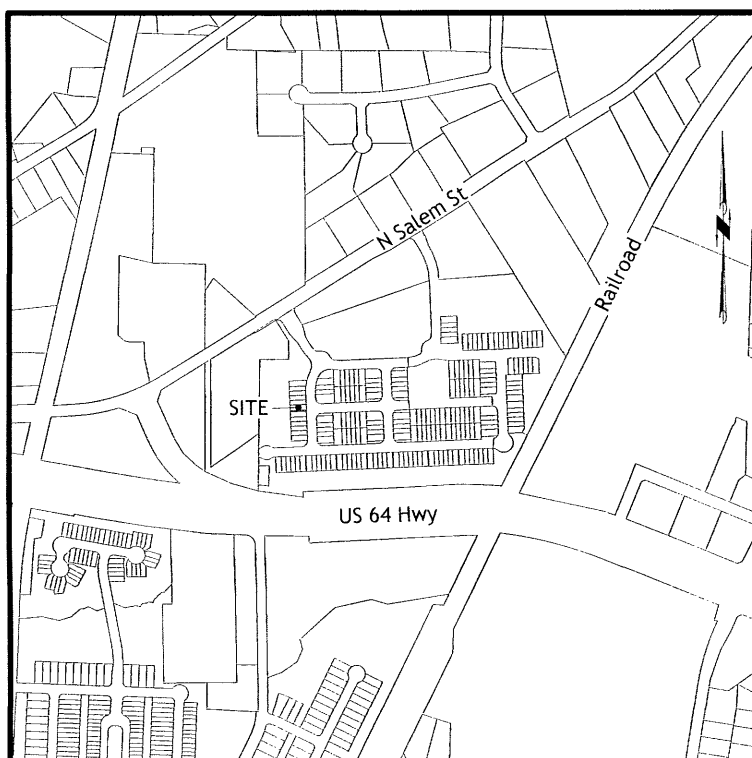


VICINITY MAP  
1" = 1000'**TOWN OF APEX NOTES:**

- 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 owner 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 the deed of easements 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 the 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, decks, garages, storage/tool sheds, swimming pools, walls, retaining wall mechanisms/apurtenances, and fences. Upon prior written approval by the Water Resources Department, Public Works and Transportation Department and 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, Public Works and Transportation Department and Electric Utilities Department, as appropriate.
- 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 insure to the benefit of, and may be enforced by, any and all governmental agencies or authorities having jurisdiction for the wetland regulations.
- Per UDO Section 6.1.12(c): 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.
- All on-street parking shown shall be public parking and shall be maintained by the Homeowners Association.

**SURVEYOR NOTES:**

- Iron pipes set at all property corners unless otherwise noted.
- All distances shown are horizontal ground measurements in U.S. Survey Feet.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
- Areas calculated by CAD software (coordinate geometry).
- Site is not located in a special flood-hazard area according to Flood Insurance Rate Map 3720074200J, effective May 2, 2006.
- New easements (public storm drain, private storm drain, public utility, private maintenance) are centered on as-built locations of structures unless dimensions / metes and bounds are shown.
- All wetlands, riparian buffers shown were provided in digital format from Curry Engineering and were not field surveyed by Taylor Land Consultants, PLLC.

**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 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."

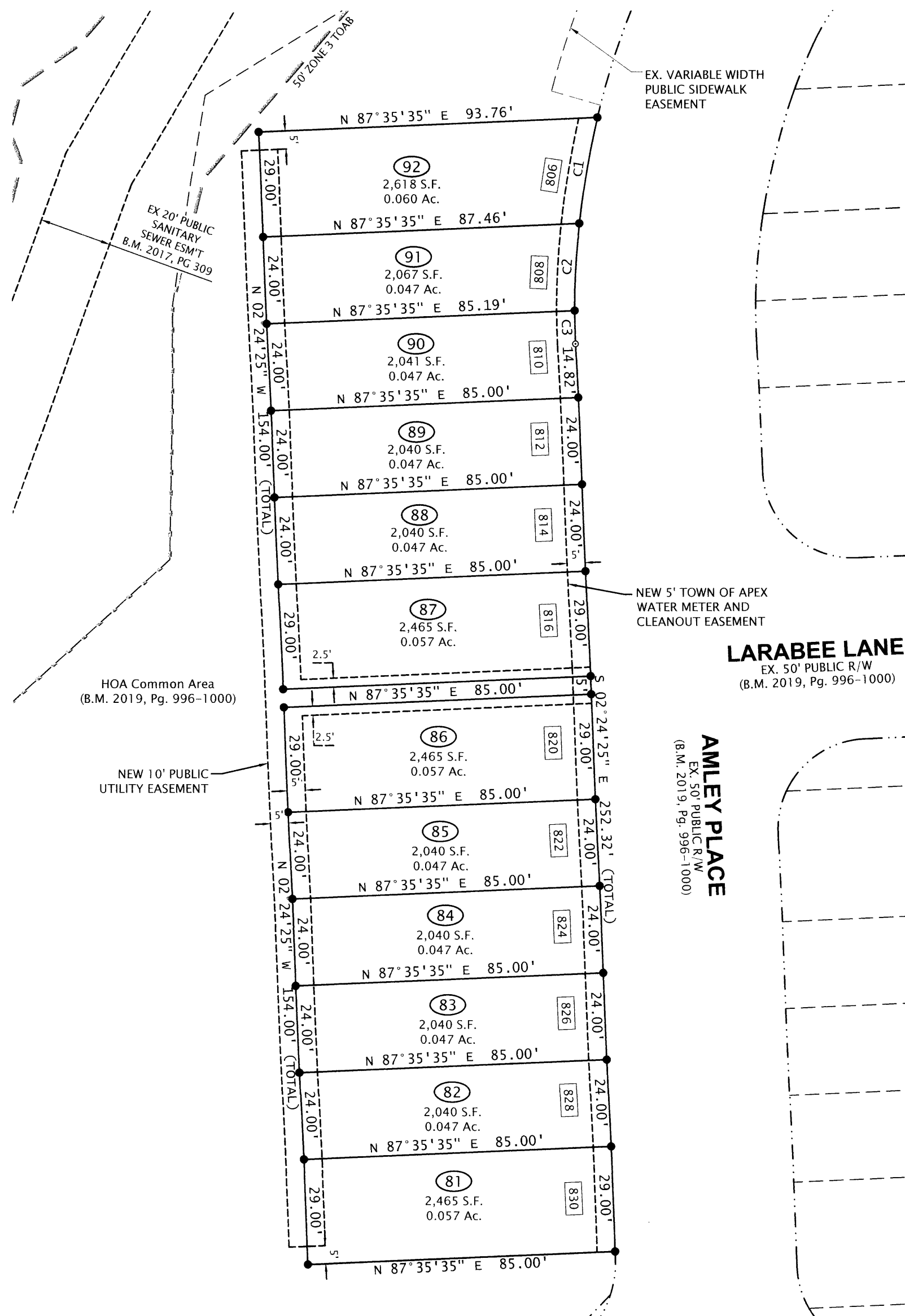
Date William D. DeLaur  
Jen North Carolina 10 LLC

**CERTIFICATE OF BUFFERS, RCA & COMMON AREA:**

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, SCM's, and historic or cultural resources as approved by the Town of Apex on a site-specific development plan.

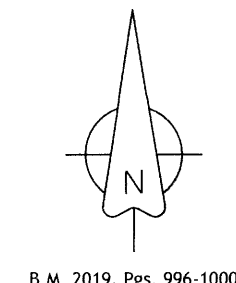
Date William D. DeLaur  
Jen North Carolina 10 LLC

| CURVE | RADIUS  | LENGTH | CHORD  | BEARING       |
|-------|---------|--------|--------|---------------|
| C1    | 225.00' | 29.70' | 29.68' | S 09°51'11" E |
| C2    | 225.00' | 24.12' | 24.11' | S 03°00'07" W |
| C3    | 225.00' | 9.18'  | 9.18'  | S 01°14'17" E |

**OM AGREEMENT CERTIFICATE**

The Operation and Maintenance Agreement for all Structural SCM's has been recorded in the Wake County Register of Deed Book 17376, Pages 2569-2575, and Deed Book 17377, Pages 110-117. 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.

Date William D. DeLaur  
Jen North Carolina 10 LLC



B.M. 2019, Pgs. 996-1000

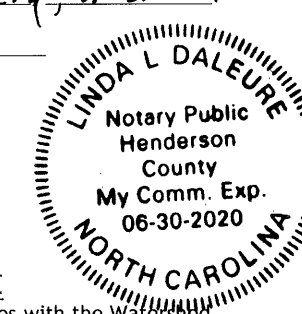
**NOTARY CERTIFICATION**

I, Linda L. Daleure, a Notary Public of the County of Henderson, State of North Carolina, hereby certify that William D. DeLaur 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 3 day of January, 2020.

Linda L. Daleure  
Notary

My Commission Expires June 30, 2022

**WATER SUPPLY WATERSHED CERTIFICATE**

I hereby certify that the plan shown hereon complies with the Water Supply 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.

Date 1/17/20 M. S. D.  
Water Resources Director

**CERTIFICATION 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.

Date 1-17-2020 Amanda Bunce  
Subdivision Administrator

**REVIEW OFFICER CERTIFICATE**

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

Date 1-17-2020 Amanda Bunce  
Review Officer

Approval expires if not recorded on or before 3-17-2020

**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 Specifications 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 1-17-2020 Amanda Bunce  
Subdivision Administrator  
Date 1/17/20 M. S. D.  
Water Resources Director

WAKE COUNTY, NC 57  
CHARLES P. GILLIAM  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
02/05/2020 12:02:40



BOOK: BM2020 PAGE: 00205

**MINIMUM BUILDING SETBACKS:**

|                        |                               |
|------------------------|-------------------------------|
| FROM BUFFER OR RCA:    | 10'                           |
| FRONT YARD:            | 5'                            |
| SIDE YARD (END UNITS): | 5'                            |
| REAR YARD:             | 5'                            |
| PUBLIC R/W:            | 18' WHERE NO SIDEWALK PRESENT |
| PUBLIC R/W TO GARAGE:  | 20' WHERE SIDEWALK IS PRESENT |
| BUILDING SIDE TO SIDE: | 10'                           |
| BUILDING SIDE TO REAR: | 30'                           |
| BUILDING REAR TO REAR: | 40'                           |

**SUBDIVISION PLAT****TOWNES AT NORTH SALEM PHASE 2B**

TOWN OF APEX  
WAKE COUNTY  
NORTH CAROLINA

DECEMBER 9, 2019  
(last rev. 12/19/19)

**SITE DATA**

PIN(S) 0742-68-5151  
0742-67-5965  
OWNER JEN NORTH CAROLINA 10, LLC  
680 5TH AVE, FLOOR 25  
NEW YORK, NY 10019  
PLAT REFERENCE B.M. 2019, Pg. 996-1000  
DEED REFERENCE D.B. 16701, Pg. 1146  
ZONING PUD-CZ(CASE #15CZ01)  
WATERSHED PRIMARY WATERSHED OVERLAY DISTRICT  
NO. OF LOTS 12 (THIS PLAT), 196 TOTAL  
PROP. DENSITY 5.79 UNITS / ACRE

TOTAL RCA REQUIRED 7.91 Ac. (20%)  
RCA PREVIOUSLY RECORDED 7.564 Ac.  
RCA PROVIDED THIS PLAT 0.00 Ac.  
MAX IMPERVIOUS AREA 27.68 Ac. (70%)  
PROP. IMPERVIOUS AREA 12.40 Ac. (31.4%)

**LEGEND & NOMENCLATURE**

|      |                                             |
|------|---------------------------------------------|
| ○    | Existing Iron Pipe (unless noted otherwise) |
| ●    | New 3/4" Iron Pipe                          |
| ■    | Concrete Monument Set                       |
| ○    | Computed Point                              |
| D.B. | Deed Book                                   |
| B.M. | Book of Maps                                |
| Pg.  | Page                                        |
| S.F. | Square Feet                                 |
| Ac.  | Acres                                       |
| S.T. | Sight Triangle                              |
| 0000 | Address                                     |

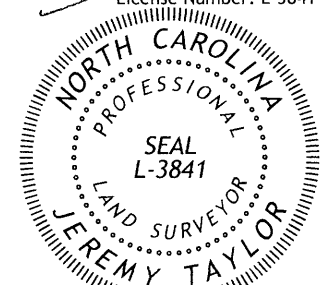
**SURVEYOR CERTIFICATION**

I, Jeremy Taylor, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed and description recorded in Book referenced etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book referenced; that the ratio of precision or positional accuracy as calculated exceeds 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended.

Furthermore, I certify 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.

Witness my original signature, license number and seal this 19th day of December, A.D., 2019.

Jeremy Taylor  
Professional Land Surveyor  
License Number: L-3841



**TAYLOR**  
LAND CONSULTANTS, PLLC  
License No P-0829  
1600 Olive Chapel Road, #140  
Apex, NC 27502 (919) 801-1104