

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 AUTHORIZES THE CITY OF GREENSBORO TO RECORD THIS PLAT IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NC.

THE "COMMON ELEMENTS" AND/OR "OPEN SPACE" SHOWN ON THIS PLAT ARE NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC, BUT WILL BE CONVEYED BY GHD-REEDY FORK, LLC, TO REEDY FORK HOME OWNERS ASSOCIATION BY DEED FOR THE USE AND ENJOYMENT PROVIDED FOR IN THE DEED IN THE PHASE ASSOCIATION DOCUMENTS AND/OR THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 5580, PAGE 518, GUILFORD COUNTY REGISTRY TO WHICH REFERENCE IS HEREBY MADE FOR THE CONTENT THEREOF.

GHD REEDY FORK, LLC BY RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO AT&T, DUKE ENERGY, PIEDMONT NATURAL GAS COMPANY, CHARTER COMMUNICATIONS (FORMERLY 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, INCLUDING THOSE WITHIN THE "COMMON ELEMENTS" AND/OR "OPEN SPACES" AS SHOWN HERE ON TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AS NECESSARY, INCLUDING OVER AND UPON SAID "COMMON ELEMENTS" AND/OR "OPEN SPACES" FOR THE PURPOSE OF MAINTAINING AND SERVING 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 DIMENSIONS.

GHD-REEDY FORK, LLC,

BY: JEFF WHITE  
(MANAGER)

ATTEST:

Certificate of Survey Accuracy:

I, Robert S. Dischinger, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 7425, Page 286) that the boundaries not surveyed are clearly indicated as drawn from information found in Book SEE Page 1802 that the ratio of precision as calculated is 1:10,000 that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 13<sup>th</sup> day of NOVEMBER, AD, 2019.

(11)s: This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

ROBERT S. DISCHINGER PLS-4521

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 \_\_\_\_\_  
DIRECTOR OF PLANNING

Approved for recordation by the City of Greensboro, North Carolina on \_\_\_\_\_ day of \_\_\_\_\_, 2019, pursuant to the Greensboro Development Ordinance.

Planning Director

STATE OF NORTH CAROLINA  
GUILFORD COUNTY

I, \_\_\_\_\_, REVIEW OFFICER FOR THE CITY OF GREENSBORO, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

#### UTILITY NOTICE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, RECORDED EASEMENTS, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

#### NOTES:

DEDICATION AND USE OF DEDICATED AREAS SHALL BE IN ACCORDANCE WITH THAT AGREEMENT DATED JUNE 5, 2002 ON FILE IN THE OFFICES OF THE CITY OF GREENSBORO UNLESS OTHERWISE APPROVED BY THE CITY.

ALL SIGN, LANDSCAPING AND IRRIGATION COMPONENTS INSTALLED WITHIN THE STREETS RIGHTS OF WAY SHALL BE MAINTAINED BY THE OWNERS ASSOCIATION AND SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 30-5-5.12 OF THE GREENSBORO CODE OF ORDINANCES.

NOTE: THIS TRACT IS PART OF A UNIFIED DEVELOPMENT PLAN (U.D.P.) RECORDED IN P.B. 147 PAGE 59 AND MUST BE DEVELOPED IN ACCORDANCE WITH THAT PLAN.

DMUE NOTE: IF AND WHEN THE DRAWS SHOWN ON THIS PLAN ARE PIPED TO CITY OF GREENSBORO STANDARDS, THE DRAINAGE MAINTENANCE AND UTILITY EASEMENT (DMUE) WILL BE REMOVED AND REQUIRED EASEMENTS WILL BE PLACED OVER THE STORM PIPES.

#### SURVEYOR'S NOTES:

1. AREA DETERMINED BY D.M.D.
2. BOUNDARY LINES NOT SURVEYED ARE SHOWN DASHED.
3. ALL PROPERTY CORNERS ARE MARKED BY IRON PIPES (UNLESS OTHERWISE SHOWN).
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH.
5. ALL DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL FEET AS STAKED IN THE FIELD.
6. ALL LOTS TO BE SERVED WITH CITY OF GREENSBORO WATER AND SEWER.
7. THE 105 POINT OCCURS PRIOR TO THE SITE OUTLET, THEREFORE THE PROPOSED DEVELOPMENT IS EXEMPT FROM THE STORMWATER MANAGEMENT REQUIREMENTS OF SECTION 27-22(g) OF THE STORMWATER MANAGEMENT ORDINANCE.
8. EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS AND DISCLAIMERS CONTAINED IN SECTIONS 30-12-8.1(6)(a)(i) OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE.
9. PRIOR TO ANY TRACT BEING DEVELOPED, THAT TRACT MUST SUBMIT A FLOW TRACKING FORM TO THE CITY OF GREENSBORO WATER RESOURCES DEPARTMENT.
10. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT MAP 3710789800J DATED JUNE 18, 2007.
11. THERE IS A 10 FOOT UTILITY EASEMENT ALONG THE FRONTAGE OF ALL LOTS.
12. THE HORIZONTAL AND VERTICAL SIGHT DISTANCE HAS BEEN VERIFIED FOR ACCESS POINTS TO TURNER SMITH ROAD.
13. 20' X 200' SIGHT TRIANGLES AT ALL INTERSECTIONS ARE MEASURED FROM BACK OF CURB, THESE WILL BE RECORDED ON ALL AFFECTED LOTS.
14. THIS PROPERTY WAS ANNEXED INTO THE CITY OF GREENSBORO CORPORATE LIMITS D.B. 4971 PG. 0560.

#### SETBACK REQUIREMENTS:

SINGLE FAMILY DETACHED RESIDENTIAL USES SHALL HAVE THE SAME DIMENSIONAL REQUIREMENTS AS THE TND DETACHED USES (TABLE 30-4-6-6), EXCEPT THERE WILL BE NO MINIMUM STREET FRONTAGE OR MAXIMUM STREET SETBACK.

FRONT SETBACK=10' (FEET)  
REAR SETBACK=5' (FEET)  
SIDE SETBACK=5' (FEET)  
SIDE STREET SETBACK=10' (FEET)

#### DEDICATION NOTE:

BASED ON THE CUMULATIVE CALCULATIONS DONE BY EVANS ENGINEERING, INC AND SHOWN ON MAP PROVIDED TO THE CITY OF GREENSBORO PLANNING DEPARTMENT DATED MARCH 6TH 2018, THE REQUIRED 400 ACRES OF "COMMON ELEMENT, RECREATION AREAS AND OPEN SPACE" FOR THE ENTIRE VILLAGES AT REEDY FORK PROJECT HAS BEEN MET.

#### NOTE:

EASEMENTS NOT REFERENCED BY EXISTING DEED/PLAT BOOK OR PAGE SHALL BE DEDICATED BY THIS PLAT.

CURVE	CHORD BEARING	CHORD DIST	RADIUS	TANGENT	ARC LENGTH	CENTRAL ANGLE
C-1	N74°07'41"E	25.80'	322.50'	12.30'	25.80'	02°49'46"
C-2	N78°24'56"E	92.37'	322.50'	26.22'	92.37'	05°44'44"
C-3	N84°08'52"E	52.13'	322.50'	26.10'	52.15'	05°43'08"
C-4	N89°46'34"E	50.48'	322.50'	25.27'	50.50'	05°32'15"
C-5	S84°41'11"E	50.48'	322.50'	25.27'	50.50'	05°32'16"
C-6	S81°24'13"E	9.37'	322.50'	4.69'	9.37'	01°01'40"
C-7	S75°06'41"E	40.78'	202.50'	20.49'	40.84'	11°33'24"
C-8	S62°17'22"E	49.66'	202.50'	25.02'	49.73'	14°05'15"
C-9	S46°04'59"E	64.49'	202.50'	32.66'	64.77'	18°19'30"
C-10	S81°07'21"E	28.58'	20.50'	19.94'	31.63'	88°24'15"
C-11	N55°36'44"E	10.54'	322.50'	5.27'	10.54'	01°52'25"
C-12	N59°00'46"E	27.73'	322.50'	13.88'	27.74'	04°55'40"
C-13	S59°36'44"E	9.07'	277.50'	4.54'	9.07'	01°52'25"
C-14	N07°27'15"E	5.28'	322.50'	2.64'	5.28'	00°56'14"
C-15	S60°20'00"W	53.08'	322.50'	26.63'	53.14'	09°26'28"
C-16	S69°47'10"W	53.21'	322.50'	26.70'	53.27'	09°27'51"
C-17	S79°15'01"W	53.21'	322.50'	26.70'	53.27'	09°27'51"
C-18	S88°42'52"W	53.21'	322.50'	26.70'	53.27'	09°27'51"
C-19	N81°49'17"W	53.21'	322.50'	26.70'	53.27'	09°27'51"
C-20	N72°28'40"W	51.86'	322.50'	26.01'	51.91'	09°13'23"
C-21	N67°27'43"W	4.55'	322.50'	2.28'	4.55'	00°48'31"
C-22	S70°01'04"E	28.66'	277.50'	14.35'	28.67'	05°55'13"
C-23	S80°56'50"E	76.95'	277.50'	38.85'	77.19'	15°56'18"
C-24	N83°06'52"E	76.95'	277.50'	38.85'	77.19'	15°56'18"
C-25	N66°26'45"E	83.94'	277.50'	42.46'	84.27'	17°23'55"
C-26	N56°12'40"E	14.87'	277.50'	7.44'	14.88'	03°04'17"
C-27	N08°22'35"E	29.64'	20.50'	21.45'	33.13'	92°35'54"
C-28	S55°36'44"W	9.07'	277.50'	61.99'	118.11'	46°58'01"
C-29	N81°56'42"W	17.59'	477.50'	8.79'	17.59'	02°06'37"
C-30	N86°53'20"W	64.77'	477.50'	32.46'	64.82'	07°46'39"
C-31	S85°20'01"W	64.77'	477.50'	32.46'	64.82'	07°46'39"
C-32	S77°28'10"W	66.21'	477.50'	33.19'	66.27'	07°57'05"
C-33	S73°06'13"W	6.50'	477.50'	3.25'	6.50'	00°46'49"

DEDICATED TO THE CITY OF GREENSBORO AND THE PUBLIC AS DRAINAGEWAY AND OPEN SPACE PER PLAT BOOK 201 PAGE 98

