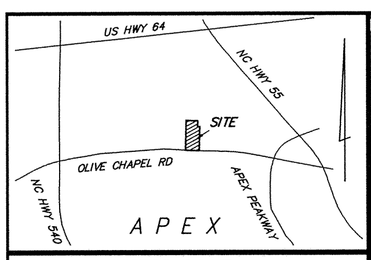



## VICINITY MAP (NOT TO SCALE)

I, STALEY C. SMITH, certify that this plat was drawn under my supervision from an actual survey made under my supervision, deed description recorded in:

DEED BOOK 16691, PAGE 2669
DEED BOOK 16805, PAGE 2502
BOOK OF MAPS 1987, PAGE 1367

that boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, Page N/A; that the ratio of precision as calculated is 1:63,910 ; that this plat was prepared in accordance with G.S. 47–30 as amended. Witness my original signature, license number, and seal this 27TH day of OCTOBER , A.D., 2017.

This survey shown hereon creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

I, STALEY C. SMITH, certify the grid tie as shown was determined from an actual GNSS survey made under my supervision and the following information was used to perform the survey.

Class of survey: A
Positional Accuracy: 0.03 U.S. SURVEY FEET
Type of GPS field procedure: RTK
Dates of survey: 8–7–2017
Datum/Epoch: NAD 83/2011
Published/Fixed-control use: NCJL2
Geoid model: 2012
Combined grid factor(s): 0.99988671
Units: U.S. SURVEY FEET

NORTH CAROLINA PROFESSIONAL SEAL L-3766 LAND SURVEYOR STALEY C. SMITH

Staley C. Smith
Professional Land Surveyor
L-3766
License Number

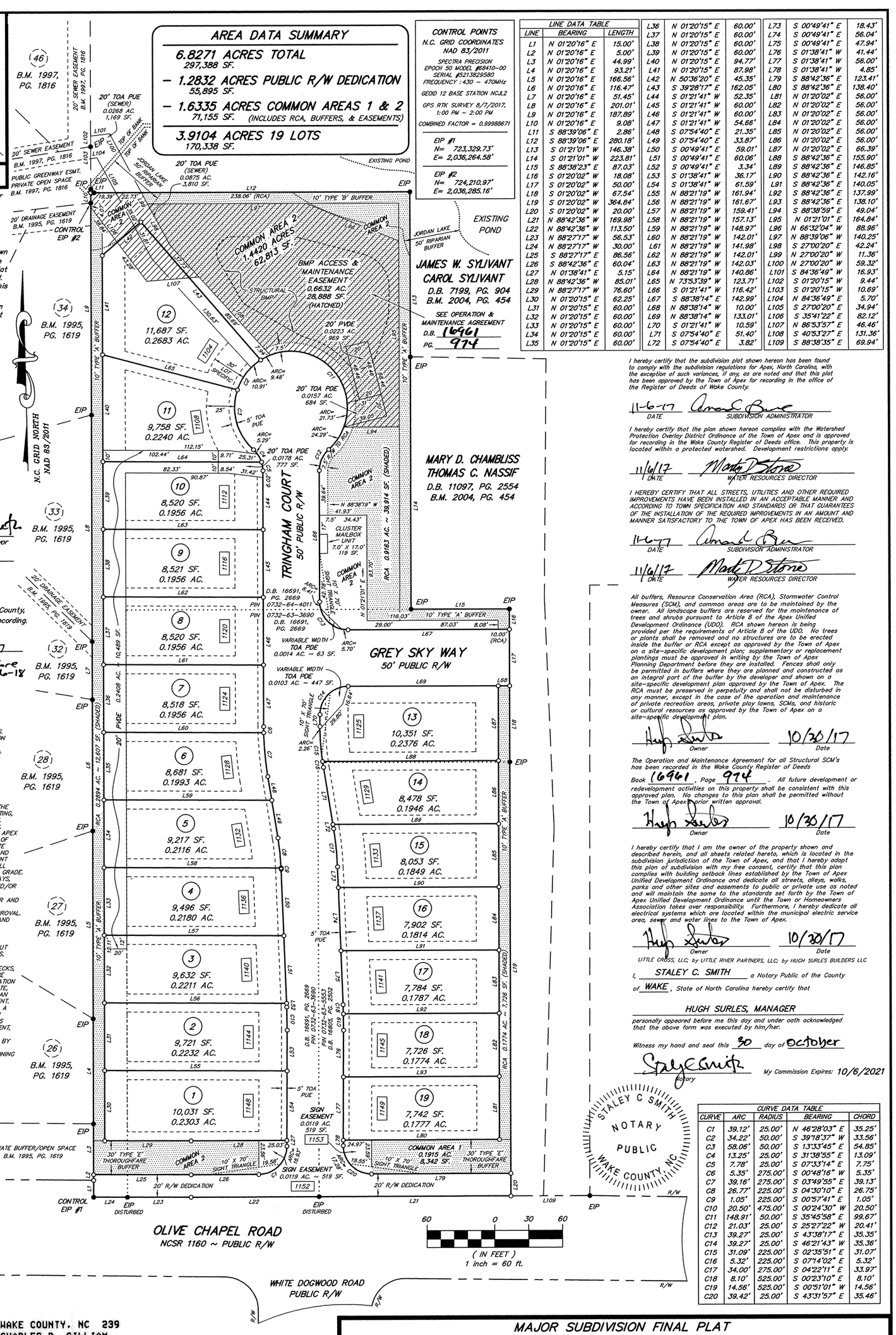
I, Amanda Bunce, Review Officer of Wake County, certify that this Plat meets all statutory requirements for recording.

Amanda Bunce — Review Officer — 11-6-17 Date

Approval expires if not recorded on or before 11-6-18

NOTES:

1. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
2. NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
3. 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.
4. ALL DISTANCES ARE HORIZONTAL U.S. SURVEY FEET GROUND MEASUREMENTS.
5. THIS SITE IS LOCATED WITHIN THE SECONDARY WATERSHED PROTECTION OVERLAY DISTRICT.
6. THIS SITE IS NOT WITHIN A 100-YR. FLOOD PLAIN PER FEMA FIRM No. 3720073200J WITH AN EFFECTIVE DATE OF MAY 2, 2006.
7. ZONING: MD-CZ (SUBJECT TO CONDITIONAL ZONING No. 16CZ12)
8. AREA DETERMINED USING D.M.D. METHOD.
9. ANNEXATION No. 583
10. 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.
11. 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."
12. NO PERSON SHALL PLACE ANY PART OF A STRUCTURE, ANY PERMANENT EQUIPMENT, OR IMPOUNDMENT UPON 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/APPURTENANCES, 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.
13. 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.
14. ANY AND ALL STREET SIGNS SHALL BE PROVIDED AND INSTALLED BY THE TOWN OF APEX.
15. CONTACT THE PLANNING DEPARTMENT TO GET A COPY OF THE ZONING CONDITIONS.
16. RCA REQUIRED 1.36 ACRES (20%)
    RCA PROVIDED 1.38 ACRES (20%)
17. MAXIMUM ALLOWABLE BUILT-UPON AREA PERMITTED = 60%




| LINE DATA TABLE | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| LINE | BEARING | LENGTH | L36 | N 01°20'15" E | 60.00' | L73 | S 00°49'41" E | 18.43' | | | |
| L1 | N 01°20'16" E | 15.00' | L37 | N 01°20'15" E | 60.00' | L74 | S 00°49'41" E | 56.04' | | | |
| L2 | N 01°20'16" E | 5.00' | L38 | N 01°20'15" E | 60.00' | L75 | S 00°49'41" E | 47.94' | | | |
| L3 | N 01°20'16" E | 44.99' | L39 | N 01°20'15" E | 60.00' | L76 | S 01°38'41" W | 41.44' | | | |
| L4 | N 01°20'16" E | 93.21' | L40 | N 01°20'15" E | 94.77' | L77 | S 01°38'41" W | 56.00' | | | |
| L5 | N 01°20'16" E | 166.56' | L41 | N 01°20'15" E | 87.98' | L78 | S 01°38'41" W | 4.85' | | | |
| L6 | N 01°20'16" E | 116.47' | L42 | N 50°36'20" E | 45.35' | L79 | S 88°42'36" E | 123.41' | | | |
| L7 | N 01°20'16" E | 51.45' | L43 | S 39°28'17" E | 162.05' | L80 | S 88°42'36" E | 138.40' | | | |
| L8 | N 01°20'16" E | 201.01' | L44 | S 01°21'41" W | 52.35' | L81 | N 01°20'02" E | 56.00' | | | |
| L9 | N 01°20'16" E | 187.89' | L45 | S 01°21'41" W | 60.00' | L82 | N 01°20'02" E | 56.00' | | | |
| L10 | N 01°20'16" E | 9.08' | L46 | S 01°21'41" W | 60.00' | L83 | N 01°20'02" E | 56.00' | | | |
| L11 | S 88°39'06" E | 2.86' | L47 | S 01°21'41" W | 54.66' | L84 | N 01°20'02" E | 56.00' | | | |
| L12 | S 88°39'06" E | 280.18' | L48 | S 07°54'40" E | 21.35' | L85 | N 01°20'02" E | 56.00' | | | |
| L13 | S 01°21'01" W | 146.38' | L49 | S 07°54'40" E | 33.87' | L86 | N 01°20'02" E | 56.00' | | | |
| L14 | S 01°21'01" W | 223.81' | L50 | S 00°49'41" E | 59.01' | L87 | N 01°20'02" E | 66.39' | | | |
| L15 | S 88°38'23" E | 87.03' | L51 | S 00°49'41" E | 60.06' | L88 | S 88°42'36" E | 155.90' | | | |
| L16 | S 01°20'02" W | 18.08' | L52 | S 00°49'41" E | 3.34' | L89 | S 88°42'36" E | 146.85' | | | |
| L17 | S 01°20'02" W | 50.00' | L53 | S 01°38'41" W | 36.17' | L90 | S 88°42'36" E | 142.16' | | | |
| L18 | S 01°20'02" W | 67.54' | L54 | S 01°38'41" W | 61.59' | L91 | S 88°42'36" E | 140.05' | | | |
| L19 | S 01°20'02" W | 364.84' | L55 | N 88°21'19" W | 161.94' | L92 | S 88°42'36" E | 137.99' | | | |
| L20 | S 01°20'02" W | 20.00' | L56 | N 88°21'19" W | 161.67' | L93 | S 88°42'36" E | 138.10' | | | |
| L21 | N 88°42'36" W | 169.98' | L57 | N 88°21'19" W | 159.41' | L94 | S 88°38'59" E | 49.04' | | | |
| L22 | N 88°42'36" W | 113.50' | L58 | N 88°21'19" W | 157.13' | L95 | N 01°21'01" E | 164.84' | | | |
| L23 | N 88°27'17" W | 56.53' | L59 | N 88°21'19" W | 148.97' | L96 | N 66°32'04" W | 88.96' | | | |
| L24 | N 88°27'17" W | 30.00' | L60 | N 88°21'19" W | 142.01' | L97 | N 88°39'06" W | 140.25' | | | |
| L25 | S 88°27'17" E | 86.56' | L61 | N 88°21'19" W | 141.98' | L98 | S 27°00'20" E | 42.24' | | | |
| L26 | S 88°42'36" E | 60.04' | L62 | N 88°21'19" W | 142.01' | L99 | N 27°00'20" W | 11.36' | | | |
| L27 | N 01°38'41" E | 5.15' | L63 | N 88°21'19" W | 142.03' | L100 | N 27°00'20" W | 59.32' | | | |
| L28 | N 88°42'36" W | 85.01' | L64 | N 88°21'19" W | 140.86' | L101 | S 84°36'49" W | 16.93' | | | |
| L29 | N 88°27'17" W | 76.60' | L65 | N 73°53'39" W | 123.71' | L102 | S 01°20'15" W | 9.44' | | | |
| L30 | N 01°20'15" E | 62.25' | L66 | S 01°21'41" W | 116.42' | L103 | S 01°20'15" W | 10.69' | | | |
| L31 | N 01°20'15" E | 60.00' | L67 | S 88°38'14" E | 142.99' | L104 | N 84°36'49" E | 5.70' | | | |
| L32 | N 01°20'15" E | 60.00' | L68 | N 88°38'14" W | 10.00' | L105 | S 27°00'20" E | 34.94' | | | |
| L33 | N 01°20'15" E | 60.00' | L69 | N 88°38'14" W | 133.01' | L106 | S 35°41'22" E | 82.12' | | | |
| L34 | N 01°20'15" E | 60.00' | L70 | S 01°21'41" W | 10.59' | L107 | N 86°53'57" E | 46.46' | | | |
| L35 | N 01°20'15" E | 60.00' | L72 | S 07°54'40" E | 3.82' | L109 | S 88°38'35" E | 69.94' | | | |

I hereby certify that the subdivision plot 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.

11-6-17 DATE — Amanda Bunce SUBDIVISION ADMINISTRATOR

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.

11/6/17 DATE — Mark D. Stone WATER RESOURCES DIRECTOR

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.

11-6-17 DATE — Amanda Bunce SUBDIVISION ADMINISTRATOR

11/6/17 DATE — Mark D. Stone WATER RESOURCES DIRECTOR

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.

Owner — 10/30/17 Date

The Operation and Maintenance Agreement for all Structural SCM's has been recorded in the Wake County Register of Deeds Book 16961, Page 974. 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 prior written approval.

Owner — 10/30/17 Date

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 — 10/30/17 Date

LITTLE CROSS, LLC. by LITTLE RIVER PARTNERS, LLC. by HUGH SURLES BUILDERS LLC

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

HUGH SURLES, 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 30 day of October

Staley C. Smith — Notary — My Commission Expires: 10/6/2021

STALEY C SMITH NOTARY PUBLIC WAKE COUNTY, NC

| CURVE DATA TABLE | | | | |
|---|---|---|---|---|
| CURVE | ARC | RADIUS | BEARING | CHORD |
| C1 | 39.12' | 25.00' | N 46°28'03" E | 35.25' |
| C2 | 34.22' | 50.00' | S 39°18'37" W | 33.56' |
| C3 | 58.06' | 50.00' | S 13°33'45" E | 54.85' |
| C4 | 13.25' | 25.00' | S 31°38'55" E | 13.09' |
| C5 | 7.78' | 25.00' | S 07°33'14" E | 7.75' |
| C6 | 5.35' | 275.00' | S 00°48'16" W | 5.35' |
| C7 | 39.16' | 275.00' | S 03°49'55" E | 39.13' |
| C8 | 26.77' | 225.00' | S 04°30'10" E | 26.75' |
| C9 | 1.05' | 225.00' | S 00°57'41" E | 1.05' |
| C10 | 20.50' | 475.00' | S 00°24'30" W | 20.50' |
| C11 | 148.91' | 50.00' | S 35°45'58" E | 99.67' |
| C12 | 21.03' | 25.00' | S 25°27'22" W | 20.41' |
| C13 | 39.27' | 25.00' | S 43°38'17" E | 35.35' |
| C14 | 39.27' | 25.00' | S 46°21'43" W | 35.36' |
| C15 | 31.09' | 225.00' | S 02°35'51" E | 31.07' |
| C16 | 5.32' | 225.00' | S 07°14'02" E | 5.32' |
| C17 | 34.00' | 275.00' | S 04°22'11" E | 33.97' |
| C18 | 8.10' | 525.00' | S 00°23'10" E | 8.10' |
| C19 | 14.56' | 525.00' | S 00°51'01" W | 14.56' |
| C20 | 39.42' | 25.00' | S 43°31'57" E | 35.46' |

Legend

EIP – ● – Existing Iron Pipe
R/W – – Right Of Way
MP – O – Mathematical Point Only (No Point Set)
TOA – – Town Of Apex
BMP – – Best Management Practice
PUE – – Public Utility Easement
PDE – – Public Drainage Easement
IPS – O – Iron Pipe Set
XXXX – – Street Address (Typical)
PVDE – – Private Drainage Easement
MBSL – – Minimum Building Setback Line
HOA – – Homeowners Association
RCA – – Resource Conservation Area

WAKE COUNTY, NC 239
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/06/2017 14:26:09
BOOK:BM2017 PAGE:02272

RECORDED IN BOOK OF MAPS 2017, PAGE 2272.

MAJOR SUBDIVISION FINAL PLAT

# ABBEY RUN SUBDIVISION

TOWN OF APEX, WHITE OAK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

LISTED OWNER
LITTLE CROSS, LLC
8625 MT. PLEASANT CHURCH RD
WILLOW SPRING, NC 27592

P.I.N. 0732-64-4011
0732-63-3690
0732-63-5553

Smith and Smith surveyors
FIRM LICENSE No. C-0155
P.O. BOX 457
APEX, N.C. 27502
(919) 362-7111
PITTSBORO, N.C. 27312
(919) 542-4321

DATE MARCH 8, 2017
SCALE 1" = 60'
DRAWN BY WBH
PROJECT NO. 17-02