PICK UP/MAIL TO: _____

PLAT BOOK _____ , PAGE_____

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.

_____ , 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_____

Attest_____

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 1: _____; 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 _____ day of _____, A.D._____.

_____
Surveyor

_____

GUILFORD COUNTY
STATE OF NORTH CAROLINA

I, _____ 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 Date

Approved for recordation by the City of Greensboro, N.C. on the _____ day of _____AD, 20____, pursuant to the Greensboro Development Ordinance.

_____
Planning Director 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 _____
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.

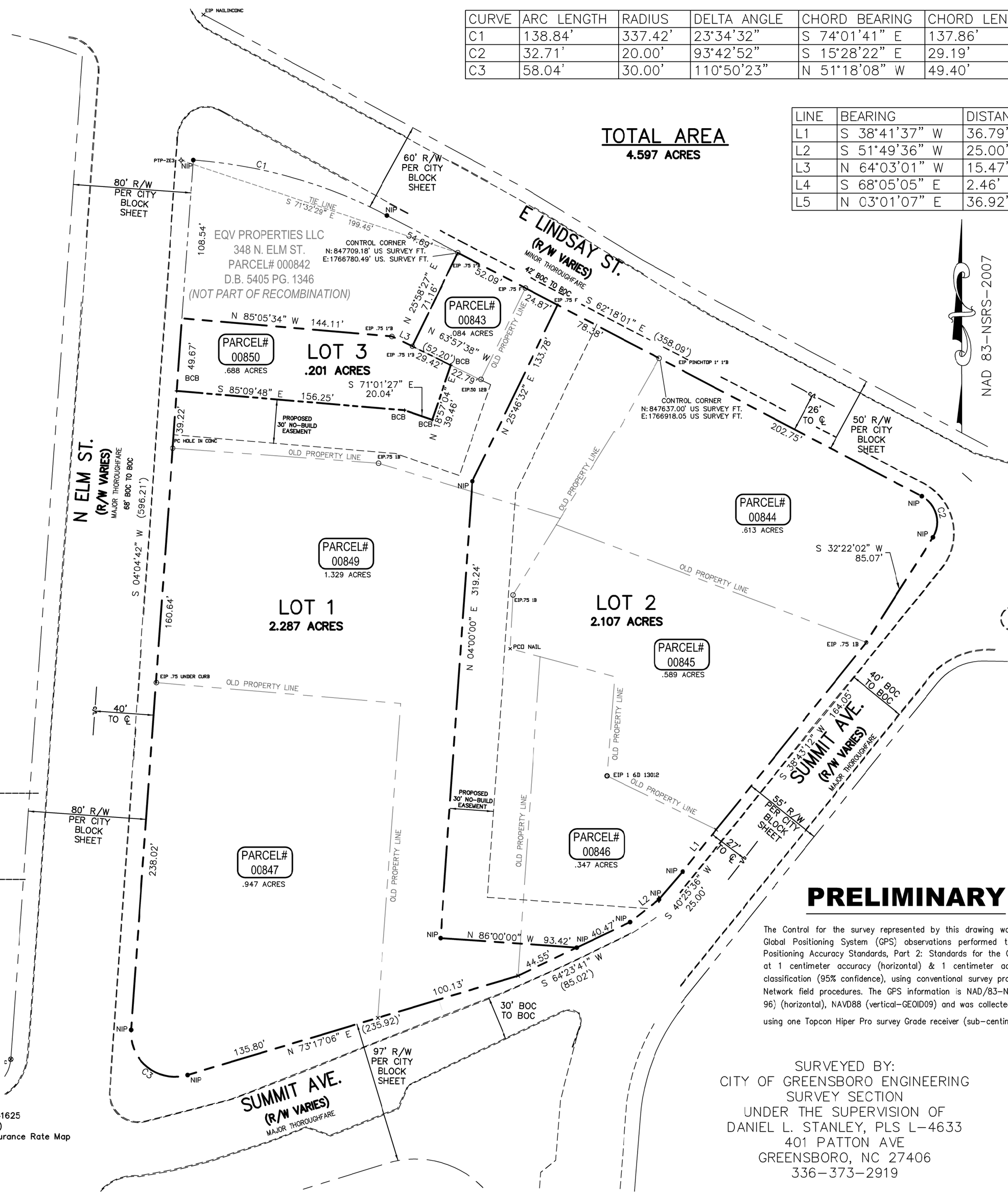
FLOOD CERTIFICATION: The subject property is not located in a special flood hazard area as determined by State of NC and FEMA per Flood Insurance Rate Map No.3710786400J,Panel 7864, effective date June 18, 2014.

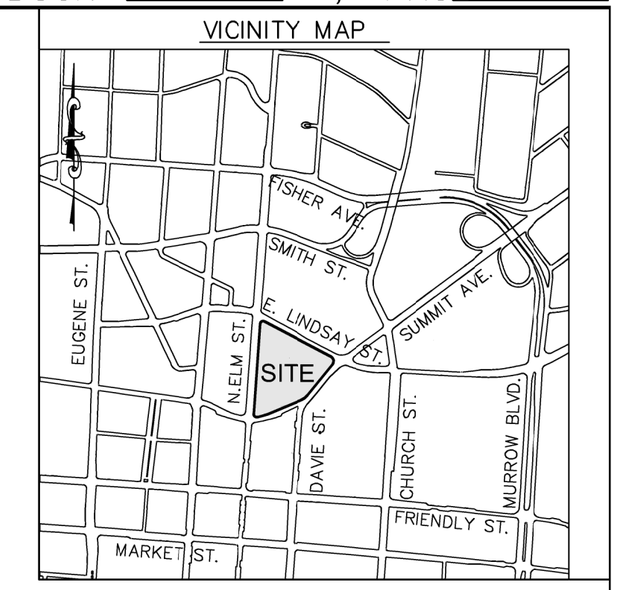
NOTES

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 – 4.595 AC. +/-
8) Watershed Designation: North Buffalo 2 and North Buffalo 4

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	138.84'	337.42'	23°34'32"	S 74°01'41" E	137.86'
C2	32.71'	20.00'	93°42'52"	S 15°28'22" E	29.19'
C3	58.04'	30.00'	110°50'23"	N 51°18'08" W	49.40'

LINE	BEARING	DISTANCE
L1	S 38°41'37" W	36.79'
L2	S 51°49'36" W	25.00'
L3	N 64°03'01" W	15.47'
L4	S 68°05'05" E	2.46'
L5	N 03°01'07" E	36.92'





VICINITY MAP
(NTS)

LEGEND

STANDARD TOPO SYMBOLS
CITY OF GREENSBORO
ENGINEERING DESIGN DIVISION

Exist. 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)

BCB - Brick Corner Building
TMB- Temporary Bench Mark
BOC - Back of Curb

GUILFORD COUNTY PARCELS TO BE COMBINED

PARCEL# 00843 CITY OF GREENSBORO 120 E. LINDSAY ST. DB 7533 PG 1142	PARCEL# 00850 CITY OF GREENSBORO 342 N. ELM ST. DB 7528 PG 733
PARCEL# 00844 CITY OF GREENSBORO 152 LINDSAY ST. DB 7526 PG 2232	PARCEL# 00845 CITY OF GREENSBORO 127 SUMMIT AVE. DB 2960 PG 417
PARCEL# 00849 CITY OF GREENSBORO 338 N. ELM ST. DB 7578 PG 1225	PARCEL# 00847 CITY OF GREENSBORO 300 N. ELM ST. DB 7536 PG 693

PARCEL # 00846
CITY OF GREENSBORO
125 SUMMIT AVE.
DB 7534 PG 1924

PRELIMINARY

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).

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

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