


SURVEYOR'S CERTIFICATE  
 I, R. ALAN WILSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 8505, PAGE 1393, ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AS... PAGE SHOWING THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000; 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 MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.

PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER  


STATE OF NORTH CAROLINA  
 COUNTY OF GUILFORD  
 REVIEW OFFICER OF GUILFORD COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

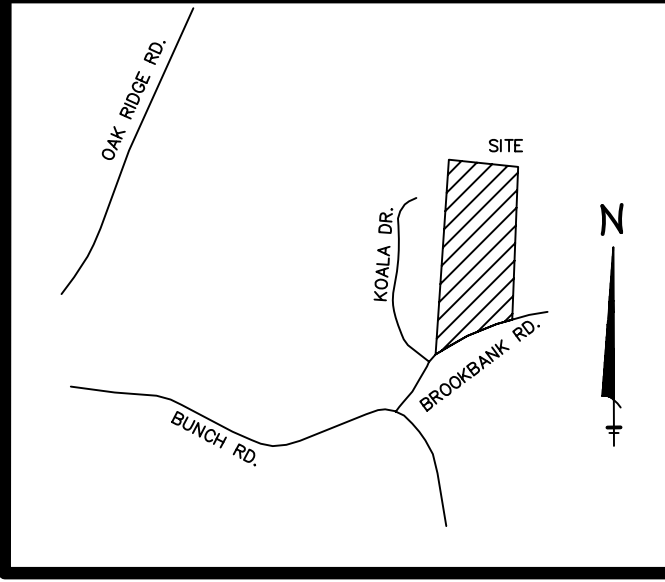
I, R. ALAN WILSON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: (a)
- (2) POSITIONAL ACCURACY: 0.06
- (3) TYPE OF GPS FIELD PROCEDURE: RTK
- (4) DATES OF SURVEY: NOVEMBER 23, 2021
- (5) DATUM/EPOCH: NAD 83 (2011)
- (6) PUBLISHED/FIXED-CONTROL USE: NCGS MON, WHITAKER, BUNCH
- (7) GEOID MODEL: 128
- (8) COMBINED GRID FACTOR(S): 0.9999669
- (9) UNITS: US FEET

SUBDIVISION INFORMATION  
 TAX PARCEL NUMBER 167477  
 DEED REFERENCE DEED BOOK 8505 PAGE 1393  
 ACREAGE IN NEW R/W DEDICATION 3.800 AC±  
 BROOKBANK ROAD 1.05 AC.  
 NEW R/W 2.75 AC.  
 ACREAGE OUTSIDE R/W 25.52 AC±  
 TOTAL PROJECT TRACT ACREAGE 29.32 AC±  
 ZONING DISTRICT RS-40  
 TOTAL NUMBER OF LOTS 22  
 LINEAR FEET OF NEW STREETS 2154'  
 SEWER PRIVATE SEPTIC  
 WATER PRIVATE WELL  
 RESTRICTIVE COVENANTS D.B. \_\_\_\_\_ PAGE \_\_\_\_\_  
 HOA DOCUMENTS REFERENCE D.B. \_\_\_\_\_ PAGE \_\_\_\_\_  
 FLOOD ZONE INFORMATION ZONE X  
 WATERSHED INFORMATION  
 TREE COVERAGE/PRESERVATION 20% REQUIRED  
 25.52 X 20% = 5.10 AC.  
 5.10 AC. PROVIDED

NOTE: This plat is subject to any Easements, Agreements, or Rights-of-Ways of record prior to date, which was not visible at this time of our inspection.  
 This survey is rendered solely for the benefit of the Owner, its lender, and title insurance company and may not be relied upon in any other manner or for any purpose by any other person.

NOTES:  
 PARCEL ID #167477  
 ZONED RS-40  
 PROPOSED LAND USE - RESIDENTIAL  
 DEED REFERENCE: D.B. 8505 PG. 1393  
 PROPERTY ADDRESS: 6719 BROOKBANK DRIVE OAK RIDGE, N.C. 27358  
 RATIO OF PRECISION: 1:10,000  
 NO NCGS MONUMENTS WITHIN 2000 FEET.  
 NO FLOOD STUDY DONE.  
 ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.  
 THIS MAP DOES NOT MEET G.S. 47-30 REQUIREMENTS AND IS NOT FOR RECORDING.



CERTIFICATE OF OWNERSHIP AND DEDICATION  
 THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN COUNCIL OF OAK RIDGE AND THIS PLAT AND ALLOTMENT TO BE A FREE ACT AND DEED AND HEREBY DEDICATES TO PUBLIC USE AS STREETS AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT.

SIGNED \_\_\_\_\_  
 ATTEST \_\_\_\_\_

CERTIFICATE OF LOCAL JURISDICTION APPROVAL FOR RECORDATION  
 APPROVED BY THE TOWN OF OAK RIDGE, NORTH CAROLINA ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_ PURSUANT TO ARTICLE V OF THE OAK RIDGE DEVELOPMENT ORDINANCE.

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

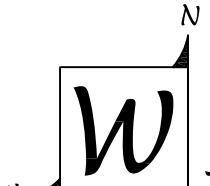
DEED RESTRICTION-RESTRICTIVE COVENANT:  
 Development of subject property is required to be in accordance with applicable state and federal regulations for the National Pollutant Discharge Elimination System (NPDES) Phase II stormwater management program. The recording of this document establishes an enforceable restriction on property usage that runs with the land to ensure that future development and/or redevelopment shall maintain the site in a manner consistent with applicable law and the approved project plans. Any alterations to the site shall not be permitted without review and approval by the local governmental office having jurisdiction for watershed/stormwater management protection.

CERTIFICATE OF APPROVAL BY DIVISION OF HIGHWAYS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
 APPROVED BY/FOR DISTRICT ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	39.25	25.00	S64°49'32"E	35.34
C2	38.84	25.00	N24°39'12"E	35.05
C3	128.68	315.00	S08°08'57"E	127.79
C4	39.27	25.00	N41°26'34"E	35.35
C5	39.27	25.00	S48°33'26"E	35.36
C6	32.75	50.00	N74°47'46"E	32.17
C7	51.83	50.00	N26°20'10"E	49.54
C8	72.51	50.00	N44°54'10"W	66.32
C9	61.54	50.00	S58°17'35"W	57.73
C10	39.27	25.00	S41°26'34"E	35.35
C11	30.77	25.00	S38°49'05"W	28.87
C12	29.26	50.00	N57°18'57"E	28.85
C13	72.38	50.00	N00°55'25"W	66.23
C14	52.36	50.00	N72°23'46"W	50.00
C15	64.62	50.00	S40°34'43"W	60.22
C16	39.27	25.00	S41°26'47"E	35.36
C17	21.03	25.00	N69°27'32"E	20.41
C18	47.06	50.00	S72°19'42"W	43.34
C19	60.73	50.00	N45°54'50"W	57.06
C20	72.94	50.00	N30°40'13"E	66.64
C21	60.46	50.00	S72°53'52"E	56.84
C22	21.03	25.00	N62°21'06"W	20.41
C23	42.07	25.00	S45°20'43"W	37.28
C24	78.57	265.00	S11°21'27"E	78.29

**PRELIMINARY**  
 NOT FOR RECORDING, SALES OR CONVEYANCES  
 PRELIMINARY PLAN  
**ASHFORD SUBDIVISION**  
 OAK RIDGE TOWNSHIP GUILFORD COUNTY  
 TOWN OF OAK RIDGE, NORTH CAROLINA

OWNER/DEVELOPER:  
 GREEN HORSE, LLC / BRADY DEVELOPMENT LLC  
 P.O. BOX 153  
 OAK RIDGE, N.C. 27310  
  
**WILSON SURVEYING, INC.**  
 R. ALAN WILSON - PROFESSIONAL LAND SURVEYOR, NO. L3987  
 402 BLANDWOOD AVENUE, GREENSBORO, N.C. 27401  
 TELEPHONE: (336) 275-8696 • FAX: (336) 272-1617  
 FIRM LICENSE NUMBER F-0336  
 DATE: DECEMBER 21, 2021 SCALE: 1" = 100'



DRAWN BY: RTP  
 PROJ. NO.: 64080  
 DRAWING FILE: 64080