

PK up Isaacson Isaacson

BK 187 Pg 102

FC = 1:289,787 DF

The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision regulation jurisdiction of the Board of Commissioners of Guilford County 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.

NORTHERN ESTATES 7, LLC

Signed *[Signature]*

Attest *[Signature]*

SURVEYOR'S

I, Robert S. Dischinger, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book _____, Page _____, etc.) (Other); that the boundaries not surveyed are clearly indicated as drawn from information found in 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. Witness my original signature, registration number and Seal this 25th day of August, A.D., 2014.

SEAL OR STAMP

PLS-4521

Registration Number

Surveyor

Registration Number

This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

PLS-4521

Professional Surveyor Seal: ROBERT S. DISCHINGER, L-4521

Certificate of Approval by division of Highways of the North Carolina Department of Transportation;

Department of Transportation
Division of Highways
Proposed Subdivision Road
Construction Standards Certificate

Approved: *W.E. Wilh*, ASSIST. DIST. ENGR.

FOR District Engineer

Date: 8/27/2014

State of North Carolina
County of Guilford

I, Leslie P. Eger, Review Officer of Guilford County, certify that the map or plat to which this certification is affixed meets all statutory requirement for recording.

[Signature]
Review Officer

Date: 9-11-14

Approved by the Planning Department of Guilford County, North Carolina on the 11 day of September, 2014, pursuant to Article V of the Guilford County Development Ordinance.

[Signature]
Planning Director

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD, RADIUS, TANGENT, ARC LENGTH, DELTA. Rows C1 to C24.

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows L1 to L8.

SITE DATA: PARCEL ID: 0138247, 0138248, & 0139177. PROPERTY REFERENCE: P.B. 123 PG. 61, D.B. 4534 PG. 600. CURRENT ZONING: CU-RS-30 (MAX 16 LOTS). TOTAL AREA: ±13.285 ACRES. AREA IN LOTS: ±11.617 AC. DENSITY: 1.20 LOTS/AC. LF NEW PUBLIC STREET: ±1,228'. WATERSHED: N/A. SEWER: ON-SITE SEPTIC. WATER: INDIVIDUAL WELLS.

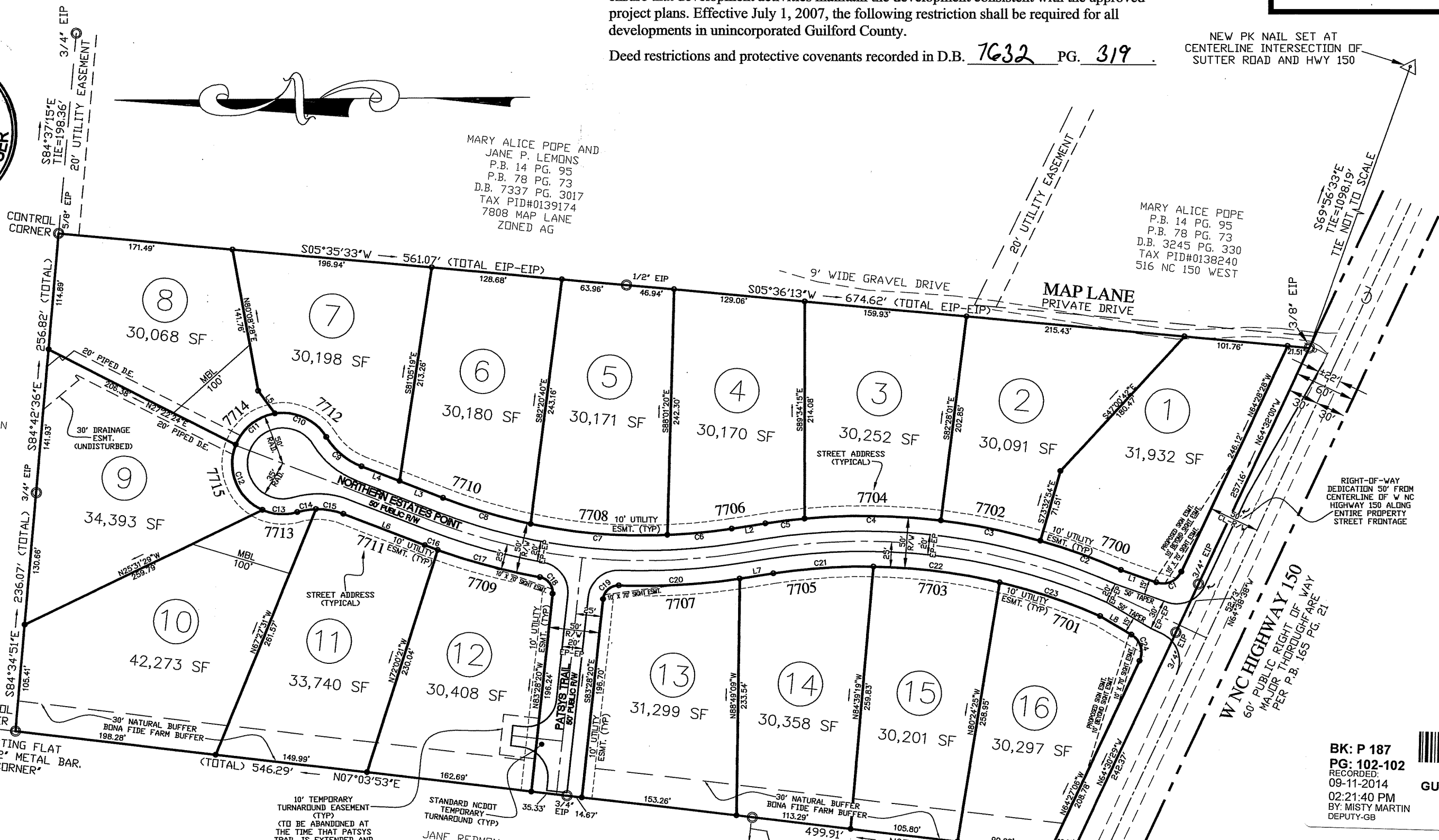
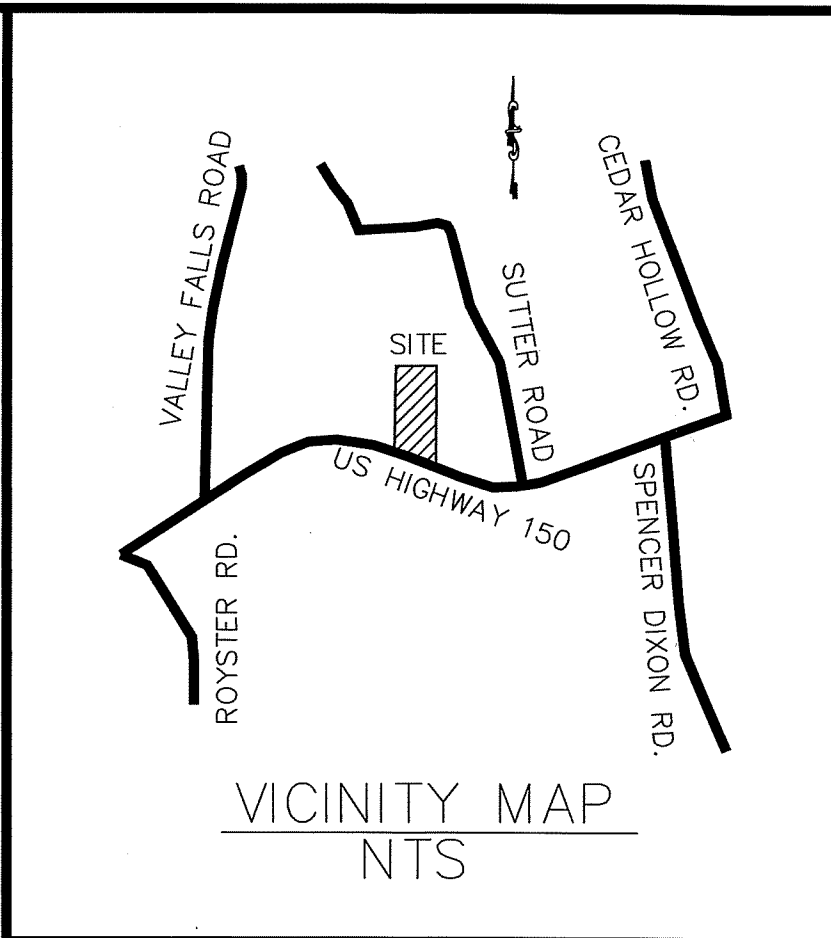
RS-30 (RESIDENTIAL-SINGLE FAMILY) DEVELOPMENT STANDARDS

- MIN LOT SIZE: 30,000 SF
MIN. LOT WIDTH: 100 FT
INTERIOR LOT: 100 FT
CORNER LOT: 50 FT
MIN. STREET FRONTAGE: 40/65 FT
LOCAL & COLLECTOR: 20/45 FT
SIDE: 45/80 FT
MINOR THOROUGHFARE: 50/95 FT
MAJOR THOROUGHFARE: 50/95 FT
MIN. INTERIOR SETBACKS: 10 FT
SIDE YARD: 30 FT
REAR YARD: 50 FT
MAX. BUILDING HEIGHT: 30%
MAX. BUILDING COVERAGE (% OF LOT): 30%
ZONING CONDITIONS: 1) MAXIMUM OF SIXTEEN (16) RESIDENTIAL LOTS 2) THIRTY FOOT (30') NATURAL OR LANDSCAPED BUFFER TO BE LOCATED ALONG THE WESTERN PROPERTY LINE IN ACCORDANCE WITH THE NORTHERN LAKES AREA PLAN

Deed Restriction-Restrictive Covenant:

In accordance with applicable National Pollutant Discharge Elimination System (NPDES) Phase II regulations recorded deed restrictions and protective covenants shall be required to ensure that development activities maintain the development consistent with the approved project plans. Effective July 1, 2007, the following restriction shall be required for all developments in unincorporated Guilford County.

Deed restrictions and protective covenants recorded in D.B. 7632 PG. 319



BK: P 187 PG: 102-102 RECORDED: 09-11-2014 02:21:40 PM BY: MISTY MARTIN DEPUTY-GR 2014046014 GREENSBORO, NC JEFF L. THIGPEN REGISTER OF DEEDS NC FEE \$21.00

FINAL PLAT FOR NORTHERN ESTATES CENTER GROVE TOWNSHIP-GUILFORD COUNTY GREENSBORO, NORTH CAROLINA AUGUST 25, 2014 (IN FEET) 1 inch = 100ft.

Bona Fide Farm Buffer Note: Sanitary sewer septic lines may be installed in the 30' Natural Buffer on individual lots provided that a Type "B" Landscape Buffer, or equivalent, is maintained.

OWNER NAME AND ADDRESS NORTHERN ESTATES 7, LLC 7B CORPORATE CENTER COURT GREENSBORO, NC 27408 PHONE: 336-282-4127

EVANS ENGINEERING, INC. ENGINEERS, SURVEYORS, PLANNERS 4609 DUNDAS DRIVE GREENSBORO, N.C. 27407 PHONE: (336) 854-8877 FAX: (336) 854-8876 LICENSE #C-0168 DWG: H:\DRAWINGS\HERB PARKS\NORTHERN ESTATES\Northern Estates Final Plat.dwg PROJECT: 823-29 DRAWN BY: DF