

LEGEND OF STANDARD SYMBOLS

UTILITY POLE
SUT ANCHOR
LIGHT POLE
SPOT LIGHT
ELECTRIC SERVICE
ELECTRICAL CABINET
HEATING/AIR UNIT
TRAFFIC SIGNAL BOX
TELECOM. VAULT
CATV VAULT
GAS VALVE
BURIED GAS LINE MARKER
WATER VALVE
WATER SERVICE
IRRIGATION CONTROL VALVE
PIPE HYDRANT
WELL
SIGN
SANITARY MANHOLE
SANITARY CLEVER
CONCRETE CATCH BASIN
CAST IRON CATCH BASIN
DRAIN INLET w/ GRATE
CONCRETE YARD DRAIN
STORM MANHOLE
PIPE END / FLARED END
MONITORING WELL
WETLANDS FLAG

SO STORM DRAINAGE LINE
SS SANITARY SEWER LINE
W BURIED WATER LINE
T BURIED TELECOM. LINE
OHW OVERHEAD WIRES
TREE LINE
METAL FENCE LINE
WOODEN FENCE LINE
IPF IRON PIPE FOUND
RF IRON REBAR FOUND
PWF MAGNETIC WALL FOUND
XF CHISELED "X" FOUND
CMF CONCRETE MONUMENT FOUND
JPS IRON PIPE SET
RPS IRON REBAR SET
MWS MAGNETIC WALL SET
XS CHISELED "X" SET
CPC COMPUTED POINT AND CORNER
R/W RIGHT OF WAY
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
HVC HANDICAP
TYP TYPICAL
C/L CENTERLINE
PUE PERM. UTILITY EASEMENT

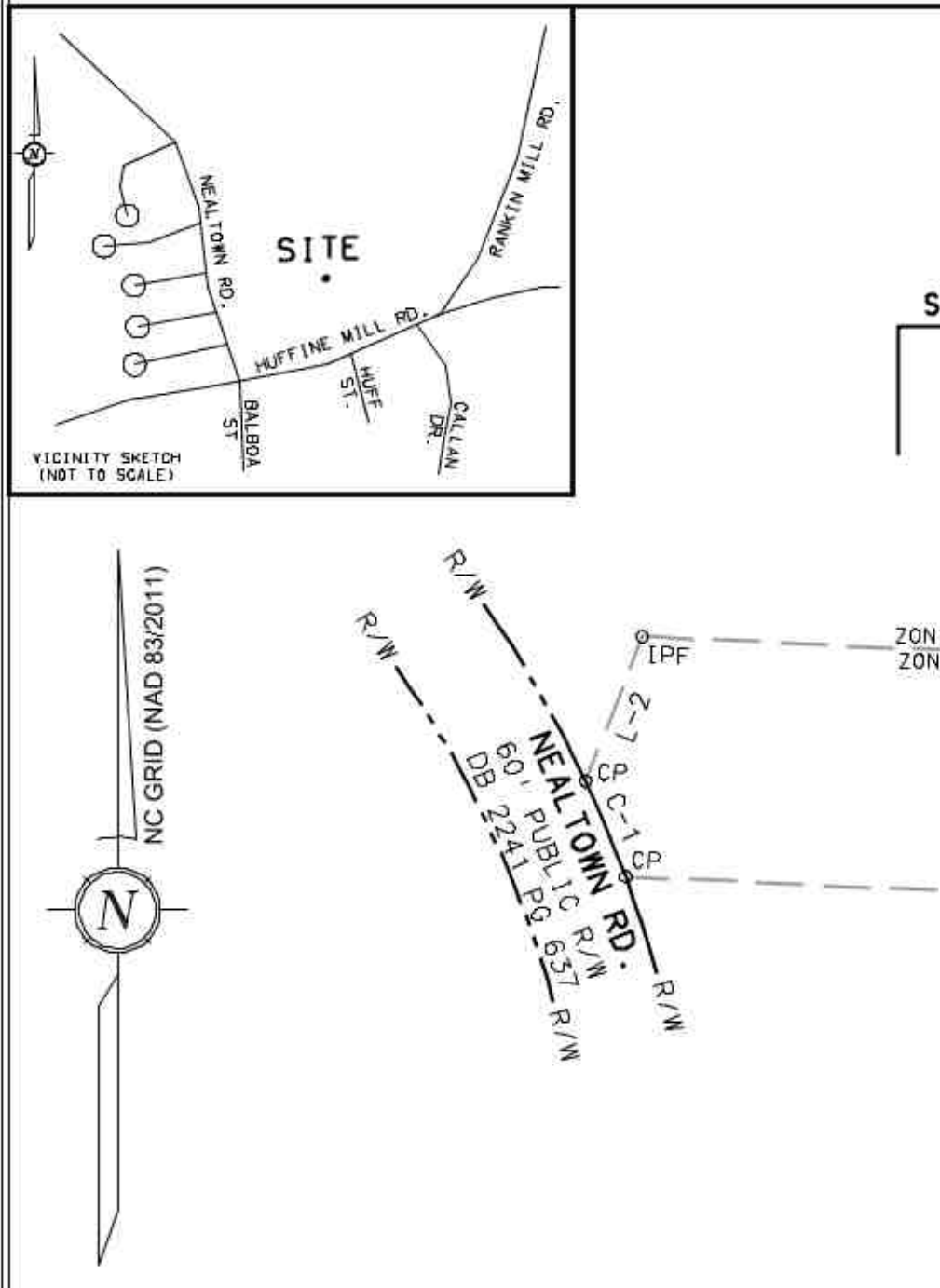
COURSES AND DISTANCES AS MEASURED BY THIS SURVEYOR
504°03'34"W 768.25'
"RECORD" COURSES AND DISTANCES
15°04'04"20" W 768.26'

CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
G1	157.98'	1685.00'	145°02'52"	N 22°45'30" W 157.94'	157.94'
G2	750.38'	N22°45'48" W	57.98'		

LEG TABLE:

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°31'18" E	130.22'	L101	N 15°39'40" E	86.69'
L2	N 21°20'51" E	124.60'	L102	N 15°39'40" E	86.69'
L3	N 22°28'25" W	130.22'	L103	N 15°39'40" E	86.69'
L4	N 22°28'25" W	130.22'	L104	N 15°39'40" E	86.69'
L5	N 22°28'25" W	130.22'	L105	N 15°39'40" E	86.69'
L6	N 22°28'25" W	130.22'	L106	N 15°39'40" E	86.69'
L7	N 22°28'25" W	130.22'	L107	N 15°39'40" E	86.69'
L8	N 22°28'25" W	130.22'	L108	N 15°39'40" E	86.69'
L9	N 22°28'25" W	130.22'	L109	N 15°39'40" E	86.69'
L10	N 22°28'25" W	130.22'	L110	N 15°39'40" E	86.69'
L11	N 22°28'25" W	130.22'	L111	N 15°39'40" E	86.69'
L12	N 22°28'25" W	130.22'	L112	N 15°39'40" E	86.69'
L13	N 22°28'25" W	130.22'	L113	N 15°39'40" E	86.69'
L14	N 22°28'25" W	130.22'	L114	N 15°39'40" E	86.69'
L15	N 22°28'25" W	130.22'	L115	N 15°39'40" E	86.69'
L16	N 22°28'25" W	130.22'	L116	N 15°39'40" E	86.69'
L17	N 22°28'25" W	130.22'	L117	N 15°39'40" E	86.69'
L18	N 22°28'25" W	130.22'	L118	N 15°39'40" E	86.69'
L19	N 22°28'25" W	130.22'	L119	N 15°39'40" E	86.69'
L20	N 22°28'25" W	130.22'	L120	N 15°39'40" E	86.69'
L21	N 22°28'25" W	130.22'	L121	N 15°39'40" E	86.69'
L22	N 22°28'25" W	130.22'	L122	N 15°39'40" E	86.69'
L23	N 22°28'25" W	130.22'	L123	N 15°39'40" E	86.69'
L24	N 22°28'25" W	130.22'	L124	N 15°39'40" E	86.69'
L25	N 22°28'25" W	130.22'	L125	N 15°39'40" E	86.69'



CERTIFICATION:

To: OWNER TBD; and
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5(a), 6(b), 7(a), 7(b)(1), 8, 9, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 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970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

The ratio of precision of this survey as calculated is 1:20,000.

NOT A CERTIFIED DOCUMENT -

(Signed)
Michael A. McKibbin
(Name of Surveyor)
L-4519
(Professional Land Surveyor No.)
17 October, 2019
(Date)
04 December, 2019
(Date of Last Renewal)

UNLESS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT NOT FOR RECORD, SALES OR CONVEYANCES.

SSM
SACKS SURVEYING & MAPPING, P.C.

Land Surveyors
3308-B Edgemoor Road
Greensboro, NC 27409
(336) 901-6964
FAX 910-4558
WWW.SSMLAND.COM
1808 15 05/2019

FINAL DRAWING - FOR REVIEW PURPOSES ONLY

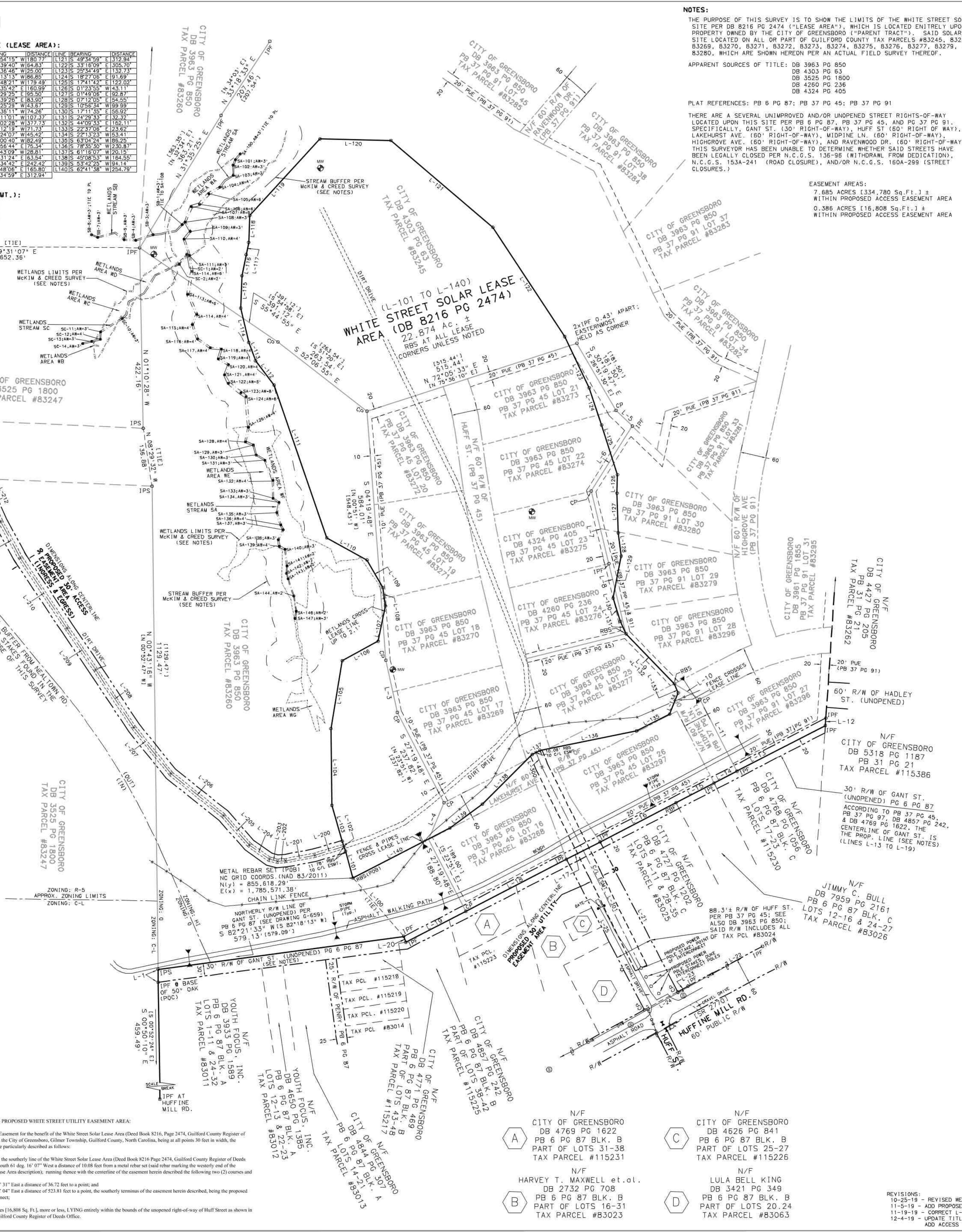
(SEAL)

LEGAL DESCRIPTION - PROPOSED WHITE STREET UTILITY EASEMENT AREA:

Being all that 30' Utility Easement for the benefit of the White Street Solar Lease Area (Deed Book 8216 Page 2474, Guilford County Register of Deeds Office), said point being South 61 deg. 16' 07" West a distance of 10.08 feet from a metal rebar set (said rebar marking the westerly end of the thirty-six inch set in said Lease Area description); running thence with the centerline of the easement herein described the following two (2) courses and distances:

- 1) South 21 deg. 39' 31" East a distance of 36.72 feet to a point;
- 2) South 26 deg. 18' 04" East a distance of 523.81 feet to a point, the southerly terminus of the easement herein described, being the proposed Point of Intersection.

CONTAINING 0.386 Acres (16088 Sq. Ft.) more or less, LYING entirely within the bounds of the unopened right-of-way of Huff Street as shown in Plat Book 37, Page 45, Guilford County Register of Deeds Office.



NOTES:

THE PURPOSE OF THIS SURVEY IS TO SHOW THE LIMITS OF THE WHITE STREET SOLAR SITE PER DB 8216 PG 2474 ("LEASE AREA"), WHICH IS LOCATED ENTIRELY UPON PROPERTY OWNED BY THE CITY OF GREENSBORO ("PARENT TRACT"). SAID SOLAR SITE LOCATED ON ALL OR PART OF GUILFORD COUNTY TAX PARCELS #83245, #83260, #83269, #83270, #83271, #83272, #83273, #83274, #83275, #83276, #83277, #83279, AND #83280, WHICH ARE SHOWN HEREON PER AN ACTUAL FIELD SURVEY THEREOF.

APPARENT SURVEYS OF TITLE: DB 3963 PG 850
DB 4303 PG 63
DB 3525 PG 1800
DB 4260 PG 236
DB 4324 PG 405

PLAT REFERENCES: PB 6 PG 87; PB 37 PG 45; PB 37 PG 91

THERE ARE A SEVERAL UNIMPROVED AND/OR UNOPENED STREET RIGHTS-OF-WAY LOCATED UPON THIS SITE PER PB 6 PG 87, PB 37 PG 45, AND PG 37 PG 91. SPECIFICALLY, GANT ST. (30' RIGHT-OF-WAY), HUFF ST. (60' RIGHT-OF-WAY), LAKEHURST AVE. (60' RIGHT-OF-WAY), MIDPINE LN. (60' RIGHT-OF-WAY), HIGHGROVE AVE. (60' RIGHT-OF-WAY), AND RAVENWOOD DR. (60' RIGHT-OF-WAY). THIS SURVEYOR HAS BEEN UNABLE TO DETERMINE WHETHER SAID STREETS HAVE BEEN LEGALLY CLOSED PER N.C.G.S. 136-96 (WITHDRAWAL FROM DEDICATION), N.C.G.S. 153A-241 (ROAD CLOSURE), AND/OR N.C.G.S. 160A-299 (STREET CLOSURES.)

EASEMENT AREAS:
7.685 ACRES (334,780 Sq.Ft.) ±
WITHIN PROPOSED ACCESS EASEMENT AREA
0.386 ACRES (16,808 Sq.Ft.) ±
WITHIN PROPOSED ACCESS EASEMENT AREA

BASED ON THE INFORMATION AVAILABLE, THIS SURVEYOR IS UNABLE TO PLOT THE REQUIRED SETBACKS HEREON.

ZONING INFORMATION IS SHOWN HEREON PER CITY OF GREENSBORO SPECIAL USE PERMIT #14, EFFECTIVE 18 FEBRUARY, 1997.

THERE ARE NO MARKED PARKING SPACES ON THIS SITE

RECORD BEARINGS AND DISTANCES (PER PB 37 PG 45, DB 4303 PG 63, AND PER GREENSBORO ENGINEERING DRAWING C-550) ARE SHOWN HEREON IN BRACKETS WHERE DIFFER FROM MEASUREMENTS OBTAINED DURING THE PRESENT SURVEY.

N.C. STATE PLANE GRID COORDINATES WERE ESTABLISHED BY STATIC DIFFERENTIAL GPS OBSERVATION USING TWO ASHTECH LOCUS GPS RECEIVERS AND ONE ASHTECH 2 EXTREME GPS RECEIVER, HOLDING NOS MONUMENTS ("56E 200" AND "56E 192" ARE "FIXED HORIZONTAL REFERENCES. A LEAST-SQUARES ADJUSTMENT OF THE RESULTING POSITIONS WAS MADE USING ASHTECH SOLUTIONS POST-PROCESSING SOFTWARE.

Close of Survey:
Positional Accuracy: 0.02' Horiz. / 0.03'
Type of GPS Field Procedure: Static
Date of Survey: 23 September, 2019
Datum/EPOCH: NAD 83 (2011)
Plat Label/Lead/Control Used: NOS Mon., "56E 200" & "56E 192"
Geoid Model: Geoid 12a
Combined 95% Factor: 0.99994978
Units: US Survey Feet

ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS NOTED OTHERWISE.

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #371078800-J (EFFECTIVE 6/18/07), THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR OR ANY OTHER SPECIAL HAZARD FLOOD ZONE. THIS PROPERTY IS LOCATED IN FEMA ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

WETLANDS STREAMS ARE SHOWN PER AN ACTUAL FIELD SURVEY THEREOF MADE WITH A WETLANDS REPORT BY EGS, LLC (PROJ. #49-8572), VERIFIED 2/12/19. THE LIMITS OF WETLANDS AREAS AND THE STREAM RIGHT-OF-WAY PER THE 8/1/19 MCKIM & CREED SURVEY (SEE NOTE) THIS SURVEYOR CANNOT CERTIFY TO THE COMPLETENESS OR ACCURACY OF WETLANDS AS DELINEATED BY OTHERS.

THERE WAS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADJUSTMENT OBSERVED ON THIS SITE.

NO BUILDINGS WERE OBSERVED ON THIS PROPERTY WITHIN THE SURVEY AREA.

THERE WAS NO VISIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THIS SITE. THIS SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES AFFECTING THIS SITE. SEE NOTE ABOVE REGARDING UNOPENED STREETS.

ANY UNDERGROUND IMPROVEMENTS SHOWN ARE BASED ON SURFACE EVIDENCE ONLY. THIS SURVEYOR CANNOT CERTIFY TO NOR ACCEPT LIABILITY FOR THE PRESENCE AND/OR LOCATION OF BURIED OR OTHERWISE NON-VISIBLE IMPROVEMENTS.

THIS SURVEY WAS PREPARED WITH REFERENCE TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT #19-13563WS, EFFECTIVE 21 NOVEMBER, 2019. THE FOLLOWING SCHEDULE "B" EXCEPTIONS ARE DISCLOSED THEREIN:

- 1) REFERS TO MATTERS APPEARING IN THE PUBLIC RECORD SUBSEQUENT TO THE EFFECTIVE DATE OF THIS SURVEY. THIS SURVEYOR IS UNAWARE OF ANY SUCH MATTERS;
- 2) REFERS TO TAXES DUE - NOT A MATTER OF SURVEY;
- 3) REFERS TO THE AREA OF THE PROPERTY - SEE NOTE ABOVE;
- 4) NOTES THAT ACCESS TO TAX PARCEL #83245 IS AVAILABLE ONLY BY MEANS OF ADJACENT PARCELS - SAID PARCEL ADJOINS THE RIGHTS-OF-WAY OF HUFF ST. AND RAVENWOOD DR., AS DESIGNATED PER PB 37 PG 45 & PB 37 PG 91. NEITHER RIGHT-OF-WAY IS PRESENTLY IMPROVED;
- 5) REFERS TO MATTERS APPEARING IN A DECLARATION OF COVENANTS, IN DB 2285 PG 341, AS CORRECTED IN DB 2208 PG 177 (ERRONEOUSLY LISTED AS DB PARCEL #83276 ONLY) - ESTABLISHES USE AND BUILDING SETBACK RESTRICTIONS;
- 6) REFERS TO MATTERS APPEARING IN PB 6 PG 87 (TAX PARCELS #83260, #83269, #83270, #83271, #83272, #83273, #832