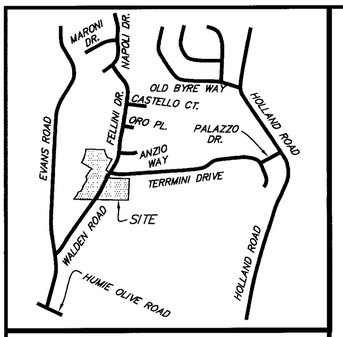


VICINITY MAP

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

Review Officer — Date 4/5/17

Approval expires if not recorded on or before 10/5/17

NOTES:
(a) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
(b) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
(c) 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.
(d) UTILITY EASEMENTS ARE CENTERED ON STRUCTURES AS BUILT.

I, STALEY C. SMITH, do hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision using references shown hereon; that the boundaries not surveyed are shown as broken lines plotted from information shown hereon; that the ratio of precision as calculated by latitudes and departures is 1: 109,291; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 28 TH day of MARCH, A.D., 2017.

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

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

Professional Land Surveyor
L-3766
License Number

JVI DEVELOPMENT II, INC.
D.B. 15762, PG. 1308
D.B. 15762, PG. 1311
B.M. 1989, PG. 178 (LOTS 3 & 4)

THE MANORS AT BELLA CASA PHASE 8B - SECTION 1
"COMMON AREA/RCA"
B.M. 2016, PGS. 812-813

THE MANORS AT BELLA CASA PHASE 8B - SECTION 1
B.M. 2016, PGS. 812-813

COMMON AREA/RCA
(0.6067 ACRES)
26,428 SQ. FT.
(SHOWN AS SHADED)

AMALFI PLACE
(50' PUBLIC R/W)

FELLINI DRIVE
(50' PUBLIC R/W)
B.M. 2016, PG. 1362

TERRMINI DRIVE
(50' PUBLIC R/W)
B.M. 2016, PG. 1362

CHIANTI COURT
(50' PUBLIC R/W)

WALDEN ROAD (N.C.S.R. No. 1148)
(PUBLIC R/W)

CONTROL CORNER - IPS
N.C. GRID COORDINATES
N= 712,153.43
E= 2,028,339.85
BASED ON NAD-83/2011
SURVEY FEET
Combination Factor = 0.99988316

CONTROL CORNER - EIP
N.C. GRID COORDINATES
N= 712,057.72
E= 2,028,613.42
BASED ON NAD-83/2011
SURVEY FEET
Combination Factor = 0.99988316

ZONE: MD-CZ
(REZONE CASE 13CZ16 & 13CZ31)

MINIMUM BUILDING SETBACKS	
SINGLE FAMILY RESIDENTIAL	
FRONT	25'
REAR	20'
SIDE (MINIMUM)	6'
SIDE (CORNER)	15'
SIDE (AGGREGATE)	16'

SETBACKS FOR ACCESSORY STRUCTURES WILL MEET ALL TOWN OF APEX REQUIREMENTS. THERE ARE NO ACCESSORY STRUCTURES PLANNED AT THIS TIME.

WAKE COUNTY, NC 106
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
04/05/2017 13:50:02
BOOK:BM2017 PAGE:00672

JVI DEVELOPMENT II, INC.
D.B. 15762, PG. 1311
D.B. 15762, PG. 1314
D.B. 15762, PG. 1314 (TRACT A)
B.M. 1989, PG. 178 (LOT 5)

JVI DEVELOPMENT II, INC.
D.B. 16159, PG. 2344 (TRACTS THREE & FOUR)
B.M. 1987, PG. 1241 (LOT 1)

JVI DEVELOPMENT II, INC.
D.B. 16159, PG. 2344 (TRACTS THREE & FOUR)
B.M. 1987, PG. 1241 (LOT 2)

WILLIE LARRY HARRIS, SR.
D.B. 13597, PG. 1236
B.M. 2002, PG. 1571 (LOT 1)

WILLIE LARRY HARRIS SR.
D.B. 14082, PG. 2458
B.M. 2002, PG. 1571 (LOT 2)

JO ELLA W. HARRIS
D.B. 14614, PG. 894
B.M. 1979, PG. 307

MICHAEL D. STALLINGS & MITZI L. HOLE
D.B. 3753, PG. 456 - D.B. 16508, PG. 894 - B.M.1985, PG. 268 (LOT 10)

MICHAEL D. STALLINGS
MITZI L. HOLE
D.B. 3753, PG. 456
B.M. 1985, PG. 268 (LOT 9)

COMMON AREA/RCA
(1.4186 ACRES)
61,792 SQ. FT.
(SHOWN AS SHADED)

COMMON AREA/RCA
(0.3054 ACRE)
13,305 SQ. FT.
(SHOWN AS SHADED)

WETLANDS
8,639 SQ. FT.
(0.1983 ACRE)
SHOWN AS HATCHED

WETLANDS
52,090 SQ. FT.
(1.1958 ACRES)
SHOWN AS HATCHED

STRUCTURAL BMP
SEE OPERATION & MAINTENANCE AGREEMENT
D.B. 16744, PG. 70

BMP MAINTENANCE & ACCESS EASEMENT
9,115 SQ. FT.
0.2093 ACRE

SEE DETAIL SHEET 2 OF 2

LOT	SQ. FT.
193	11,865
192	11,219
223	10,589
224	9,533
225	9,924
226	13,139
227	13,888
228	14,107
229	16,665
230	12,352
231	10,182
232	13,034
233	12,921
234	12,613
235	10,315

THIS SURVEY WAS BALANCED USING THE COMPASS RULE ADJUSTMENT.
ALL DISTANCES ARE U.S SURVEY FEET HORIZONTAL GROUND MEASUREMENTS.
AREA DETERMINED USING D.M.D. METHOD.

REFERENCES:
DEED BOOK 15762, PAGE 1308
DEED BOOK 15762, PAGE 1311
DEED BOOK 15762, PAGE 1314
DEED BOOK 16159, PAGE 2344
BOOK OF MAPS 1987, PAGE 1241
BOOK OF MAPS 1989, PAGE 178
BOOK OF MAPS 2014, PAGES 1140-1141

LISTED OWNER
JVI DEVELOPMENT II, INC.
2509 SOUTHWINDS RUN
APEX, N.C. 27502

(IN FEET)
1 inch = 60 ft.

LEGEND
EIP ● - Existing Iron Pipe
IPS o - Iron Pipe Set
MP o - Mathematical Point (Not Set)
MNS o - Mag Nail Set
- Utility Pole
Ⓢ - Sanitary Sewer Manhole
XXXX - Street Address (Typical)
TL. - Total
R/W - Right Of Way
TOA - Town of Apex
TOB - Top of Bank
PUE - Permanent Utility Easement
CD - Chord Distance
TOB - Top Of Bank

AREA DATA TABLE

7.8512 ACRES TOTAL
(341,998 SQ. FT.)
- 1.3344 ACRES NEW PUBLIC ROAD R/W
(58,127 SQ. FT.)
- 2.3307 ACRES COMMON AREA/RCA
(101,525 SQ. FT.)

4.1861 ACRES IN 15 LOTS
(182,346 SQ. FT.)

SHEET No. 1 of 2

MAJOR SUBDIVISION FINAL PLAT

THE MANORS AT BELLA CASA PHASE 8C - SECTION 1

TOWN OF APEX, BUCKHORN TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

P.I.N.
0721.04-81-7872
0721.04-81-7616
PORTIONS OF
0721.04-81-2823
0721.04-81-2616
0721.04-82-4416

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 OCTOBER 03, 2016
SCALE 1" = 60'
DRAWN BY J.A.B.
PROJECT NO. 13-95P8C1

RECORDED IN BOOK OF MAPS 2017, PAGE 672.

SEE JAB Drawings # 13-95A

BKBM2017PG00672