PICK UP/MAIL TO: City of Greensboro

CERTIFICATE OF OWNERSHIP AND DEDICATION:
The undersigned hereby acknowledge(s) this plat and allotment to be THEIR free act and deed and hereby dedicate(s) to public use as streets, playgrounds, parks, open spaces and easements, forever all areas so shown or indicated on said plat, and authorize(s) the City of GREENSBORO to record this plat in the office of the Register of Deeds of Guilford County, NC.

City of Greensboro, by recordation of this plat, hereby gives, grants, and conveys to AT&T, Duke Energy, Piedmont Natural Gas Company, Time Warner Cable and the City of Greensboro, their respective successors and assigns right-of-way and easements to maintain and service their respective wires, lines, conduits and pipes in their present locations together with the right of ingress and egress as necessary, for the purpose of maintaining and servicing said wires, lines, conduits and pipes.

When grade of adjacent property does not conform to the street grade, an easement is effective for the purpose of sloping embankments from street grade level at the property line having a slope ratio of three feet horizontal for each foot of vertical dimension.

OWNERS NAME

Signed Yvonne J Johnson

Attest Carl Richardson

SURVEYOR'S CERTIFICATION
I, Daniel L. Stanley L-4633, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed descriptions AS SHOWN); that the boundary lines not surveyed are clearly indicated as drawn from information AS SHOWN; that the ratio or precision as calculated is at 1:10000+; that this plat was prepared in accordance with G.S. 47-30 as amended. This survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.

Witness my original signature, registration number and seal this 15 day of March A.D. 2017

Surveyor

SEAL L-4633 NORTH CAROLINA PROFESSIONAL SEAL DANIEL L. STANLEY SURVEYOR 15 MAR 17

GUILFORD COUNTY
STATE OF NORTH CAROLINA

I, Lucas G Carter Review Officer for the City of Greensboro, Guilford County, certify that the map or plat to which this certification is affixed meets all the statutory requirements for recording.

Review Officer 3-23-17 Date

Approved for recordation by the City of Greensboro, N.C. on the 23rd day of March AD, 2017, pursuant to the Greensboro Development Ordinance.

Planning Director 3/23/17 Date

This plat does not require a certificate of approval by the Division of Highways as provided in G.S. 136-102.6, subsection (G)

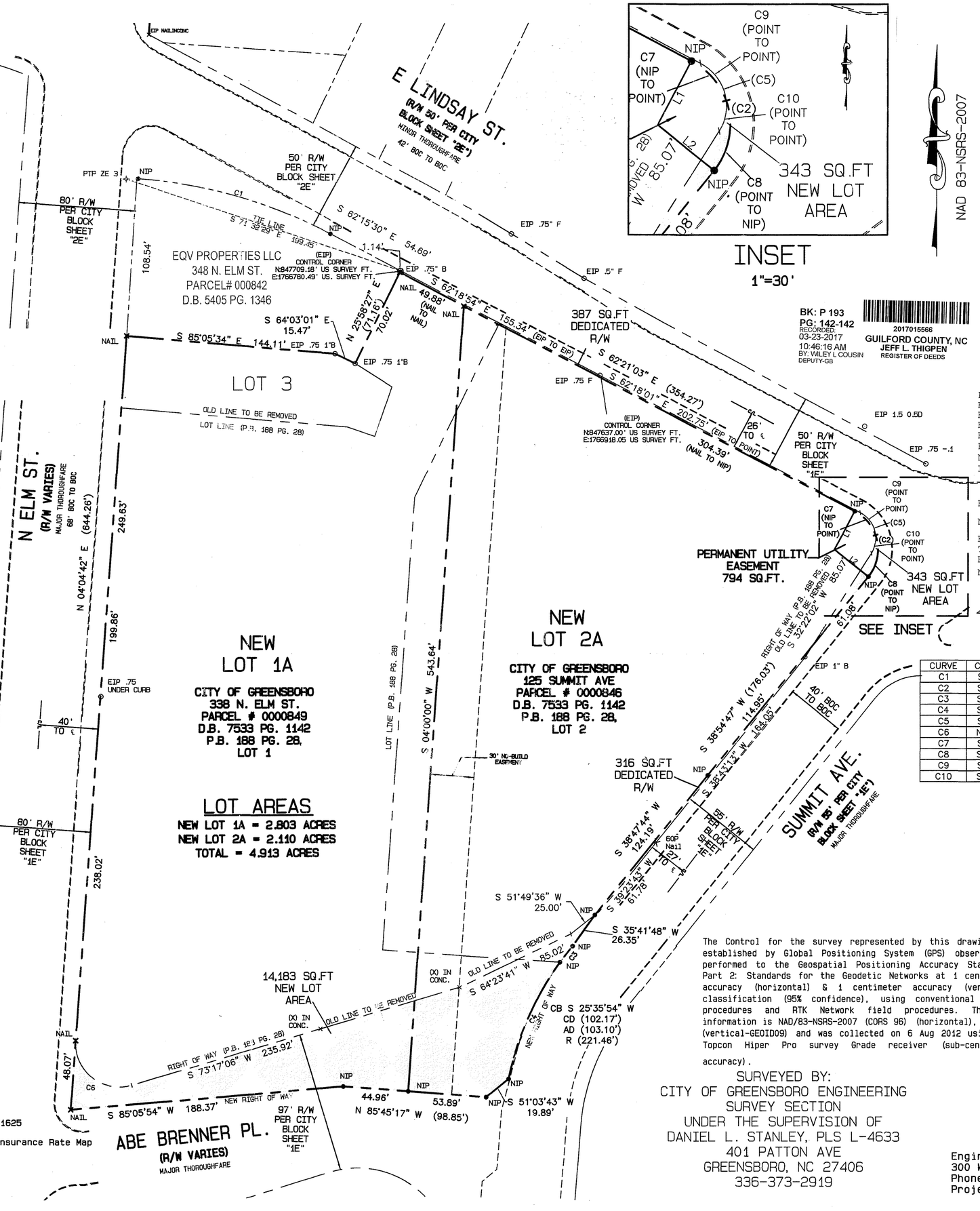
Signed 3/23/17
Planning Director Date

Easements shall be utilized and maintained in accordance with the provisions of and disclaimers contained in Section 30-12-8.1 (B) and (D) of the City of Greensboro Land Development Ordinance.

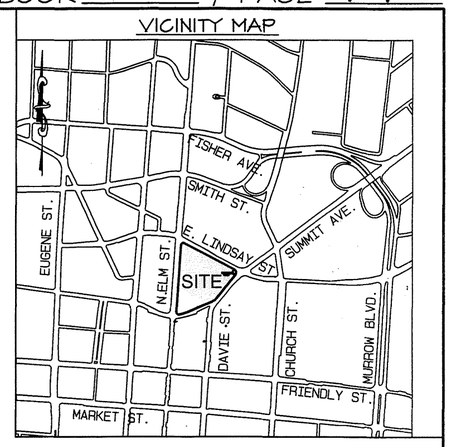
FLOOD CERTIFICATION: The subject property is not located in a special flood hazard area as determined by State of NC and FEMA per Flood Insurance Rate Map No. 3710786400J, Panel 7864 effective date June 18, 2014

NOTES

1) Areas calculated by Coordinate Method
2) This Survey completed without the benefit of a Title Search
3) All distances shown hereon are ground distances - CGF 0.999941625
4) Bearings and Distances based on NAD 83-NSRS 2007 (CORS 96)
5) This site is not located in a Flood Hazard Area - Per Flood Insurance Rate Map Panel 7864J Effective Date June 18th 2007
6) Zoned - Central Business CB
7) Lot Area - 4.914 AC. +/-
8) Watershed Designation: North Buffalo 2 and North Buffalo 4
9) Herein Exempt Recombination Plat contains 3 lots
10) References: Plat Book 188 Page 28 & Deed Book 7533 Page 1142



INSET
1"=30'



VICINITY MAP
(NTS)

BK: P 193
PG: 142-142
RECORDED:
03-23-2017
10:46:16 AM
BY: WILEY L COUSIN
DEPUTY-GB

2017015566
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE $21.00

LEGEND

STANDARD TOPO SYMBOLS
CITY OF GREENSBORO
ENGINEERING DESIGN DIVISION

Prop. Right of Way.....
Easement (Labeled).....
Exist. Property line.....
Exist. Curb.....
Exist. Curb & Gutter.....
Right Of Way Monument.....
New Iron Pipe..... NIP
Iron Pipe..... EIP (A-Above, B-Below, F-Flush)
Exist. Nail.....
Nail Set.....
BCB - Brick Corner Building.....
TMB- Temporary Bench Mark
BOC - Back of Curb
New Lot Area/Dedicated Areas (as labeled)

LINE	BEARING	DISTANCE
L1	N 27°36'09" E	30.00'
L2	N 51°15'38" W	30.00'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 74°01'41" E	137.86'	337.42'	138.84'
C2	S 11°49'44" E	46.34'	30.00'	52.96'
C3	S 37°06'16" W	14.02'	221.46'	14.12'
C4	S 23°47'03" W	88.35'	221.46'	88.95'
C5	S 15°28'22" E	29.19'	20.00'	32.71'
C6	N 53°54'59" W	47.80'	30.00'	55.30'
C7	S 41°01'15" E	21.87'	30.03'	22.38'
C8	S 09°32'52" W	29.26'	30.00'	30.57'
C9	S 34°19'35" E	18.78'	20.01'	19.55'
C10	S 12°31'51" W	12.93'	20.00'	13.16'

The purpose of this map is to show the change in the Right of Way along "Summit Ave" and "Lindsay St." and to show the new lot layout of "Lot 1 and Lot 2"as shown and recorded on Plat Book 188 Page 28, in the Office of the Register of Deeds of Guilford County, N.C. (LOTS 1 & 2)

EXEMPT RECOMBINATION PLAT
FOR
PROPERTY OF
CITY OF GREENSBORO, N.C.
300 W. WASHINGTON ST.
GREENSBORO, NC 27402
GUILFORD COUNTY, NC
MOREHEAD TOWNSHIP
336-373-2302

LOT AREAS
NEW LOT 1A = 2.803 ACRES
NEW LOT 2A = 2.110 ACRES
TOTAL = 4.913 ACRES

The Control for the survey represented by this drawing was established by Global Positioning System (GPS) observations performed to the Geospatial Positioning Accuracy Standards, Part 2: Standards for the Geodetic Networks at 1 centimeter accuracy (horizontal) & 1 centimeter accuracy (vertical), classification (95% confidence), using conventional survey procedures and RTK Network field procedures. The GPS information is NAD/83-NSRS-2007 (CORS 96) (horizontal), NAVD88 (vertical-GEOID09) and was collected on 6 Aug 2012 using one Topcon Hiper Pro survey Grade receiver (sub-centimeter accuracy).

0 50 100 150

SURVEYED BY:
CITY OF GREENSBORO ENGINEERING
SURVEY SECTION
UNDER THE SUPERVISION OF
DANIEL L. STANLEY, PLS L-4633
401 PATTON AVE
GREENSBORO, NC 27406
336-373-2919

Prepared by:
The City of Greensboro North Carolina

Engineering Division
300 W. Washington Street,
Phone: (336) 373-2302
Date: November 6, 2014
Greensboro, NC 27401
Fax: (336) 373-2338
Project number: