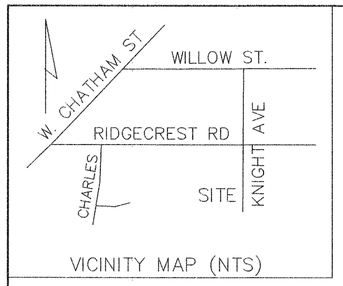


VICINITY MAP (NTS)

LEGEND:
R/W = RIGHT OF WAY
C/L = CENTER LINE
EIP = EXISTING IRON PIPE
IPS = IRON PIPE SET
BM = BOOK OF MAPS
DB = DEED BOOK
SF = SQUARE FEET
TOC = TOWN OF CARY
= FIRE HYDRANT
= CLEAN OUT (SEWER)
= TELECOM PEDESTAL
= ELECTRIC PEDESTAL
= UTILITY POLE
= WATER METER
OHE OVERHEAD UTILITY WIRE
WOOD FENCE
CHAIN-LINK OR WIRE FENCE

SETBACK TABLE FROM 6.1-3 FOR TOWN CENTER DISTRICT(LDR):
FRONT SETBACK: 10'/18' (LENGTH OF DRIVEWAY SHALL BE AT LEAST 18' IF LOCATED BETWEEN BUILDING AND STREET)
REAR SETBACK: 10'
SIDE SETBACK: 0/3' MINIMUM, COMBINED 16'

MAXIMUM HEIGHT: 35'
MINIMUM LOT WIDTH: 50' (55' FOR CORNER LOT)
MINIMUM LOT AREA: 8,000 SQ.FT.

REVIEW OFFICER CERTIFICATE -STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, Douglas Lovelace, REVIEW OFFICER OF CARY, N.C. IN WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

REFERENCES: WAKE COUNTY REGISTRY
-BOOK OF MAPS 1955, PAGE 26
-DEED BOOK 17608, PAGE 2001 (BASIS OF BEARING)
-DEED BOOK 1853, PAGE 428

NOTES AND INFORMATION FOUND:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
2. ALL AREA CALCULATED BY COORDINATE COMPUTATION.
3. PROPERTY SUBJECT TO ANY EASEMENTS OF RECORD.
4. THIS SURVEY IS SUBJECT TO ANY FACTS UNCOVERED BY AN ACTUAL AND CORRECT TITLE SEARCH. TITLE SEARCH NOT PERFORMED BY THIS OFFICE.
5. UNDERGROUND OBJECTS, IF ANY, NOT LOCATED BY THIS OFFICE.
6. SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720076300 J, DATED MAY 2, 2006.
7. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
8. THIS PROPERTY IS IN THE SWIFT CREEK(EXISTING URBAN) WATERSHED PROTECTION OVERLAY.

DB 17608 PG 2001

CERTIFICATE OF OWNERSHIP AND DEDICATION:

THIS CERTIFIES THAT THE UNDERSIGNED IS (ARE) THE SOLE (ONLY) OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP, HAVING ACQUIRED TITLE THERETO BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY AND/OR CHATHAM COUNTY, NC (AS APPROPRIATE). BY SUBMISSION OF THIS PLAT FOR APPROVAL, I/WE DO OFFER TO DEDICATE TO THE TOWN OF CARY FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY AND PARKS IDENTIFIED AS BEING OFFERED FOR DEDICATION THEREON (IF ANY) FOR ALL LAWFUL PURPOSES TO WHICH THE TOWN MAY DEVOTE OR ALLOW THE SAME TO BE USED, SAID DEDICATION TO BE IRREVOCABLE. ANY EASEMENTS FOR STORM DRAINAGE SHOWN ON THIS PLAT ARE NOT MADE TO THE TOWN OF CARY BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT. ALL PRIVATE STREETS SHOWN ON THIS PLAT, IF ANY, ARE TO BE AVAILABLE FOR PUBLIC USE.

BOOK NO._____ PAGE NO._____

Reward Builders Inc by B Wayne Holt
SIGNATURE OF OWNER(S)

REWARD BUILDERS Inc by B. Wayne Holt
PRINT OWNER'S NAME:

CERTIFICATE OF EXEMPTION FROM SUBDIVISION ORDINANCE:

I HEREBY CERTIFY THIS PLAT IS EXEMPT FROM THE SUBDIVISION ORDINANCE UNDER DEFINITIONS OF SUBDIVISION CONTAINED IN 47-30(F)(11)(D) AND (E), 153A-335, AND/OR 160A-376 OF N.C. GEN. STATUTES AND SECTION 3.9 OF THE TOWN OF CARY LAND DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASON: (SELECT APPROPRIATE REASON)

____ THE SURVEY SHOWS THE COMBINATION OR RECOMBINATION OF PORTIONS OF PREVIOUSLY SUBDIVIDED AND RECORDED LOTS WHERE THE TOTAL NUMBER OF LOTS IS NOT INCREASED AND THE RESULTANT LOTS ARE EQUAL TO OR EXCEED THE STANDARDS SET FORTH IN THE ORDINANCE;
____ THE SURVEY SHOWS A DIVISION OF LAND INTO PARCELS LARGER THAN TEN ACRES WHERE NO STREET RIGHT-OF-WAY DEDICATION IS INVOLVED;
X THE SURVEY SHOWS THE PUBLIC PURCHASE OF STRIPS OF LAND FOR THE WIDENING OR OPENING OF STREETS; OR
X THE SURVEY SHOWS THE DIVISION OF A TRACT OF LAND OWNERSHIP WHOSE ENTIRE AREA IS NO GREATER THAN TWO ACRES INTO THREE OR FEWER LOTS, WHERE NO STREET RIGHT OF WAY DEDICATION IS INVOLVED AND WHERE THE RESULTING LOTS ARE EQUAL TO OR EXCEED THE STANDARDS SET FORTH IN THE ORDINANCE.
____ THE SURVEY SHOWS THE DIVISION OF A TRACT INTO PARCELS IN ACCORDANCE WITH THE TERMS OF A PROBATED WILL OR IN ACCORDANCE WITH INTESTATE SUCCESSION UNDER CHAPTER 29 OF THE GENERAL STATUTES.
____ THE SURVEY IS OF ANOTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION NOT DETAILED ABOVE.
____ THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO WHETHER THE PLAT FALLS WITHIN THE PROVISIONS CONTAINED IN 40-30(F)(11)(A) THROUGH (D).

PURSUANT TO NC GEN STATUTE 47-30(F)(11) (AND 153A-335 & 160A-376, AS APPLICABLE), NO APPROVAL IS REQUIRED BY THE TOWN OF CARY.

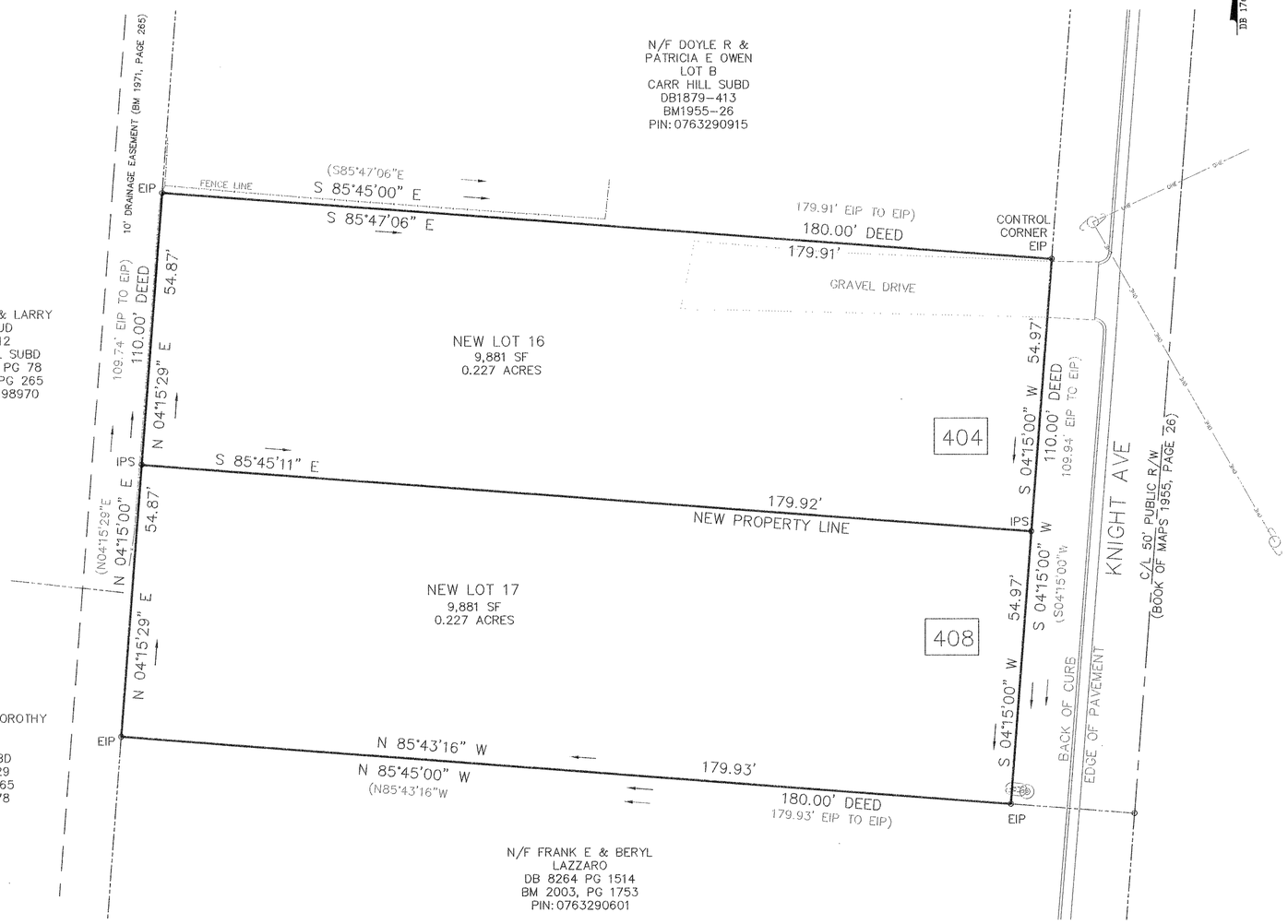
DIRECTOR OF PLANNING OR DIRECTOR'S DESIGNEE — DATE 9/1/2020

WAKE COUNTY, NC 3
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
09/03/2020 08:50:04
BOOK:BM2020 PAGE:01387

I, SONYA A. WARD, PLS, CERTIFY THAT THE FOLLOWING STATEMENT MARKED BY AN "X" IS TRUE AND CORRECT.

_X_ D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISON;

PROFESSIONAL LAND SURVEYOR — DATE 8/28/2020



30 DAY RECORDING LIMIT

THIS PLAT IS NOT TO BE RECORDED AFTER THE 1 DAY OF Oct 20__.
THIS PLAT IS [X] INSIDE -- [ ] OUTSIDE OF THE TOWN OF CARY'S CORPORATE LIMITS.

20-3487 — TOWN OF CARY HTE #
20-PLT-3487 — TRACKING #

For DEVELOPMENT SERVICES — DATE 9/1/2020

ORIGINAL SITE DATA:

OWNER: REWARD BUILDERS, INC.
PARTS OF LOTS 16 & 17 CARR HILLS
PIN NUMBER: 0763.05-29-0815
ADDRESS: 410 KNIGHT AVE
TOTAL ACREAGE: 19,762 SF/0.454 AC.
ZONING: TC - SUBDISTRICT LDR
CURRENT USE: VACANT

OWNER INFORMATION:

REWARD BUILDERS, INC.
P.O. BOX 910
HOLLY SPRINGS, NC 27540-910

CARR HILLS\2019248_410KNIGHT.DWG

STATE OF NORTH CAROLINA WAKE COUNTY
I, SONYA A. WARD, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book SEE, Page REF., etc.)(other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book SEE, Page REF.; that the ratio of precision or positional accuracy as calculated is 1:14,178+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 28th day of August, 2020.

Professional Land Surveyor — L - 4017 Registration No.

SEAL
NORTH CAROLINA PROFESSIONAL SEAL L-4017 LAND SURVEYOR SONYA R. WARD

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

RECORDED IN BOOK OF MAPS 2020 PAGE 01387, WAKE COUNTY REGISTRY.

Date	Revision	By
07/20	ADDRESS TOC COMMENTS	SW
08/20	ADDRESS TOC COMMENTS	SW

Date: 09/06/19
Scale: 1" = 20'
Drawn By: S. WARD
Checked By: S. WARD
Field Book:

EXEMPT PLAT
NORTH PART OF LOTS 16 & 17 CARR HILLS
410 KNIGHT AVE.
TOWN OF CARY WAKE COUNTY N.C.

SHEET 1 OF 1

WARD SURVEYING SERVICES, PLLC
LAND SURVEYING & PLANNING
124 SEABOARD ST. APEX, N.C. 27502
TELEPHONE: (919) 367-7858 FAX: (919) 367-7833