

PICKUP: HUGH CREED ASSOCIATES, INC PA
FC TML - 03/09/2022

OWNER'S ACKNOWLEDGEMENT
THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION JURISDICTION OF THE TOWN COUNCIL OF OAK RIDGE AND THIS PLAT AND ALLOTMENT TO BE ITS FREE AND CLEAR AND FOREVER RELEASABLE TO THE PUBLIC AS STREETS, FORELAYS, AREAS SO SHOWN OR INDICATED ON SAID PLAT.

OAK RIDGE LANDING PARTNERS, LLC
SIGNED: [Signature]
ATTEST: Amanda Williams

OWNER'S ACKNOWLEDGEMENT
THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION JURISDICTION OF THE TOWN COUNCIL OF OAK RIDGE AND THIS PLAT AND ALLOTMENT TO BE ITS FREE AND CLEAR AND FOREVER RELEASABLE TO THE PUBLIC AS STREETS AND FORELAYS, AREAS SO SHOWN OR INDICATED ON SAID PLAT.

OAK RIDGE LANDING PARTNERS, LLC
SIGNED: [Signature]
ATTEST: Amanda Williams

OWNER'S ACKNOWLEDGEMENT
THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION JURISDICTION OF THE TOWN COUNCIL OF OAK RIDGE AND THIS PLAT AND ALLOTMENT TO BE ITS FREE AND CLEAR AND FOREVER RELEASABLE TO THE PUBLIC AS STREETS, FORELAYS, AREAS SO SHOWN OR INDICATED ON SAID PLAT.

OAK RIDGE UNITED METHODIST CHURCH, INC
SIGNED: [Signature]
ATTEST: [Signature]

OWNER'S ACKNOWLEDGEMENT
THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION JURISDICTION OF THE TOWN COUNCIL OF OAK RIDGE AND THIS PLAT AND ALLOTMENT TO BE ITS FREE AND CLEAR AND FOREVER RELEASABLE TO THE PUBLIC AS STREETS, FORELAYS, AREAS SO SHOWN OR INDICATED ON SAID PLAT.

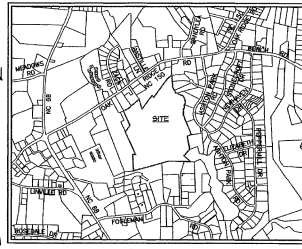
OAK RIDGE UNITED METHODIST CHURCH, INC
SIGNED: [Signature]
ATTEST: [Signature]

REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA
TOWN OF OAK RIDGE
REVIEW OFFICER
DATE: 4-21-22

APPROVAL FOR RECORDATION
APPROVED FOR THE TOWN OF OAK RIDGE, NORTH CAROLINA
DATE: 4-21-22

APPROVAL BY DIVISION OF HIGHWAYS, NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
DATE: 4/21/22

PLAT BOOK 209 PAGE 216

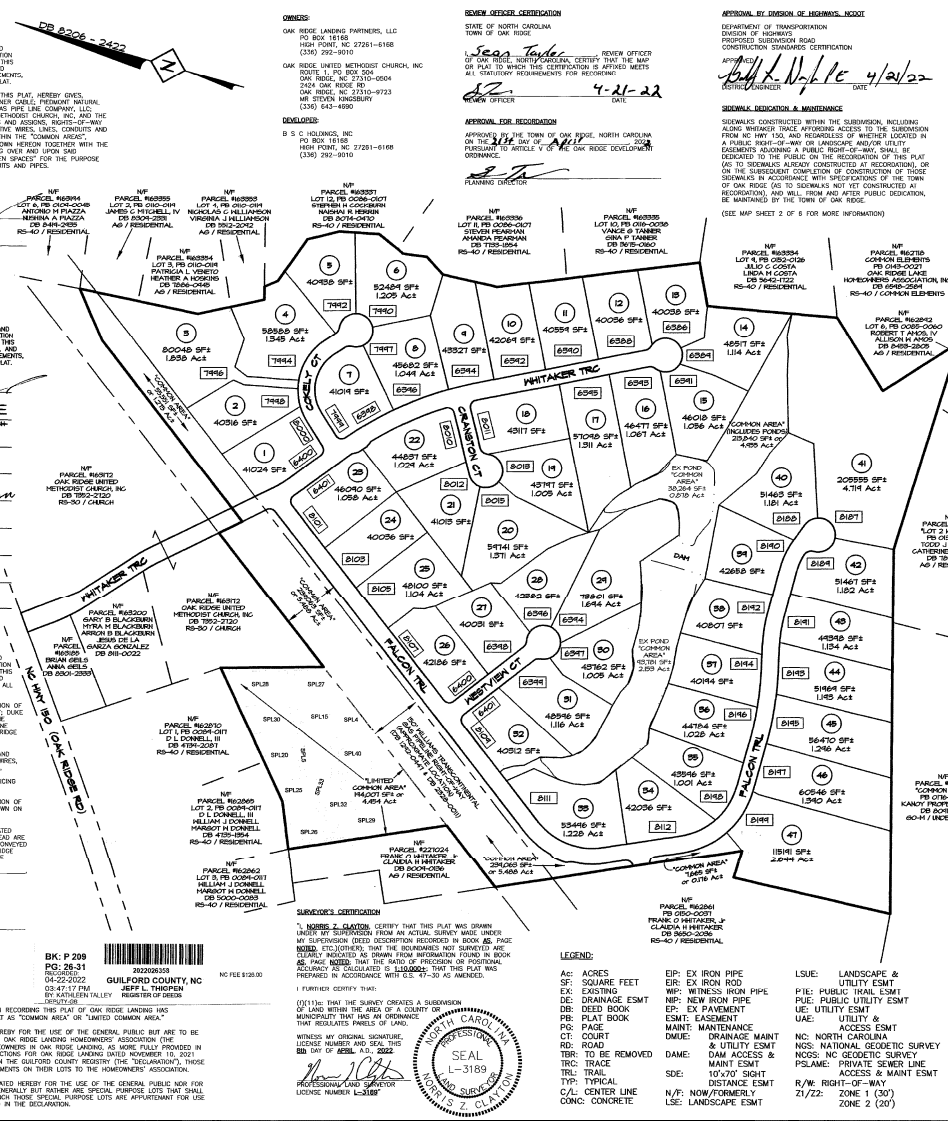


- SITE NOTES**
- 1) PARCEL 162863 & A PORTION OF 163172
 - 2) REFERENCES: DB 8208-2422 & PART OF DB 2325-2720
 - 3) TOTAL LINEAR FEET OF STREETS: 5,984 LF±
 - 4) AREA INFORMATION
TOTAL AREA = 80,042 AC±
AREA IN LOTS = 58,283 AC±
AREA IN RIGHTS-OF-WAY = 7,411 AC±
AREA IN COMMON AREAS = 11,894 AC±
AREA IN LIMITED COMMON AREA = 4,454 AC±
 - 5) BUILT UPON AREA: 10,425 AC± OR 13.02%
 - 6) EXISTING LAND USE: UNDEVELOPED
PROPOSED LAND USE: SINGLE FAMILY DEVELOPMENT
 - 7) ZONING & SETBACKS: C2-TOR
MIN LOT SIZE: 20,000 SF
MIN WIDTH INTERIOR: 80'
MIN WIDTH EXTERIOR: 90'
MIN STREET FRONTAGE: 45'
STREET FRONT SETBACK: 20'
STREET SIDE SETBACK: 20'
SIDE YARD: 5'
REAR YARD: 15'
MAX BUILDING HEIGHT: 50'
 - 8) WATERSHED: GREENSBORO WS-III
 - 9) IRON PIPES SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE
 - 10) NO NOS/NOCS CONTROL MONUMENTS FOUND WITHIN 2000' OF THIS PROPERTY

DEED RESTRICTION / RESTRICTIVE COVENANT (UDF 9.1.F.4)
DEVELOPMENT OF SUBJECT PROPERTY IS REQUIRED TO BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL REGULATIONS FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PER A STORMWATER MANAGEMENT PROGRAM. THE RECORDING OF THIS DOCUMENT ESTABLISHES AN ENFORCEABLE RESTRICTION ON PROPERTY OWNERS THAT SHALL BE IN THE LAND TO ENSURE THAT FUTURE DEVELOPMENT AND / OR REDEVELOPMENT SHALL MAINTAIN ALL CONDITIONS IN A MANNER CONSISTENT WITH APPLICABLE LAW AND THE APPROVED PROJECT PLANS.

FINAL PLAT COVER SHEET
MAP SHEET 1 of 6
OAK RIDGE LANDING
OAK RIDGE TOWNSHIP, GUILFORD COUNTY
2408-A OAK RIDGE RD
OAK RIDGE, NORTH CAROLINA 27110
APRIL 08, 2022 @ 1" = 200'
1" = 200'

HUGH CREED ASSOCIATES, INC, PA
CONSULTING ENGINEERS & LAND SURVEYORS
PO BOX 9623
1306 W WENDOVER AVE
GREENSBORO, NC 27408
FIRM LICENSE #C-5551
SUB-19-06
PHONE: (336) 275-9226
OR (336) 275-8084
hca@hughcreedassociates.com
B-1906



DECLARATION OF CONSENTS, CONDITIONS & RESTRICTIONS
WHEREAS OAK RIDGE LANDING PARTNERS, LLC, IN RECORDATION OF THIS PLAT OF OAK RIDGE LANDING HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN ON THIS PLAT AS "COMMON AREA" OR "LIMITED COMMON AREA";

LEGEND
AC: ACRES
SF: SQUARE FEET
EX: EXISTING
DR: DRAINAGE ESMT
DB: DEED BOOK
PB: PLAT BOOK
PG: PAGE
CT: COURT
RD: ROAD
TR: TO BE REMOVED
TRC: TRACE
TRL: TRAIL
TYP: TYPICAL
C/L: CENTER LINE
CONC: CONCRETE
EIP: EX IRON PIPE
EIR: EX IRON ROD
NIP: NEW IRON PIPE
EIP: EX PAVEMENT
ESMT: EASEMENT
MAINT: MAINTENANCE
DRAINAGE MAINT: DRAINAGE MAINT & UTILITY ESMT
DAME: DAM ACCESS & MAINT ESMT
SDE: 10/30' SIGHT DISTANCE ESMT
N/F: NOW/FORMERLY
LSE: LANDSCAPE ESMT
LSUE: LANDSCAPE & UTILITY ESMT
PIE: PUBLIC TRAIL ESMT
PUE: PUBLIC UTILITY ESMT
UE: UTILITY ESMT
UAE: UTILITY & ACCESS ESMT
NC: NORTH CAROLINA
NSS: NATIONAL GEODETIC SURVEY
NOCS: NO GEODETIC SURVEY
PSLAME: PRIVATE SEWER LINE ACCESS & MAINT ESMT
R/W: RIGHT-OF-WAY
Z1/Z2: ZONE 1 (30') ZONE 2 (20')

SURVEYOR'S CERTIFICATION
I, NORRIS Z. CLAYTON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED RECORDATION RECORDED IN BOOK 86, PAGE 1002). OTHER THAN THE INFORMATION NOTED HEREIN, THIS PLAT IS ACCURATE AS FAR AS THE INFORMATION FOUND IN BOOK 86, PAGE 1002, IS CONCERNED. THE SURVEYOR'S PROFESSIONAL ACCURACY AS CALCULATED IS (1/50,000) THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH ERS 41-30-40, INDICATED.



DEED RESTRICTION / RESTRICTIVE COVENANT (UDF 9.1.F.4)
DEVELOPMENT OF SUBJECT PROPERTY IS REQUIRED TO BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL REGULATIONS FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PER A STORMWATER MANAGEMENT PROGRAM. THE RECORDING OF THIS DOCUMENT ESTABLISHES AN ENFORCEABLE RESTRICTION ON PROPERTY OWNERS THAT SHALL BE IN THE LAND TO ENSURE THAT FUTURE DEVELOPMENT AND / OR REDEVELOPMENT SHALL MAINTAIN ALL CONDITIONS IN A MANNER CONSISTENT WITH APPLICABLE LAW AND THE APPROVED PROJECT PLANS.