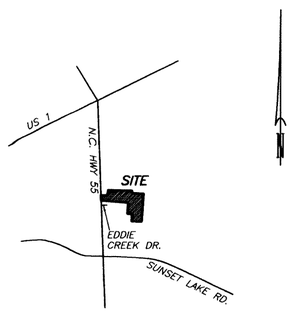


VICINITY MAP NO SCALE

ALL BUFFERS RESERVED FOR THE MAINTENANCE OF TREES AND SHRUBS PURSUANT TO ARTICLE 8 OF THE APEX UNIFIED DEVELOPMENT ORDINANCE, AS AMENDED. THIS AREA SHALL REMAIN UNDISTURBED EXCEPT FOR SUPPLEMENTARY PLANTINGS. NO TREES SHALL BE REMOVED AND NO FENCES OR ANY OTHER STRUCTURES ARE TO BE ERECTED INSIDE THIS BUFFER.

11-23-05 DATE — OWNER

NO PERSON SHALL PLACE ANY PART OF A STRUCTURE, ANY PERMANENT EQUIPMENT, OR IMPOUNDMENT OF SANITARY SEWER EASEMENTS OR MAINS. PROHIBITED STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO: BUILDINGS, HOUSES, AIR CONDITIONING UNITS, HEAT PUMPS UNITS, DECKS, GARAGES, STORAGE/TOOL SHEDS, SWIMMING POOLS, WALLS, RETAINING WALL MECHANISMS/APPURTENCES, AND FENCES. UPON PRIOR WRITTEN APPROVAL BY PUBLIC WORKS DEPARTMENT, 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 SEWER EASEMENT WITHOUT PRIOR WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT. ANY SUCH PLANTINGS APPROVED BY THE PUBLIC WORKS DEPARTMENT SHALL BE DONE SO AT THE RISK OF THE PROPERTY OWNER HAVING TO REPLACE THE PLANTINGS DUE TO REMOVAL BY THE TOWN DURING MAINTENANCE ACTIVITIES

STATE OF NORTH CAROLINA
COUNTY OF Wake

I Dianne F. Khin REVIEW OFFICER OF Wake COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Dianne F. Khin REVIEW OFFICER 1/18/06 DATE

"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."

1/18/06 DATE — Dianne F. Khin SUBDIVISION ADMINISTRATOR

WATER SUPPLY WATERSHED CERTIFICATE (FOR PRIMARY AND SECONDARY WATERSHED PROTECTION AREAS)

I Dianne F. Khin 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 REGISTER OF DEEDS OFFICE. THIS PROPERTY IS LOCATED WITHIN A PROTECTED WATERSHED. DEVELOPMENT RESTRICTIONS APPLY."

1/18/06 DATE — Dianne F. Khin SUBDIVISION ADMINISTRATOR

- [X] a. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- [ ] b. THIS SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- [ ] c. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
- [ ] d. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- [ ] e. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

Mark E. Wood PROFESSIONAL LAND SURVEYOR — 11-21-05 DATE

NOTE:
THE SURVEYOR RELIED UPON THE CITY AND/OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCES AND HAS MADE NO INTERPRETATION OF THE ORDINANCES.

NORTH CAROLINA
WAKE COUNTY

I MARK E. WOOD CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK ____ PAGE ____ THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK ____ PAGE ____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:22,110 ; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 21ST DAY OF NOVEMBER, A.D., 2005.

Mark E. Wood LAND SURVEYOR
REGISTRATION No. L-3773

NORTH CAROLINA PROFESSIONAL SEAL L-3773 LAND SURVEYOR MARK E. WOOD

"I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, 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, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. 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."

11-23-05 DATE — OWNER(S)

NORTH CAROLINA
Durham COUNTY

I Jennifer J. White A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT Dianne F. Khin PERSONALLY APPEARED BEFORE ME THIS DAY AND WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF Nov. 2005

Jennifer J. White NOTARY PUBLIC

MY COMMISSION EXPIRES April 13 2008

NOTARY PUBLIC JENNIFER J. WHITE DURHAM COUNTY, N.C.

"I HEREBY CERTIFY THAT ALL STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS AND STANDARDS OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATIFACTORY TO THE TOWN APEX HAS BEEN RECEIVED.

1/18/06 DATE — Dianne F. Khin SUBDIVISION ADMINISTRATOR

1/19/06 DATE — DIRECTOR OF PUBLIC WORKS

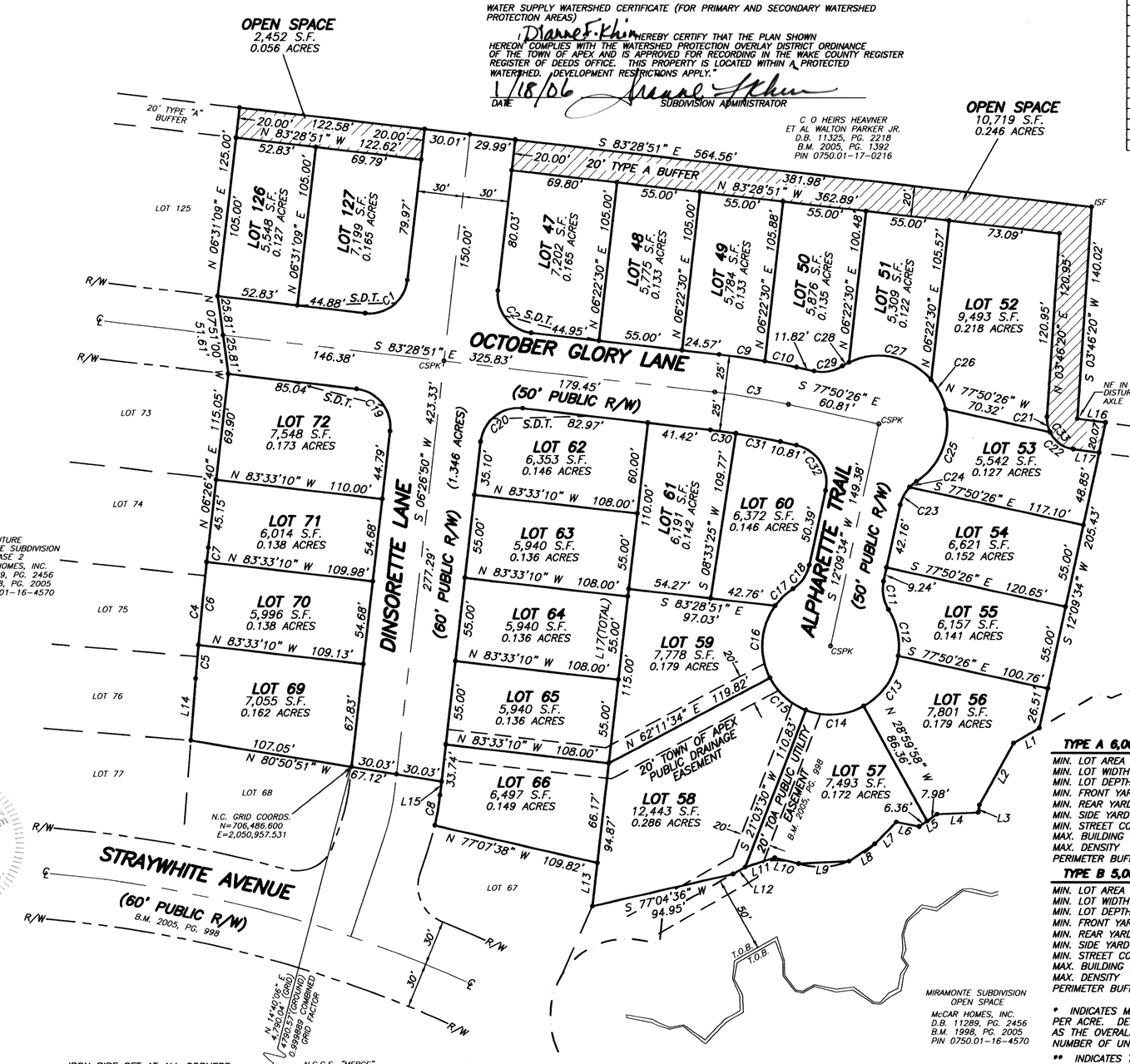
FILED FOR REGISTRATION

LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY ____ ASST/DEPUTY
TIME ____

WAKE COUNTY, NC 389
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/19/2006 AT 13:05:26

BOOK:BM2006 PAGE:00139

RECORDED IN BOOK OF MAPS 2006 PAGE 0139.



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	90°04'19"	25.00'	39.30'	35.38'	25.03'	S 51°28'59" W
C2	89°55'41"	25.00'	39.24'	35.33'	24.97'	N 38°31'01" W
C3	05°38'26"	500.00'	49.22'	49.20'	24.63'	S 80°39'38" E
C4	02°05'42"	2365.00'	86.47'	86.47'	43.24'	N 05°23'49" E
C5	00°32'22"	2365.00'	22.26'	22.26'	11.13'	N 04°37'09" E
C6	01°19'29"	2365.00'	54.69'	54.68'	27.34'	N 05°33'05" E
C7	00°13'50"	2365.00'	9.52'	9.52'	4.76'	N 06°19'45" E
C8	06°25'32"	180.00'	20.19'	20.18'	10.10'	N 09°39'58" E
C9	03°19'24"	525.00'	30.45'	30.45'	15.23'	S 81°49'09" E
C10	02°19'01"	525.00'	21.23'	21.23'	10.62'	S 78°59'56" E
C11	44°24'55"	25.00'	19.38'	18.90'	10.21'	N 10°02'53" W
C12	42°39'25"	45.00'	33.50'	32.73'	17.57'	S 10°55'38" E
C13	50°35'57"	45.00'	39.74'	38.46'	21.27'	S 35°42'03" W
C14	50°03'29"	45.00'	39.32'	38.08'	21.01'	S 86°01'46" W
C15	41°08'03"	45.00'	32.31'	31.62'	16.88'	N 48°22'28" W
C16	63°40'41"	45.00'	50.01'	47.48'	27.94'	N 04°01'54" E
C17	20°42'15"	45.00'	16.26'	16.17'	8.22'	N 46°13'22" E
C18	44°24'55"	25.00'	19.38'	18.90'	10.21'	S 34°22'02" W
C19	89°55'41"	25.00'	39.24'	35.33'	24.97'	S 38°31'01" E
C20	90°04'19"	25.00'	39.30'	35.38'	25.03'	N 51°28'59" E
C21	29°38'50"	20.00'	10.35'	10.23'	5.29'	N 11°03'05" W
C22	56°50'21"	20.00'	19.84'	19.04'	10.82'	N 54°17'41" W
C23	30°53'32"	25.00'	13.48'	13.32'	6.91'	N 27°36'20" E
C24	13°31'23"	25.00'	5.90'	5.89'	2.96'	N 49°48'48" E
C25	69°10'26"	45.00'	54.33'	51.09'	31.03'	S 21°59'16" W
C26	27°43'37"	45.00'	21.78'	21.56'	11.11'	S 26°27'45" E
C27	75°44'20"	45.00'	59.49'	55.25'	34.99'	S 78°11'44" E
C28	06°11'28"	45.00'	4.86'	4.86'	2.43'	N 80°50'22" E
C29	44°24'55"	25.00'	19.38'	18.90'	10.21'	S 79°57'07" W
C30	02°02'16"	475.00'	16.89'	16.89'	8.45'	S 82°27'43" E
C31	03°36'09"	475.00'	29.87'	29.86'	14.94'	S 79°38'30" E
C32	90°00'00"	25.00'	39.27'	35.36'	25.00'	S 32°50'26" E
C33	86°29'11"	20.00'	30.19'	27.40'	18.81'	N 39°28'16" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 59°52'06" W	19.62'
L2	S 28°43'37" W	46.59'
L3	S 09°54'18" W	5.06'
L4	S 87°33'11" W	27.07'
L5	S 54°44'41" W	14.34'
L6	N 78°36'01" W	15.35'
L7	S 44°17'25" W	20.28'
L8	S 56°01'57" W	20.35'
L9	S 87°09'15" W	33.18'
L10	N 75°54'00" W	16.25'
L11	S 72°00'45" W	20.49'
L12	S 60°20'56" W	9.09'
L13	N 06°26'50" E	28.70'
L14	N 04°20'59" E	40.56'
L15	N 06°26'50" E	9.17'
L16	S 82°42'52" E	18.78'
L17	S 82°42'52" E	17.06'

LEGEND

(R/W)–RIGHT OF WAY
(℄)–CENTERLINE OF RIGHT OF WAY
(CSPK)–CONTROL SPIKE SET
(S.D.T.)–10 X 70 SIGHT DISTANCE TRIANGLE
(T.O.A.)–TOWN OF APEX

SETBACKS

TYPE A 6,000 MIN. SQ. FT. SINGLE-FAMILY (DETACHED)

MIN. LOT AREA	6,000 SQ. FT
MIN. LOT WIDTH	55 FT.
MIN. LOT DEPTH	100 FT. ***
MIN. FRONT YARD	15-20 FT. **
MIN. REAR YARD	20 FT.
MIN. SIDE YARD	5 FT. (AGGREGATE 15 FT.)
MIN. STREET CORNER SIDE YARD	15'
MAX. BUILDING LOT COVERAGE	70%
MAX. DENSITY	5 DWELLING UNITS PER ACRE*
PERIMETER BUFFER	20 FT. (TYPE A)

TYPE B 5,000 MIN. SQ. FT. SINGLE-FAMILY (DETACHED)

MIN. LOT AREA	5,000 SQ. FT
MIN. LOT WIDTH	50 FT.
MIN. LOT DEPTH	100 FT. ***
MIN. FRONT YARD	15-20 FT. **
MIN. REAR YARD	20 FT.
MIN. SIDE YARD	5 FT. (AGGREGATE 15 FT.)
MIN. STREET CORNER SIDE YARD	15'
MAX. BUILDING LOT COVERAGE	70%
MAX. DENSITY	5 DWELLING UNITS PER ACRE*
PERIMETER BUFFER	20 FT. (TYPE A)

* INDICATES MAXIMUM NET DENSITY. GROSS DENSITY FOR ENTIRE TRACT IS 3.18 UNITS PER ACRE. DENSITIES BETWEEN INDIVIDUAL PRODUCTS AND PHASES MAY VARY SO LONG AS THE OVERALL COUNT DOES NOT EXCEED THE MAXIMUM INDICATED. THE TOTAL MAXIMUM NUMBER OF UNITS SHALL NOT EXCEED 254 UNITS.

** INDICATES THE MINIMUM BUILDING SETBACK. PORTIONS OF DWELLING UNITS CONTAINING GARAGES AND DRIVEWAYS HAVE A MINIMUM FRONT SETBACK OF 20'. LOTS FRONTING ALONG THE STRAIGHT PORTION OF STRAYWHITE AVENUE (LOTS 1-16) SHALL STAGGER ULTIMATE FRONT SETBACKS BY 5' EVERY OTHER LOT SO THAT PLACEMENT OF HOMES HAS VARIETY. LOTS 2,4, 6,8,10,12,14 & 16 SHALL HAVE A 20 FT. SETBACK. LOTS 1,3,5,7,9,11,13 & 15 SHALL HAVE A 15 FT. SETBACK.

*** MAY BE REDUCED TO 75' MIN. DEPTH WHERE SINGLE-FAMILY LOTS ARE ADJACENT TO PERENNIAL STREAM BUFFER.

**** ALL UNITS SHALL HAVE GARAGES

- IRON PIPE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE EDGE OF EASEMENTS ARE 10' FROM CENTERLINE OF STRUCTURES UNLESS OTHERWISE NOTED.
- PROPERTY IS NOT IN THE 100 YEAR FLOOD HAZARD BY FIRM MAP NO. 3718 3C0495 G PANEL NO. 495 OF 810 EFFECTIVE DATE MARCH 3, PG. 1992.
- THIS PROJECT IS ZONED PUD-CU AND THAT THE PLAT IS SUBJECT TO CONDITIONAL USE PERMIT #02CU11
- ANNEXATION CASE #306
- SITE IS LOCATED WITHIN SECONDARY WATERSHED PROTECTION AREA.

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

60' 30' 0' 60' 120' 180'
SCALE IN FEET

REFERENCES:
McCAR HOMES, INC.
D.B. 10305, PG. 615
B.M. 1998, PG. 2005
PIN 0750.01-16-4570

OWNER:
McCAR HOMES, INC.
11525 PARK WOODS CIRCLE
ALPHARETTA, GA 30005-4487

1.346 ACRES (AREA IN R/W)
4.036 ACRES (AREA IN LOTS)
0.302 ACRES (AREA IN O.S.)
5.684 ACRES (TOTAL AREA)

FILE: MIRPH3S1

REVISIONS	FINAL SUBDIVISION PLAT MIRAMONTE-MDC PHASE 3	KENNETH CLOSE, INC. Land Surveying 970 TRINITY ROAD - RALEIGH, NC 27607 PHONE: (919)851-2344 FAX: (919)851-5201
	TOWNSHIP: WHITE OAK — COUNTY: WAKE	SURVEY DATE: 11-7-02 — SURVEYED BY: AB
	STATE: NORTH CAROLINA	SCALE: 1" = 60' — DRAWN BY: RPB
	ZONE: PUD — P.I.N: 0750.01-16-4177	CHECKED & CLOSURE BY: MW