

CERTIFICATE OF SURVEY ACCURACY

I, W. Anthony Vaughn, certify that this plat was drawn from an actual field survey made under my supervision (deed description recorded as referenced); that the boundaries not surveyed are clearly indicated as drawn from information found as shown; that the ratio of precision as calculated is 1 : 7,500 + ; 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, registration number, and seal this _____ day of _____, 20____.

Surveyor W. Anthony Vaughn

Registration Number L - 2727

SURVEY NOTE :

PERIMETER TAKEN FROM "SURVEY FOR E. T. O'REILLY" BY MORGAN SURVEYING IN 2017; PROPOSED NEW LINES CALCULATED.



SEAL OR STAMP

OWNER(S) SIGNATURE(S) AND ATTEST CERTIFICATE OF OWNERSHIP AND DEDICATION :

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION - REGULATION JURISDICTION OF THE TOWN OF OAK RIDGE 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 SAID PLAT.

SIGNED : _____

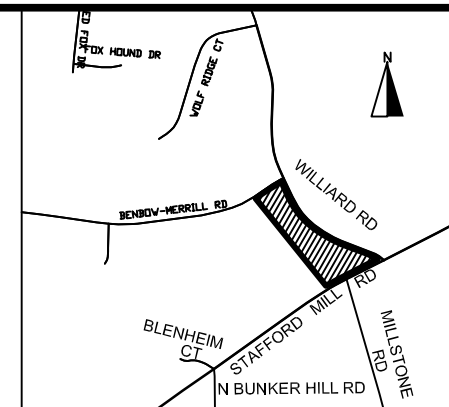
ATTEST : _____

CERTIFICATE OF LOCAL JURISDICTION APPROVAL

Approved by the Town of Oak Ridge, North Carolina

on the _____ day of _____, 2016, pursuant to Article V of the Town of Oak Ridge Development Ordinance.

Town of Oak Ridge Enforcement Officer



VICINITY MAP
1" = 2,000'

REVIEW OFFICERS CERTIFICATE

State of North Carolina
County of Guilford

I, _____ 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 _____

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."

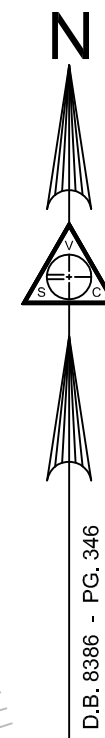
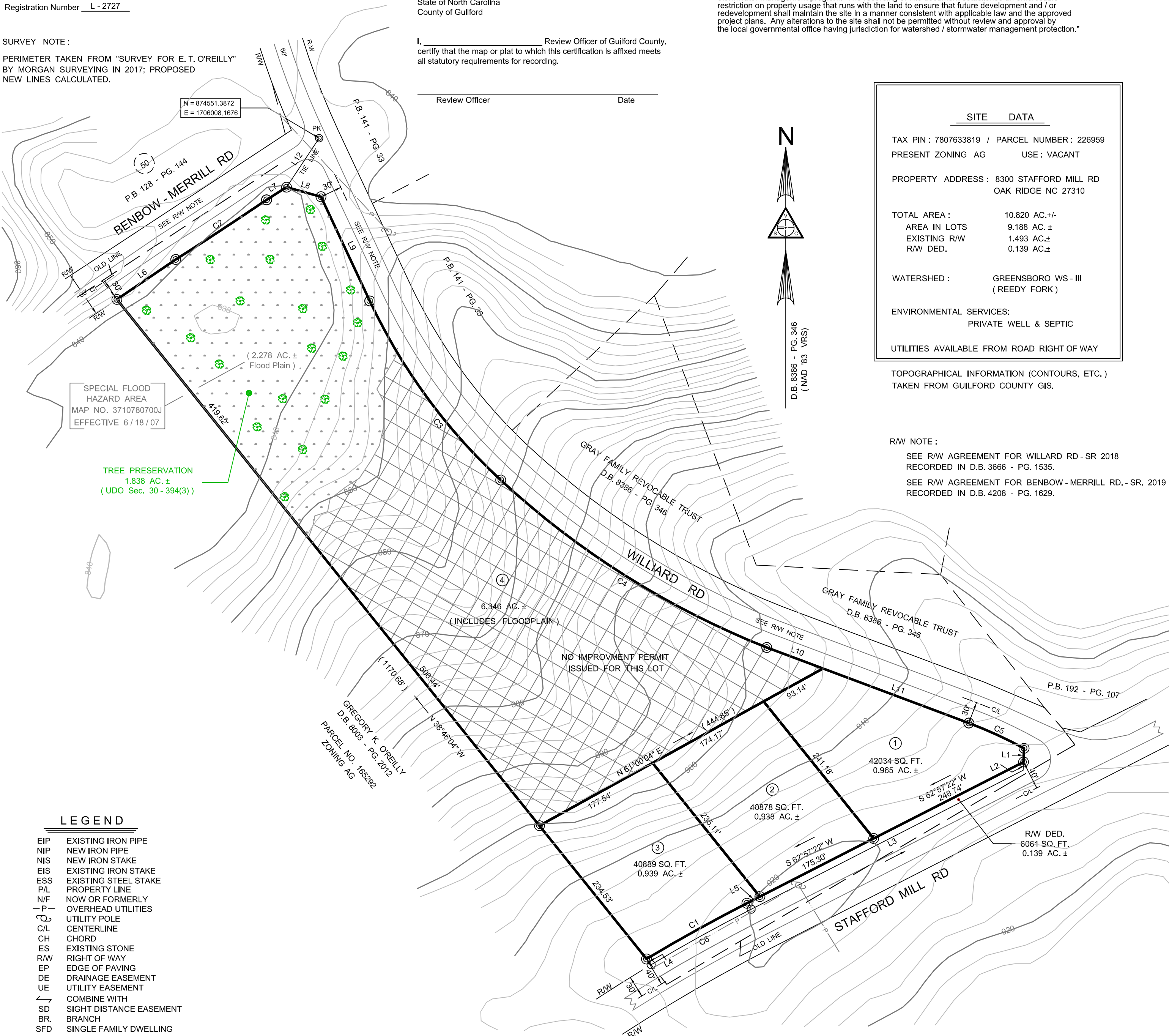
SITE DATA

TAX PIN : 7807633819 / PARCEL NUMBER : 226959
PRESENT ZONING AG USE : VACANT
PROPERTY ADDRESS : 8300 STAFFORD MILL RD
OAK RIDGE NC 27310
TOTAL AREA : 10.820 AC. +/-
AREA IN LOTS 9.188 AC. +/-
EXISTING R/W 1.493 AC. +/-
R/W DED. 0.139 AC. +/-
WATERSHED : GREENSBORO WS - III
(REEDY FORK)
ENVIRONMENTAL SERVICES:
PRIVATE WELL & SEPTIC
UTILITIES AVAILABLE FROM ROAD RIGHT OF WAY

TOPOGRAPHICAL INFORMATION (CONTOURS, ETC.)
TAKEN FROM GUILFORD COUNTY GIS.

R/W NOTE :

SEE R/W AGREEMENT FOR WILLARD RD - SR 2018
RECORDED IN D.B. 3666 - PG. 1535.
SEE R/W AGREEMENT FOR BENBOW - MERRILL RD. - SR. 2019
RECORDED IN D.B. 4208 - PG. 1629.



LEGEND

- EIP EXISTING IRON PIPE
- NIP NEW IRON PIPE
- NIS NEW IRON STAKE
- EIS EXISTING IRON STAKE
- ESS EXISTING STEEL STAKE
- P/L PROPERTY LINE
- N/F NOW OR FORMERLY OVERHEAD UTILITIES
- P- UTILITY POLE
- C/L CENTERLINE
- CH CHORD
- ES EXISTING STONE
- R/W RIGHT OF WAY
- EP EDGE OF PAVING
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- COMBINE WITH
- SD SIGHT DISTANCE EASEMENT
- BR. BRANCH
- SFD SINGLE FAMILY DWELLING
- ⊗ TREE PRESERVATION AREA

STATIONS NOT OTHERWISE IDENTIFIED ARE POINTS.

LINE	BEARING	DISTANCE
L1	S 02°15'57" W	18.79'
L2	S 02°15'57" W	11.47'
L3	S 62°57'22" W	419.03'
L4	N 38°46'04" W	10.09'
L5	S 62°57'22" W	20.01'
L6	S 55°51'09" W	97.63'
L7	S 57°34'07" W	32.36'
L8	S 74°33'00" E	49.13'
L9	S 25°05'45" E	157.77'
L10	S 69°29'57" E	82.36'
L11	S 69°29'57" E	213.54'
L12	S 33°39'50" W	80.78'

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	CHORD
C1	03°56'38"	2312.70'	159.19'	S 60°58'52" W	159.16'
C2	01°42'57"	4977.96'	149.09'	N 56°42'38" E	149.08'
C3	16°34'07"	792.75'	229.25'	S 38°57'40" E	228.45'
C4	21°09'06"	1175.00'	433.77'	S 57°49'17" E	431.31'
C5	07°46'06"	615.95'	83.51'	S 65°26'50" E	83.45'
C6	03°54'35"	2302.70'	157.14'	S 60°59'53" W	157.10'

GENERAL NOTES :

- ALL DISTANCES SHOWN ARE IN FEET AND AREA COMPUTED BY THE COORDINATE METHOD
- THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS OF WAYS OF RECORD WHICH WERE NOT APPARENT DURING THE SURVEY OF THE LINES SHOWN ON THIS PLAT.
- THIS SURVEY IS BASED ON THE INSTRUMENTS OF RECORD REFERENCED HEREON, THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY, OR OTHER MATTERS THAT SUCH A REPORT MIGHT REVEAL.

PRELIMINARY

NOT FOR RECORDATION, CONVEYANCES, OR SALES.

PRELIMINARY MAP

BRENDA O'REILLY FLYNT

SITUATED IN THE TOWN OF OAK RIDGE
OAK RIDGE TOWNSHIP GUILFORD CO., NC
SCALE 1" = 100' XXXXX X X, 2023



VAUGHN SURVEYING CO., INC.
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LICENSE NO. C - 0945