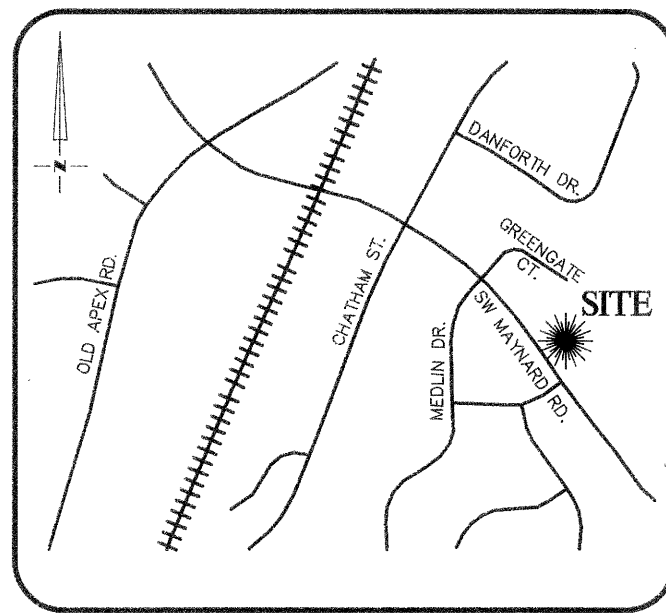




VICINITY MAP
Not To Scale

LEGEND

- PROPERTY LINE
— ADJACENT PROPERTY LINES
— EASEMENT LINE
IPS ● — IRON PIN SET
EIP ○ — EXISTING IRON PIPE
DB — DEED BOOK
BM — BOOK OF MAPS
PG — PAGE
#902 — STREET ADDRESS
44 — LOT NUMBER
■ — WATER METER
⊙ — POWER POLE

FLOODPLAIN NOTE

THIS SITE IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA, DESIGNATED AS ZONE 0.2% ANNUAL CHANCE FLOOD HAZARD, AS SHOWN ON:
FIRM PANEL(S): 3720075300K
PANEL EFFECTIVE DATE: 07/19/22

SITE DATA

OWNER: SHREE GANESHI LLC
204 TAWNY RIDGE LANE
CARY, NC 27513-8804
PIN#: 0753-96-6843
DB/PG 19330/1363
PB/PG 1994/1111
ZONING: R12

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 THERE TO 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, RIGHTS-OF-WAY, AND PARKS IDENTIFIED AS BEING OFFERED FOR DEDICATION THEREON (IF ANY) TO THE TOWN 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 AND PEDESTRIAN FACILITIES SHOWN ON THIS PLAT, IF ANY, ARE TO BE AVAILABLE FOR PUBLIC USE UNLESS INDICATED OTHERWISE.

OWNER(S) — LOT 1
SHREE GANESHI LLC

Shree Ganeshji LLC
PRINTED NAME OF PROPERTY OWNER(S)

Panna Bhasin
SIGNATURE OF OWNER-AUTHORIZED SIGNATORY

Panna Bhasin
PRINTED NAME OF SIGNATORY

CERTIFICATE OF EXEMPTION FROM SUBDIVISION ORDINANCE

I HEREBY CERTIFY THIS PLAT IS EXEMPT FROM THE SUBDIVISION ORDINANCE UNDER DEFINITIONS OF SUBDIVISION CONTAINED IN SEC. 47-30(f)(11)(d) AND (e), SEC. 160D-802 OF N.C. GEN. STATUTES AND SECTION 3.9 OF THE TOWN OF CARY LAND DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASON:

X THE SURVEY SHOWS THE DIVISION OF A TRACT OF LAND IN SINGLE 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, OR

PURSUANT TO N.C. GEN. STATUTE 47-30(f)(11)(AND SEC. 160D-802, AS APPLICABLE), NO APPROVAL IS REQUIRED BY THE TOWN OF CARY

Director of Planning or Designee

10/30/23
DATE

GENERAL NOTES

- AREAS COMPUTED BY COORDINATE METHOD.
- BASIS OF BEARINGS: BM 1994 PG 1111, WAKE COUNTY REGISTRY.
- A PORTION OF THIS TRACT IS LOCATED WITHIN THE 0.2% CHANCE ANNUAL FLOOD HAZARD ZONE PER FEMA FIRM MAP #3720075300K EFFECTIVE DATE JULY 19, 2022.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- METAL STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- ZONING: R12
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
- NO N.C. GRID MONUMENT RECOVERED WITHIN 2,000 FT. OF SITE.
- REFERENCES
—DB 2837 PG 17 —BM 1980 PG 457
—DB 12785 PG 45 —BM 1984 PG 767
—DB 13347 PG 589 —BM 1994 PG 1111
—DB 14651 PG 323
—DB 19330 PG 1363

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.

STORMWATER MANAGEMENT CERTIFICATE

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH CHAPTER 4.4.6 WATERSHED PROTECTION OVERLAY DISTRICT OF THE TOWN OF CARY LAND DEVELOPMENT ORDINANCE AND IS APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OFFICE. NOTICE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC DRINKING WATER SUPPLY WATERSHED. DEVELOPMENT RESTRICTIONS MAY APPLY.

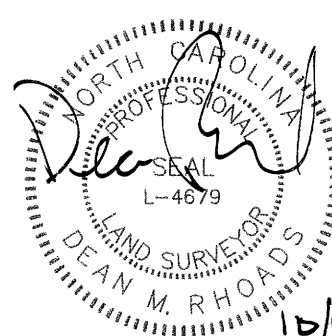
Storm Water Management Engineer

10/26/2023
DATE

SURVEYOR'S CERTIFICATION

I, DEAN M. RHOADS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 19330, PAGE 1363) (BOOK OF MAPS 1994, PG 1111); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK OF MAPS 1980, PAGE 457; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000; THAT 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; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 10 DAY OF OCT, 2023, A.D., 2023

DEAN M. RHOADS, N.C. PLS L-4679 (PLS)



10/10/23

LINE	BEARING	DISTANCE
L1	N38°59'25"W	27.78'
L2	S06°39'50"E	16.61'
L3	N89°49'44"E	11.00'

SETBACKS

PER R12 ZONING

FRONT (THOROUGHFARE) — 50'
(COLLECTOR) — 30'
(OTHER STREET) — 20'
SIDE — 10'
REAR — 25'

MIN LOT SIZE — 12,000 S.F.
MIN LOT WIDTH — 80' (90' FOR CORNER LOT)

REVIEW OFFICER CERTIFICATE

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

10/30/23
DATE

30 DAY RECORDING LIMIT:

THIS PLAT MAY NOT BE RECORDED AFTER 30 DAYS OF THE DATE THE CERTIFICATE IS SIGNED BELOW.

THIS PLAT IS [X] INSIDE — [] OUTSIDE OF THE TOWN OF CARY CORPORATE LIMITS

TOWN OF CARY TRACKING # 24-PLT-0785

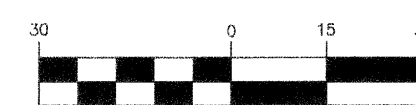
DEVELOPMENT TECHNICIAN

DATE

10/30/23

THE PURPOSE OF THIS PLAT IS TO: SUBDIVIDE LOT 1 AS AN EXEMPT SUBDIVISION, AS SHOWN HEREON

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

EXEMPT SUBDIVISION PLAT FOR

LOT 1, PROPERTY OF MAH BASHIR DAUD & SHAHAZ K. DAUD SUBDIVISION, RECORDED IN BM 1994 PG 1111
902 SW MAYNARD ROAD
LEGAL REFERENCE: BM 1994 PG 1111
Cary Township, Wake County, N.C.

PROPERTY OF:

SHREE GANESHI LLC
204 TAWNY RIDGE LANE
CARY, NC 27513

RESIDENTIAL LAND SERVICES, PLLC.

197 EVANS ROAD
CARY, NORTH CAROLINA 27513
PHONE: (919) 378-9316
FIRM LICENSE NO. P-0873
ENGINEERS — SURVEYORS — PLANNERS

DRAWN BY:	SMB
REVIEWED BY:	DMR
DATE:	JULY 12, 2023
SCALE:	1" = 30'
FILE NO.:	902-SW MAYNARD
REV. NO.:	
SHEET NO.	1 OF 1