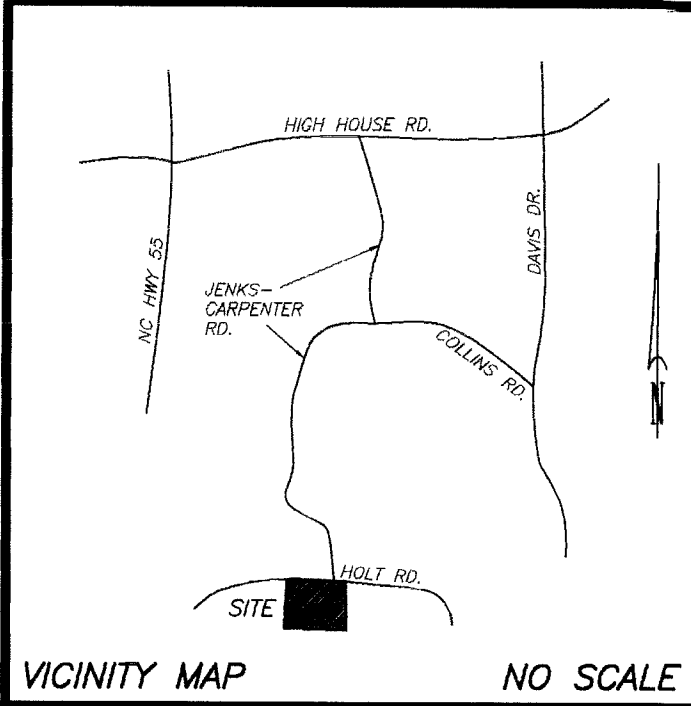




CURVE TABLE									
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG			
C1	55°52'40"	200.00	195.05	187.41	108.07	N 62°22'57" W			
C2	131°32'27"	225.00	51.93	51.82	26.08	S 60°55'52" E			
C3	78°27'47"	25.00	34.24	31.62	20.41	S 28°18'42" E			
C4	90°56'52"	25.00	39.68	35.65	25.42	S 79°55'03" E			
C5	19°52'32"	225.00	78.05	77.66	39.42	S 44°22'53" E			
C6	25°07'46"	25.00	10.97	10.88	5.57	N 42°02'38" E			
C7	76°33'03"	45.00	60.12	55.75	35.51	N 48°28'07" E			
C8	19°17'09"	25.00	8.42	8.38	4.25	N 19°50'10" E			
C9	80°53'28"	45.00	47.82	45.80	26.45	S 62°48'38" E			
C10	59°08'21"	45.00	46.45	44.41	25.53	S 02°14'51" E			
C11	21°32'27"	25.00	9.40	9.34	4.76	S 88°15'12" W			
C12	72°15'00"	45.00	56.75	53.06	32.85	S 62°53'56" W			
C13	22°52'28"	25.00	9.98	9.92	5.06	S 66°02'45" W			
C14	90°00'28"	30.00	47.13	42.43	30.00	S 79°28'51" E			
C15	89°03'08"	25.00	36.86	35.06	24.59	S 10°04'59" W			
C16	89°59'32"	30.00	47.12	42.42	30.00	N 10°33'09" E			
C17	27°47'48"	175.00	84.90	84.07	43.30	N 48°20'31" W			
C18	90°00'00"	25.00	39.27	35.36	25.00	S 44°40'43" W			
C19	28°04'52"	175.00	85.77	84.91	43.76	N 76°16'51" W			
C20	62°33'02"	45.00	49.13	46.72	27.33	S 21°52'01" E			
C21	52°49'15"	25.00	23.05	22.24	12.42	S 26°43'55" W			
C22	53°19'15"	45.00	41.88	40.38	22.59	S 36°04'08" W			
C23	53°31'26"	45.00	42.04	40.53	22.69	S 89°29'28" W			
C24	53°06'49"	45.00	41.72	40.24	22.49	N 37°11'25" W			
C25	34°29'10"	25.00	15.05	14.82	7.76	N 16°55'18" E			
C26	44°47'53"	45.00	35.18	34.30	18.55	N 11°45'57" E			
C27	90°00'00"	25.00	39.27	35.36	25.00	N 45°19'17" W			
C28	78°45'32"	25.00	34.37	31.72	20.52	N 50°17'57" E			
C29	11°14'28"	200.00	39.24	39.18	19.88	N 84°42'03" W			
C30	44°38'12"	200.00	155.81	151.90	82.10	N 56°45'43" W			

"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 APEX HAS BEEN RECEIVED, AND THAT THE FILING FEE FOR THIS PLAT, IN THE AMOUNT OF _____, HAS BEEN PAID."

DATE 3/31/99 Laura M. Riddick
SUBDIVISION ADMINISTRATOR
DATE 4/6/99 David B. Hugh
DIRECTOR OF PUBLIC WORKS

"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 3/31/99 Laura M. Riddick
SUBDIVISION ADMINISTRATOR

N.C.G.S. "FALL"
NAD 83
N.C. GRID COORDS.
N=741,955.232
E=2,038,379.663

NOTES:

- IRON PIPE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE EDGE OF EASEMENTS ARE 10' FROM CENTERLINE OF STRUCTURES UNLESS OTHERWISE NOTED.
- STREET ADDRESS.
- PROPERTY IS NOT IN THE 100 YR. FLOOD ZONE BY FIRM MAP NO. 37183C0480 E PANEL 480 OF 810 EFFECTIVE DATE MARCH 3, 1992.

ZONING CONDITIONS:

- A FIFTEEN (15) FOOT UNDISTURBED BUFFER IS TO BE INCLUDED FOR THE FIRST (3) LOTS ADJACENT TO HOLT ROAD, ALONG THE EAST SIDE OF THE PROPERTY.
- A TWENTY (20) FOOT UNDISTURBED BUFFER IS TO BE INCLUDED ALONG THE REMAINDER OF THE EAST SIDE OF THE PROPERTY.
- A FIFTEEN (15) FOOT UNDISTURBED BUFFER IS TO BE INCLUDED ALONG THE SOUTH SIDE OF THE PROPERTY, EXCLUDING THE SEWER EASEMENT.
- LOTS ALONG THE SOUTH AND EAST SIDE OF THE PROPERTY WILL BE NO LESS THAN 130 FEET DEEP, EXCLUDING THE FIRST TWO (2) LOTS ADJACENT TO HOLT ROAD.
- VEGETATION SCREENING WILL BE PLACED ALONG THE REAR SIDE OF THE FIRST THREE (3) LOTS (LOTS 47-49), AS WELL AS THOSE ADJACENT TO EXISTING HOUSES.

- ☒ 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.

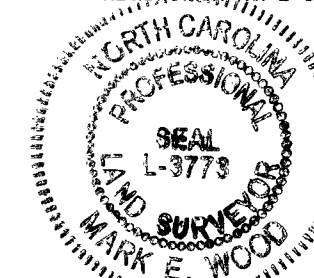
"I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF APEX, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, 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."

DATE 3-25-99 By [Signature] OWNER(S)

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. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:19,491 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 25th DAY OF MARCH, A.D., 1999.

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



FILED FOR
REGISTRATION
4-6-99

LAURA M. RIDDICK
REGISTER OF DEEDS
BY David C. Bay
TIME 2:47 pm

STATE OF NORTH CAROLINA
COUNTY OF Wake
I, Laura M. Riddick, REVIEW OFFICER OF _____ COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Laura M. Riddick
REVIEW OFFICER
DATE _____

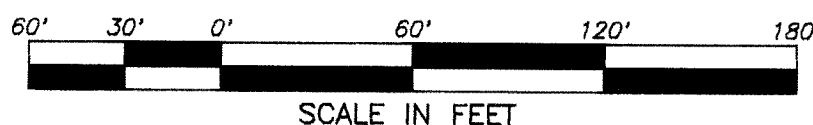
RECORDED IN BOOK OF MAPS 1999 PAGE 621

LEGEND:

(IPF)—IRON PIPE FOUND
(CCMS)—CONTROL CONCRETE MONUMENT SET

THIS PLAT NOT TO BE RECORDED
AFTER _____ DAY OF _____
1 COPY TO BE RETAINED FOR THE
CITY.
THIS PLAT IS ☐ IN ☐ OUT OF THE
CITY LIMITS.

NOTE: RAW ERROR OF CLOSURE WAS 19,491+. MIS-CLOSURE WAS
DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON
THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES
UNLESS NOTED OTHERWISE. ALL AREA CALCULATED BY
COORDINATE COMPUTATION.



REFERENCE:
—MONTCLAIR, L.L.C.
D.B. 7408, PG. 404
LOT 4
B.M. 1987, PG. 478
PIN NO. 743.03-14-4072

OWNER: MONTCLAIR L.L.C.

REVISIONS		FINAL PLAT MONTCLAIR PHASE 3		KENNETH CLOSE, INC. Land Surveying 7406-L CHAPEL HILL ROAD - RALEIGH, NC 27607 PHONE: (919)851-2344 FAX: (919)851-5201	
		TOWNSHIP: WHITE OAK	COUNTY: WAKE	SURVEY DATE: 1-18-99	SURVEYED BY: AR
		STATE: NORTH CAROLINA		SCALE: 1" = 60'	DRAWN BY: SEP
		ZONE: R-10 CU	P.I.N.: 743.03-14-4072	CHECKED & CLOSURE BY: MG	