**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 Summerfield, 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:_____
xxxxxxxxxx
xxxxxxxxxx

Signed by:_____
xxxxxxxx
xxxxxxxx

Attest by:_____
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. 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 alteration to the site shall not be permitted without review and approval by the local governmental office having jurisdiction for watershed / stormwater management protection.

**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 references); that the boundaries not surveyed are clearly indicated as drawn from information found in (See plat for references); 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 municipality that has an ordinance that regulates parcels of land.

Witness my original signature, registration number and seal

this _____ day of _____ A.D., 2013.

_____
Surveyor

L-4743
Registration Number

NORTH CAROLINA PROFESSIONAL SEAL L-4743 LAND SURVEYOR CHRISTOPHER M. ROHRER

PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES

**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

**CERTIFICATE OF LOCAL JURISDICTION APPROVAL**

Approved by the Town of Oak Ridge, Guilford County, North Carolina on the

_____ day of_____ 2013. Pursuant to Article V of the Town of Summerfield Development Ordinance.

_____
Town of Summerfield Enforcement Officer

_____
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.

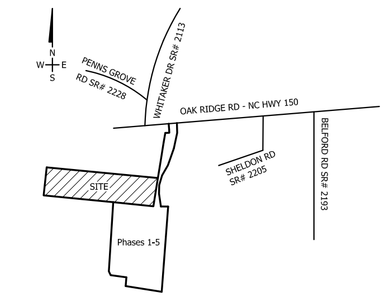
The ratio of precision is 1:10,000 or greater.

Local horizontal control established by GPS survey conducted by Land Solutions.

**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 |
| | | OVERHEAD UTILITIES |

NORTH INDEX
NCGS Grid North NAD83 (2002)




**VICINITY MAP- 1" = 2000'**

**PHASE SIX WATERSHED NOTES:**

1. No portion of this tract is located within a Flood Zone, refer to FIRM Community Panel No. 3710782800J, Dated June 18, 2007.
2. This tract is located in the Greensboro General Watershed, Reedy Fork, WS-III.
3. Acreage in Tract: 20.005 Ac.±
4. Disturbed Area: 5.15 Ac.± (20.59%)
5. Undisturbed Area: 19.85 Ac.± (79.41%) - Undisturbed area to include natural vegetation including evergreens, hardwoods and grasses.
6. Impervious Surface Area Proposed: 3.37 Ac.± (13.49%)
7. Distance to the nearest applicable Floodway: Approximately 2,367 LF (South)
8. Residential Scoresheet Utilized for Watershed Requirement - See Environmental Inventory Report for calculation - Score = 120

LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 49.16 | S89°11'03"E |

CURVE TABLE

| CURVE | LENGTH | RADIUS | BEARING | CHORD |
|---|---|---|---|---|
| C1 | 32.92 | 725.00 | S87°52'59"E | 32.92 |
| C2 | 39.27 | 25.00 | N45°48'57"E | 35.36 |
| C3 | 228.67 | 350.00 | N17°54'04"W | 224.63 |
| C4 | 221.96 | 400.00 | N15°04'51"W | 219.13 |
| C5 | 38.84 | 25.00 | S43°41'37"E | 35.05 |
| C6 | 5.88 | 300.00 | N87°38'32"W | 5.88 |
| C7 | 21.03 | 25.00 | N68°49'28"E | 20.41 |
| C8 | 73.37 | 50.00 | S86°45'59"W | 66.96 |
| C9 | 76.29 | 50.00 | N07°29'04"W | 69.10 |
| C10 | 91.53 | 50.00 | N88°40'06"E | 79.27 |
| C11 | 4.63 | 25.00 | N44°11'41"W | 4.62 |
| C12 | 16.40 | 25.00 | N68°17'23"W | 16.11 |
| C13 | 3.00 | 250.00 | N87°25'27"W | 3.00 |
| C14 | 39.89 | 25.00 | S46°31'27"W | 35.79 |
| C15 | 39.27 | 25.00 | N44°11'03"W | 35.36 |
| C16 | 35.19 | 775.00 | S87°52'59"E | 35.19 |

**BIRKHAVEN, PHASES ONE - FIVE : ZONING & CONDITIONS**

1. Case No. 02-06
2. The maximum number of building lots shall be sixty (60).

BIRKHAVEN - PHASE SIX

| | |
|---|---|
| ZONING DISTRICT | AG (RS-40 Proposed) |
| ACREAGE IN TOTAL TRACT | 25.001± Acres (Per Deed) |
| DEED REFERENCE(s) | Deed Book 4637, Page 1768 |
| TAX PARCEL NUMBER | 149857 |
| TOTAL NUMBER OF LOTS | 17 Building Lots |
| OPEN SPACE | 6.164± Acres |
| ACREAGE IN NEW R/W DEDICATION | 2.410 ± Acres |
| LINEAR FT. OF NEW STREETS | 2,050± |
| WATER | WELL |
| SEWER | PRIVATE SEPTIC |
| REQUIRED FRONT SETBACK | 40' |
| REQUITED SIDE SETBACK | 15' |
| REQUIRED REAR SETBACK | 30' |

**PHASE SIX NOTES:**

1. No portion of this tract is located within a Flood Zone, refer to FIRM Community Panel No. 3710782800J, Dated June 18, 2007.
2. This tract is located in the Greensboro General Watershed, Reedy Fork, WSIII.
3. Property address is 3302 R3 Oak Ridge Road
4. All Utilities to be located underground within 20' Utility Easement.

**CURRENT OWNER:**

Dorothy Gilmer
6606 Coventry Point
Austell, GA 30168

**DEVELOPER:**

Venn Birkhaven Partners, LLC
P.O. Box 10348
Greensboro, NC 27404
c/o Kevan Combs
336.686.3279

0 50 100 200 300
One Inch = One Hundred Feet

| | |
|---|---|
| | |
| | |
| October 25, 2013 | Revised Per Planning Comments |
| September 16, 2013 | Released for review |


Telephone: 336.605.0328
Fax: 336.605.0329
www.landsolutionsofnc.com
NC Firm No. P-1190
LAND SOLUTIONS
LAND SURVEYING DESIGN AND PLANNING
200 South Regional Road, Suite 104, Greensboro, NC 27409
Post Office Box 347, Oak Ridge, NC 27310-0347


**GENERAL NOTES and LEGEND**

1. 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. This survey was prepared without the benefit of a title report.
2. Method of computation by coordinate calculation.
3. The method of computation for acreage and ratio of precision is coordinate calculation.
4. This plat and are accompanying documents are furnished to the person or firm noted and no alterations or additions to the plat or accompanying documents are authorized without the written consent of Land Solutions, PLLC.

| | | | | | |
|---|---|---|---|---|---|
| EIP | Existing Iron Pipe | DE&E | Drainage, Maintenance & Utility Easement | RCP | Reinforced Concrete Pipe |
| EIR | Existing Iron Rod | | | CMP | Corrugated Metal Pipe |
| NIR | New Iron Rod | | | OSSE | Off Site Septic Easement |
| R/W | Right of Way | | | PT | Point (No Monument Set) |
| DE | Drainage Easement | | | B/L | Building Line |
| SDE | Sight Distance Easement | | | | |
| DE | Drainage Easement | | | PSSAME | Private Sanitary Sewer Access and Maintenance |
| LP | Utility Pole | | | | |
| UP | Light Pole | | | | |
| C/L | Centerline | | | | |

| | |
|---|---|
| | Property Line |
| | Fence |
| | Lines Not Surveyed |
| | Overhead Utilities |

NORTH CAROLINA PROFESSIONAL SEAL L-4743 LAND SURVEYOR CHRISTOPHER M. ROHRER

**PRELIMINARY; NOT FOR RECORDATION, CONVEYANCE or SALES**

**PRELIMINARY; NOT FOR CONSTRUCTION**

# BIRKHAVEN - PHASE SIX
BRUCE TOWNSHIP - GUILFORD COUNTY
TOWN of SUMMERFIELD - NORTH CAROLINA

**PRELIMINARY PLAT and WATERSHED PLAN**

| | |
|---|---|
| PROJECT No. | 13800008 |
| DRAWING No. | 13800008 |
| DRAWN By | CMR/LRE |
| SHEET | One of One |
| CASE No. | N/A |