

PICK UP BY WILSON SURVEYING, INC.

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 8505, PAGE 1393, ETC. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 17-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, DEED AND SEAL THIS 23TH DAY OF AUGUST, 2023



PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 1-3987

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

DATE 8-24-23

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: 0.05
(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) GEOD MODEL: 12B
(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. 8151 PAGE 2145
HOA DOCUMENTS REFERENCE D.B. PAGE
FLOOD ZONE INFORMATION ZONE X
FIRM PANEL #3710781800J
EFFECTIVE DATE 06/18/2007
WATERSHED INFORMATION
TREE COVERAGE/PRESERVATION 20% REQUIRED
25.52 X 20% = 5.10 AC.
5.10 AC. PROVIDED

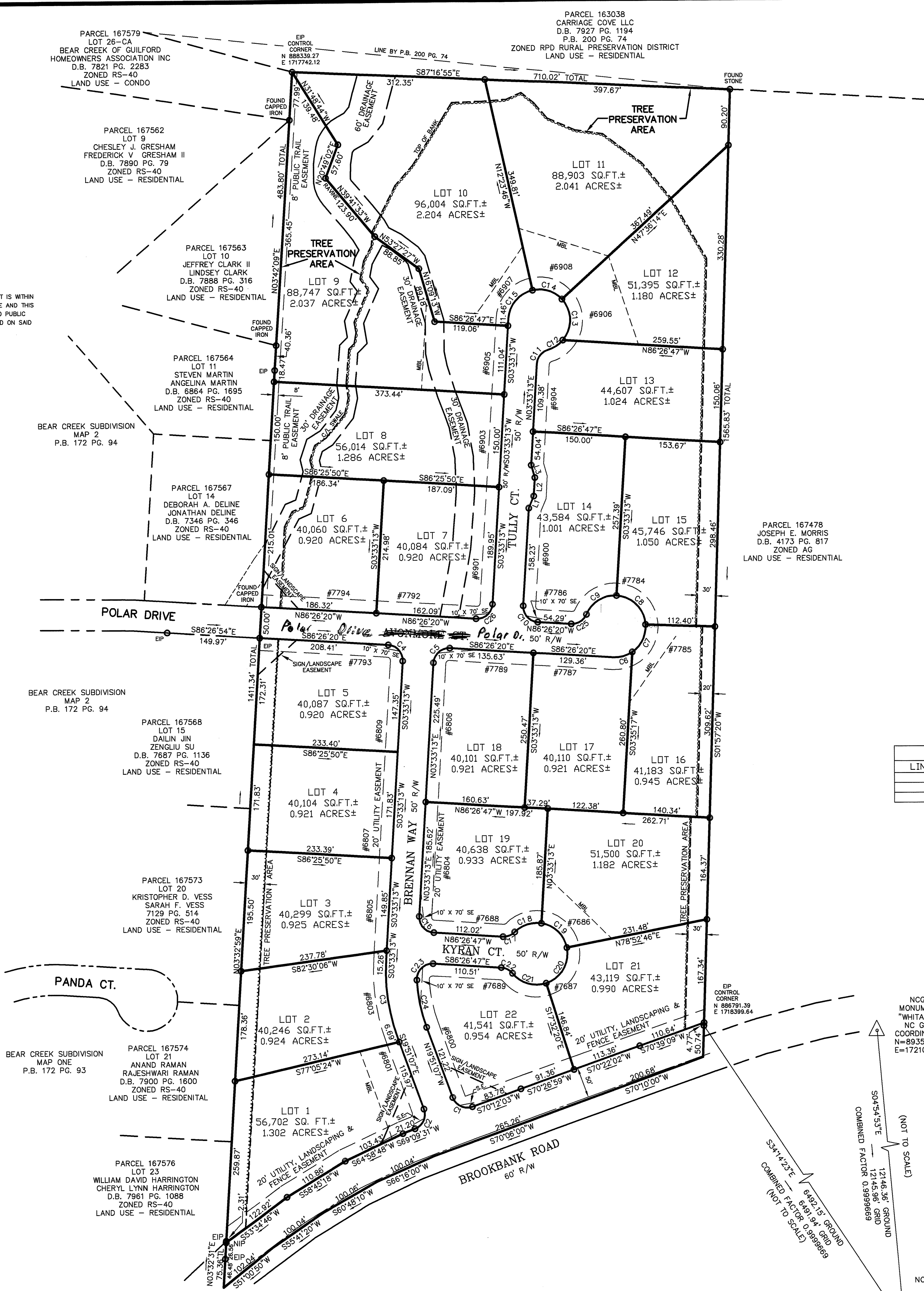
NOTES:
PARCEL ID #167477
ZONED RS-40
PROPOSED LAND USE - RESIDENTIAL
DEED REFERENCE: D.B. 8505 PG. 1393
PROPERTY ADDRESS: 6719 BROOKBANK DRIVE
OAK RIDGE, N.C. 27358
RATIO OF PRECISION: 1:10,000
NO NCGS MONUMENTS WITHIN 2000 FEET.
NO FLOOD STUDY DONE.
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

THIS PROPERTY IS SUBJECT TO ANY FACTS (PRIOR AGREEMENTS, CONVEYANCES, OR EASEMENTS OF RECORD) THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. OTHER THAN SHOWN, NO UNDERGROUND UTILITIES WERE REQUESTED FOR LOCATION OR FOUND AT THE TIME OF SURVEY.

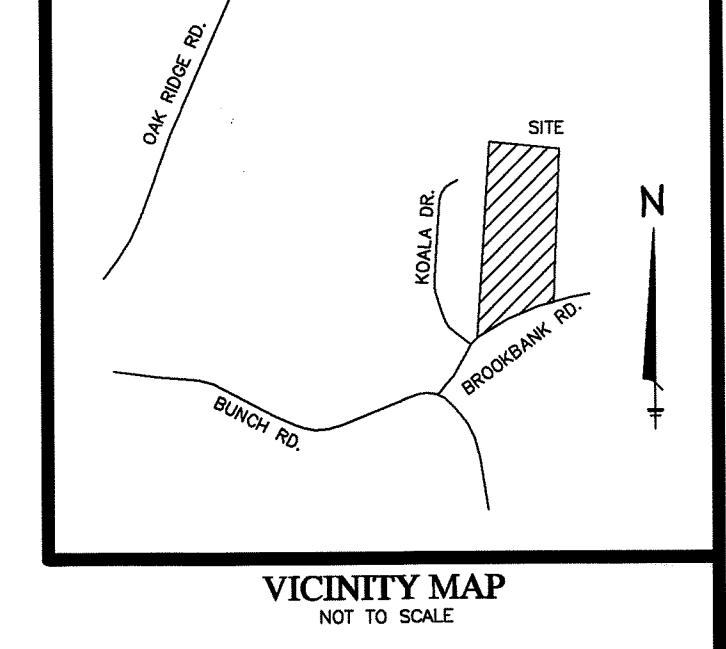
CERTIFICATE OF LOCAL JURISDICTION APPROVAL FOR RECORDATION
APPROVED BY THE TOWN OF OAK RIDGE, NORTH CAROLINA ON THE 23rd DAY OF AUGUST, 2023 PURSUANT TO ARTICLE V OF THE OAK RIDGE DEVELOPMENT ORDINANCE.

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: [Signature]
ATTEST: [Signature]



BK: P 213
PG: 42 42
RECORDED: 08-25-2023
12:41:11 PM
BY: MARY BECKAN
DEPUTY-08
2023039818
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS
NC REC 921.00



LEGEND
EIP EXISTING IRON PIPE
R/W NEW IRON PIPE
P.B. RIGHT OF WAY
P.C. PLAT BOOK
D.B. DEED BOOK
AC. ACRES
C/L CENTERLINE
D.M.U.E. DRAINAGE MAINTENANCE & UTILITY EASEMENT
D.M.D. DOUBLE MERIDIAN DISTANCE
N.C.G.S. NORTH CAROLINA GEODETIC SURVEY
C.E. COMMON ELEMENTS
D.E. DRAINAGE EASEMENT
D.U.E. DRAINAGE & UTILITY EASEMENT
U.E. UTILITY EASEMENT
E.A. EASEMENT
B.U.P.A. BUILT UP AREA
L.E. LANDSCAPE EASEMENT
S.E. SLOTT EASEMENT
N.S. NOT TO SCALE
#800 ADDRESSES
DASHED LINES NOT SURVEYED

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.

DIVISION OF HIGHWAYS
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.
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED: [Signature] DISTRICT ENGINEER
DATE: 8/24/23

LINE TABLE
LINE LENGTH BEARING
L1 2119 S22°50'37"W
L2 3010 S03°31'31"W
L3 2119 S15°44'11"E

CURVE TABLE
CURVE LENGTH RADIUS BEARING CHORD
C1 39.25 25.00 N64°49'32"W 35.34
C2 38.84 25.00 S24°39'12"W 35.05
C3 128.68 315.00 S08°08'57"E 127.79
C4 39.27 25.00 S41°26'34"E 35.35
C5 39.27 25.00 N48°33'26"E 35.36
C6 38.75 50.00 N74°47'46"E 38.17
C7 51.83 50.00 N65°20'10"E 49.54
C8 78.51 50.00 N44°54'10"W 66.32
C9 61.54 50.00 S58°17'35"W 57.73
C10 39.27 25.00 N41°26'34"W 35.35
C11 30.77 25.00 N38°49'05"E 28.87
C12 29.26 50.00 N57°18'57"E 28.85
C13 78.38 50.00 N00°55'25"W 66.23
C14 32.36 50.00 N72°23'46"W 50.00
C15 64.62 50.00 S40°34'43"W 60.22
C16 39.27 25.00 N41°26'47"W 35.36
C17 21.03 25.00 S69°27'32"W 20.41
C18 47.06 50.00 S72°19'42"W 45.34
C19 60.73 50.00 N45°54'50"W 57.06
C20 78.94 50.00 N30°40'13"E 66.64
C21 60.46 50.00 S72°53'52"E 56.84
C22 21.03 25.00 S62°21'06"E 20.41
C23 42.07 25.00 N45°20'43"E 37.28
C24 78.57 265.00 N11°21'27"W 78.29
C25 30.77 25.00 S58°17'48"W 28.87
C26 39.27 25.00 S48°33'26"W 35.36

FINAL PLAT OF
ASHFORD SUBDIVISION
OAK RIDGE TOWNSHIP GUILFORD COUNTY
TOWN OF OAK RIDGE, NORTH CAROLINA

OWNER/DEVELOPER:
GREEN HORSE, LLC./BRADY DEVELOPMENT LLC
1500 CEDAR RIDGE FARM ROAD
SUMMERFIELD, N.C. 27358

WILSON SURVEYING, INC.
R. ALAN WILSON - PROFESSIONAL LAND SURVEYOR, NO. 13987
402 BLANDWOOD AVENUE, GREENSBORO, N.C. 27401
TELEPHONE: (336) 275-8696 * FAX: (336) 272-1617
FIRM LICENSE NUMBER F-0396

