

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, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book _____, page _____, etc.) (other): that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, page _____; that the ratio of precision or positional accuracy as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended.

That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

Witness my original signature, license number and seal this _____ day of _____, A.D. _____.

Professional Land Surveyor

License Number _____

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-B.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, 2007.

Notes:

- 1) This plat is subject to any easements, agreements of rights-of-way of record prior to the date of this plat, which was not visible at the time of my inspection.
- 2) This survey is subject to any facts that may be disclosed by a full and accurate title search.
- 3) All distances are horizontal ground distances unless otherwise noted.
- 4) All bearings are grid bearings unless otherwise noted.
- 5) Current Zoning: Traditional Neighborhood (TN)
- 6) All areas are by coordinate computation.
- 7) Current Land Use: Apartment

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 NAD83-NSRS2007 Cors 96 (horizontal), NAVD88 (vertical-GE0ID2012) and was collected on 13 NOV 2013 using one Carlson Survey GPS Survey Grade receiver (sub-centimeter accuracy). Survey is Class A with positional accuracy 1:10,000±.

Setbacks (Zoning TN)	
Front Setback (min)	10 ft
Front Setback (max)	25 ft
Side Setback (min)	5 ft
Corner Side Setback (max)	15 ft
Front and Side Setback (max)	10 ft
Rear Setback (no alley)	5 ft
Rear Setback (with alley)	15 ft from alley centerline
Maximum Distance between Buildings along Street Frontages (excluding streets & driveways)	N/A



VICINITY MAP (NTS)



PRELIMINARY

EXEMPT
RECOMBINATION PLAT
FOR
CITY OF GREENSBORO
C/O
NETTIE COAD APARTMENTS
GILMER TOWNSHIP
GUILFORD COUNTY
NORTH CAROLINA
DEED BOOK 3501 PAGE 1657
PLAT BOOK 191 PAGE 106

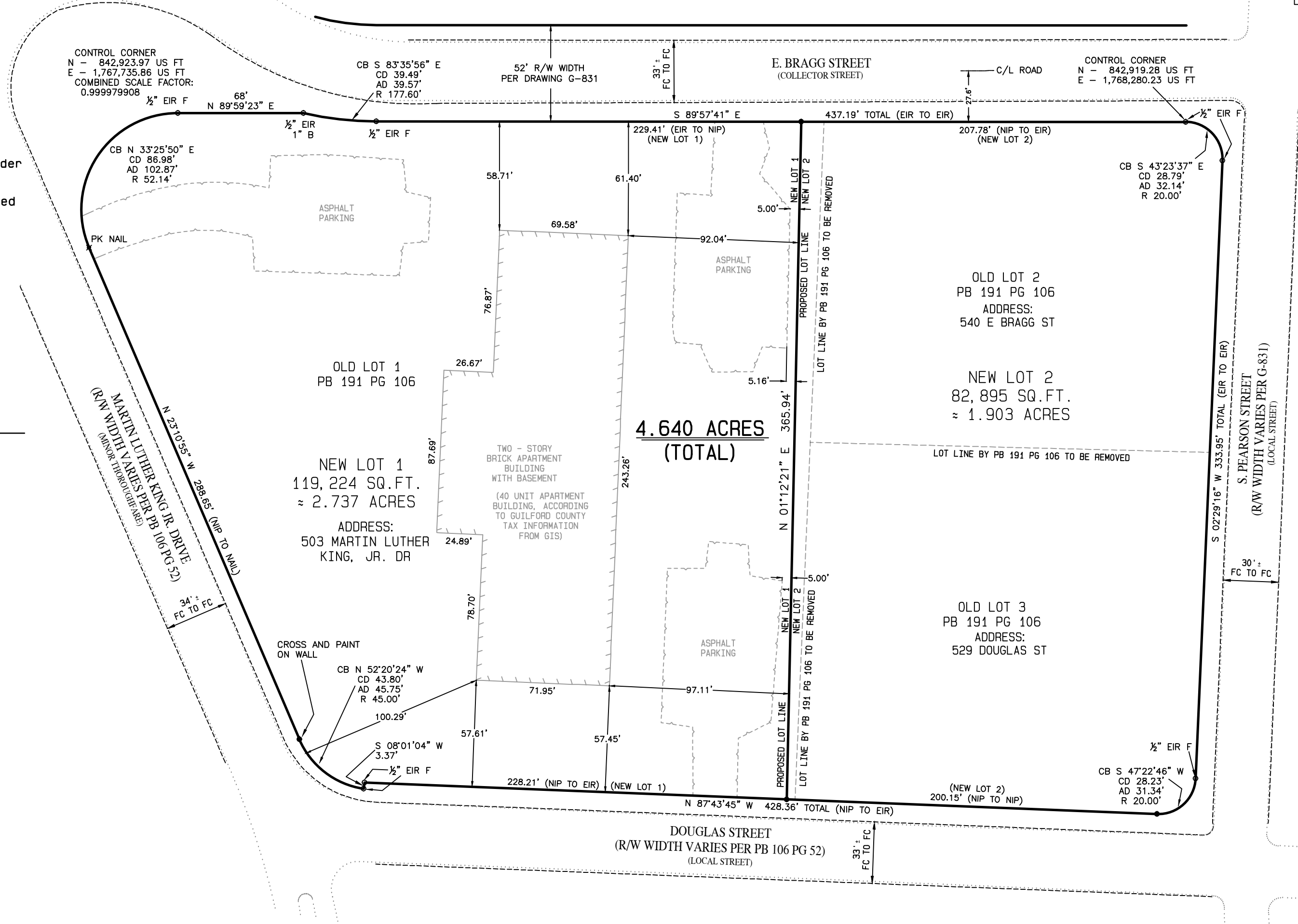
Property Address:
503 MARTIN LUTHER KING, Jr. Drive
Guilford County Parcel Number:
0002826
PIN: 7864729794

For More Details, Please refer to
G-831 Archived with the City of
Greensboro in The Engineering and
Inspections Records

Prepared by:



Engineering Division Date: November 28, 2018
300 W. Washington Street, Greensboro, NC 27401
Phone: (336) 373-2302 Fax: (336) 373-2338
Project number: S00109



SITE DATA	
NEW LOT 1	1.903 ACRES
NEW LOT 2	2.737 ACRES
TOTAL ACREAGE	4.640 ACRES

LEGEND

- Existing Iron Pipe (EIP)
- New Iron Pipe 3/4" (NIP)
- ✕ Nail
- / Computed Point (CP)
- B --- Below Ground
- F --- Flush With Ground
- CB --- Chord Bearing
- CD --- Chord Distance
- C/L --- Centerline
- AD --- Arc Distance
- R --- Radius
- R/W --- Right of Way
- Property Line (Surveyed)
- Top of Curb
- Lines Derived From GIS
- Edge of Pavement
- Building Edge
- Face of Curb (FC)
- Old Deed Lines

Owner Contact Information:
City of Greensboro
PO Box 3136
Greensboro, NC 27402
336-373-2489

SCALE: 1" = 50 FEET



Engineering Division Date: December 12, 2018
300 W. Washington Street, Greensboro, NC 27401
Phone: (336) 373-2302 Fax: (336) 373-2338
Project number: S00307