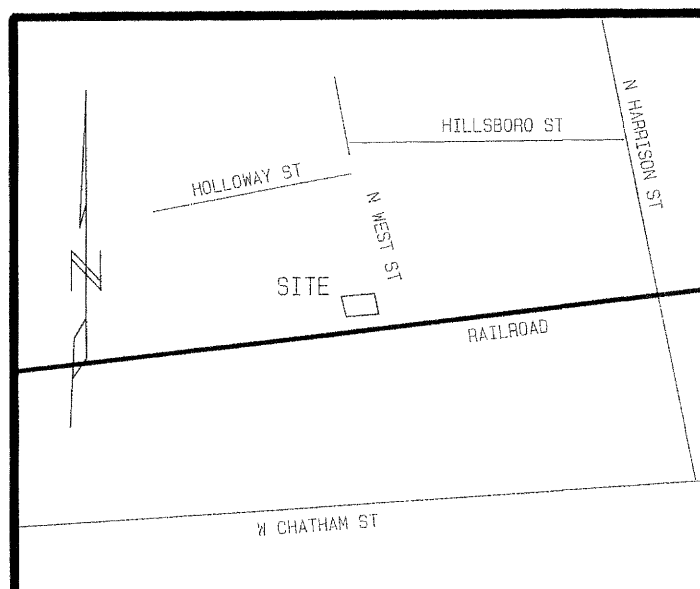




VICINITY MAP NOT TO SCALE

I, LEONARD H. SULLIVAN, JR., 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 IS 1: 10000 ±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 26th DAY OF APRIL, A.D., 2020

ALSO, I CERTIFY:

A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

SURVEYOR LEONARD H. SULLIVAN, JR.

L-2821
LICENSE NUMBER



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 THEREBY BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE 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, RIGHT-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. 16962 PAGE NO. 682

SIGNATURE OF OWNER(S)

Zarina K Syed
PRINT OWNER(S) NAME

30 DAY RECORDING LIMIT

THIS PLAT IS NOT TO BE RECORDED AFTER THE 29th DAY OF May 2020.
THIS PLAT IS ☒ INSIDE- ☐ OUTSIDE OF THE TOWN OF CARY'S CORPORATE LIMITS.

TOWN OF CARY HTE # 19-6154 TRACKING # 19-PLT-6164

4/22/2020
DEVELOPMENT SERVICES DATE

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

4/22/2020
REVIEW OFFICER DATE

REFERENCES:

DB 16962 Pg 682
BoM 1992 Pg 587
BoM 2014 Pg 1681
DB 15716 Pg 1165
BoM 1920 Pg 78
DB 15721 Pg 56
DB 1764 Pg 111
BoM 2019 Pg 1905

SETBACKS

ROADWAY SETBACK = 18' MINIMUM FROM INSIDE OF SIDEWALK
REAR SETBACK = N/A
SIDE SETBACK = N/A
MINIMUM BUILDING HEIGHT = 20'
MAXIMUM BUILDING HEIGHT = 45'

SITE DATA TABLE

SITE TOTAL = 0.3230 AC OR 14072 SF
LOT 4 = 0.0293 AC OR 1277 SF
LOT 5 = 0.0286 AC OR 1244 SF
LOT 6 = 0.0285 AC OR 1242 SF
R/W DEDICATION = 0.1568 AC OR 6829 SF
OPEN SPACE 1 = 0.0572 AC OR 2492 SF
OPEN SPACE 2 = 0.0150 AC OR 655 SF
OPEN SPACE 3 = 0.0066 AC OR 286 SF

LEGEND:

● IRON PIPE FOUND
○ IRON PIPE SET
[XXX] INDICATES STREET ADDRESS
□ CURB INLET
⊕ WATER VALVE
⊙ POWER POLE

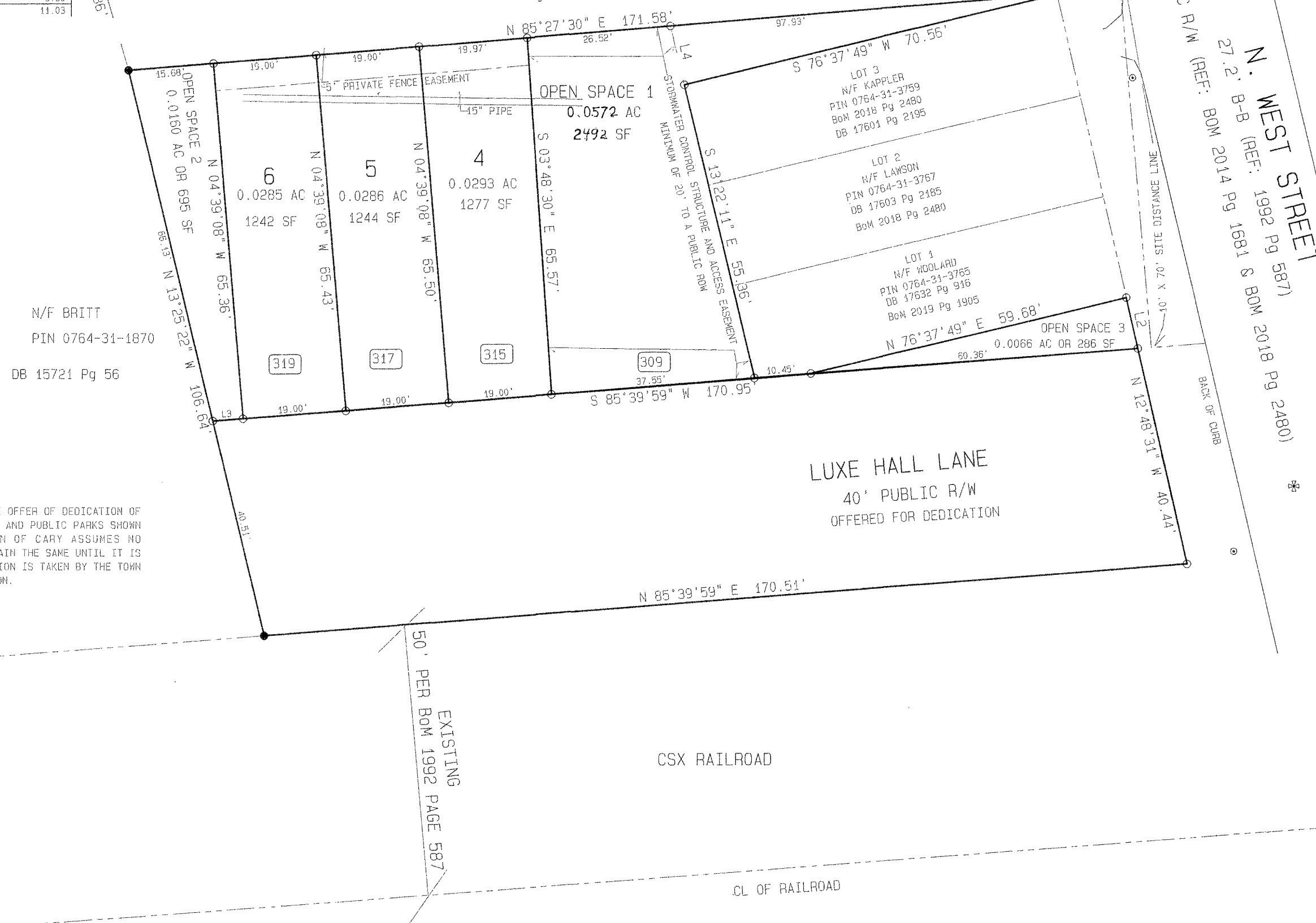
NOTES:

1. ALL EASEMENTS ARE CENTERED ON EXISTING STRUCTURES UNLESS OTHERWISE NOTED.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
4. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
5. NOT ALL IMPROVEMENTS TO LOT SHOWN HEREON.
6. ANY POINT NOTED AS "CONTROL CORNER" SHALL NOT BE DEEMED ANY MORE OR LESS RELIABLE THAN ANY OTHER POINT SHOWN HEREON.
7. PROPERTY IS NOT IN THE 100 YEAR FLOOD BY FEMA FIRM MAP NUMBER 3720076400J PANEL 0764 EFFECTIVE DATE OF MAY 2, 2006.
8. ZONING FOR SITE IS TOWN CENTER (TC) WITH HM2D.
9. IMPERVIOUS SURFACE MAXIMUM FOR SITE IS 10,454 SF (INCLUDING PHASE 1).
MAXIMUM IMPERVIOUS FOR LOT 4 = 1,000 SF
MAXIMUM IMPERVIOUS FOR LOT 5 = 1,000 SF
MAXIMUM IMPERVIOUS FOR LOT 6 = 1,000 SF

LINE	BEARING	DISTANCE
L1	S 12°48'31" E	0.07
L2	S 12°48'31" E	9.59
L3	N 85°39'59" E	5.60
L4	S 13°22'11" E	11.03

N/F BRITT
PIN 0764-31-1870
DB 15721 Pg 56

N/F ONNIPAUPER LLC
PIN 0764-31-2892
DB 15716 Pg 1165
LOT 3
BoM 1920 Pg 78



NOTE: THE TOWN OF CARY ACKNOWLEDGES THE OFFER OF DEDICATION OF THE STREETS, EASEMENTS, RIGHTS OF WAY, AND PUBLIC PARKS SHOWN HEREIN TO THE PUBLIC, BUT THE TOWN OF CARY ASSUMES NO RESPONSIBILITY TO ACCEPT, OPEN OR MAINTAIN THE SAME UNTIL IT IS IN THE PUBLIC INTEREST TO DO SO AND ACTION IS TAKEN BY THE TOWN OF CARY TO ACCEPT SAID OFFER OF DEDICATION.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF CARY WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AND CONDITIONS OF APPROVAL AS ARE NOTED IN THE MINUTES OF THE TOWN COUNCIL AND OR THE ZONING BOARD OF ADJUSTMENT AND THAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

4/22/2020
DIRECTOR OF PLANNING DATE

WAKE COUNTY, NC 1
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
04/30/2020 08:39:32



BOOK:BM2020 PAGE:00664

TOWN OF CARY DEVELOPMENT PLAN # 19-DP-0242 PAGE 1 OF 1

SULLIVAN SURVEYING

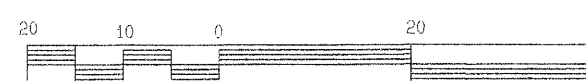
1143-D EXECUTIVE CIRCLE CARY, NC 27511
(919) 469-4738 FAX: (919) 469-8447
F-0507

REVISION DATE

6 JANUARY 2020
15 FEBRUARY 2020
20 FEBRUARY 2020
26 FEBRUARY 2020
31 MARCH 2020
2 APRIL 2020

OWNER(S):

ZL BUILDERS, L.L.C.
441 CHICKASAW RD
DURHAM, N.C. 27703
DB 16962 Pg 682



SCALE IN FEET

SUBDIVISION MAP:

NW MANOR TOWNHOMES

CARY

WAKE COUNTY

SCALE: 1" = 20'

DRAWN BY: LYNNIE

06 SEPTEMBER 2018

NORTH CAROLINA

PIN 0764-31-3704

SURVEYED BY: TREY

S: /PACSOFT/2018/GERDA/GERSUB2

RECORDED IN WAKE COUNTY REGISTER OF DEEDS BOOK OF MAPS 2020 PAGE 664.