32"E	122.16'
EC118	386.82'	775.00'	S38°01'03"E	382.82'
EC119	21.33'	775.00'	S53°06'18"E	21.33'
EC500	123.04'	775.00'	S13°53'34"E	122.91'
EC600	32.06'	17.28'	S36°54'31"W	27.66'
EC601	52.01'	24.00'	N29°03'33"E	42.41'
EC602	5.23'	4.84'	N60°10'07"E	4.98'
EC603	84.95'	221.40'	S11°24'56"E	84.43'
EC604	38.33'	224.50'	S27°19'32"E	38.29'
EC605	4.67'	2.65'	S73°40'10"W	4.09'
EC606	165.85'	628.50'	N40°34'59"W	165.37'



GRAPHIC SCALE
1"=40'

**PuAE is HOA maintained.

REFER TO PAGE ONE OF
THIS MULTI-PAGE PLAT
FOR NOTES, RESTRICTIONS,
AND OTHER REQUIREMENTS
PERTAINING TO THIS PLAT.

LEGEND

- Property Lines
- Property Lines by Others
- Existing Monumentation
- Iron Pipe Set
- Mathematical Point
- Tie Distance (Chord Distance)
- Existing Pinched Iron Pipe
- Existing Iron Pipe
- Existing Concrete Marker
- Right-of-Way
- Jordan Lake Riparian Buffer
- Deed Book / Plat Book
- Now or Formerly
- Town of Apex
- Easement
- Private Drainage Esm't
- Public Access Esm't
- Public Drainage Esm't
- Public Sidewalk Esm't
- Public Utility Esm't
- Public Dry Utility Esm't
- Resource Conservation Area
- Sanitary Sewer
- Setback
- Sight Triangle Esm't
- Wetlands
- Matchlines
- Phaselines

MASTER SUBDIVISION FINAL PLAT

PRESTWICK PHASE 1 & 2

Lands of Pulte Home Company, LLC
Site Address: 0, 7208 & 7304 Morris Acres Road, Apex, NC

SURVEYED by **MSS LAND CONSULTANTS**

6118 Saint Giles St.
Suite E
Raleigh, NC 27612
Phone (919) 510-4464
Fax (919) 510-9102
Email: gowers@mssland.com

Wake County
Town of Apex

North Carolina
County

White Oak
Township

Wake County
County

North Carolina
State

Feb 2, 2024
Date

BAO
Drawn by

MAH
Checked by

0:_PLUTE\PHI-23-07\DWG\Boundary\Prestick-Phi1&2-Subd.dwg
File Name

2020
Firm License #

MSS
MSS LAND CONSULTANTS

Committed to Total Quality Service



Easement Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
EC609	38.76'	24.47'	N88°19'22"E	34.83'
EC610	54.23'	86.75'	S65°55'51"E	53.36'
EC611	27.00'	31.39'	S19°41'13"E	26.18'
EC612	37.51'	46.24'	S28°31'25"W	36.49'
EC613	12.11'	8.63'	N06°47'24"W	11.14'
EC614	42.11'	24.44'	N06°28'54"W	37.10'
EC615	35.08'	27.00'	N89°10'45"W	32.66'
EC616	37.06'	19.00'	N36°32'10"W	31.46'
EC617	23.48'	25.09'	N20°09'58"E	22.63'
EC618	21.66'	20.00'	N31°34'58"E	20.61'
EC619	30.80'	26.00'	N16°07'51"E	29.03'
EC620	45.69'	27.00'	N19°34'19"W	40.43'
EC621	49.01'	33.12'	N21°57'42"W	44.66'

Easement Line Table		
LINE #	DIRECTION	LENGTH
EL662	N61°57'19"W	69.63'
EL663	N55°52'29"W	256.92'
EL664	N06°54'38"E	43.62'
EL665	N37°38'00"E	36.87'
EL666	N39°25'24"W	31.56'
EL667	N02°22'06"E	44.32'
EL668	N62°37'36"E	11.23'
EL669	N02°22'44"E	3.33'
EL670	N10°17'14"W	5.43'
EL671	N05°23'41"E	19.05'
EL672	N73°31'59"E	8.86'
EL673	N02°09'36"E	43.39'
EL674	N19°00'16"W	7.37'
EL675	N04°56'47"E	21.43'
EL676	N20°17'10"E	17.13'

Easement Line Table		
LINE #	DIRECTION	LENGTH
EL179	S13°42'13"E	44.53'
EL180	S02°01'25"W	91.48'
EL181	S73°31'59"W	14.68'
EL182	S02°22'44"W	105.97'
EL183	S64°26'41"W	28.66'
EL185	N62°20'26"W	5.01'
EL186	N30°36'03"E	4.98'
EL187	N23°45'38"W	50.18'
EL189	S23°45'38"E	59.80'
EL190	S30°36'03"W	16.45'
EL191	S64°39'28"E	14.36'
EL192	S25°20'32"W	20.00'
EL193	N64°39'28"W	51.42'
EL194	S27°39'34"W	15.00'
EL195	N62°20'26"W	20.00'
EL196	N27°39'34"E	15.00'
EL197	N27°39'55"E	28.03'
EL198	S62°19'54"E	14.00'
EL199	S27°39'55"W	30.01'
EL200	S27°39'34"W	85.00'
EL201	S62°20'26"E	113.28'
EL202	N26°53'37"E	20.16'
EL203	S63°06'23"E	20.00'
EL204	S26°53'37"W	50.51'
EL205	N26°53'37"E	10.08'
EL206	S62°20'26"E	113.55'
EL207	S27°39'34"W	9.99'
EL208	N27°39'34"E	35.07'
EL209	S27°39'34"W	75.27'
EL210	N27°39'34"E	74.22'
EL211	N02°22'44"E	8.54'
EL212	N02°15'23"E	67.82'
EL213	N02°15'24"E	43.53'
EL214	N13°56'22"E	66.84'
EL215	N02°22'43"E	91.19'
EL216	N84°40'29"W	13.36'
EL217	S84°40'29"E	27.71'
EL218	S02°22'43"W	106.95'
EL219	N13°56'22"E	68.61'
EL220	S02°55'37"W	32.15'
EL221	S02°15'24"W	144.23'
EL222	S27°39'34"W	105.00'
EL223	S65°50'58"E	48.93'
EL224	S62°20'05"E	23.46'
EL225	S59°10'01"E	54.29'
EL245	S66°07'59"E	34.32'
EL246	S62°20'05"E	23.37'
EL247	S59°45'48"E	50.68'
EL260	N14°19'21"E	30.90'
EL261	S75°40'39"E	64.00'
EL262	S14°19'21"W	22.40'
EL263	S62°20'26"E	15.02'
EL264	S72°15'07"W	29.12'
EL588	S43°15'11"E	15.23'
EL589	S46°44'49"W	20.00'
EL590	N43°15'11"W	15.23'
EL591	S42°37'40"W	21.22'
EL592	S46°28'30"W	121.77'
EL646	N42°52'30"E	22.32'
EL647	S47°07'41"E	7.75'
EL648	N42°52'19"E	10.00'
EL649	N47°07'41"W	7.75'
EL650	N42°52'30"E	19.43'
EL651	S46°18'21"E	129.19'
EL652	S83°50'24"E	116.20'
EL653	S04°57'03"W	12.09'
EL654	N84°40'29"W	36.45'
EL655	S05°19'31"W	15.00'
EL656	S84°40'29"E	36.55'
EL657	S04°57'03"W	56.48'
EL658	N23°45'38"W	27.51'
EL659	S66°14'22"W	20.00'
EL660	S23°45'38"E	26.87'
EL661	N62°20'26"W	19.85'



LEGEND	
—	Property Lines
—	Property Lines by Others
●	Existing Monumentation
○	Iron Pipe Set
△	Mathematical Point
(0.00')	Tie Distance (Chord Distance)
—	Existing Pinched Iron Pipe
—	Existing Iron Pipe
—	Existing Concrete Marker
R/W	Right-of-Way
JLRB	Jordan Lake Riparian Buffer
DB / PB	Deed Book / Plat Buffer
N/F	Now or Formerly
TOA	Town of Apex
Esm't	Easement
PrDE	Private Drainage Esm't
PuAE	Public Access Esm't
PuDE	Public Drainage Esm't
PuSWE	Public Sidewalk Esm't
PuUE	Public Utility Esm't
PuDE	Public Dry Utility Esm't
RCA	Resource Conservation Area
SS	Sanitary Sewer
SB	Setback
STE	Sight Triangle Esm't
Wetlands	Wetlands
Matchlines	Matchlines
Phaselines	Phaselines

MASTER SUBDIVISION FINAL PLAT
PRESTWICK
PHASE 1 & 2
Lands of Pulte Home Company, LLC
Site Address: 0, 7208 & 7304 Morris Acres Road, Apex, NC

MSS LAND CONSULTANTS
6118 Saint Giles St.
Suite E
Raleigh, NC 27612
Phone (919) 510-4464
Fax (919) 510-9102
Email: gowers@mssland.com

Surveyed by
MSS LAND CONSULTANTS

0:_PULTE\PHI-23-07\DWG\Boundary\Prestwick-Ph1&2-Subd.dwg

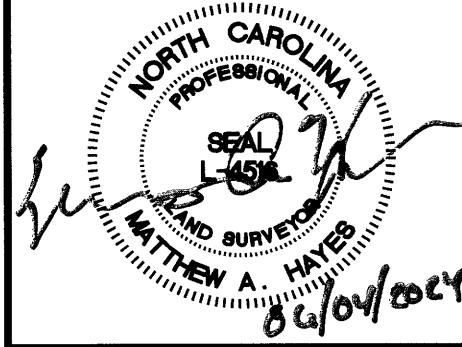
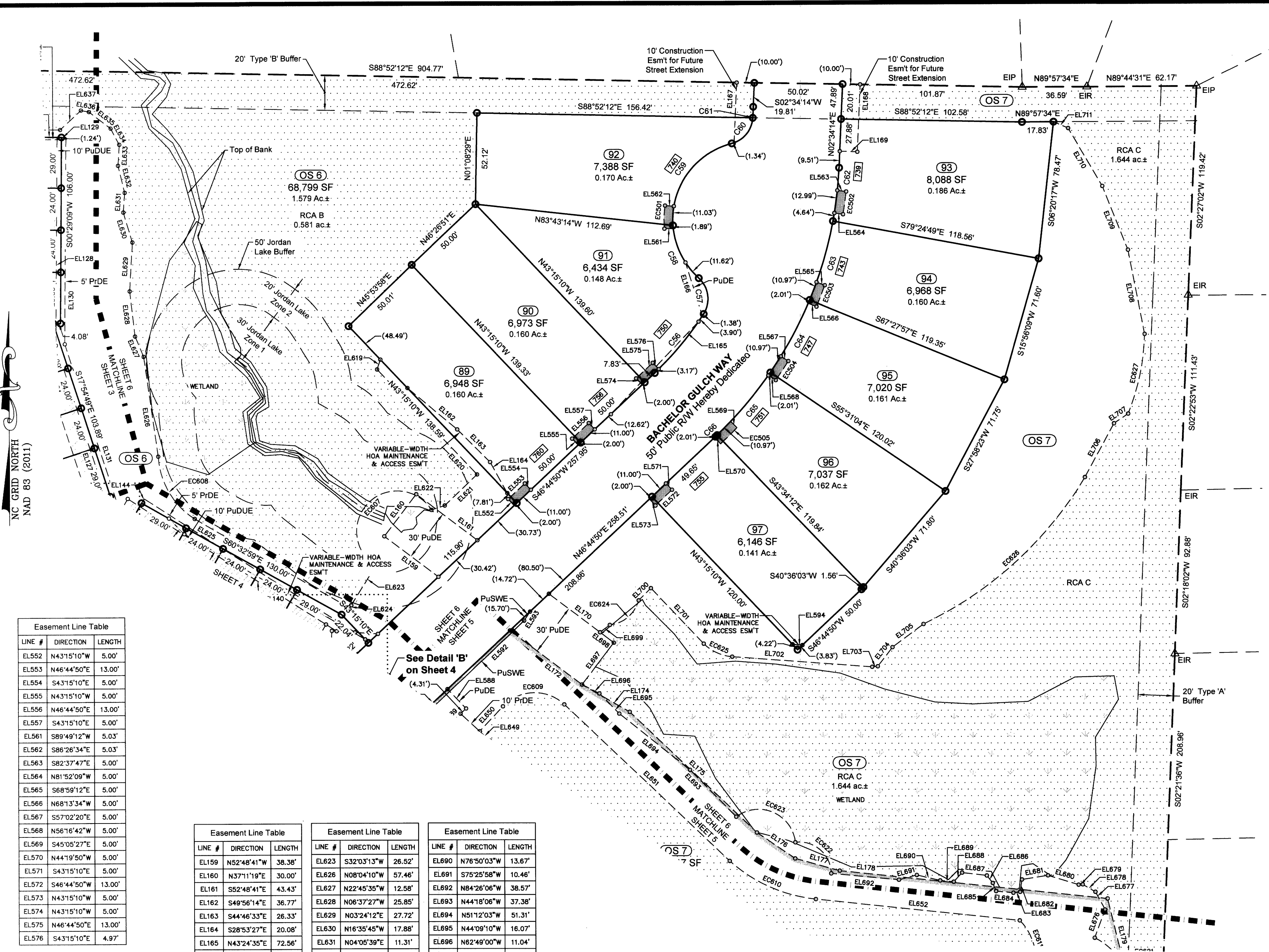
Checked by: MAH
Drawn by: BAO
Date: Feb 2, 2024
North Carolina
Wake County
White Oak Township
Apex

WAKE COUNTY, NC 10
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/09/2024 10:06:31
BOOK: BM2024 PAGE: 02016

Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C6	3.85'	47.00'	S64°03'17"E	3.85'
C7	8.31'	16.00'	S77°12'12"E	8.22'
C8	16.92'	16.00'	N57°36'23"E	16.14'
C9	78.20'	50.00'	N17°31'37"W	70.47'
C67	59.46'	175.00'	N37°00'51"E	59.17'
C68	12.32'	16.00'	N05°12'58"E	12.02'
C69	12.70'	16.00'	N39°35'41"W	12.37'
C70	2.67'	25.00'	N65°24'10"W	2.67'
C71	26.61'	25.00'	S81°02'36"W	25.37'
C72	149.71'	47.00'	N38°11'41"W	93.98'
C73	25.92'	47.00'	N68°51'39"E	25.60'
C74	23.73'	47.00'	S80°52'14"E	23.48'

Line Table		
LINE #	DIRECTION	LENGTH
L1	S27°43'25"W	11.50'
L2	N62°20'26"W	10.00'
L3	N62°20'26"W	9.97'
L4	N27°39'41"E	11.50'

**PuAE is HOA maintained.
REFER TO PAGE ONE OF
THIS MULTI-PAGE PLAT
FOR NOTES, RESTRICTIONS,
AND OTHER REQUIREMENTS
PERTAINING TO THIS PLAT.



- LEGEND**
- Property Lines
 - Property Lines by Others
 - Existing Monumentation
 - Iron Pipe Set
 - Mathematical Point
 - Tie Distance (Chord Distance)
 - Existing Pinched Iron Pipe
 - Existing Iron Pipe
 - Existing Concrete Marker
 - Right-of-Way
 - JLRB Jordan Lake Riparian Buffer
 - DB / PB Deed Book / Plat Book
 - N/F Now or Formerly
 - TOA Town of Apex
 - Esm't Easement
 - PrDE Private Drainage Esm't
 - PuAE Public Access Esm't
 - PuDE Public Drainage Esm't
 - PuSWE Public Sidewalk Esm't
 - PuUE Public Utility Esm't
 - PuDUE Public Dry Utility Esm't
 - RCA Resource Conservation Area
 - SS Sanitary Sewer
 - SB Setback
 - STE Sight Triangle Esm't
 - Wetlands
 - Matchlines
 - Phaselines

MASTER SUBDIVISION FINAL PLAT
PRESTWICK
PHASE 1 & 2
 Lands of Pulte Home Company, LLC
 Site Address: 0, 7208 & 7304 Morris Acres Road, Apex, NC

SURVEYED by

MSS LAND CONSULTANTS
 6118 Saint Giles St.
 Suite E
 Raleigh, NC 27612
 Phone (919) 510-4464
 Fax (919) 510-9102
 Email: gowers@mssland.com
 Firm License #: C-2070

WAKE COUNTY, NC 11
TAMMY L. BRUNNER
REGISTERED OF DEEDS
PRESENTED & RECORDED ON
10/09/2024 10:06:31
BOOK: BM2024 PAGE: 02017

0: \PULTE\PHI-23-07\DWG\Boundary-Prestwick-Phi&2-Subd.dwg

0: \PULTE\PHI-23-07\DWG\Boundary-Prestwick-Phi&2-Subd.dwg

Easement Line Table

LINE #	DIRECTION	LENGTH
EL552	N43°15'10"W	5.00'
EL553	N46°44'50"E	13.00'
EL554	S43°15'10"E	5.00'
EL555	N43°15'10"W	5.00'
EL556	N46°44'50"E	13.00'
EL557	S43°15'10"E	5.00'
EL561	S89°49'12"W	5.03'
EL562	S86°26'34"E	5.03'
EL563	S82°37'47"E	5.00'
EL564	N81°52'09"W	5.00'
EL565	S68°59'12"E	5.00'
EL566	N68°13'34"W	5.00'
EL567	S57°02'20"E	5.00'
EL568	N56°16'42"W	5.00'
EL569	S45°05'27"E	5.00'
EL570	N44°19'50"W	5.00'
EL571	S43°15'10"E	5.00'
EL572	S46°44'50"W	13.00'
EL573	N43°15'10"W	5.00'
EL574	N43°15'10"W	5.00'
EL575	N46°44'50"E	13.00'
EL576	S43°15'10"E	4.97'

Easement Line Table

LINE #	DIRECTION	LENGTH
EL159	N52°48'41"W	38.38'
EL160	N37°11'19"E	30.00'
EL161	S52°48'41"E	43.43'
EL162	S49°56'14"E	36.77'
EL163	S44°46'33"E	26.33'
EL164	S28°53'27"E	20.08'
EL165	N43°24'35"E	72.56'
EL166	N17°14'03"W	31.86'
EL167	N02°34'14"E	34.39'
EL168	S02°34'14"W	38.63'
EL169	N87°25'46"W	10.00'
EL170	S52°48'41"E	36.42'
EL172	N52°48'41"W	51.19'
EL174	S59°54'50"E	31.14'
EL175	S48°13'47"E	99.53'
EL176	S55°38'38"E	26.17'
EL177	S74°28'19"E	26.17'
EL178	S83°53'09"E	152.55'
EL593	S33°13'43"W	6.42'
EL594	N85°29'19"W	5.70'
EL619	S18°13'43"W	5.94'
EL620	S43°15'23"E	82.28'
EL621	S46°09'20"W	25.37'
EL622	S72°01'08"W	7.99'

Easement Line Table

LINE #	DIRECTION	LENGTH
EL623	S32°03'13"W	26.52'
EL626	N08°04'10"W	57.46'
EL627	N22°45'35"W	12.58'
EL628	N06°37'27"W	25.85'
EL629	N03°24'12"E	27.72'
EL630	N16°35'45"W	17.88'
EL631	N04°05'39"E	11.31'
EL632	N13°31'58"W	15.86'
EL633	N03°35'01"E	12.06'
EL634	N27°55'24"W	10.48'
EL635	N52°10'13"W	15.50'
EL677	N28°28'33"W	11.47'
EL678	N59°26'48"W	8.30'
EL679	S86°30'18"W	2.36'
EL680	N73°00'55"W	18.17'
EL681	S81°10'28"W	14.88'
EL682	S08°42'05"W	7.08'
EL683	S82°48'26"W	3.91'
EL684	N84°28'11"W	9.84'
EL685	N22°06'51"W	5.01'
EL686	N37°44'33"W	5.41'
EL687	N83°15'56"W	14.11'
EL688	S42°05'26"W	6.98'
EL689	N84°22'58"W	7.71'

Easement Line Table

LINE #	DIRECTION	LENGTH
EL690	N76°50'03"W	13.67'
EL691	S75°25'58"W	10.46'
EL692	N84°26'06"W	38.57'
EL693	N44°18'06"W	37.38'
EL694	N51°12'03"W	51.31'
EL695	N44°09'10"W	16.07'
EL696	N62°49'00"W	11.04'
EL697	N37°11'19"E	30.00'
EL698	N52°48'41"W	9.72'
EL699	N53°11'27"E	6.91'
EL700	N45°15'14"E	9.83'
EL701	S43°18'49"E	43.49'
EL702	S85°33'00"E	79.60'
EL703	N64°49'05"E	3.15'
EL704	N37°39'03"E	13.77'
EL705	N53°31'59"E	21.95'
EL706	N28°21'34"E	34.76'
EL707	N55°49'34"E	9.77'
EL708	N11°01'34"W	48.79'
EL709	N21°33'13"W	39.15'
EL710	N30°08'56"W	38.28'
EL711	N66°05'01"W	9.05'

Easement Curve Table

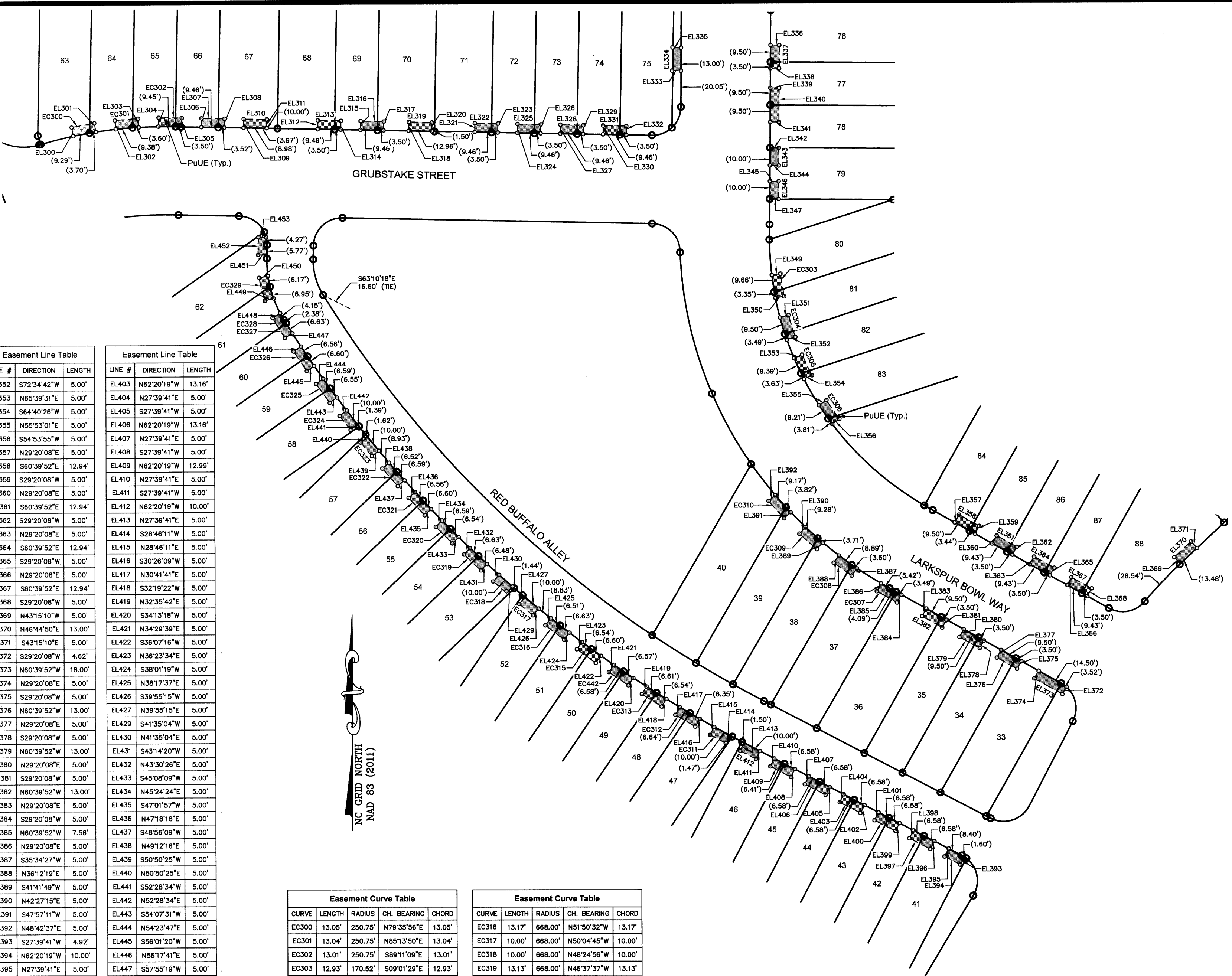
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
EC501	13.28'	50.00'	N01°41'19"E	13.24'
EC502	13.05'	230.01'	S07°45'02"W	13.05'
EC503	13.05'	230.01'	S21°23'37"W	13.05'
EC504	13.05'	230.01'	S33°20'29"W	13.05'
EC505	13.05'	230.01'	S45°17'21"W	13.05'
EC607	82.75'	23.00'	S44°56'07"W	44.81'
EC608	42.58'	44.75'	N30°05'04"W	40.99'
EC622	30.25'	17.97'	N48°49'16"W	26.80'
EC623	44.30'	21.00'	N66°23'29"W	36.53'
EC624	22.88'	19.00'	N49°24'40"E	21.52'
EC625	18.07'	25.36'	S65°07'57"E	17.69'
EC626	125.68'	216.09'	N47°48'29"E	123.91'
EC627	46.75'	130.51'	N11°46'32"E	46.50'

Curve Table

CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C56	43.81'	175.01'	S39°34'31"W	43.69'
C57	22.32'	16.00'	S07°33'07"E	20.55'
C58	34.06'	45.00'	S25°49'39"E	33.25'
C59	62.42'	45.00'	S35°35'40"W	57.54'
C60	20.12'	16.00'	S39°18'14"W	38.24'
C61	0.20'	16.00'	S02°55'17"W	382.00'
C62	30.60'	225.01'	N06°41'26"E	30.58'
C63	46.92'	225.01'	N16°33'37"E	46.84'
C64	46.92'	225.01'	N28°30'30"E	46.84'
C65	46.92'	225.01'	N40°27'22"E	46.84'
C66	1.24'	225.01'	N46°35'18"E	1.24'

**PuAE is HOA maintained.

REFER TO PAGE ONE OF THIS MULTI-PAGE PLAT FOR NOTES, RESTRICTIONS, AND OTHER REQUIREMENTS PERTAINING TO THIS PLAT.



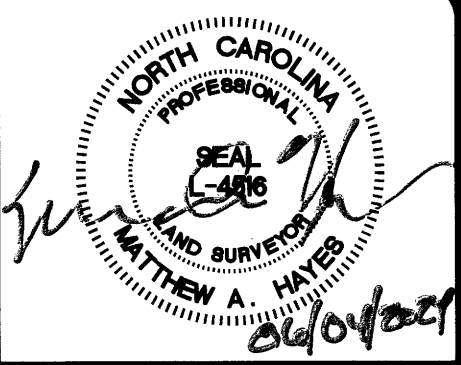
Easement Line Table		
LINE #	DIRECTION	LENGTH
EL300	N10°44'58\"W	5.00'
EL301	S10°03'10\"E	5.00'
EL302	N05°07'00\"W	5.00'
EL303	S04°25'20\"E	5.00'
EL304	N00°28'14\"E	5.00'
EL305	S01°09'28\"W	4.99'
EL306	N01°09'22\"E	5.00'
EL307	S88°50'38\"E	12.98'
EL308	S01°09'22\"W	5.00'
EL309	N01°09'22\"E	5.00'
EL310	S88°50'38\"E	12.96'
EL311	S01°09'22\"W	5.00'
EL312	N01°09'22\"E	5.00'
EL313	S88°50'38\"E	12.96'
EL314	S01°09'22\"W	5.00'
EL315	N01°09'22\"E	5.00'
EL316	S88°50'38\"E	12.96'
EL317	S01°09'22\"W	5.00'
EL318	N01°09'22\"E	5.00'
EL319	S88°50'38\"E	12.96'
EL320	S01°09'22\"W	5.00'
EL321	N01°09'22\"E	5.00'
EL322	S88°50'38\"E	12.96'
EL323	S01°09'22\"W	5.00'
EL324	N01°09'22\"E	5.00'
EL325	S88°50'38\"E	12.96'
EL326	S01°09'22\"W	5.00'
EL327	N01°09'22\"E	5.00'
EL328	S88°50'38\"E	12.96'
EL329	S01°09'22\"W	5.00'
EL330	N01°09'22\"E	5.00'
EL331	S88°50'38\"E	12.96'
EL332	S01°09'22\"W	5.00'
EL333	N88°50'38\"W	5.02'
EL334	N01°09'22\"E	13.00'
EL335	S88°50'38\"E	4.87'
EL336	S89°30'51\"E	5.00'
EL337	S00°29'09\"W	13.00'
EL338	N89°30'51\"E	5.00'
EL339	S89°30'51\"E	5.00'
EL340	S00°29'09\"W	19.00'
EL341	N89°30'51\"W	5.00'
EL342	S89°30'44\"E	5.00'
EL343	S00°29'09\"W	10.00'
EL344	N89°30'51\"W	5.00'
EL345	S89°30'18\"E	5.00'
EL346	S00°29'09\"W	10.00'
EL347	N89°30'18\"W	5.00'
EL349	N81°28'04\"E	5.00'
EL350	S80°28'58\"W	5.00'
EL351	N73°33'16\"E	5.00'

Easement Line Table		
LINE #	DIRECTION	LENGTH
EL352	S72°34'42\"W	5.00'
EL353	N65°39'31\"E	5.00'
EL354	S64°40'26\"W	5.00'
EL355	N55°53'01\"E	5.00'
EL356	S54°53'55\"W	5.00'
EL357	N29°20'08\"E	5.00'
EL358	S60°39'52\"E	12.94'
EL359	S29°20'08\"W	5.00'
EL360	N29°20'08\"E	5.00'
EL361	S60°39'52\"E	12.94'
EL362	S29°20'08\"W	5.00'
EL363	N29°20'08\"E	5.00'
EL364	S60°39'52\"E	12.94'
EL365	S29°20'08\"W	5.00'
EL366	N29°20'08\"E	5.00'
EL367	S60°39'52\"E	12.94'
EL368	S29°20'08\"W	5.00'
EL369	N43°15'10\"W	5.00'
EL370	N46°44'50\"E	13.00'
EL371	S43°15'10\"E	5.00'
EL372	S29°20'08\"W	4.62'
EL373	N60°39'52\"W	18.00'
EL374	N29°20'08\"E	5.00'
EL375	S29°20'08\"W	5.00'
EL376	N60°39'52\"E	13.00'
EL377	N29°20'08\"E	5.00'
EL378	S29°20'08\"W	5.00'
EL379	N60°39'52\"E	13.00'
EL380	N29°20'08\"E	5.00'
EL381	S29°20'08\"W	5.00'
EL382	N60°39'52\"W	13.00'
EL383	N29°20'08\"E	5.00'
EL384	S29°20'08\"W	5.00'
EL385	N60°39'52\"W	7.56'
EL386	N29°20'08\"E	5.00'
EL387	S35°34'27\"W	5.00'
EL388	N36°12'19\"E	5.00'
EL389	S41°41'49\"W	5.00'
EL390	N42°27'15\"E	5.00'
EL391	S47°57'11\"W	5.00'
EL392	N48°42'37\"E	5.00'
EL393	S27°39'41\"W	4.92'
EL394	N62°20'19\"W	10.00'
EL395	N27°39'41\"E	5.00'
EL396	S27°39'41\"W	5.00'
EL397	N62°20'19\"W	13.16'
EL398	N27°39'41\"E	5.00'
EL399	S27°39'41\"W	5.00'
EL400	N62°20'19\"W	13.16'
EL401	N27°39'41\"E	5.00'
EL402	S27°39'41\"W	5.00'

Easement Line Table		
LINE #	DIRECTION	LENGTH
EL403	N62°20'19\"W	13.16'
EL404	N27°39'41\"E	5.00'
EL405	S27°39'41\"W	5.00'
EL406	N62°20'19\"W	13.16'
EL407	N27°39'41\"E	5.00'
EL408	S27°39'41\"W	5.00'
EL409	N62°20'19\"W	12.99'
EL410	N27°39'41\"E	5.00'
EL411	S27°39'41\"W	5.00'
EL412	N62°20'19\"W	10.00'
EL413	N27°39'41\"E	5.00'
EL414	S28°46'11\"W	5.00'
EL415	N28°46'11\"E	5.00'
EL416	S29°20'09\"W	5.00'
EL417	N30°41'41\"E	5.00'
EL418	S32°19'22\"W	5.00'
EL419	N32°35'42\"E	5.00'
EL420	S34°13'18\"W	5.00'
EL421	N34°29'39\"E	5.00'
EL422	S36°07'16\"W	5.00'
EL423	N36°23'34\"E	5.00'
EL424	S38°01'19\"W	5.00'
EL425	N38°17'37\"E	5.00'
EL426	S39°55'15\"W	5.00'
EL427	N39°55'15\"E	5.00'
EL428	S41°35'04\"W	5.00'
EL429	N41°35'04\"E	5.00'
EL430	S43°14'20\"W	5.00'
EL431	N43°30'26\"E	5.00'
EL432	S45°08'09\"W	5.00'
EL433	N45°24'24\"E	5.00'
EL434	S47°01'57\"W	5.00'
EL435	N47°18'18\"E	5.00'
EL436	S48°58'09\"W	5.00'
EL437	N49°12'16\"E	5.00'
EL438	S50°50'25\"W	5.00'
EL439	N50°50'25\"E	5.00'
EL440	S52°28'34\"W	5.00'
EL441	N52°28'34\"E	5.00'
EL442	S54°07'31\"W	5.00'
EL443	N54°23'47\"E	5.00'
EL444	S56°01'20\"W	5.00'
EL445	N56°17'41\"E	5.00'
EL446	S57°55'19\"W	5.00'
EL447	N58°11'41\"E	5.01'
EL448	S57°55'19\"W	5.01'
EL449	N57°41'21\"E	5.01'
EL450	S57°41'21\"W	5.01'
EL451	N58°50'38\"W	5.00'
EL452	N01°09'22\"E	10.00'
EL453	S88°50'38\"E	4.43'

Easement Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
EC300	13.05'	250.75'	N79°35'56\"E	13.05'
EC301	13.04'	250.75'	N85°13'50\"E	13.04'
EC302	13.01'	250.75'	S89°11'09\"E	13.01'
EC303	12.93'	170.52'	S09°01'29\"E	12.93'
EC304	12.91'	170.52'	S16°56'01\"E	12.90'
EC305	12.93'	170.52'	S24°50'02\"E	12.93'
EC306	12.93'	170.52'	S34°36'32\"E	12.93'
EC307	5.44'	230.99'	N60°25'52\"W	5.44'
EC308	12.54'	230.99'	N54°06'37\"W	12.54'
EC309	13.05'	230.99'	N47°55'28\"W	13.05'
EC310	13.05'	230.99'	N41°40'06\"W	13.05'
EC311	10.00'	668.00'	N61°13'49\"W	10.00'
EC312	13.02'	668.00'	N59°26'05\"W	13.02'
EC313	13.18'	668.00'	N57°32'28\"W	13.17'
EC315	13.17'	668.00'	N53°44'35\"W	13.17'

Easement Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
EC316	13.17'	668.00'	N51°50'32\"W	13.17'
EC317	10.00'	668.00'	N50°04'45\"W	10.00'
EC318	10.00'	668.00'	N48°24'56\"W	10.00'
EC319	13.13'	668.00'	N46°37'37\"W	13.13'
EC320	13.16'	668.00'	N44°43'44\"W	13.16'
EC321	13.18'	668.00'	N42°49'53\"W	13.18'
EC322	13.13'	668.00'	N40°55'48\"W	13.13'
EC323	10.00'	668.00'	N39°09'35\"W	10.00'
EC324	10.00'	668.00'	N37°31'26\"W	10.00'
EC325	13.16'	668.00'	N35°44'21\"W	13.16'
EC326	13.18'	668.00'	N33°50'29\"W	13.18'
EC327	9.04'	668.00'	N32°07'09\"W	9.04'
EC328	4.14'	68.00'	N29°59'10\"W	4.14'
EC329	13.37'	68.00'	N13°43'31\"W	13.35'
EC442	13.18'	668.00'	N55°38'32\"W	13.18'



- LEGEND**
- Property Lines
 - Property Lines by Others
 - Existing Monumentation
 - Iron Pipe Set
 - Mathematical Point
 - Tie Distance (Chord Distance)
 - Existing Pinched Iron Pipe
 - Existing Iron Pipe
 - Existing Concrete Marker
 - Right-of-Way
 - JLRB Jordan Lake Riparian Buffer
 - DB / PB Deed Book / Plat Book
 - N/F Now or Formerly
 - TOA Town of Apex
 - Esm't Easement
 - PrDE Private Drainage Esm't
 - PuAE Public Access Esm't
 - PuDE Public Drainage Esm't
 - PuSWE Public Sidewalk Esm't
 - PuUE Public Utility Esm't
 - PuDUE Public Dry Utility Esm't
 - RCA Resource Conservation Area
 - SS Sanitary Sewer
 - SB Setback
 - STE Sight Triangle Esm't
 - Wetlands
 - Matchlines
 - Phaselines

MASTER SUBDIVISION FINAL PLAT
PRESTWICK PHASE 1 & 2
Lands of Pulte Home Company, LLC
Site Address: 0, 7208 & 7304 Morris Acres Road, Apex, NC

Town of Apex
White Oak Township
Wake County
North Carolina

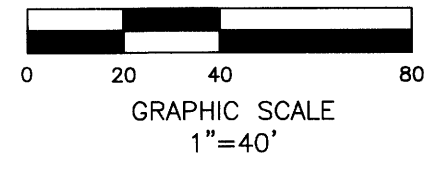
Date: Feb 2, 2024
Drawn by: BAO
Checked by: MAH

SURVEYED by
MSS LAND CONSULTANTS
6118 Saint Giles St.
Suite E
Raleigh, NC 27612
Phone (919) 510-4464
Fax (919) 510-9102
Email: gowers@mssland.com
Firm License # C-2070

Committed to Total Quality Service™
O:\PULTE\PHI-23-07\DWG\Boundary\Prestick-Phi&2-Subd.dwg

WAKE COUNTY, NC 12
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/09/2024 10:06:31

BOOK: BM2024 PAGE: 02018



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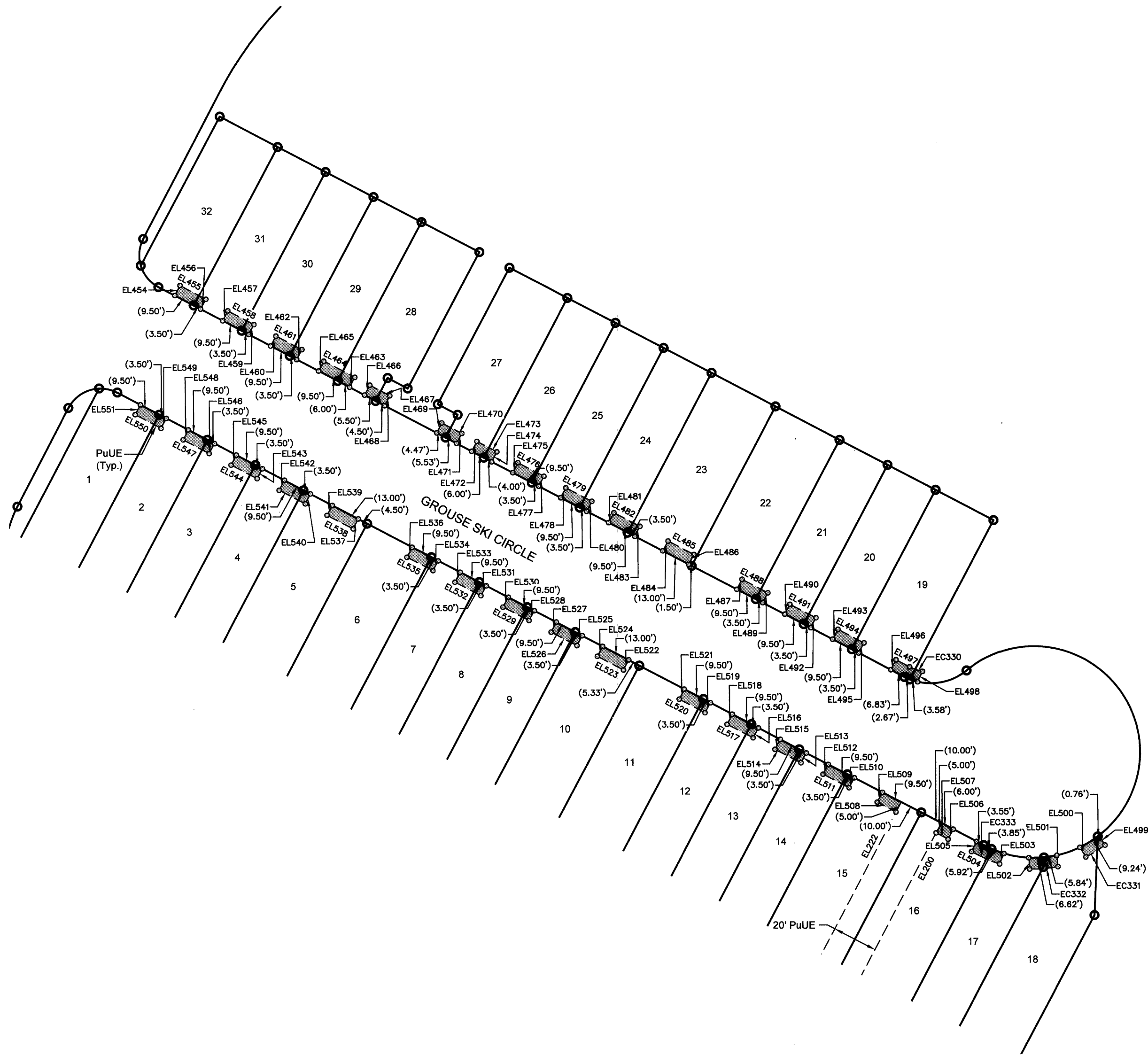
REFER TO PAGE ONE OF THIS MULTI-PAGE PLAT FOR NOTES, RESTRICTIONS, AND OTHER REQUIREMENTS PERTAINING TO THIS PLAT.

Easement Line Table		
LINE #	DIRECTION	LENGTH
EL454	N27°39'34"E	5.00'
EL455	S62°20'26"E	13.00'
EL456	S27°39'34"W	5.00'
EL457	N27°39'34"E	5.00'
EL458	S62°20'26"E	13.00'
EL459	S27°39'34"W	5.00'
EL460	N27°39'34"E	5.00'
EL461	S62°20'26"E	13.00'
EL462	S27°39'34"W	5.00'
EL463	S27°39'34"W	5.00'
EL464	S62°20'26"E	15.50'
EL465	N27°39'34"E	5.00'
EL466	N27°39'34"E	5.00'
EL467	S62°20'26"E	10.00'
EL468	S27°39'34"W	5.00'
EL469	N27°39'34"E	5.00'
EL470	S62°20'26"E	10.00'
EL471	S27°39'34"W	5.00'
EL472	N27°39'34"E	5.00'
EL473	S62°20'26"E	10.00'
EL474	S27°39'34"W	5.00'
EL475	N27°39'34"E	5.00'
EL476	S62°20'26"E	13.00'
EL477	S27°39'34"W	5.00'
EL478	N27°39'34"E	5.00'
EL479	S62°20'26"E	13.00'
EL480	S27°39'34"W	5.00'
EL481	N27°39'34"E	5.00'
EL482	S62°20'26"E	13.00'
EL483	S27°39'34"W	5.00'
EL484	N27°39'34"E	5.00'
EL485	S62°20'26"E	13.00'
EL486	S27°39'34"W	5.00'

Easement Line Table		
LINE #	DIRECTION	LENGTH
EL487	N27°39'34"E	5.00'
EL488	S62°20'26"E	13.00'
EL489	S27°39'34"W	5.00'
EL490	N27°39'34"E	5.00'
EL491	S62°20'26"E	13.00'
EL492	S27°39'34"W	5.00'
EL493	N27°39'34"E	5.00'
EL494	S62°20'26"E	13.00'
EL495	S27°39'34"W	5.00'
EL496	N27°39'34"E	5.00'
EL497	S62°20'26"E	6.83'
EL498	S24°51'19"W	5.13'
EL499	S31°45'15"E	5.02'
EL500	N31°45'15"W	5.02'
EL501	S06°20'29"E	5.02'
EL502	N03°21'26"W	5.02'
EL503	S22°29'23"W	5.01'
EL504	N62°25'35"W	3.97'
EL505	N26°31'40"E	5.00'
EL506	S27°39'28"W	5.00'
EL507	N62°20'26"W	6.00'
EL508	N62°20'26"W	9.50'
EL509	N27°39'34"E	5.00'
EL510	S27°39'34"W	5.00'
EL511	N62°20'26"W	13.00'
EL512	N27°39'34"E	5.00'
EL513	S27°39'34"W	5.00'
EL514	N62°20'26"W	13.00'
EL515	N27°39'34"E	5.00'
EL516	S27°39'34"W	5.00'
EL517	N62°20'26"W	13.00'
EL518	N27°39'34"E	5.00'
EL519	S27°39'34"W	5.00'

Easement Line Table		
LINE #	DIRECTION	LENGTH
EL520	N62°20'26"W	13.00'
EL521	N27°39'34"E	5.00'
EL522	S27°39'34"W	5.00'
EL523	N62°20'26"W	13.00'
EL524	N27°39'34"E	5.00'
EL525	S27°39'34"W	5.00'
EL526	N62°20'26"W	13.00'
EL527	N27°39'34"E	5.00'
EL528	S27°39'34"W	5.00'
EL529	N62°20'26"W	13.00'
EL530	N27°39'34"E	5.00'
EL531	S27°39'34"W	5.00'
EL532	N62°20'26"W	13.00'
EL533	N27°39'34"E	5.00'
EL534	S27°39'34"W	5.00'
EL535	N62°20'26"W	13.00'
EL536	N27°39'34"E	5.00'
EL537	S27°39'34"W	5.00'
EL538	N62°20'26"W	13.00'
EL539	N27°39'34"E	5.00'
EL540	S27°39'34"W	5.00'
EL541	N62°20'26"W	13.00'
EL542	N27°39'34"E	5.00'
EL543	S27°39'34"W	5.00'
EL544	N62°20'26"W	13.00'
EL545	N27°39'34"E	5.00'
EL546	S27°39'34"W	5.00'
EL547	N62°20'26"W	13.00'
EL548	N27°39'34"E	5.00'
EL549	S27°39'34"W	5.00'
EL550	N62°20'26"W	13.00'
EL551	N27°39'34"E	5.00'

Easement Curve Table				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
EC330	6.03'	20.00'	S70°58'53"E	6.01'
EC331	10.02'	52.00'	S58°14'45"W	10.00'
EC332	12.72'	52.00'	S85°09'02"W	12.69'
EC333	9.70'	52.00'	N67°41'04"W	9.69'



LEGEND	
—	Property Lines
—	Property Lines by Others
●	Existing Monumentation
○	Iron Pipe Set
△	Mathematical Point
(0.00')	Tie Distance (Chord Distance)
EPIP	Existing Pinched Iron Pipe
EIP	Existing Iron Pipe
ECM	Existing Concrete Marker
R/W	Right-of-Way
JLRB	Jordan Lake Riparian Buffer
DB / PB	Deed Book / Plat Book
N/F	Now or Formerly
TOA	Town of Apex
Esm't	Easement
PrDE	Private Drainage Esm't
PuAE	Public Access Esm't
PuDE	Public Drainage Esm't
PuSWE	Public Sidewalk Esm't
PuUE	Public Utility Esm't
PuDUE	Public Dry Utility Esm't
RCA	Resource Conservation Area
SS	Sanitary Sewer
SB	Setback
STE	Sight Triangle Esm't
Wetlands	Wetlands
Matchlines	Matchlines
Phaselines	Phaselines

MASTER SUBDIVISION FINAL PLAT

PRESTWICK

PHASE 1 & 2

Lands of Pulte Home Company, LLC

Site Address: 0, 7208 & 7304 Morris Acres Road, Apex, NC

Checked by: MAH

Drawn by: BAO

Date: Feb 2, 2024

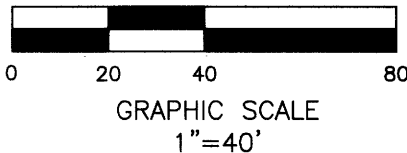
North Carolina

Wake County

White Oak Township

Town of Apex

WAKE COUNTY, NC 13
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/09/2024 10:06:31



NC GRID NORTH
NAD 83 (2011)

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REFER TO PAGE ONE OF
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FOR NOTES, RESTRICTIONS,
AND OTHER REQUIREMENTS
PERTAINING TO THIS PLAT.

SURVEYED by

MSS LAND CONSULTANTS

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Suite E
Raleigh, NC 27612
Phone (919) 510-4464
Fax (919) 510-9102
Email: gowers@mssland.com

Firm License # C-2070

MSS

Committed to Total Quality Service

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