

Pick Up: Land Solutions of North Carolina, PLLC

CERTIFICATE OF OWNERSHIP AND DEDICATION
The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision jurisdiction of the Town of Oak Ridge, Guilford County, North Carolina and this plat and allotment to be a free act and deed, and hereby dedicate(s) to public use as roads, streets, and easements forever all areas so shown or indicated on this plat.

Signed by: [Signature]
Kevan R. Combs, Member/Manager
Combs, Inc.

Attest by: [Signature]
Christopher M. Rohrer

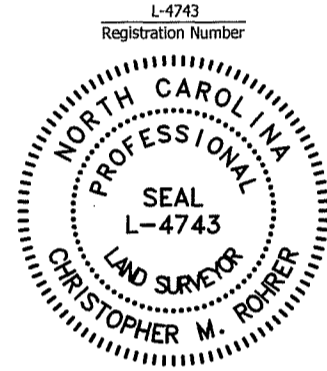
DEED RESTRICTION / RESTRICTIVE COVENANT:
Development of subject property is required to be in accordance with applicable state and federal regulations for the National Pollutant Discharge Elimination System (NPDES) Phase II stormwater management program.

SURVEYORS
I, Christopher M. Rohrer, certify that this plat was drawn under my supervision from an actual survey made under my supervision (Deed description recorded in See plat reference(s); that the boundaries not surveyed are clearly indicated as drawn from information found in (See plat for reference(s); that the ratio of precision as calculated is 1:10,000 or greater; that this plat was prepared in accordance with G.S. 47-30 as amended.

This survey creates a subdivision of land within the area of a county or jurisdiction that has an ordinance that regulates parcels of land.

Witness my original signature, registration number and seal this 4th day of MAY A.D., 2018.

[Signature]
Surveyor



DEPARTMENT OF TRANSPORTATION
When grade of adjacent property does not conform to the street grade, an easement is effective for the purpose of sloping embankments from street grade level at the property line having a slope ratio of two feet horizontal for each foot of vertical dimension.

[Signature]
Approved by/District Engineer
5/7/18
Date

CERTIFICATE OF LOCAL JURISDICTION APPROVAL
Approved by the Town of Oak Ridge, Guilford County, North Carolina on the 16th day of May 2018. Pursuant to Article V of the Oak Ridge Development Ordinance.

[Signature]
Town of Oak Ridge Enforcement Officer
5-16-18
Date

REVIEW OFFICER'S CERTIFICATION
State of North Carolina
County of Guilford
I, [Signature]
Review Officer of Guilford County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

[Signature]
Review Officer
5-16-18
Date

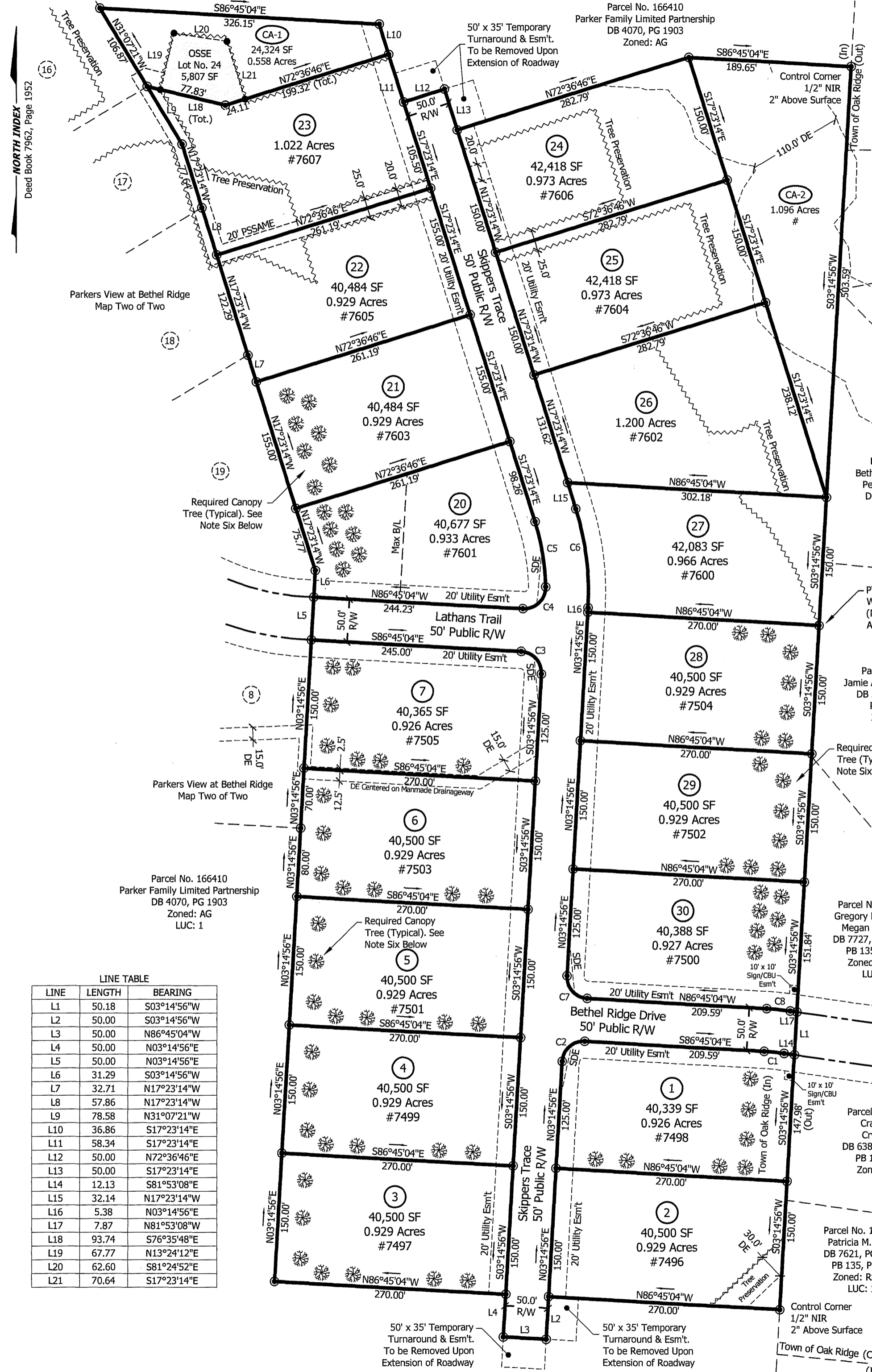
GENERAL PLAT NOTES
This plat is subject to any easements, agreements or rights-of-way of record, prior to the date of this plat, which were not visible at the time of my inspection.

Method of computation is by coordinate calculation.

All property corners not otherwise labeled are new iron rods.

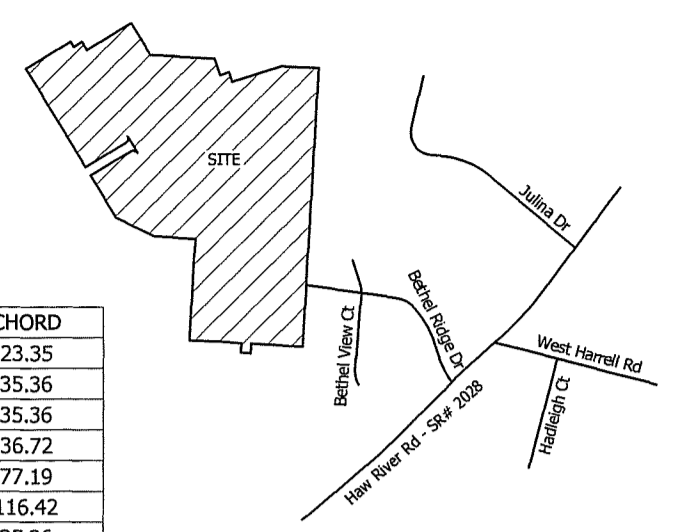
The ratio of precision is 1:10,000 or greater.

- LEGEND
UP UTILITY POLE
LP LIGHT POLE
C/L CENTERLINE
B/L BUILDING LINE
NTS NOT TO SCALE
EIP EXISTING IRON PIPE
EIR EXISTING IRON ROD
NIR NEW IRON ROD
R/W RIGHT OF WAY
DE DRAINAGE EASEMENT
SDE SIGHT DISTANCE EASEMENT
PT POINT (NO MONUMENT SET)
RCP REINFORCED CONCRETE PIPE
SPL SPECIAL PURPOSE LOT
ESMT EASEMENT
OSSE OFF SITE SEPTIC EASEMENT
PSSAME PRIVATE SANITARY SEWER ACCESS and MAINTENANCE EASEMENT
PROPERTY CORNER
EASEMENT CORNER
LINES NOT SURVEYED
FENCE
TREE PRESERVATION AREA



LINE TABLE
LINE LENGTH BEARING
L1 50.18 S03°14'56"W
L2 50.00 S03°14'56"W
L3 50.00 N86°45'04"W
L4 50.00 N03°14'56"E
L5 50.00 N03°14'56"E
L6 31.29 S03°14'56"W
L7 32.71 N17°23'14"W
L8 57.86 N17°23'14"W
L9 78.58 N31°07'21"W
L10 36.86 S17°23'14"E
L11 58.34 S17°23'14"E
L12 50.00 N72°36'46"E
L13 50.00 S17°23'14"E
L14 12.13 S81°53'08"E
L15 32.14 N17°23'14"W
L16 5.38 N03°14'56"E
L17 7.87 N81°53'08"W
L18 93.74 S76°35'48"E
L19 67.77 N13°24'12"E
L20 62.60 S81°24'52"E
L21 70.64 S17°23'14"E

CURVE TABLE
CURVE LENGTH RADIUS BEARING CHORD
C1 23.35 275.00 N84°19'06"W 23.35
C2 39.27 25.00 S48°14'56"W 35.36
C3 39.27 25.00 N41°45'04"W 35.36
C4 41.23 25.00 N45°59'54"E 36.72
C5 77.44 275.00 N09°19'11"W 77.19
C6 117.06 325.00 N07°04'09"W 116.42
C7 39.27 25.00 S41°45'04"E 35.36
C8 27.60 325.00 N84°19'06"W 27.59



PLAT INFORMATION
TAX PARCEL NUMBER 226337
DEED REFERENCE(S) Deed Book 7962, Page 1952
ACREAGE IN TOTAL TRACT 34.075 Acres
ZONING DISTRICT CU-RS-40
TOTAL NUMBER OF LOTS 29 Building Lots
COMMON AREA 1.630 Acres
ACREAGE IN NEW RW DEDICATION 3.512 ± Acres
LINEAR FT. OF NEW STREETS 3,300' ±
WATER PRIVATE WELL
SEWER PRIVATE SEPTIC
REQUIRED FRONT SETBACK 40'
REQUIRED SIDE SETBACK 15'
REQUIRED REAR SETBACK 30'
RESTRICTIVE COVENANTS and / or HOA DOCUMENTS(S) REFERENCE(S) DB _____ PG _____

GENERAL SITE NOTES:
1. No portion of this tract is located within a Flood Zone, refer to FIRM Community Panel No. 37107780900J, Dated June 18, 2007.
2. No portion of this tract is located within a designated Watershed.

ZONING CONDITION(S):
1. Single Family Detached Dwellings Only.

TREE COVERAGE/PRESERVATION NOTE:
1. Required tree coverage/preservation area is 21% of the site (Combination of Preservation and Replacement).
2. 34.075 Acres (outside R/W) x 21% = 7.16 Acres (Required).
3. Total tree coverage/preservation provided: 6.79 Acres (19.93%).
4. Required tree replacement is 1.07% of the site.
5. 34.075 Acres (outside R/W) x 1.07% = 0.36 Acres/15,682 SF (Required)
6. 84 trees total or 7 trees per lot (Lot Nos. 1, 3-7, 19-21 and 28-30 only) with a caliper greater than two and a half inches (2.5") must be planted before a Certificate of Occupancy is issued. Location shown for illustrative purposes only. Final location to be determined at time of planting.

BK: P 197
PG: 25-26
RECORDED 05-17-2018 10:14:21 AM
BY: DENISE BOWENS DEPUTY-GS
2018025234
JEFF L. THIGPEN
REGISTER OF DEEDS
NC FEE \$42.00

FINAL PLAT
PARKERS VIEW at BETHEL RIDGE
Map One of Two
Oak Ridge Township - Guilford County
Town of Oak Ridge - North Carolina
Survey Date: April 16, 2018
One Inch = One Hundred Feet
OWNER: Combs, Inc.
Telephone: 336.605.0328
www.landsolutionsofnc.com
Fax: 336.605.0329
Firm License: P-1190
200 South Regional Road, Suite 104, Greensboro, NC 27409
Post Office Box 347, Oak Ridge, NC 27310-0347

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Signed by: Kevan R. Combs, Member/Manager Combs, Inc.

Attest by: Christopher M. Rohrer

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This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Witness my original signature, registration number and seal this 4th day of MAY A.D., 2018.

Signature of Surveyor Christopher M. Rohrer



DEPARTMENT OF TRANSPORTATION
When grade of adjacent property does not conform to the street grade, an assessment is effective for the purpose of sloping embankments from street grade level at the property line having a slope ratio of two feet horizontal for each foot of vertical dimension.

Approved by/for District Engineer Bill K. North PE 5/7/18

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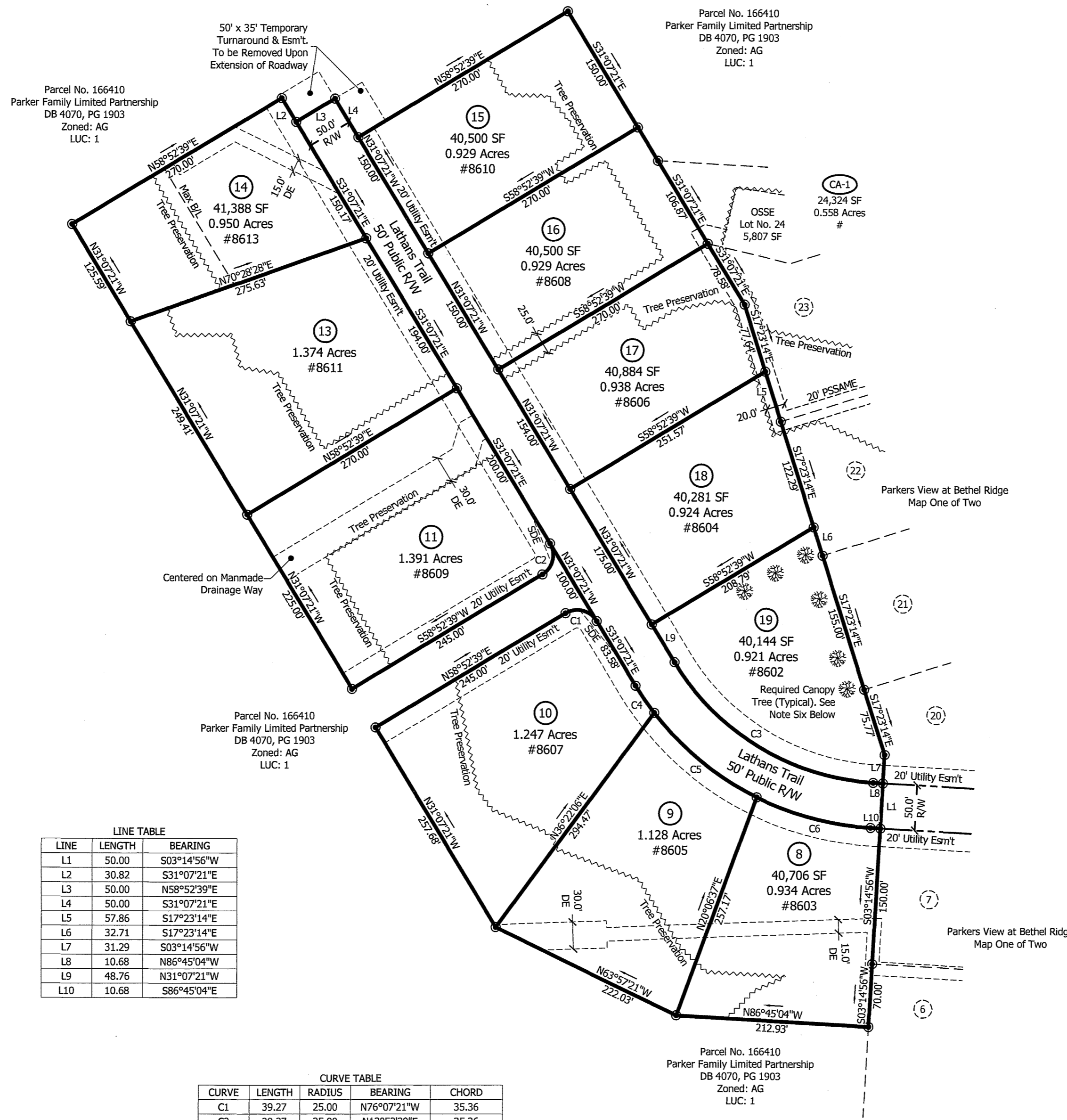
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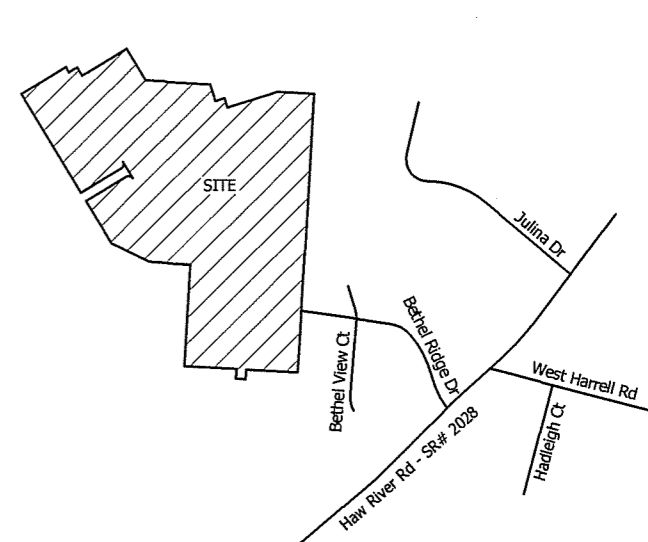
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PT - POINT (NO MONUMENT SET)
RCP - REINFORCED CONCRETE PIPE
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OSSE - OFF SITE SEPTIC EASEMENT
PSSAME - PRIVATE SANITARY SEWER ACCESS AND MAINTENANCE EASEMENT
PC - PROPERTY CORNER
EC - EASEMENT CORNER
LNS - LINES NOT SURVEYED
F - FENCE
TPA - TREE PRESERVATION AREA



LINE TABLE
Table with columns: LINE, LENGTH, BEARING. Lists lines L1 through L10 with their respective measurements.

CURVE TABLE
Table with columns: CURVE, LENGTH, RADIUS, BEARING, CHORD. Lists curves C1 through C6 with their respective measurements.



PLAT INFORMATION
Table with columns: TAX PARCEL NUMBER, DEED REFERENCE(S), ACREAGE IN TOTAL TRACT, ZONING DISTRICT, etc.

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