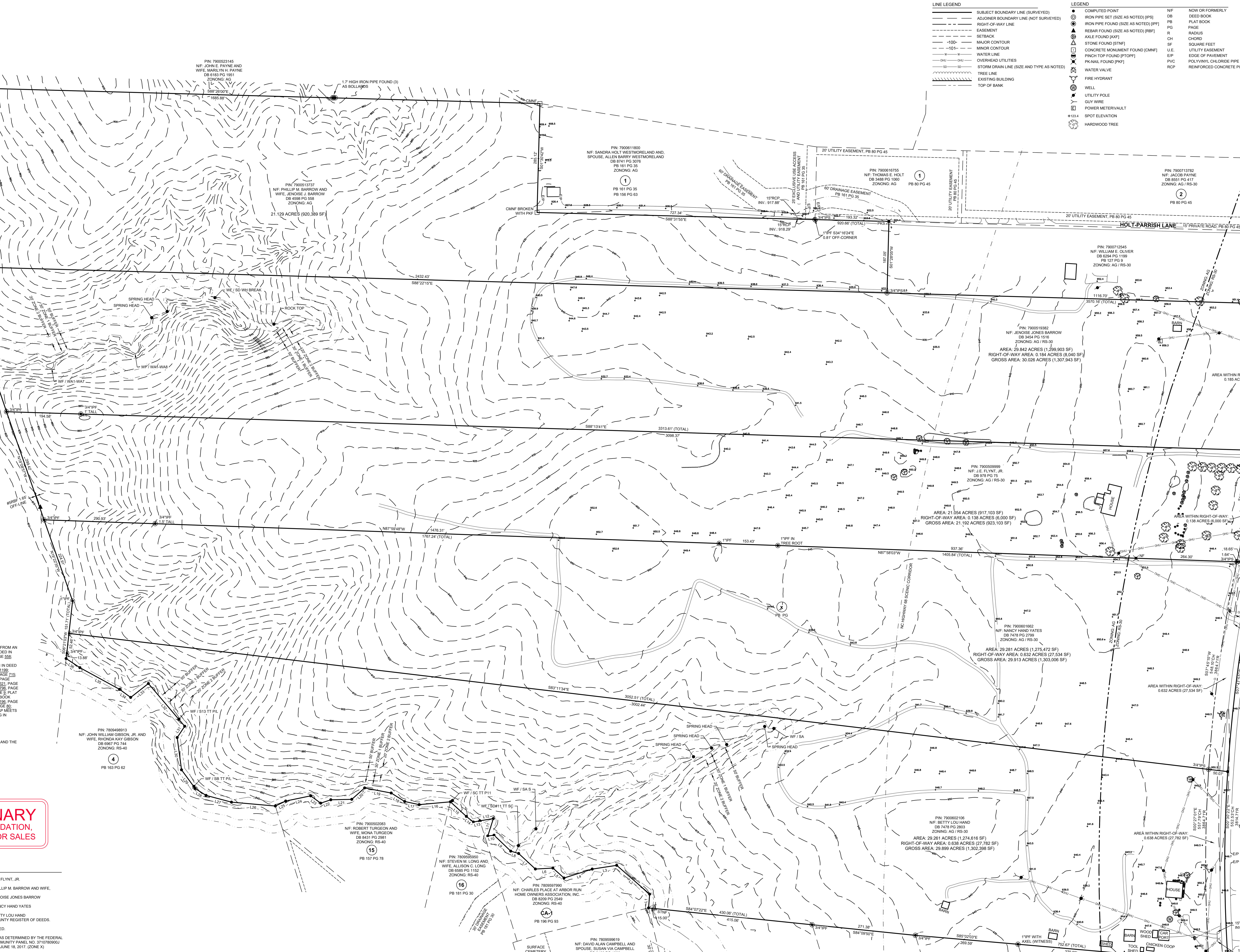


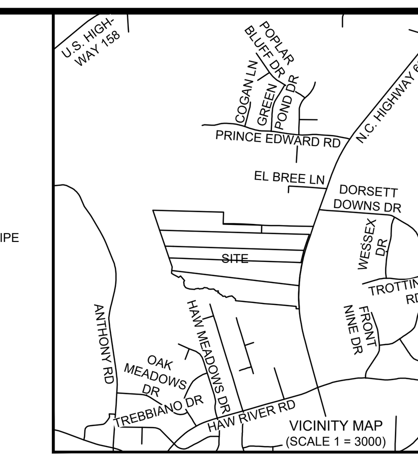
LINE LEGEND

- SUBJECT BOUNDARY LINE (SURVEYED)
- ADJOINER BOUNDARY LINE (NOT SURVEYED)
- RIGHT-OF-WAY LINE
- EASEMENT
- SETBACK
- -100- MAJOR CONTOUR
- -101- MINOR CONTOUR
- W WATER LINE
- OHU OVERHEAD UTILITIES
- SD STORM DRAIN LINE (SIZE AND TYPE AS NOTED)
- TREE LINE
- EXISTING BUILDING
- TOP OF BANK

LEGEND

- COMPUTED POINT
- IRON PIPE SET (SIZE AS NOTED) [IPS]
- IRON PIPE FOUND (SIZE AS NOTED) [IPF]
- REBAR FOUND (SIZE AS NOTED) [RBF]
- AXLE FOUND [AXF]
- STONE FOUND [STNF]
- CONCRETE MONUMENT FOUND [CMNF]
- PINCH TOP FOUND [PTOPF]
- PK-NAIL FOUND [PKF]
- WATER VALVE
- FIRE HYDRANT
- WELL
- UTILITY POLE
- GUY WIRE
- POWER METER\VAULT
- 123.4 SPOT ELEVATION
- HARDWOOD TREE

N/F	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
R	RADIUS
CH	CHORD
SF	SQUARE FEET
U.E.	UTILITY EASEMENT
E/P	EDGE OF PAVEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE



LINE TABLE		
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' 29"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 TABLE		
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	68.82'
L28	N57° 42' 21"W	33.56'
L29	N36° 15' 36"W	60.61'
L30	N07° 37' 00"W	85.20'
L31	N33° 40' 25"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'

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 978, PAGE 75; DEED BOOK 3454, PAGE 1516; DEED BOOK 4598, PAGE 558; DEED BOOK 7478, PAGE 2799; AND DEED BOOK 7478, PAGE 2803; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN DEED BOOK 3488, PAGE 1060; DEED BOOK 6183, PAGE 1951; DEED BOOK 6294, PAGE 1199; DEED BOOK 6585, PAGE 1152; DEED BOOK 6967, PAGE 744; DEED BOOK 7605, PAGE 715; DEED BOOK 8168, PAGE 1838; DEED BOOK 8209, PAGE 2549; DEED BOOK 8339, PAGE 1816; DEED BOOK 8431, PAGE 2981; DEED BOOK 8551, PAGE 417; DEED BOOK 8621, PAGE 372; DEED BOOK 8741, PAGE 3076; DEED BOOK 8764, PAGE 2800; DEED BOOK 8796, PAGE 1494; PLAT BOOK 80, PAGE 45; PLAT BOOK 114, PAGE 107; PLAT BOOK 127, PAGE 9; PLAT BOOK 156, PAGE 63; PLAT BOOK 157, PAGE 78; PLAT BOOK 161, PAGE 35; PLAT BOOK 163, PAGE 62; PLAT BOOK 181, PAGE 30; PLAT BOOK 186, PAGE 29; PLAT BOOK 196, PAGE 93; PLAT BOOK 196, PAGE 94; PLAT BOOK 204, PAGE 6; AND PLAT BOOK 209, PAGE 80; THAT THE POSITIONAL ACCURACY AS CALCULATED IS 0.05; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 29TH DAY OCTOBER OF A.D. 2025.

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): 0.999975203
8) UNITS: US FEET

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES, OR SALES

SURVEYOR

L-3612
LICENSE NUMBER

NOTES:

1. BEING PARCEL IDENTIFICATION NUMBER: 7900509999; CURRENTLY J.E. FLYNT, JR. AND RECORDED IN DEED BOOK 978, PAGE 75;
   BEING PARCEL IDENTIFICATION NUMBER: 7900513737; CURRENTLY PHILLIP M. BARROW AND WIFE, JENOISE J. BARROW AND RECORDED IN DEED BOOK 4598, PAGE 558;
   BEING PARCEL IDENTIFICATION NUMBER: 7900519382; CURRENTLY JENOISE JONES BARROW AND RECORDED IN DEED BOOK 3454, PAGE 1516;
   BEING PARCEL IDENTIFICATION NUMBER: 7900601662; CURRENTLY NANCY HAND YATES AND RECORDED IN DEED BOOK 7478, PAGE 2799;
   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. 3710780900J DATED JUNE 18, 2017 AND COMMUNITY PANEL NO. 3710790000J 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(NSRS2001) 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 4.9 – OVERLAY DISTRICTS.
8. VERTICAL DATUM: NAVD 88
9. NUMBER OF LOTS: 5
10.

PIN: 7900513737 AREA:	21.129 ACRES	(920,389 SF)
PIN: 7900519382 AREA:	29.842 ACRES	(1,299,903 SF)
RIGHT-OF-WAY AREA:	0.184 ACRES	(8,040 SF)
PIN: 7900509999 AREA:	21.054 ACRES	(917,103 SF)
RIGHT-OF-WAY AREA:	0.138 ACRES	(6,000 SF)
PIN: 7900601662 AREA:	29.281 ACRES	(1,275,472 SF)
RIGHT-OF-WAY AREA:	0.632 ACRES	(27,534 SF)
PIN: 7900602106 AREA:	29.261 ACRES	(1,274,616 SF)
RIGHT-OF-WAY AREA:	0.638 ACRES	(27,782 SF)
GROSS AREA:	132.159 ACRES	(5,756,839 SF)
NET AREA:	130.567 ARCES	(5,687,483 SF)

DEVELOPMENT STANDARDS FOR AGRICULTURAL DISTRICT (AG):

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

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

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.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 Inch =100 Feet

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES, OR SALES

BOUNDARY AND TOPOGRAPHIC SURVEY
NORTHWEST MIDDLE SCHOOL
7729, 7729 ZZ, 7743, 7745 AND 7747 ZZ
NC HIGHWAY 68 N
OAK RIDGE TOWNSHIP
GUILFORD COUNTY
STOKESDALE, NORTH CAROLINA

RLS SURVEYING & CONSULTING
REGIONAL LAND SURVEYORS, INC.
8642 WEST MARKET STREET, SUITE 100
GREENSBORO, NORTH CAROLINA 27409
NC FIRM LICENSE NO. C-1362

JOB# 2672.00 | DRAWN BY: HAD | DATE: 10-29-2025 | CREW CHIEF: SRC