

THE FOLLOWING CERTIFICATES ARE REQUIRED ON ALL PLATS

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 deeds(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.

Printed Name of Property Owner(s)

Signature of Owner-authorized signatory

Printed Name of Signatory

Review Officer Certificate State of North Carolina County of Wake

I, _____ 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

30 Day Recording Limit

This plat may not be recorded after 30 days of the date the certificate is signed below.

This plat is [] inside [] outside of the Town of Cary Corporate Limits.

Town of Cary Tracking # XX-PLT-XXXX

Development Technician

Date: _____

TOWN *Of* CARY

316 North Academy Street • Cary, NC 27513 • PO Box 8005 • Cary, NC 27512-8005
Phone: 311 inside of Cary and 919-469-4000 outside of Cary • www.townofcary.org

ONE OF THE FOLLOWING CERTIFICATES WILL BE REQUIRED
(DEPENDING ON THE TYPE OF PLAT)

Certificate of approval for recording

I hereby certify that the plat shown hereon has been found to comply with the development 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.

Director of Planning

Date

*Needed on all plats involving the subdivision of property not classified as an exempt subdivision.

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), §160D-802 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; or
- The survey shows a division of land into parcels larger than ten acres where no street right-of-way dedication is involved; The survey shows the public purchase of strips of land for the widening or opening of streets; or
- 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
- 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; or
- The survey is of another exemption or exception to the definition of subdivision not detailed above; or
- 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 §160D-802, as applicable), no approval is required by the Town of Cary.

Director of Planning or designee

Date

**This certificate is only used for plats meeting one or more of the above qualifying conditions.*

Stormwater Management Certificate

I certify that the plat shown heron 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

Date

TOWN *Of* CARY

SUBDIVISION PLATS

Please use this format for the minimum setback table on single-family lots. The minimum setbacks will be measured from the property line unless noted otherwise. Do not include the footnotes listed below.

Detached homes:

<u>Sample Setback Table #1</u>	
Roadway ¹	XX'
Rear	XX'
Side	XX'
Side Aggregate	XX'
Side Minimum	XX'

<u>Sample Setback Table #2</u>	
Roadway	XX'
Rear	XX'
Side	XX'
Side Aggregate	XX'
Side Minimum	XX'

Townhomes:

<u>Sample Setback Table for townhomes</u>	
Roadway ¹ w/ Parking	XX'
Roadway ¹ w/o Parking	XX'
Rear Yard	XX'
Interior Unit Side	0'
End Unit Side	XX'
Building to Building	XX'
Decks*	

*List additional projection into setbacks if permitted by site plan

Footnotes (do not use these footnotes on the plats as part of the setback table)

¹ "Roadway" replaces "Front". Okay to list as "Roadway/Front".