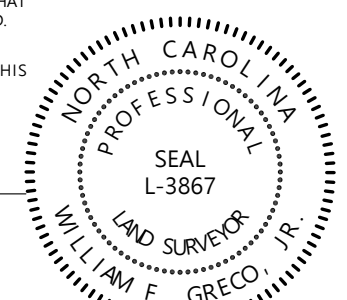


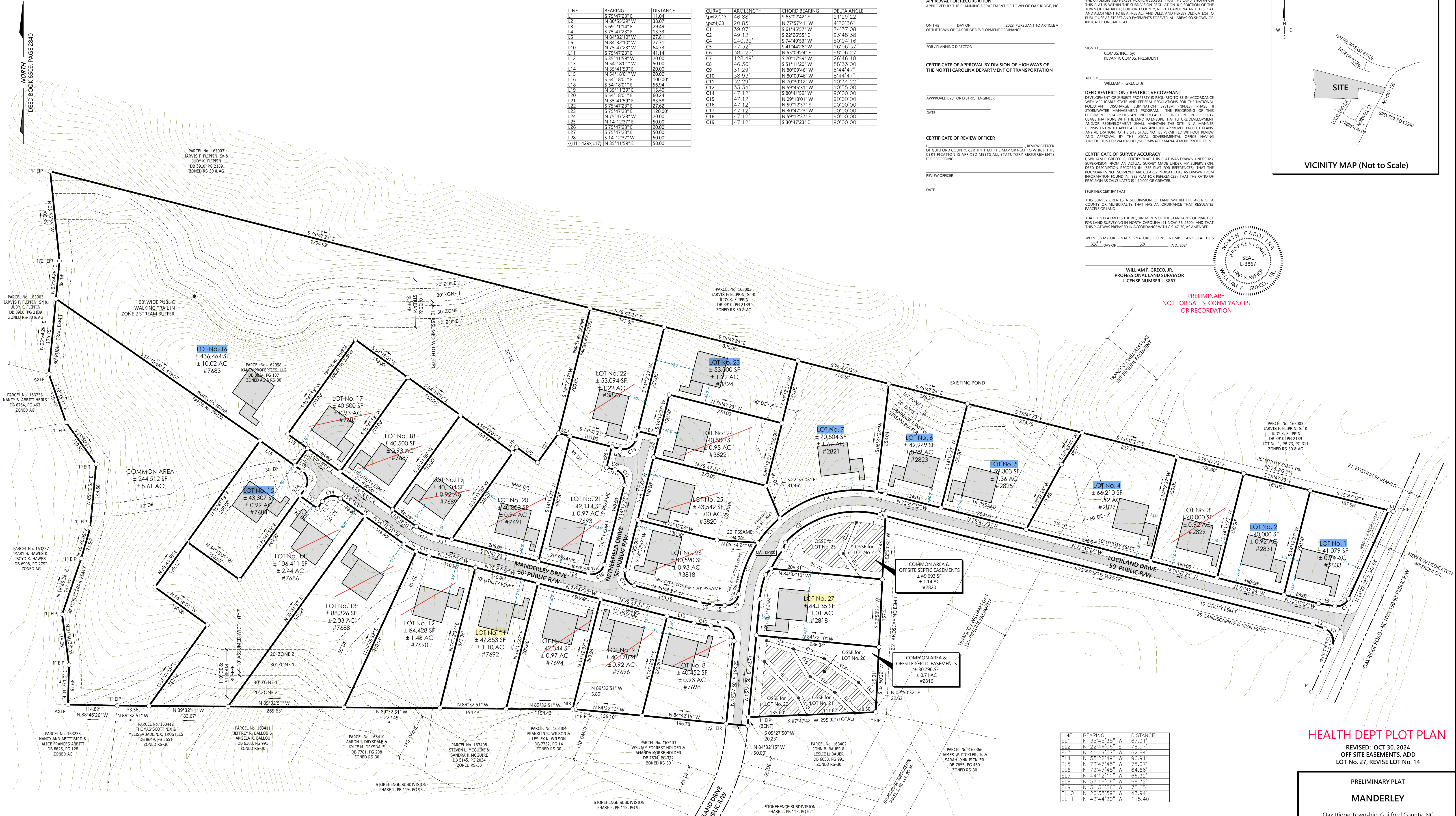
CERTIFICATE OF LOCAL JURISDICTION APPROVAL FOR RECORDATION
ON THE DAY OF 2023 PURSUANT TO ARTICLE V OF THE TOWN OF OAK RIDGE DEVELOPMENT ORDINANCE.
FOR / PLANNING DIRECTOR
CERTIFICATE OF APPROVAL BY DIVISION OF HIGHWAYS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
APPROVED BY / FOR DISTRICT ENGINEER
DATE
CERTIFICATE OF REVIEW OFFICER
REVIEW OFFICER
DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION
THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION JURISDICTION OF THE TOWN OF OAK RIDGE, GUILFORD COUNTY, NORTH CAROLINA AND THIS PLAT AND ALLOTMENT TO BE A FREE ACT AND DEED, AND HEREBY DEDICATED TO PUBLIC USE AS STREETS AND EASEMENTS FOREVER, ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT.
SIGNED: COMBS, INC. BY: KEVIN R. COMBS, PRESIDENT
ATTEST: WILLIAM F. GRECO, JR.
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 IMPROVEMENT 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.
CERTIFICATE OF SURVEY ACCURACY
I, WILLIAM F. GRECO, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY REQUIRED TO BE IN ACCORDANCE WITH THE DEED DESCRIPTION RECORDED IN (SEE PLAT FOR REFERENCES) THAT THE INFORMATION NOT SURVEYED ARE CLEARLY INDICATED AS AS DRAWN FROM INFORMATION FOUND IN (SEE PLAT FOR REFERENCES); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER.
I FURTHER CERTIFY THAT:
THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.160), AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 41-30, AS AMENDED.
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS XX DAY OF XX, A.D. 2024.
WILLIAM F. GRECO, JR. PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3867

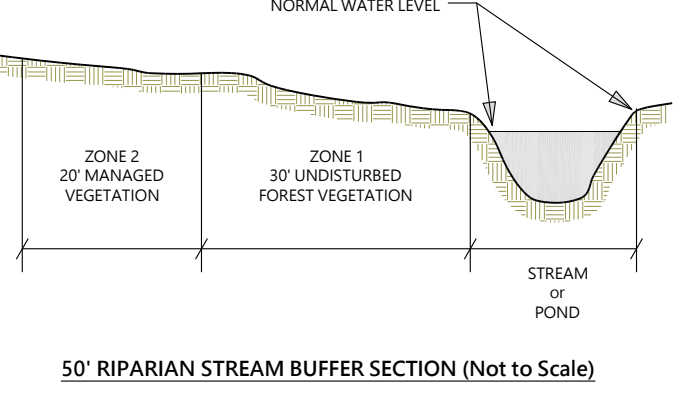


PRELIMINARY NOT FOR SALES, CONVEYANCES OR RECORDATION

Table with columns: LINE, BEARING, DISTANCE, CURVE, ARC LENGTH, CHORD BEARING, DELTA ANGLE. Lists survey data for lines L1 through L28 and curves C1 through C19.



GENERAL NOTES AND SYMBOL LEGEND
1. THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS OF WAY, WHICH WERE NOT VISIBLE AT THE TIME OF MY INSPECTION...
2. ALL BEARINGS & COORDINATES ARE BASED UPON THE PLAT REFERENCES...
3. ALL DISTANCES ARE HORIZONTAL DISTANCES IN US SURVEY FEET...
4. ALL PROPERTY CORNERS NOT OTHERWISE LABELED ARE NEW 5/8" IRON RODS.
SYMBOL LEGEND: BUILDING LINE, COMMON AREA, CENTERLINE, DRAINAGE EASEMENT, EXISTING IRON PIPE, EXISTING IRON ROD, EASEMENT, NEW IRON ROD, RIGHT OF WAY, OFF-SITE SEPTIC EASEMENT, OVERHEAD UTILITIES, PRIVATE SANITARY SEWER, ACCESS & MAINTENANCE, BASEMENT, POINT (NO MONUMENT), SIGHT DISTANCE EASEMENT, SPECIAL PURPOSE LOT, UTILITY POLE, PROPERTY CORNER, POINT (NO MONUMENT), EASEMENT CORNER, UNRESERVED, FENCE, OVERHEAD UTILITIES (OHU).



SITE INFORMATION
ZONING DISTRICT: CZ-RS-40
DEED REFERENCES: DB xxx, PG xxx
ACREAGE IN TOTAL TRACT: ± 51.61 ACRES
TOTAL NUMBER OF LOTS: 26 BUILDING LOTS
DENSITY: 0.50 DU / AC (LOW DENSITY)
TAX PARCEL NO (S): 162999
ACREAGE IN NEW R/W: ± 3.39 ACRES
LINEAR FT. OF NEW STREETS: ± 3,435 LF
COMMON AREA: ± 7.46 ACRES
WATER: INDIVIDUAL WELLS
SEWER: PRIVATE SEPTIC
SITE NOTES:
1. TRACT IS NOT LOCATED WITHIN A FLOOD ZONE. PER FIRM COMMUNITY PANEL Nos. 3710781800J & 3710781900J, DATED 6/18/2007.
2. THIS TRACT IS NOT LOCATED WITHIN A DESIGNATED WATER SUPPLY WATERSHED.

CO-OPD ZONING & DEVELOPMENT CONDITIONS (CASE #RZ-24-01)
1. USES SHALL BE LIMITED TO SINGLE FAMILY DETACHED DWELLINGS WITH CUSTOMARY ACCESSORY USES AND STRUCTURES.
2. TOTAL NUMBER OF BUILDING LOTS SHALL NOT EXCEED TWENTY EIGHT (28).
TREE COVERAGE CALCULATIONS:
1. GROSS ACREAGE OF TRACT: 51.61 ACRES
2. 20% REQUIRED TREE COVERAGE = 51.61 x .20 = 10.32 ACRES
3. TREE COVERAGE PROVIDED: 10.41 AC (20.2%)

Table with columns: LINE, BEARING, DISTANCE. Lists specific survey data for lines EL1 through EL11.

HEALTH DEPT PLOT PLAN
REVISED: OCT 30, 2024
OFF SITE EASEMENTS, ADD LOT No. 27, REVISE LOT No. 14

PRELIMINARY PLAT
MANDERLEY
Oak Ridge Township, Guilford County, NC
Town of Oak Ridge
Title Source: See References Hereon
Survey Date: xxxx
CURRENT OWNER(S): COMBS, INC. PO BOX 790 OAK RIDGE NC 27310 (UNDER CONTRACT)
LAND SOLUTIONS OF NC, PLLC
POST OFFICE BOX 347, OAK RIDGE, NC 27310-0347
TELEPHONE: 336.605.0328
FIRM LICENSE NO. P-1190