

- LEGEND**
- = FOUND IRON PIPE
  - = FOUND IRON PIPE WITH CAP
  - = FOUND MONUMENT AS NOTED
  - = SET IRON PIN
  - = DIMENSION POINT (NOTHING SET)
  - = PROPERTY LINE
  - R/W = RIGHT OF WAY
  - ① = EASEMENT KEYNOTE (SEE TABLE)
  - Ⓐ = CONTROLLED ACCESS HIGHWAY
  - = ANNEXATION BOUNDARY
  - - - = RIGHT OF WAY LINE
  - - - = ADJACENT PROPERTY LINE (NOT SURVEYED)
  - - - = EASEMENT LINE

**VICINITY MAP**  
SCALE: 1"=2000'

- EASEMENTS**
- ① APPROX. LOCATION 30'x30' DRAINAGE EASEMENT D.B. 5731 PG. 325
  - ② 20' TOWN OF APEX WATERLINE EASEMENT D.B. 16524 PG. 1151 D.B. 16957 PG. 744
  - ③ 60' ACCESS EASEMENT BM 1984 PG 404 DB 2946 PG 922
  - ④ 22.5' INGRESS/EGRESS EASEMENT D.B. 3108 PG. 300
  - ⑤ PRIVATE ACCESS EASEMENT D.B. 10201 PG. 2461 B.M. 2003 PG. 474
  - ⑥ 50' GAS PIPELINE EASEMENT D.B. 8331 PG. 18

LINE	BEARING	DISTANCE
L1	S89°37'45"W	280.73'
L2	S00°22'15"E	30.04'
L3	S89°37'45"W	118.01'
L4	S05°29'21"W	40.93'
L5	S01°54'29"E	98.00'
L6	S11°29'28"E	62.80'
L7	S22°27'50"W	118.06'
L8	S70°08'38"W	118.71'
L9	S77°30'46"W	65.05'
L10	S73°46'05"W	40.75'
L11	N07°05'34"W	200.00'
L12	N82°54'26"E	331.57'
L13	S07°05'34"E	200.00'
L14	S07°08'43"E	189.52'
L15	N07°08'43"W	189.14'
L16	N07°05'34"W	200.00'
L17	S07°05'34"E	199.88'
L18	S11°47'52"W	42.58'
L19	S07°43'26"W	146.44'
L20	S15°45'44"W	60.82'
L21	S02°25'07"E	148.61'

- ADJOINING PROPERTY OWNERS**
- Ⓐ THE ANS TRUST  
DB 15463 PG 1250  
BM 1985 PG 522  
PIN# 0722653872
  - Ⓑ JOSEPH T. MATTHEWS & PHILOMINA J. MATTHEWS  
DB 10544 PG 569  
BM 1996 PG 634  
PIN# 0722861231
  - Ⓒ JOSEPH T. MATTHEWS & PHILOMINA J. MATTHEWS  
DB 10544 PG 566  
BM 1984 PG 404  
PIN# 0722850629

- GENERAL NOTES:**
1. THE SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NCSPCS), NAD83(2011).
  2. ALL DISTANCES ARE HORIZONTAL GROUND.
  3. OWNER: YELLOWBRIDGE CAPITAL, LLC
  4. ADDRESS: 2813 U.S. HWY 64 WEST (PIN# 0722743789)  
2817 U.S. HWY 64 WEST (PIN# 0722752304)
  5. ZONING: PUD-CZ (BOTH PARCELS)
  6. TOTAL ANNEXATION AREA (INCLUDING HWY 64): 52.375 ACRES
  7. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' (UNSHADED) AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) FOR WAKE COUNTY, NORTH CAROLINA, PANEL 0722, MAP NO. 3720072200K, HAVING AN EFFECTIVE DATE OF JULY 19, 2022.

**CERTIFICATE OF SURVEY**

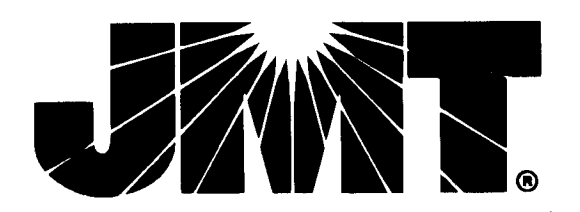
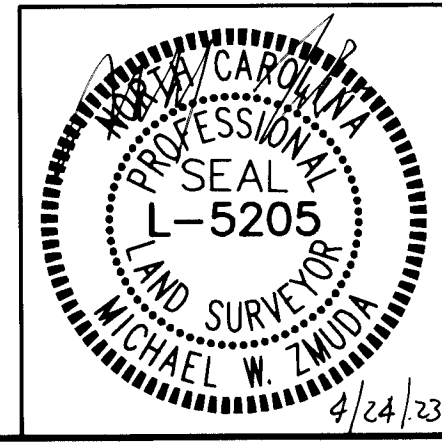
I, MICHAEL W. ZMUDA, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION BASED ON THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:15,000; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 24<sup>th</sup> DAY OF April, A.D., 2023.

I, MICHAEL W. ZMUDA, FURTHER CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

*Michael W. Zmuda*  
MICHAEL W. ZMUDA  
PLS# L-5205

ANNEXATION # \_\_\_\_\_  
I, ALLEN COLEMAN, CMC, NCCC, TOWN CLERK, APEX, NORTH CAROLINA CERTIFY THIS A TRUE AND EXACT MAP OF ANNEXATION ADOPTED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY THE TOWN COUNCIL. I SET MY HAND AND SEAL OF THE TOWN OF APEX, \_\_\_\_\_.

ALLEN COLEMAN, CMC, NCCC, TOWN CLERK



9201 ARBORETUM PARKWAY, SUITE 310 | RICHMOND, VA 23236  
P: (804) 323-9900 | F: (804) 323-0596 | www.jmt.com

REVISION #	DATE	REASON FOR REVISION
1	4/11/2023	PER TOWN COMMENTS
2	4/24/2023	INCLUDED HWY 64 R/W PER TOWN COMMENTS

**ANNEXATION MAP**  
FOR THE  
**TOWN OF APEX**

ADDRESS: 2813 & 2817 U.S. HIGHWAY 64 WEST  
WHITE OAK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	PROJECT#:	JMT# 21-03775-001
CHECKED BY: MWZ	CONTRACT#:	
DATE: 03/27/2023	SCALE: 1"=200'	SHEET 1 OF 1