

NORTH CAROLINA SURVEYORS BOUNDARY CERTIFICATION:

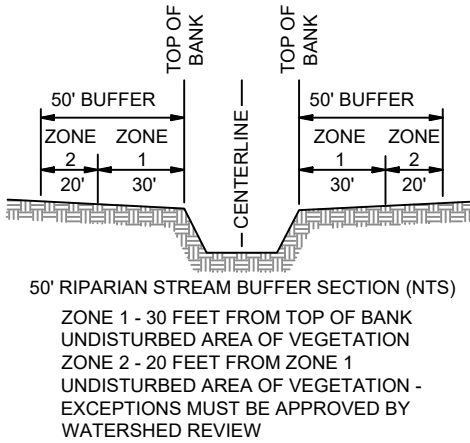
I, KIM R. LILLY, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN DEED BOOK 7478, PAGE 2803, THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN DEED BOOK 6555, PAGE 1152; DEED BOOK 6967, PAGE 741; DEED BOOK 7218, PAGE 2299; DEED BOOK 7605, PAGE 715; DEED BOOK 8166, PAGE 1833; DEED BOOK 8235, PAGE 2545; DEED BOOK 8339, PAGE 1518; DEED BOOK 8431, PAGE 2881; DEED BOOK 8784, PAGE 2809; DEED BOOK 8796, PAGE 1494; PLAT BOOK 119, PAGE 102; PLAT BOOK 152, PAGE 18; PLAT BOOK 163, PAGE 66; PLAT BOOK 181, PAGE 30; PLAT BOOK 186, PAGE 29; PLAT BOOK 196, PAGE 93; PLAT BOOK 196, PAGE 95; AND PLAT BOOK 204, PAGE 6; THAT THE POSITIONAL ACCURACY AS CALCULATED IS 0.92, AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 26TH DAY NOVEMBER OF A.D. 2025.

(A) THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, KIM R. LILLY, FURTHER CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: URBAN LAND SURVEY (CLASS A)
- 1) POSITIONAL ACCURACY: 0.05
 - 2) TYPE OF GPS FIELD PROCEDURE: GPS/VRS
 - 3) DATES OF SURVEY: AUGUST 8, 2025
 - 4) DATUM/EPOCH: NAD 83 (NSRS 2011)
 - 5) PUBLISHED/FIXED-CONTROL USE: NONE
 - 6) GEOID MODEL: GEOID 12B
 - 7) COMBINED GRID FACTOR(S): 0.99997503
 - 8) UNITS: US FEET



CERTIFICATE OF OWNERSHIP AND DEDICATION (FINAL PLATS AND EXEMPT PLATS)

THE UNDERSIGNED HEREBY ACKNOWLEDGES OWNERSHIP OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND HEREBY ADOPTS THIS PLANT AND ALLOTMENT TO BE A FREE ACT AND DEED AND HEREBY DEDICATE(S) TO PUBLIC USE STREETS, PLAYGROUNDS, PARKS, DRAINAGEWAY, AND OPEN SPACE, AND EASEMENTS FOREVER ALL AREA SO SHOWN OR INDICATED ON SAID PLAT, AND AUTHORIZES(G) GUILFORD COUNTY TO RECORD THIS PLAT IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, N.C.

SIGNED _____ DATE _____

ATTESTED _____ DATE _____

CERTIFICATE OF LOCAL JURISDICTION APPROVAL FOR RECORDATION:

I, _____, AS A REPRESENTATIVE OF THE GUILFORD COUNTY PLANNING AND DEVELOPMENT DEPARTMENT HEREBY CERTIFY THAT THIS PLAT MEETS THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH IN THE GUILFORD COUNTY UNIFIED DEVELOPMENT ORDINANCE AND IS APPROVED FOR RECORDATION THIS _____ DAY OF _____, A.D. 2025.

PLANNING & DEVELOPMENT DIRECTOR

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 ALTERATIONS TO THE SITE SHALL NOT BE PERMITTED WITHOUT REVIEW AND APPROVAL BY THE LOCAL GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED/STORMWATER MANAGEMENT PROTECTION.

REVIEW OFFICER CERTIFICATION:

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, _____, REVIEW OFFICER FOR GUILFORD COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

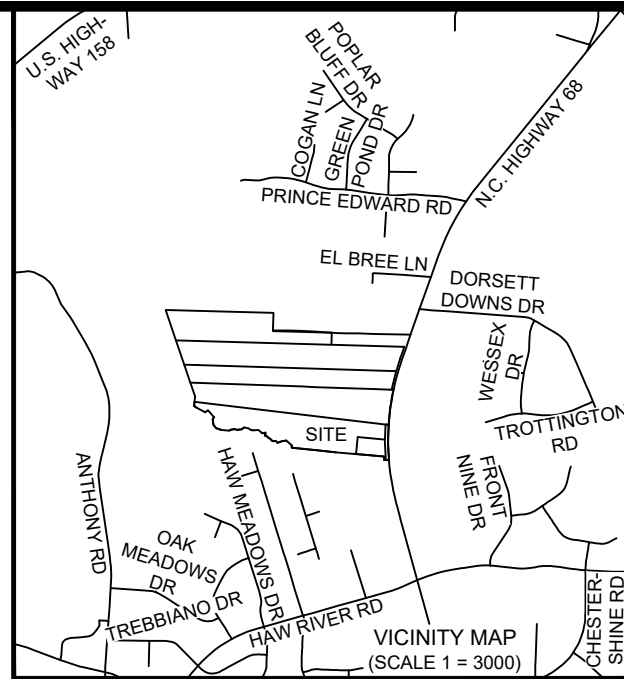
REVIEW OFFICER _____ DATE _____

CERTIFICATE STATING NO APPROVAL IS REQUIRED BY DIVISION OF HIGHWAYS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

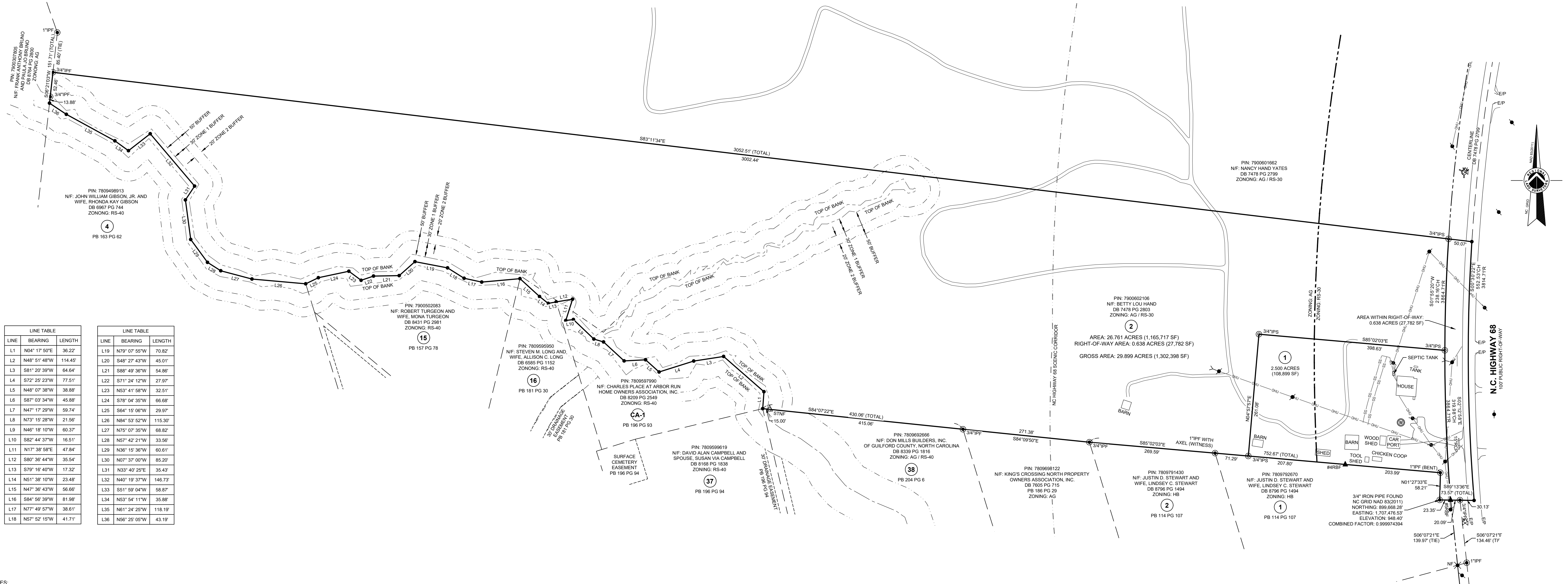
THIS PLAT DOES NOT REQUIRE A CERTIFICATE OF APPROVAL BY THE DIVISION OF HIGHWAYS AS PROVIDED IN G.S. 136-102.6, SUBSECTION (G).

SIGNED _____ DATE _____

PLANNING DIRECTOR



PRELIMINARY
NOT FOR RECORDATION,
CONVEYANCES, OR SALES



LINE	BEARING	LENGTH
L1	N04° 17' 50"E	36.22'
L2	N48° 51' 48"W	114.45'
L3	S81° 20' 39"W	64.64'
L4	S72° 25' 23"W	77.51'
L5	N48° 07' 38"W	38.88'
L6	S87° 03' 34"W	45.88'
L7	N47° 17' 20"W	59.74'
L8	N73° 15' 28"W	21.56'
L9	N46° 18' 10"W	60.37'
L10	S82° 44' 37"W	16.51'
L11	N17° 38' 58"E	47.84'
L12	S80° 36' 44"W	35.54'
L13	S79° 16' 40"W	17.32'
L14	N51° 38' 10"W	23.48'
L15	N47° 36' 43"W	56.66'
L16	S84° 56' 39"W	81.98'
L17	N77° 49' 57"W	38.61'
L18	N57° 52' 15"W	41.71'

LINE	BEARING	LENGTH
L19	N79° 07' 55"W	70.82'
L20	S48° 27' 43"W	45.01'
L21	S88° 49' 36"W	54.86'
L22	S71° 24' 12"W	27.97'
L23	N53° 41' 58"W	32.51'
L24	S78° 04' 35"W	66.68'
L25	S64° 15' 06"W	29.97'
L26	N84° 53' 52"W	115.30'
L27	N75° 07' 35"W	68.62'
L28	N57° 42' 21"W	33.56'
L29	N36° 15' 36"W	60.61'
L30	N07° 37' 00"W	85.20'
L31	N33° 40' 29"E	35.43'
L32	N40° 19' 37"W	146.73'
L33	S51° 59' 04"W	58.87'
L34	N53° 54' 11"W	35.88'
L35	N61° 24' 25"W	118.19'
L36	N56° 25' 05"W	43.19'

NOTES:

1. BEING PARCEL IDENTIFICATION NUMBER: 7900602106, CURRENTLY BETTY LOU HAND AND RECORDED IN DEED BOOK 7478, PAGE 2803 IN THE GUILFORD COUNTY REGISTER OF DEEDS.
2. ALL DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED.
3. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT (NORTH CAROLINA FLOOD MAPPING), COMMUNITY PANEL NO. 371078000J DATED JUNE 18, 2017 AND COMMUNITY PANEL NO. 371079000J DATED JUNE 18, 2017. (ZONE X)
4. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
5. INFORMATION SHOWN HEREON IS FROM DIRECT FIELD DATA COLLECTED AUGUST 8, 2025 TO OCTOBER 24, 2025.
6. NORTH CAROLINA GRID COORDINATES AS SHOWN HEREON WERE DERIVED FROM DIRECT GPS OBSERVATIONS UTILIZING THE NORTH CAROLINA GEODETIC SURVEY'S NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NAD83(NSRS2011) DATUM GPS OBSERVATION PERFORMED ON AUGUST 8, 2025.
7. ZONING: AGRICULTURE (AG) AND RESIDENTIAL-30 (RS-30)
SC - SCENIC CORRIDOR OVERLAY DISTRICT. THE SC OVERLAY DISTRICT IS INTENDED TO SET FORTH REGULATIONS WHICH WILL ENHANCE THE ATTRACTIVENESS OF MAJOR THOROUGHFARES WHICH ENTER AND/OR PASS THROUGH GUILFORD COUNTY. THESE REGULATIONS ARE SPECIFIED IN SECTION 4.8 - OVERLAY DISTRICTS.
8. VERTICAL DATUM: NAVD 88
9. NUMBER OF LOTS: 2
10. LOT 1 AREA: 2.500 ACRES (108,899 SF)
LOT 2 AREA: 26.761 ACRES (1,165,717 SF)
RIGHT-OF-WAY AREA: 0.638 ACRES (27,782 SF)
GROSS AREA: 29.899 ACRES (1,302,398 SF)

DEVELOPMENT STANDARDS FOR AGRICULTURAL DISTRICT (AG):

DIMENSIONAL REQUIREMENTS:	SINGLE-FAMILY DETACHED 40,000 SF	DUPLEX 60,000 SF	NOTE
MINIMUM LOT SIZE:	150 FEET	200 FEET	
MINIMUM LOT WIDTH AT BUILDING LINE:	150 FEET	200 FEET	
INTERIOR LOT:	50 FEET	50 FEET	
CORNER LOT:	50 FEET	50 FEET	
MINIMUM STREET FRONTAGE:	50 FEET	50 FEET	
MINIMUM STREET SETBACK:	40 FEET	40 FEET	[1]
LOCAL OR COLLECTOR, FRONT OR SIDE:	20 FEET	45 FEET	
MINOR THOROUGHFARE:	45 FEET	50 FEET	
MINOR THOROUGHFARE:	45 FEET	50 FEET	
MINIMUM INTERIOR SETBACKS:	15 FEET	15 FEET	
SIDE YARD:	30 FEET	30 FEET	
REAR YARD:	50 FEET	50 FEET	[2]
MAXIMUM STRUCTURE HEIGHT:	30 FEET	30 FEET	
MAXIMUM BUILDING COVERAGE (% OF LOT):	30	30	
ACCESSORY STRUCTURES:	SAME AS ABOVE		[3]
SETBACKS:	NA		
HEIGHT:	NA		
MAXIMUM SIZE (% OF FLOOR AREA):	NA		

1. SETBACK MEASURED FROM RIGHT-OF-WAY LINE OR PROPERTY LINE OF PARCELS.
2. NO MORE THAN THREE (3) FULL OR PARTIAL STORIES ENTIRELY ABOVE GRADE.
3. ACCESSORY STRUCTURES MAY BE LOCATED IN FRONT OF THE PRINCIPAL STRUCTURE WHEN THE LOT IS A MINIMUM OF TWO (2) ACRES. IF THE ACCESSORY BUILDING IS LESS THAN OR EQUAL TO 600 SQUARE FEET IN AREA, SIDE AND REAR SETBACKS MAY BE REDUCED TO FIVE (5) FT. SEE SECTION 4.8 FOR ADDITIONAL REQUIREMENTS FOR ACCESSORY USES, BUILDINGS, AND STRUCTURES.

DEVELOPMENT STANDARDS FOR RESIDENTIAL-30 DISTRICT (RS-30):

DIMENSIONAL REQUIREMENTS:	30,000 SF	NOTE
MINIMUM LOT SIZE:	100 FEET	
MINIMUM LOT WIDTH AT BUILDING LINE:	100 FEET	
INTERIOR LOT:	50 FEET	
CORNER LOT:	50 FEET	
MINIMUM STREET FRONTAGE:	50 FEET	
MINIMUM STREET SETBACK:	40 FEET	[1]
LOCAL OR COLLECTOR, FRONT:	20 FEET	
LOCAL OR COLLECTOR, SIDE:	45 FEET	
MINOR THOROUGHFARE:	45 FEET	
MINOR THOROUGHFARE:	45 FEET	
MINIMUM INTERIOR SETBACKS:	10 FEET	
SIDE YARD:	30 FEET	
REAR YARD:	50 FEET	[2]
MAXIMUM STRUCTURE HEIGHT:	30 FEET	
MAXIMUM BUILDING COVERAGE (% OF LOT):	30	
ACCESSORY STRUCTURES:	SAME AS ABOVE	[3]
SETBACKS:	NA	
HEIGHT:	NA	
MAXIMUM SIZE (% OF FLOOR AREA):	NA	

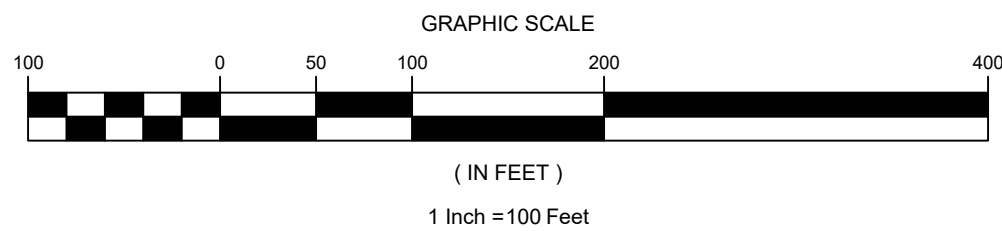
1. SETBACK MEASURED FROM RIGHT-OF-WAY LINE OR PROPERTY LINE.
2. NO MORE THAN THREE (3) FULL OR PARTIAL STORIES ENTIRELY ABOVE GRADE.
3. IF THE ACCESSORY BUILDING IS LESS THAN OR EQUAL TO 600 SQUARE FEET IN AREA, SIDE AND REAR SETBACKS MAY BE REDUCED TO FIVE (5) FT. SEE SECTION 4.8 FOR ADDITIONAL REQUIREMENTS FOR ACCESSORY USES, BUILDINGS, AND STRUCTURES.

LEGEND

- COMPUTED POINT
- ⊙ IRON PIPE SET (SIZE AS NOTED) [IPS]
- ⊙ IRON PIPE FOUND (SIZE AS NOTED) [IPF]
- ▲ REBAR FOUND (SIZE AS NOTED) [RBF]
- ▲ STONE FOUND [STF]
- ⊙ PK-NAIL FOUND [PKF]
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ WELL
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ NOW OR FORMERLY
- ⊙ DEED BOOK
- ⊙ PLAT BOOK
- ⊙ PAGE
- ⊙ RADIUS
- ⊙ CHORD
- ⊙ SQUARE FEET
- ⊙ UTILITY EASEMENT
- ⊙ EDGE OF PAVEMENT
- ⊙ REINFORCED CONCRETE PIPE

LINE LEGEND

- SUBJECT BOUNDARY LINE (SURVEYED)
- ADJOINER BOUNDARY LINE (NOT SURVEYED)
- - - RIGHT-OF-WAY LINE
- - - EASEMENT
- - - SETBACK
- - - OVERHEAD UTILITIES
- - - STORM DRAIN LINE (SIZE AND TYPE AS NOTED)
- - - SEPTIC LINE
- - - EXISTING BUILDING
- - - TOP OF BANK



PRELIMINARY
NOT FOR RECORDATION,
CONVEYANCES, OR SALES

FINAL PLAT
BETTY LOU HAND
7729 NC HIGHWAY 68 N
OAK RIDGE TOWNSHIP
GUILFORD COUNTY
STOKESDALE, NORTH CAROLINA



OWNER:
BETTY LOU HAND
CONTACT: BETTY LOU HAND
7729 NC HIGHWAY 68 N
STOKESDALE, NC 27357

CASE NUMBER: