

NOTES:

1. THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS A GUARANTEE OF MARKETABLE TITLE OR FOR DISCLOSURE OF TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT / TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
6. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
7. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720076400K, PANEL 0764 EFFECTIVE DATE JULY 19, 2022.
9. A SIDE BUILDING SETBACK OF LESS THAN 3' MAY BE PERMITTED WHERE FIREWALLS ARE PROVIDED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODE STANDARDS

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'S CORPORATE LIMITS

TOWN OF CARY COUNTY TRACKING #: 26-PLT-1480

Bonnie Gormi DATE: 5/5/2026
DEVELOPMENT TECHNICIAN

MINIMUM BUILDING SETBACKS

ROADWAY 10"/18"
SIDE 0/3' MINIMUM; 16' COMBINED
REAR 10'
MIN LOT AREA 8,000 SF
MIN LOT WITH 50/55'(CORNER LOT)

*APPLICABLE WHEN THERE IS NO VEHICLE PARKING BETWEEN THE BUILDING AND THE RIGHT-OF-WAY
**APPLICABLE WHEN THERE IS VEHICLE PARKING BETWEEN THE BUILDING AND RIGHT-OF-WAY

REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA COUNTY OF WAKE

I, *Douglas Loveland* 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.

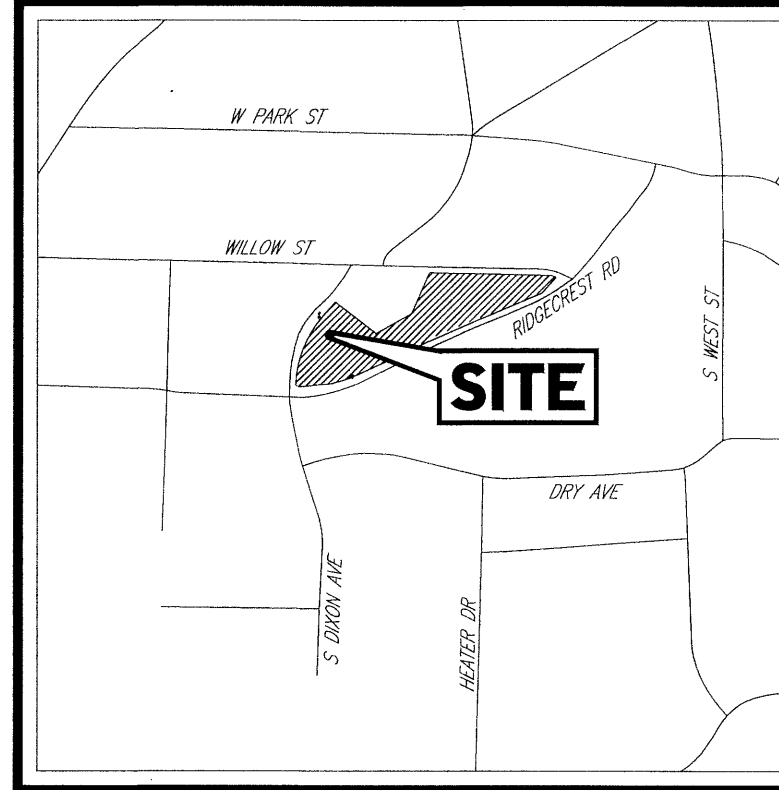
REVIEW OFFICER

DATE

SITE DATA TABLE:

NEW LOT 1 42,591SF/0.978AC
NEW LOT 2 21,149SF/0.485AC
NEW LOT 3 17,533SF/0.403AC

TOTAL 81,273SF/1.866AC



SITE LOCATION MAP



SCALE: N.T.S.

STORMWATER MANAGEMENT CERTIFICATE

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.

Lin Barron DATE: 05/04/2026
STORMWATER MANAGEMENT ENGINEER

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)(1)(D) AND (E), §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.

PURSUANT TO NC GEN STATUTE 47-30(F)(1)(D) (AND §160D-802, AS APPLICABLE), NO APPROVAL IS REQUIRED BY THE TOWN OF CARY.

DR LUTZ DATE: 5/5/26
DIRECTOR OF PLANNING OR DIRECTOR'S DESIGNEE

SURVEYOR CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

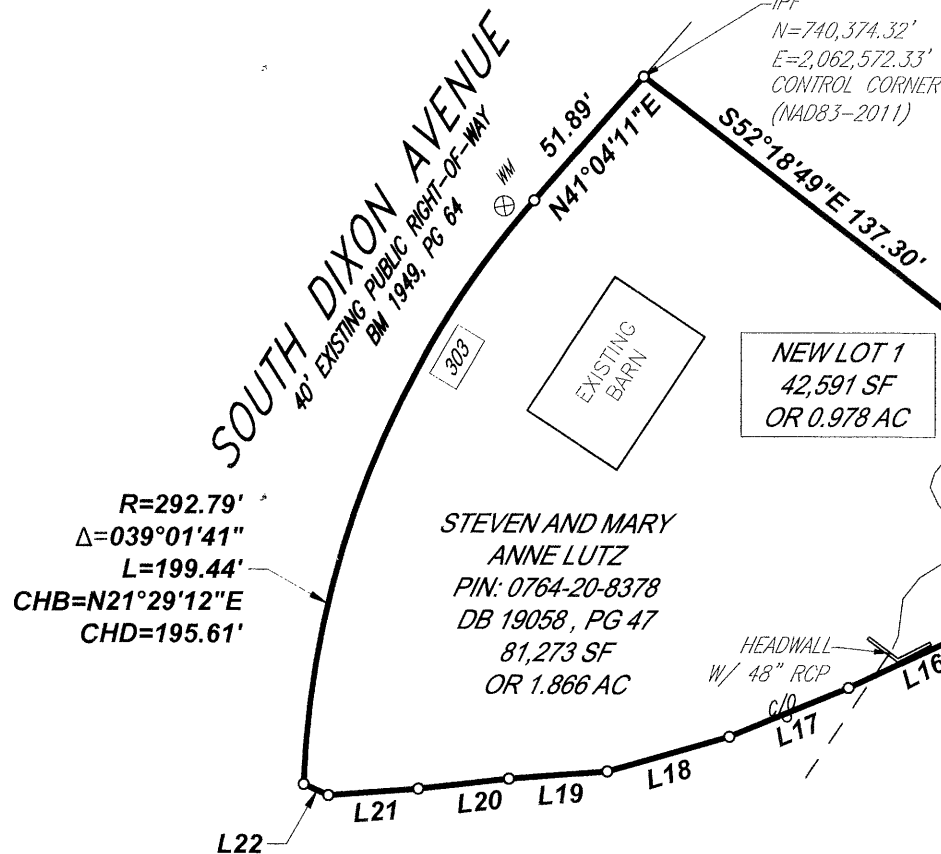
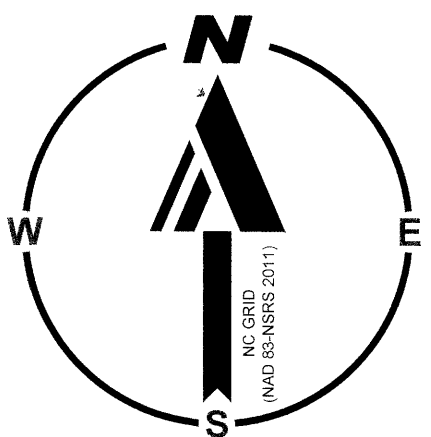
THAT THE RATIO OF PRECISION OF THE SURVEY AS CALCULATED IS 1: 10,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

- (1) CLASS OF SURVEY: "CLASS A"
- (2) POSITIONAL ACCURACY: 0.04'
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
- (4) DATES OF SURVEY: 02/01/2025
- (5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRS
- (7) GEOID MODEL: 2018 (CONUS)
- (8) COMBINED GRID FACTOR(S): 0.99994248
- (9) UNITS: US SURVEY FEET

THIS IS A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION OR EXEMPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL ON THIS 28TH DAY OF APRIL A.D. 2026.

Thomas E. Teabo
SURVEYOR NCL-3920



NOTARY STATEMENT

STATE OF NC
COUNTY OF Wake

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: *Mary Anne Lutz*

DATE: 4/28, 2026

PRINTED NAME: *Kelly Jo Thatcher*
MY COMMISSION EXPIRES: 11/5/26
NOTARY PUBLIC
Wake County, N.C.

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 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 AND PEDESTRIAN FACILITIES SHOWN ON THIS PLAT, IF ANY, ARE TO BE AVAILABLE FOR PUBLIC USE UNLESS INDICATED OTHERWISE.

PRINTED NAME OF PROPERTY OWNER(S): *Mary Anne and Steven Lutz*

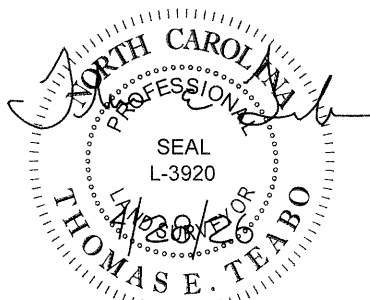
SIGNATURE OF OWNER/AUTHORIZED SIGNATORY

Mary Anne Lutz
PRINTED NAME OF SIGNATORY

Register of Deeds

Tammy L. Brunner
Wake County, NC
05/06/2026 03:39:31 PM
B: BM2026 P: 00798 Pages: 1
Recording Fee: \$21.00

DOCUMENT # 2026050293



LEGEND

- LINE SURVEYED
- LINE NOT SURVEYED
- IPF IRON PIPE FOUND
- IRON PIPE SET

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

PROJECT No.: 240214
DRAWN BY: RJ
CHECKED BY: RJ
DATE: 04/28/2026
CAD I.D.: PLAT-SUBD
FIELD DATE: 02/01/2025
CREW CHIEF: JR
APPROVED: TET

PROJECT: EXEMPT SUBDIVISION PLAT

FOR

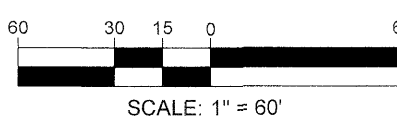
STEVEN AND
MARY ANNE
LUTZ

303 S DIXON AVE
TOWN OF CARY
CARY TOWNSHIP
WAKE COUNTY
NORTH CAROLINA

BOHLER //
BOHLER ENGINEERING NC, PLLC

4130 PARKLAKE AVENUE, SUITE 200
RALEIGH, NC 27612
Phone: (919) 578-9000

NC@BohlerEng.com



SHEET NUMBER:

1
OF 1

ORG. DATE - 04/28/2026