TOWN OF OAK RIDGE

8315 Linville Road, P.O. Box 374, Oak Ridge, NC 27310
phone (336) 644-7009 fax (336) 644-7012
www.oakridgenc.com

MEMO

To: Town Council
From: Bill Bruce
Re: Acceptance of Open Space Dedications
Date: July 29, 2019

The Town of Oak Ridge Development Ordinance Section 30-623(c)(2)a states that land dedicated as public open space on a plat shall be considered offered for dedication until such offer is accepted by the Jurisdiction, and that the offer may be accepted by the jurisdiction through express action by the Town Council.

The maps attached to the proposed resolution include all of the open space dedicated to the public as part of the Riverside development, containing approximately 43.75 acres of floodplain, wetlands, and upland areas. This open space area was first identified as the Haw River Trail corridor on the 2002 Future Land Use Plan and subsequent 2013 Pedestrian Plan. The Mountains to Sea Trail Committee is currently planning to begin construction of a trail along this corridor in the next several months.

Strategic Plan Reference:

-POLICY: Public open space should be dedicated along floodplains and trail corridors during subdivision development.

-POLICY: Working with the MST Committee, the Town will support development of the MST through Oak Ridge, as well as additional trails to connect neighborhoods with the Town Park and Whitaker property.

Staff request: Approve resolution to accept open space dedication.

RESOLUTION R-2019-06

RESOLUTION TO
ACCEPT OPEN SPACE DEDICATION
IN RIVERSIDE SUBDIVISION

WHEREAS, The Town of Oak Ridge has long recognized the importance of undeveloped wooded/natural areas, open space, and walking paths and trails; and

WHEREAS, Town leaders declared in the Strategic Plan, adopted December 6, 2018, that public open space should be dedicated along floodplains and trail corridors during subdivision development; and

WHEREAS, The Town Council has demonstrated support for the Mountains-to-Sea Trail being routed through the Town and also appointed a committee to help develop such a trail; and

WHEREAS, The Town of Oak Ridge Development Ordinance Section 30-623(c)(2)a states that land dedicated as public open space on a plat shall be considered offered for dedication until such offer is accepted by the Jurisdiction, and that the offer may be accepted by the jurisdiction through express action by the Town Council.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Oak Ridge hereby accepts the public open space dedication in the Riverside subdivision consisting of parcel #222893 recorded in Plat Book 189 Page 61, parcel #227750 recorded in Plat Book 197 Pages 33 and 34, and parcel #(to be determined) recorded in Plat Book 201 Page 1 at the Guilford County Register of Deeds (maps attached).

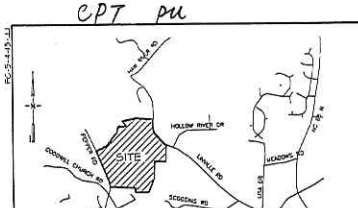
Adopted, this 1st day of August, 2019.

C. Spencer Sullivan
Mayor

ATTEST:

Sandra B. Smith, NCCMC, CMC
Town Clerk

CPT pu



NOTE:
NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

SURVEYOR CERTIFICATION

State of North Carolina . GUILFORD ..... County
I, . JEFFERY L. CAISON Certify that this plat was drawn from an actual survey made under my supervision. (Deed description recorded in Book ..... Page ..... etc.) that the boundary not surveyed are clearly indicated as drawn from information found in Deed Book .. ~ Page .. ~ ..; that the ratio of Precision as calculated is 1: 10,000 ..; that this Plat was prepared in accordance with G.S. 47-30 as amended.

This is to certify that this is a survey that

(1) Creates a subdivision of land within the area of a County or municipality that has an ordinance that regulates parcels of land.
(2) Is of another category, such as the recombination of existing parcels, a court-ordered survey or other exceptions to the definition of subdivision.
(3) Is of an existing parcel or parcels of land.

Witness my original Signature, Registration number and Seal this . 9TH . Day of JUNE ..... A.D. 2015

Surveyor ..... L-4403 Registration No.

SEAL

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.

Department of Transportation
Division of Highways
Proposed Subdivision Road
Certificate of Subdivisions Certification

Approved by District Engineer 6/10/15 Date

Certificate of Local Jurisdiction Approval for Recordation:

Approved by the Town of Oak Ridge, North Carolina on the 17 day of June 20 15 pursuant to Article V of the Oak Ridge Development Ordinance.

PLANNING DIRECTOR 6-17-15 Date

State of North Carolina
County of Guilford

I, BRUCE OAKLEY ..... 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

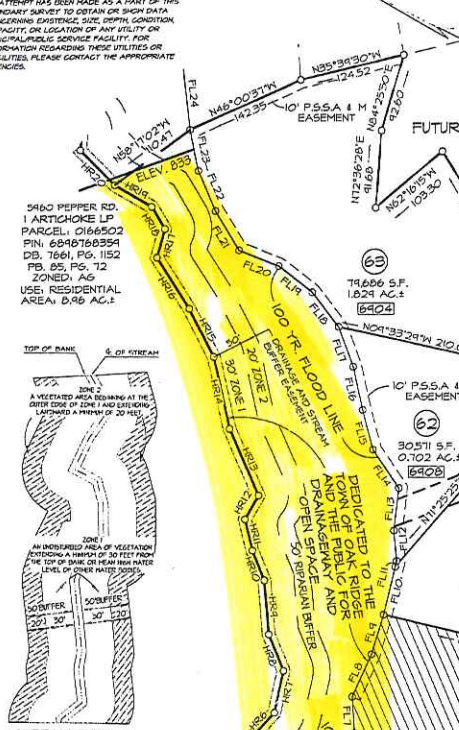
THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORDED PRIOR TO DATE OF THIS PLAT, WHICH HAS NOT

THIS PLAT IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL & ACCURATE TITLE SEARCH.

No Published Horizontal Control within 2000 Feet of this Survey.

THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE



STREAM BUFFER ILLUSTRATION
Not to Scale

LEGEND

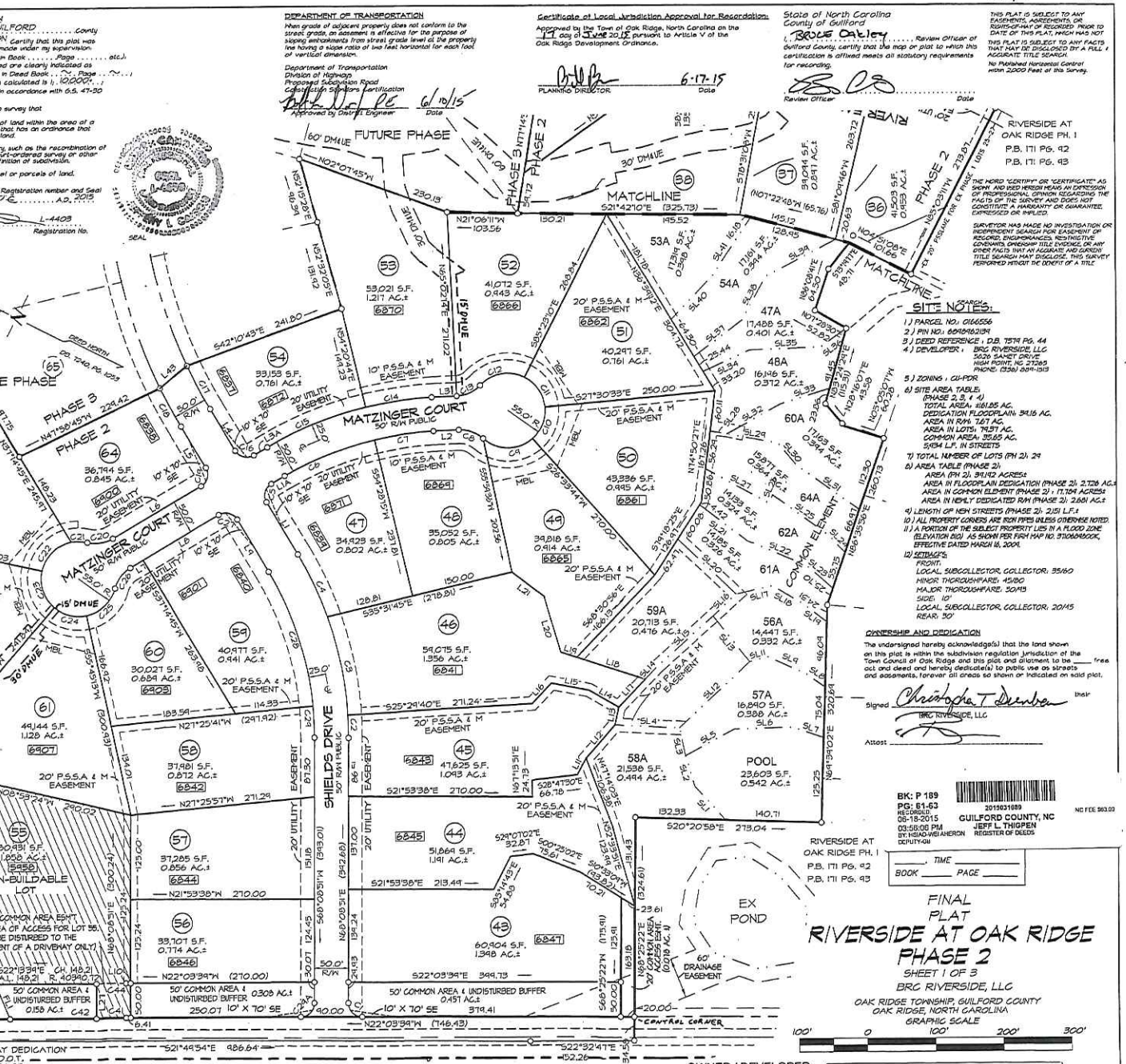
EIP ○	EXISTING IRON PIPE
EIR ○	EXISTING IRON ROD
NIP ●	NEW IRON PIPE
CP ⊗	COMPUTED POINT
ECM ⊡	EX. CONC. MON.
℄	CENTERLINE
℄	PROPERTY LINE
R/W	RIGHT-OF-WAY
MBL	MINIMUM BUILDING LINE
EP	EDGE OF PAVEMENT
S.F.	SQUARE FEET
S.E.	SIGHT EASEMENT

P.S.S.A.& M EASEMENT.
PRIVATE SANITARY SEWER ACCESS & MAINTENANCE EASEMENT

BRC RIVERSIDE, LLC, IN RECORDING THIS PLAT OF RIVERSIDE AT OAK RIDGE SUBDIVISION HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN ON SAID PLAT AS "COMMON ELEMENTS" (HAVE CONSISTS OF LAND SHOWN EXCEPT NUMBERED LOTS AND DEDICATED RIGHT-OF-WAY), INTENDED FOR USE OF HOMEOWNERS OF RIVERSIDE AT OAK RIDGE AND FOR RECREATIONS AND RELATED ACTIVITIES.

THE "COMMON ELEMENTS" EXPRESSLY ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT IS TO BE OWNED BY BRC RIVERSIDE, LLC TO RIVERSIDE AT OAK RIDGE HOMEOWNERS ASSOCIATION, INC. FOR THE USE AND ENJOYMENT OF THE HOMEOWNERS IN RIVERSIDE AT OAK RIDGE AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO RIVERSIDE AT OAKRIDGE
DATED _____ AS RECORDED IN DEED BOOK _____ PAGE _____ IN THE GUILFORD COUNTY REGISTRY, AND SAID DECLARATION BEING HEREBY INCORPORATED IN AND MADE A PART OF THIS PLAT.

BRC RIVERSIDE, LLC, BY RECORDATION OF THIS PLAT, HEREBY GIVES GRANTS AND CONVEYS TO BELL SOUTH TELEPHONE COMPANY, DUKE POWER COMPANY, PIEDMONT NATURAL GAS COMPANY, TIME WARNER CABLE, GUILFORD COUNTY AND THE TOWN OF OAK RIDGE THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RIGHT-OF-WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE WIRES, LINES, CONDUITS AND PIPES IN THEIR PRESENT LOCATIONS WITHIN THE "COMMON ELEMENTS" AS SHOWN HEREON TOGETHER WITH THE RIGHT OF INGRESS, EGRESS AND REGRESS OVER AND UPON SAID "COMMON ELEMENTS" FOR THE PURPOSE OF MAINTAINING AND SERVICING SAID WIRES, LINES, CONDUITS AND PIPES.



SITE NOTES:

1) PARCEL NO.: 0166556
2) PIN NO.: 6848168359
3) DEED REFERENCE: D.B. 7574 PG. 44
4) DEVELOPER: BRC RIVERSIDE, LLC
5826 SAMET DRIVE
HIGH POINT, NC 27265
PHONE: (336) 889-1513
5) ZONING: CU-PDR
6) SITE AREA TABLE:
(PHASE 2, 3 & 4)
TOTAL AREA: 181.85 AC.
DEDICATION FLOODPLAIN: 34.16 AC.
AREA IN R/W: 7.67 AC.
AREA IN LOTS: 74.37 AC.
COMMON AREA: 35.65 AC.
5,934 L.F. IN STREETS
7) TOTAL NUMBER OF LOTS (PH 2): 29
8) AREA TABLE (PHASE 2):
AREA (PH 2): 31.42 ACRES±
AREA IN FLOODPLAIN DEDICATION (PHASE 2): 2.726 AC.±
AREA IN COMMON ELEMENT (PHASE 2): 17.704 ACRES±
AREA IN NEWLY DEDICATED R/W (PHASE 2): 2.681 AC.±
9) LENGTH OF NEW STREETS (PHASE 2): 2,151 L.F.±
10) ALL PROPERTY CORNERS ARE IRON PIPES UNLESS OTHERWISE NOTED.
11) A PORTION OF THE SUBJECT PROPERTY LIES IN A FLOOD ZONE (ELEVATION 810) AS SHOWN PER FIRM MAP NO. 3710684800K, EFFECTIVE DATED MARCH 18, 2009.
12) SETBACKS:
FRONT:
LOCAL SUBCOLLECTOR, COLLECTOR: 35/60
MINOR THOROUGHFARE: 45/80
MAJOR THOROUGHFARE: 50/85
SIDE: 10'
LOCAL SUBCOLLECTOR, COLLECTOR: 20/15
REAR: 30'

OWNERSHIP AND DEDICATION

The undersigned hereby acknowledge(s) 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 _____ free act and deed and hereby dedicate(s) to public use as streets and easements, forever all areas so shown or indicated on said plat.

Signed Christopher T. Dunbar their
BRC RIVERSIDE, LLC

Attest _____

BK: P 189
PG: 61-63
RECORDED
06-18-2015
03:55:00 PM
BY: MEAD-WEIAHERON
DEPUTY-GU

2015031089

GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE $63.00

TIME _____
BOOK _____ PAGE _____

FINAL PLAT
RIVERSIDE AT OAK RIDGE PHASE 2
SHEET 1 OF 3
BRC RIVERSIDE, LLC
OAK RIDGE TOWNSHIP, GUILFORD COUNTY
OAK RIDGE, NORTH CAROLINA
GRAPHIC SCALE
100' 0 100' 200' 300'

OWNER / DEVELOPER:
BRC RIVERSIDE, LLC
5826 SAMET DRIVE
HIGH POINT, NC 27265
PHONE: (336) 889-1513
FAX: (336) 889-1501

CPT ENGINEERING AND SURVEYING, INC.
CORPORATE LICENSE NUMBER C-1373
LAND DEVELOPMENT CONSULTING
4400 TYNING STREET- HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-8000 ~ FAX (336) 812-0700

SCALE: 1" = 100' DATE: 4-13-15 JOB. NO.: 1280-13

DELIVER – WILL PICK UP CPT ENGINEERING

State of North Carolina GUILFORD County
I, JEFFERY L. CAISON, certify that this plat was drawn from an actual survey made under my supervision. (Deed description recorded in Book AS, Page NOTED, etc.), that the boundary not surveyed are clearly indicated as drawn from information found in Deed Book AS, Page NOTED, that the ratio of Precision 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, Registration number and seal this 23RD Day of AUGUST, A.D. 2017

JEFFERY L. CAISON, Surveyor — L-4403, Registration Number

NORTH CAROLINA PROFESSIONAL SEAL L-4403 LAND SURVEYOR JEFFERY L. CAISON

State of North Carolina
County of Guilford
I, Bill Bruce, 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 5-18-18

Certificate of Local Jurisdiction Approval for Recordation:
Approved by the Town of Oak Ridge, North Carolina on the 15 day of May 20 18 pursuant to Article V of the Oak Ridge Development Ordinance.

PLANNING DIRECTOR — Date 5-15-18

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.

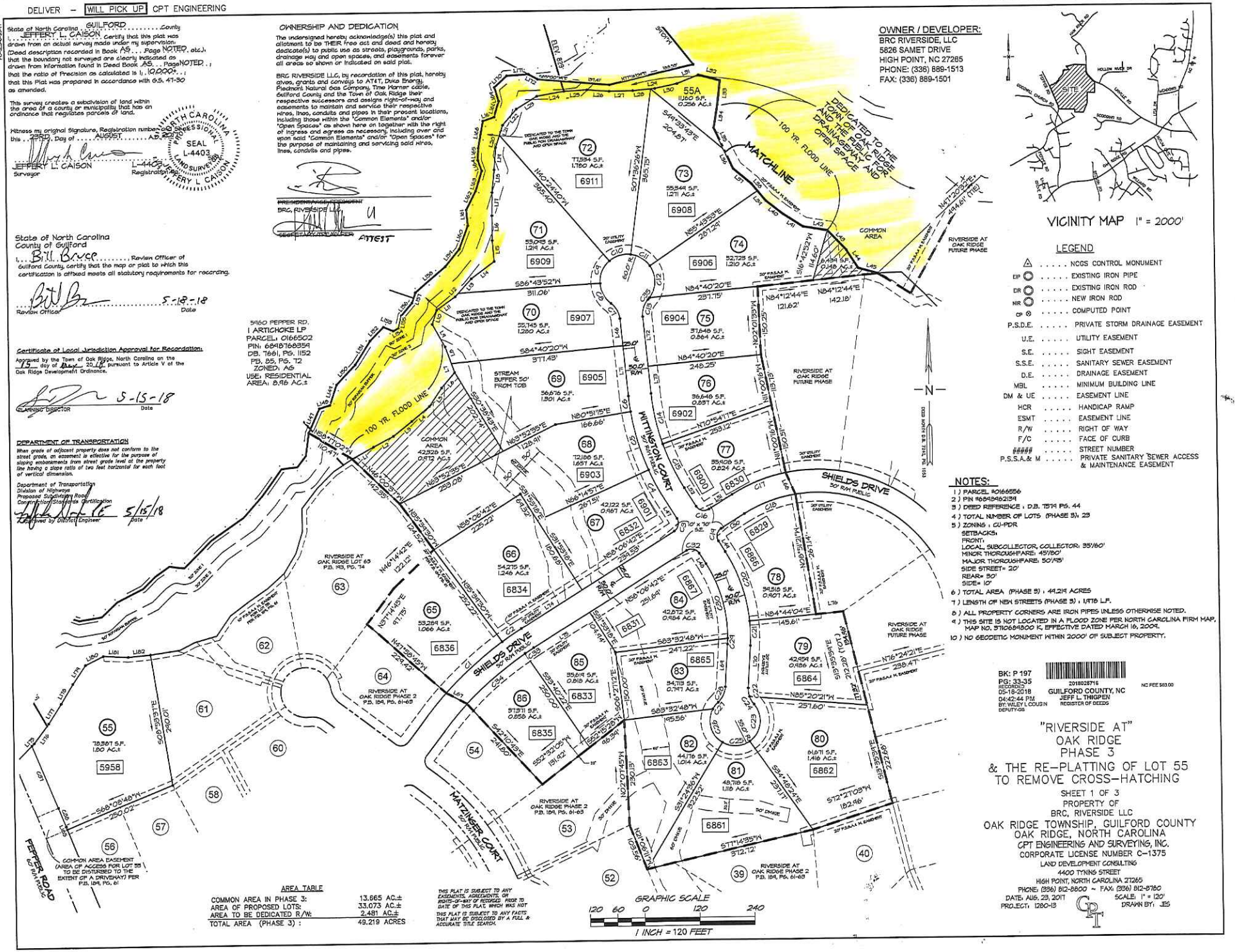
Department of Transportation
Division of Highways
Proposed Subdivision Road
Construction Standards Certification
Approved by District Engineer — Date 5/15/18

OWNERSHIP AND DEDICATION
The undersigned hereby acknowledge(s) this plat and allotment to be THEIR free act and deed and hereby dedicate(s) to public use as streets, playgrounds, parks, drainage way and open spaces, and easements forever all areas so shown or indicated on said plat.

BRC RIVERSIDE LLC, by recordation of this plat, hereby gives, grants and conveys to AT&T, Duke Energy, Piedmont Natural Gas Company, Time Warner cable, Guilford County and the Town of Oak Ridge their respective successors and assigns right-of-way and easements to maintain and service their respective wires, lines, conduits and pipes in their present locations, including those within the "Common Elements" and/or "Open Spaces" as shown here on together with the right of ingress and egress as necessary, including over and upon said "Common Elements" and/or "Open Spaces" for the purpose of maintaining and servicing said wires, lines, conduits and pipes.

PRESIDENT/VICE PRESIDENT
BRC, RIVERSIDE LLC
SECRETARY/ASSISTANT SECRETARY — ATTEST

OWNER / DEVELOPER:
BRC RIVERSIDE, LLC
5826 SAMET DRIVE
HIGH POINT, NC 27265
PHONE: (336) 889-1513
FAX: (336) 889-1501



VICINITY MAP 1" = 2000'

LEGEND

△	NCGS CONTROL MONUMENT
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON ROD
NIR	NEW IRON ROD
CP	COMPUTED POINT
P.S.D.E.	PRIVATE STORM DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.E.	SIGHT EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
MBL	MINIMUM BUILDING LINE
DM & UE	EASEMENT LINE
HCR	HANDICAP RAMP
ESMT	EASEMENT LINE
R/W	RIGHT OF WAY
F/C	FACE OF CURB
#####	STREET NUMBER
P.S.S.A.& M	PRIVATE SANITARY SEWER ACCESS & MAINTENANCE EASEMENT

NOTES:
1) PARCEL #0166556
2) PIN #6848462139
3) DEED REFERENCE: D.B. 7574 PG. 44
4) TOTAL NUMBER OF LOTS (PHASE 3): 23
5) ZONING: CU-PDR
SETBACKS:
FRONT:
LOCAL, SUBCOLLECTOR, COLLECTOR: 35'/60'
MINOR THOROUGHFARE: 45'/80'
MAJOR THOROUGHFARE: 50'/115'
SIDE STREET= 20'
REAR= 30'
SIDE= 10'
6) TOTAL AREA (PHASE 3): 44.219 ACRES
7) LENGTH OF NEW STREETS (PHASE 3): 1,978 L.F.
8) ALL PROPERTY CORNERS ARE IRON PIPES UNLESS OTHERWISE NOTED.
9) THIS SITE IS NOT LOCATED IN A FLOOD ZONE PER NORTH CAROLINA FIRM MAP, MAP NO. 3710684200 K, EFFECTIVE DATED MARCH 16, 2006.
10) NO GEODETIC MONUMENT WITHIN 2000' OF SUBJECT PROPERTY.

AREA TABLE

COMMON AREA IN PHASE 3:	13.665 AC.±
AREA OF PROPOSED LOTS:	33.073 AC.±
AREA TO BE DEDICATED R/W:	2.481 AC.±
TOTAL AREA (PHASE 3):	49.219 ACRES

THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO DATE OF THIS PLAT, WHICH WAS NOT

THIS PLAT IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL & ACCURATE TITLE SEARCH.

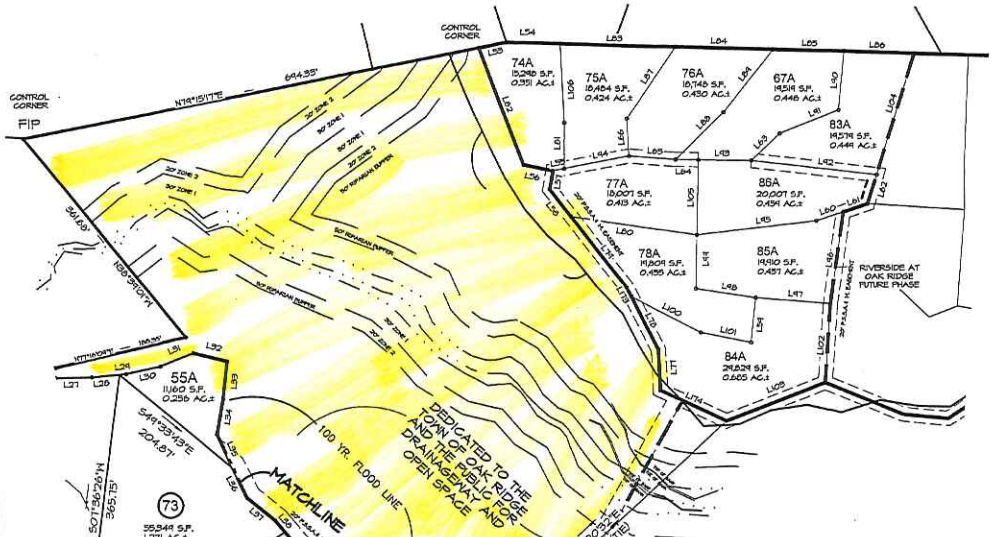
BK: P 197
PG: 33-35
RECORDED: 05-18-2018 04:42:44 PM BY: WILEY L COUGIN DEPUTY-GS
2018028716
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS
NC FEE $63.00

"RIVERSIDE AT"
OAK RIDGE
PHASE 3
& THE RE-PLATTING OF LOT 55
TO REMOVE CROSS-HATCHING

SHEET 1 OF 3
PROPERTY OF
BRC, RIVERSIDE LLC
OAK RIDGE TOWNSHIP, GUILFORD COUNTY
OAK RIDGE, NORTH CAROLINA
CPT ENGINEERING AND SURVEYING, INC.
CORPORATE LICENSE NUMBER C-1375
LAND DEVELOPMENT CONSULTING
4400 TYNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-8800 ~ FAX: (336) 812-8780
DATE: AUG. 23, 2017 — SCALE: 1" = 120'
PROJECT: 1280-13 — DRAWN BY: JES

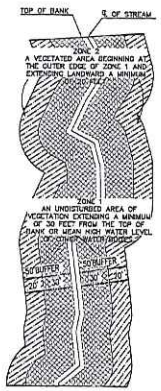
DELIVER – WILL PICK UP CPT ENGINEERING

PLAT BOOK 197 PAGE 34



THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORDED PRIOR TO DATE OF THIS PLAT, WHICH WAS NOT

THIS PLAT IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL & ACCURATE TITLE SEARCH.



STREAM BUFFER ILLUSTRATION

Not to Scale

EASEMENT NOTE:

EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-12-D.1 (b) AND (d) OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE.

State of North Carolina GUILFORD County

I, JEFFERY L. CAISON, certify that this plat was drawn from an actual survey made under my supervision (Deed description recorded in Book AS Page NOTED, etc.), that the boundary not surveyed are clearly indicated as drawn from information found in Deed Book AS Page NOTED, that the ratio of Precision as calculated is 1:10,000+, that this Plat was prepared in accordance with G.S. 47-30 as amended.

SEAL

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 23RD day of AUGUST, 2017

JEFFERY L. CAISON L-2402 L-4403
Surveyor Registration No.

NORTH CAROLINA PROFESSIONAL SEAL L-4403 LAND SURVEYOR JEFFERY L CAISON

Certificate of Local Jurisdiction Approval for Recordation:

Approved by the Town of Oak Ridge, North Carolina on the 15 day of May, 2018 pursuant to Article V of the Oak Ridge Development Ordinance.

PLANNING DIRECTOR 5-15-18 Date

OWNERSHIP AND DEDICATION

The undersigned hereby acknowledge(s) this plat and allotment to be THEIR free act and deed and hereby dedicate(s) to public use as streets, playgrounds, parks, drainage way and open spaces, and easements forever all areas so shown or indicated on said plat.

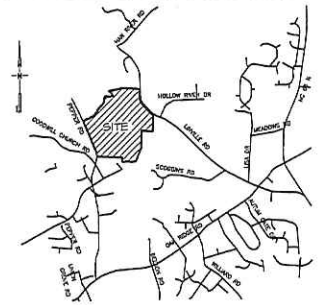
BRC RIVERSIDE LLC, by recordation of this plat, hereby gives, grants and conveys to AT&T, Duke Energy, Piedmont Natural Gas Company, Time Warner cable, Guilford County, and the Town of Oak Ridge, their respective successors and assigns right-of-way and easements to maintain and service their respective wires, lines, conduits and pipes in their present locations, including those within the "Common Elements" and/or "Open Spaces" as shown here on together with the right of ingress and egress as necessary, including over and upon said "Common Elements" and/or "Open Spaces" for the purpose of maintaining and servicing said wires, lines, conduits and pipes.

PRESIDENT/VICE PRESIDENT
BRC RIVERSIDE LLC
SECRETARY/ASSISTANT SECRETARY ATTEST

SEAL

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED District Engineer
DATE 5/15/18

OWNER / DEVELOPER:
BRC RIVERSIDE, LLC
5826 SAMET DRIVE
HIGH POINT, NC 27265
PHONE: (336) 889-1513
FAX: (336) 889-1501



VICINITY MAP 1" = 2000'

LEGEND

△	NGGS CONTROL MONUMENT
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON ROD
NIR	NEW IRON ROD
CP	COMPUTED POINT
P.S.D.E.	PRIVATE STORM DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.E.	SIGHT EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
MBL	MINIMUM BUILDING LINE
DM & UE	EASEMENT LINE
HCR	HANDICAP RAMP
ESMT	EASEMENT LINE
R/W	RIGHT OF WAY
F/C	FACE OF CURB
#####	STREET NUMBER
P.S.S.A.& M	PRIVATE SANITARY SEWER ACCESS & MAINTENANCE EASEMENT

GRAPHIC SCALE
60 30 0 60 120
1 INCH = 60 FEET

BK: P 197
PG: 33-35
RECORDED 05-18-2018 04:42:44 PM BY: VILEY L. COUSIN DEPUTY-GB
2018025716
NC FEE $63.00
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

"RIVERSIDE AT" OAK RIDGE PHASE 3

& THE RE-PLATTING OF LOT 55 TO REMOVE CROSS-HATCHING

SHEET 2 OF 3

PROPERTY OF
BRC, RIVERSIDE LLC
OAK RIDGE TOWNSHIP, GUILFORD COUNTY
OAK RIDGE, NORTH CAROLINA

CPT ENGINEERING AND SURVEYING, INC.
CORPORATE LICENSE NUMBER C-1375
LAND DEVELOPMENT CONSULTING
4400 TYNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-8800 – FAX: (336) 812-8780

DATE: AUG. 23, 2017 SCALE: 1" = 60'
PROJECT: 1280-13 DRAWN BY: JES

DELIVER — WILL PICK UP CPT ENGINEERING

PLAT BOOK 201 PAGE 1

State of North Carolina GUILFORD County

I, JEFFERY L. CAISON, certify that this plat was drawn from an actual survey made under my supervision. (Deed description recorded in Book AS, Page NOTED, etc.) that the boundary not surveyed are clearly indicated as drawn from information found in Deed Book AS, PageNOTED; that the ratio of Precision 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, Registration number and Seal this 22ND Day of JULY AD 2019.

JEFFERY L. CAISON, Surveyor — L-4403, Registration No.

NORTH CAROLINA PROFESSIONAL SEAL L-4403 LAND SURVEYOR JEFFERY L. CAISON

Certificate stating no approval is required by Div. of Highways of NCDOT

This plat does not require certificate of approval by the Div. of Highways as provided in G.S. 136-102.6 (g)

7-29-19

State of North Carolina
County of Guilford

I, Bill Bruce, 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 7-29-19

Certificate of Local Jurisdiction Approval for Recordation:

Approved by the Town of Oak Ridge, North Carolina on the 24 day of July 2019 pursuant to Article V of the Oak Ridge Development Ordinance.

PLANNING DIRECTOR — Date 7-29-19

BK: P 201
PG: 1-1
RECORDED:
07-29-2019
AT 10:05 PM
BY: KATHLEEN VALLEY
DOCUMENT
2019029029
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS
NC FEE $21.00

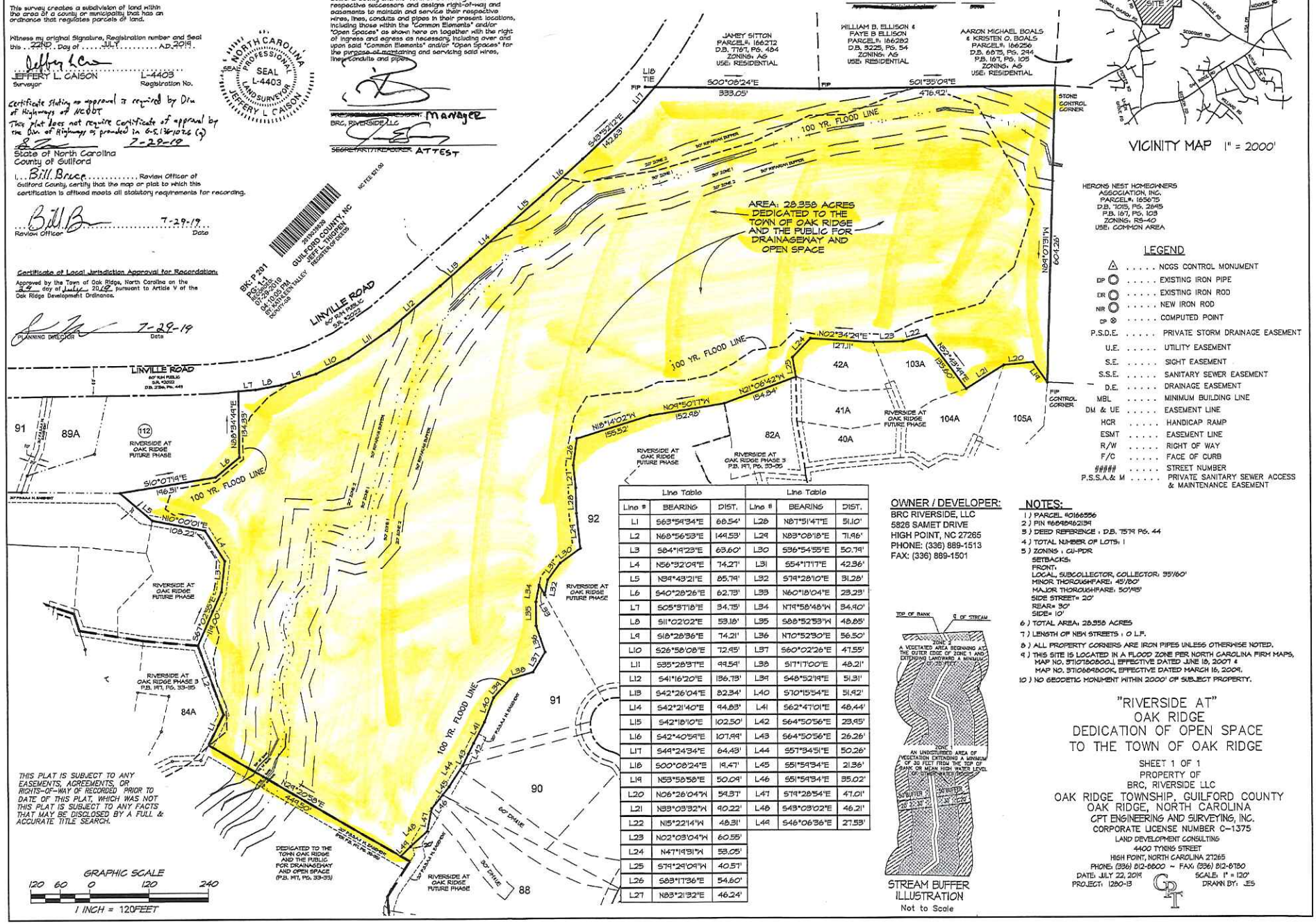
OWNERSHIP AND DEDICATION

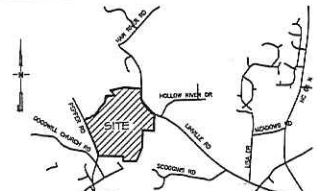
The undersigned hereby acknowledge(s) this plat and allotment to be THEIR free act and deed and hereby dedicate(s) to public use as streets, playgrounds, parks, drainage way and open spaces, and easements forever all areas so shown or indicated on said plat.

BRC RIVERSIDE LLC, by recordation of this plat, hereby gives, grants and conveys to AT&T, Duke Energy, Piedmont Natural Gas Company, Time Warner cable, Guilford County and the Town of Oak Ridge their respective successors and assigns right-of-way and easements to maintain and service their respective wires, lines, conduits and pipes in their present locations, including those within the "Common Elements" and/or "Open Spaces" as shown here on together with the right of ingress and egress as necessary, including over and upon said "Common Elements" and/or "Open Spaces" for the purpose of maintaining and servicing said wires, lines, conduits and pipes.

PRESIDENT / MANAGER
BRC, RIVERSIDE LLC

SECRETARY/TREASURER ATTEST





VICINITY MAP 1" = 2000'

LEGEND

△	NCGS CONTROL MONUMENT
IP	EXISTING IRON PIPE
IR	EXISTING IRON ROD
NIR	NEW IRON ROD
CP	COMPUTED POINT
P.S.D.E.	PRIVATE STORM DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.E.	SIGHT EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
MBL	MINIMUM BUILDING LINE
DM & UE	EASEMENT LINE
HCR	HANDICAP RAMP
ESMT	EASEMENT LINE
R/W	RIGHT OF WAY
F/C	FACE OF CURB
#####	STREET NUMBER
P.S.S.A.& M	PRIVATE SANITARY SEWER ACCESS & MAINTENANCE EASEMENT

Line Table			Line Table		
Line #	BEARING	DIST.	Line #	BEARING	DIST.
L1	S63°54'34"E	68.54'	L28	N87°51'47"E	51.10'
L2	N68°56'53"E	144.53'	L29	N83°08'18"E	71.96'
L3	S84°19'23"E	63.60'	L30	S36°54'55"E	50.74'
L4	N56°32'04"E	74.27'	L31	S54°17'17"E	42.36'
L5	N84°43'21"E	85.79'	L32	S79°28'10"E	31.28'
L6	S40°28'26"E	62.73'	L33	N60°18'04"E	28.23'
L7	S05°57'18"E	34.75'	L34	N79°58'48"W	34.90'
L8	S11°02'02"E	53.18'	L35	S88°52'53"W	48.85'
L9	S18°28'36"E	74.21'	L36	N70°52'30"E	56.50'
L10	S26°58'08"E	72.45'	L37	S60°02'26"E	47.55'
L11	S35°28'37"E	99.54'	L38	S17°17'00"E	48.21'
L12	S41°16'20"E	136.73'	L39	S48°52'19"E	51.31'
L13	S42°26'04"E	82.34'	L40	S70°15'54"E	51.92'
L14	S42°21'40"E	94.83'	L41	S62°47'01"E	48.44'
L15	S42°18'10"E	102.50'	L42	S64°50'56"E	23.95'
L16	S42°40'59"E	107.99'	L43	S64°50'56"E	26.26'
L17	S49°24'34"E	64.43'	L44	S57°34'51"E	50.26'
L18	S00°08'24"E	19.47'	L45	S51°59'34"E	21.36'
L19	N53°58'58"E	50.09'	L46	S51°59'34"E	35.02'
L20	N06°26'04"W	54.37'	L47	S79°28'54"E	47.01'
L21	N33°03'32"W	90.22'	L48	S43°03'02"E	46.21'
L22	N15°22'14"W	48.31'	L49	S46°06'36"E	27.53'
L23	N02°03'04"W	60.55'			
L24	N47°19'31"W	53.05'			
L25	S79°24'09"W	40.57'			
L26	S83°17'36"E	54.60'			
L27	N83°21'32"E	46.24'			

OWNER / DEVELOPER:

BRC RIVERSIDE, LLC
5826 SAMET DRIVE
HIGH POINT, NC 27265
PHONE: (336) 889-1513
FAX: (336) 889-1501

STREAM BUFFER ILLUSTRATION
Not to Scale

NOTES:

1) PARCEL #0166556
2) PIN #6848462134
3) DEED REFERENCE : D.B. 7579 PG. 44
4) TOTAL NUMBER OF LOTS: 1
5) ZONING : CU-PDR
SETBACKS:
FRONT:
LOCAL, SUBCOLLECTOR, COLLECTOR: 35'/60'
MINOR THOROUGHFARE: 45'/80'
MAJOR THOROUGHFARE: 50'/85'
SIDE STREET= 20'
REAR= 30'
SIDE= 10'
6) TOTAL AREA: 28.358 ACRES
7) LENGTH OF NEW STREETS : 0 L.F.
8) ALL PROPERTY CORNERS ARE IRON PIPES UNLESS OTHERWISE NOTED.
9) THIS SITE IS LOCATED IN A FLOOD ZONE PER NORTH CAROLINA FIRM MAPS, MAP NO. 3710780800J, EFFECTIVE DATED JUNE 18, 2007 & MAP NO. 3710689800K, EFFECTIVE DATED MARCH 16, 2009.
10) NO GEODETIC MONUMENT WITHIN 2000' OF SUBJECT PROPERTY.

"RIVERSIDE AT" OAK RIDGE DEDICATION OF OPEN SPACE TO THE TOWN OF OAK RIDGE

SHEET 1 OF 1
PROPERTY OF
BRC, RIVERSIDE LLC
OAK RIDGE TOWNSHIP, GUILFORD COUNTY
OAK RIDGE, NORTH CAROLINA

CPT ENGINEERING AND SURVEYING, INC.
CORPORATE LICENSE NUMBER C-1375
LAND DEVELOPMENT CONSULTING
4400 TYNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-8600 ~ FAX: (336) 812-8780

DATE: JULY 22, 2019 SCALE: 1" = 120'
PROJECT: 1280-13 DRAWN BY: JES