

The undersigned hereby acknowledge(s) this Plat and Allotment to be _____ 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.

GUILFORD COUNTY

Signed _____
Attest _____
Trustee _____
Trustee _____

Approved by the Planning Board of the City of Greensboro, N. C., effective on the _____ day of _____, 19____, provided that the Plat is registered in the office of the Register of Deeds of Guilford County, N. C., within thirty days from the effective date of this approval.

City Clerk

Director of Planning and Executive Secretary of Planning Board
Said Plat was approved by the Planning Board of the City of Greensboro, N. C.

Licensed Engineer No. _____

Subscribed and sworn to before me this _____ day of _____, 19____.

Notary Public

My commission expires: _____

GUILFORD COUNTY, NORTH CAROLINA

I, NORMAN R. UNDERWOOD, certify that under my direction and supervision this map was drawn from an actual field land survey made by me. SEE NOTE
deed description recorded in Book 2039, Page 278; that the error of closure as calculated by latitudes and departures is 1:20,000;

that the boundaries not surveyed are shown as broken lines plotted from deed information; that this map was prepared in accordance with GS 47-30 as amended that the subdivision or Development or a portion thereof is NOT within the Corporate Limits of the City of Greensboro or within a mile thereof.

Witness my hand and seal this 20th day of Mar.

A.D. 19 79Signed Norman R. UnderwoodLicensed Surveyor No. L909

Subscribed and sworn to before me this 20th day of MARCH, 1979.

Christine Canterbury, Notary Public

My commission expires 1-26-84

NORTH CAROLINA - GUILFORD

The foregoing certificate(s) of

Christine Canterbury

A Notary Public of said county is

(my) certified to be correct.

This March 21, 1979

Patricia Summers, Deputy, Register of Deeds

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 two feet horizontal for each foot of vertical dimension.

The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision-regulation jurisdiction of the Board of Commissioners of Guilford

County and this plat and allotment to be _____ free act and deed, and hereby dedicate(s) to public use as roads, streets, and easements, forever all areas so shown or indicated on said plat.

Signed Norman R. UnderwoodAttest William C. Patton

Approved by the Board of Commissioners of Guilford County, N. C. on the _____ day of _____, 19____;

provided that the plat is registered in the office of the Register of Deeds of Guilford County, N. C. within thirty days from date of this approval.

Signed _____ (Seal)

Chairman

This Plat does not require a Certificate of Approval by the Division of Highways as provided in G.S. 136-102.6 Subsection _____

Signed John R. Hampton

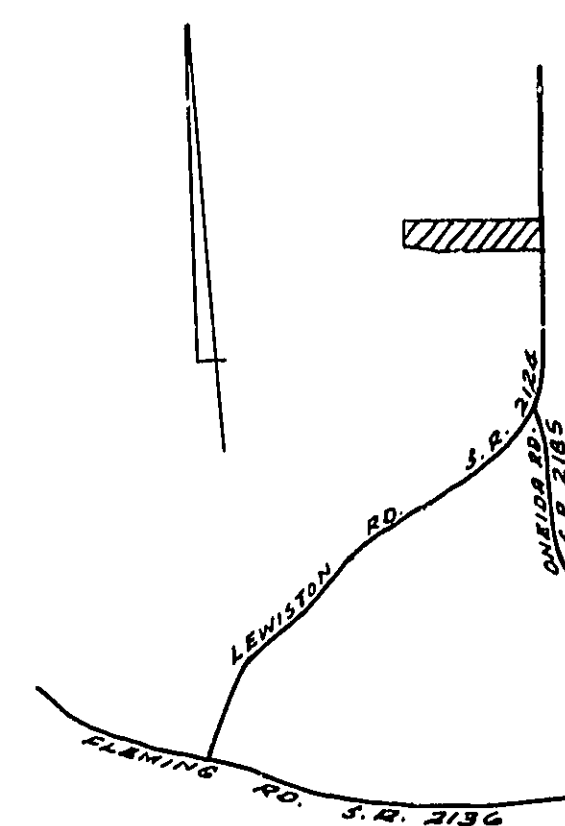
Director of Planning

Date: March 21, 1979

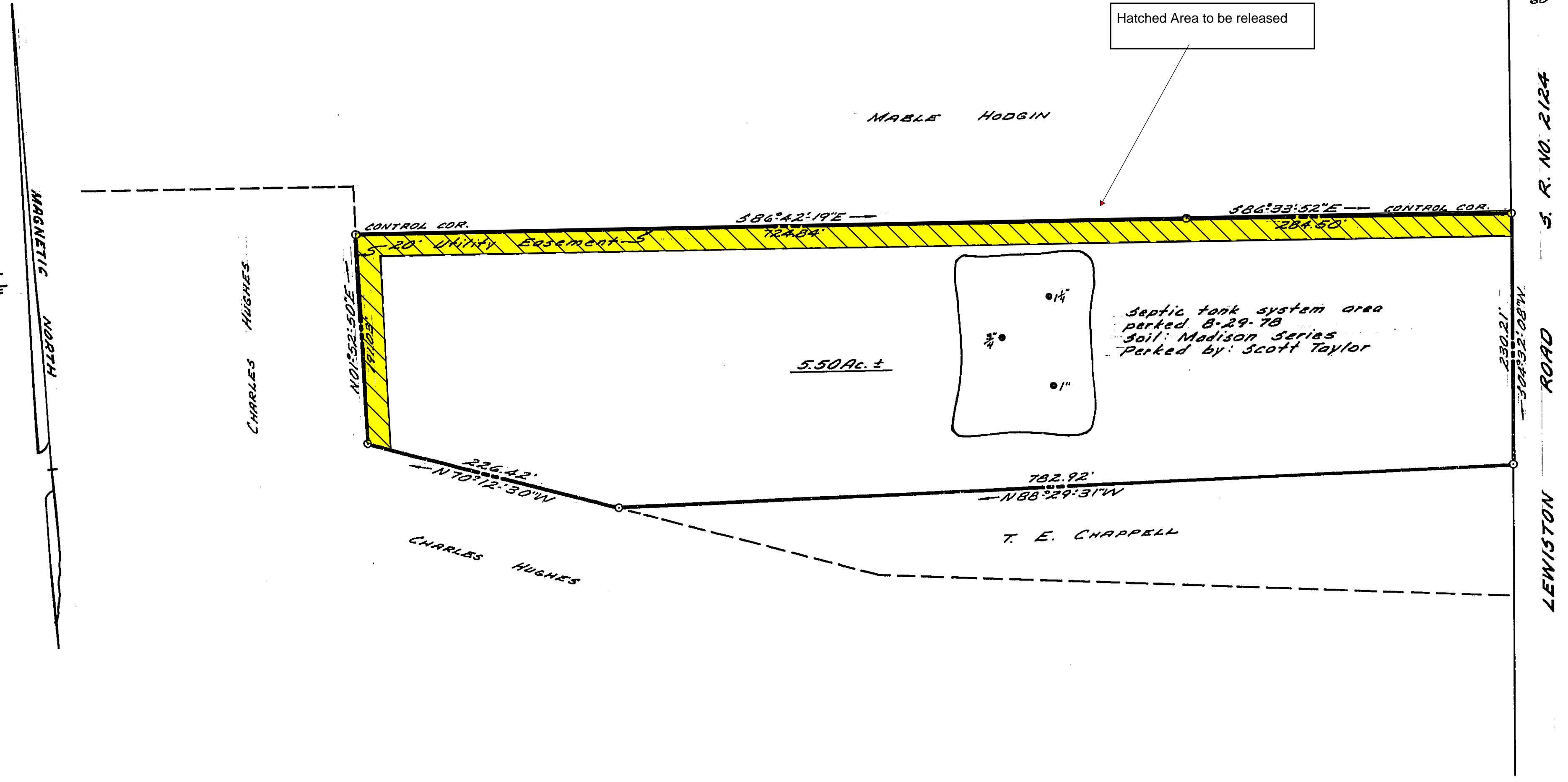
Approved by the Planning Department of Guilford County, North Carolina, on the 21 day of March, 1979 pursuant to Section 10-B of the Guilford County Subdivision Ordinance.

Signed John R. Hampton

Planning Director



LOCATION MAP
SCALE: 1" = 2000'



PROPERTY OF

F. SWANSON CHAPPELL

FRIENDSHIP TWP. - GUILFORD COUNTY

NORTH CAROLINA

SCALE: 1" = 100' MAR., 1979

UNDERWOOD SURVEYORS, P.A. - R.L.S. NO. L909

GREENSBORO, N. C.

TAX MAP DATA:
P.L.L. 11-684
Block 900
Lot 33

* NOTE:

Description taken from survey by Southern Mapping & Eng. Co. dated 4-13-78, No. A-4549-78.

Approved for Septic Tank System in area noted 3-16-79.
Owen R. Brougher

RECORDED
MARK STEWART
REGISTER OF DEEDS
GUILFORD COUNTY, N.C.
MAR 21 10 42 AM '79

C# 79-66

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GUILFORD COUNTY

Signed _____

Attest _____

Trustee _____

Trustee _____

Approved by the Planning Board of the City of Greensboro, N. C., effective on the _____ day of _____, 19 _____, provided that

the Plat is registered in the office of the Register of Deeds of Guilford County, N. C., within thirty days from the effective date of this approval.

City Clerk _____

Director of Planning and Executive Secretary of Planning Board
Said Plat was approved by the Planning Board of the City of Greensboro, N. C.

Licensed Engineer No. _____

Subscribed and sworn to before me this _____ day of _____, 19 _____.

Notary Public _____

My commission expires: _____

GUILFORD COUNTY, NORTH CAROLINA

I, KENNETH A. VAUGHN, certify that under my direction and supervision this map was drawn from an actual field land survey made by me, deed description recorded in Book 3134, Page 555; that the error of closure is calculated by latitudes and departures is 1:5,000 ±; that the boundaries not surveyed are shown as broken lines plotted from deed information; that this map was prepared in accordance with GS 47-30 as amended that the subdivision or Development or a portion thereof is NOT within the Corporate Limits of the City of Greensboro or within a mile thereof.

Witness my hand and seal this 7 day of DEC, A.D. 19 82.Signed Kenneth A. VaughnLicensed Surveyor No. L-1117Subscribed and sworn to before me this 7 day of Dec, 19 82.

Notary Public _____

My commission expires 6-4-84

NORTH CAROLINA - GUILFORD

The foregoing certificate(s) of

Opal Hodges

A Notary Public of said county is

(are) certified to be correct.

This April 8, 1983, Register of DeedsAndrea Borg

Deputy, Register of Deeds

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 two feet horizontal for each foot of vertical dimension.

The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision-regulation jurisdiction of the Board of Commissioners of Guilford County and this plat and allotment to be

THEIR free act and deed, and hereby dedicate(s) to public use as roads, streets, and easements, forever all areas so shown or indicated on said plat.

Signed Thomas M. Metz

Attest _____

Approved by the Board of Commissioners of Guilford County, N. C. on the _____ day of _____, 19 _____; provided that the plat is registered in the office of the Register of Deeds of Guilford County, N. C. within thirty days from date of this approval.

Signed _____ (Seal)

Chairman

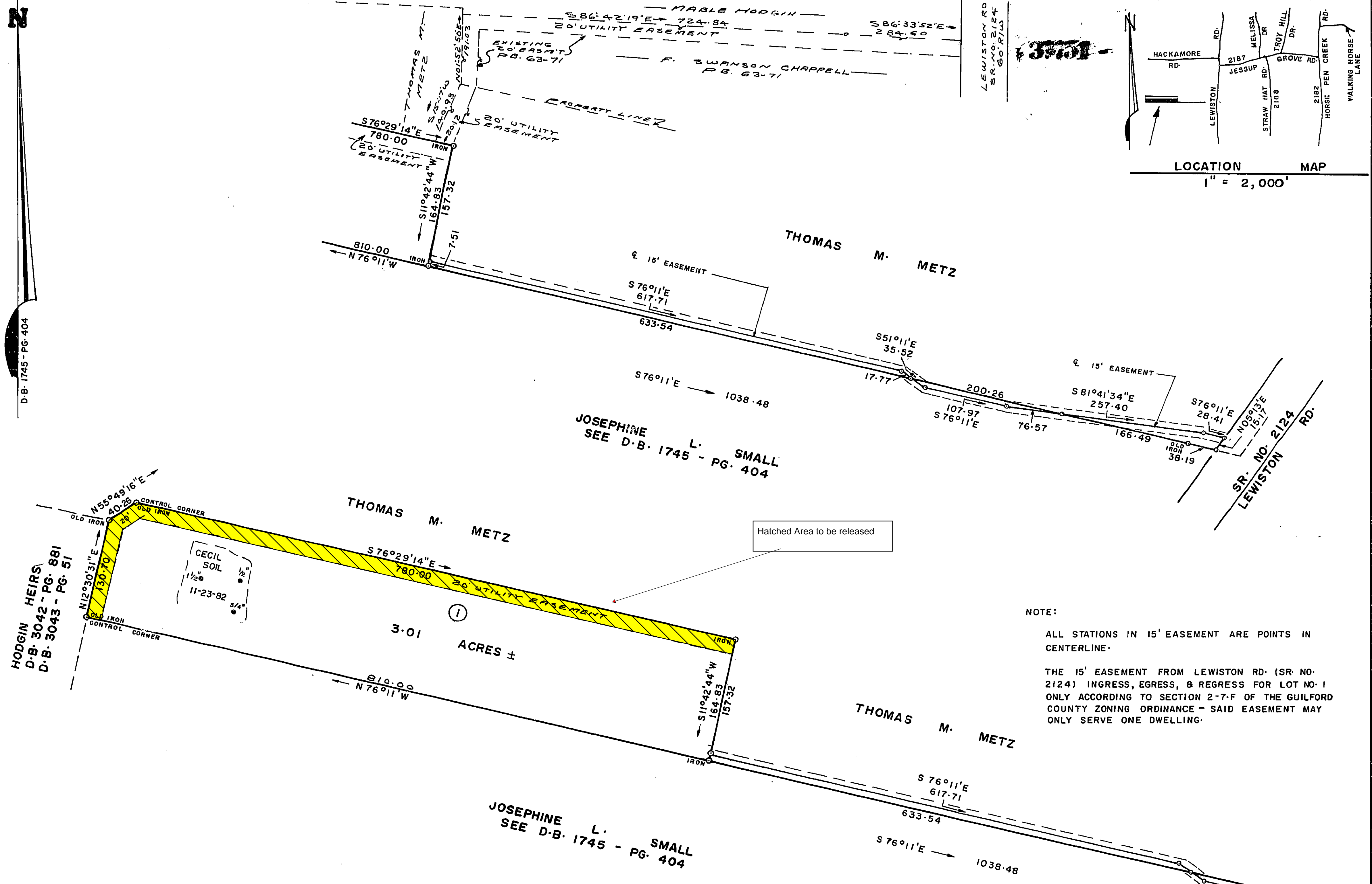
This Plat does not require a Certificate of Approval by the Division of Highways as provided in G. S. 136-402.6, Subsection (g).

Signed John R. Hays Date 4/6/83

Planning Director

Approved by the Planning Department of Guilford County, North Carolina, on the 6 day of June, 19 83, pursuant to Section 100 of the Guilford County Subdivision Ordinance.Signed John R. Hays

Planning Director



NOTE:

ALL STATIONS IN 15' EASEMENT ARE POINTS IN CENTERLINE.

THE 15' EASEMENT FROM LEWISTON RD. (SR. NO. 2124) INGRESS, EGRESS, & REGRESS FOR LOT NO. 1 ONLY ACCORDING TO SECTION 2-7-F OF THE GUILFORD COUNTY ZONING ORDINANCE - SAID EASEMENT MAY ONLY SERVE ONE DWELLING.

LOT APPROVED FOR SEPTIC TANK SYSTEM

IN AREA NOTED.

11-24-82

THOMAS F. OWENS

PROPERTY OF

THOMAS M. METZ

FRIENDSHIP TOWNSHIP

GUILFORD COUNTY, N. C.

SCALE 1" = 100' OCT. 21, 1982

GRAPHIC SCALE

Kenneth A. Vaughn, Rls. No. L-1117.

Stokesdale, N. C.

Department of Transportation
Division of Highways
Proposed Subdivision Road
Construction Standards Certification

Approved _____ District Engineer

Date _____

RECORDED
KAY F. PATRICK
REGISTER OF DEEDS
GUILFORD COUNTY, N. C.
APR 9 9 20 AM '83

THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS OF WAYS OF RECORD OR APPARENT ON PREMISES.

Easement to be Released

Hatched Area to be released

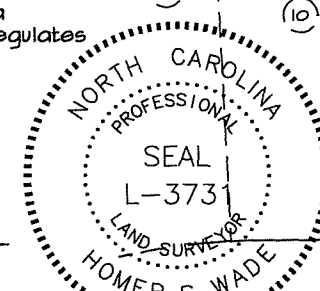
PLAT BOOK 20 PAGE 13

SURVEYOR'S
I, **HOMER S. WADE**, 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 as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 41-30 as amended. BY COORD. COMPUTATION

This survey creates a subdivision of land within the area of a County or Municipality that has an ordinance that regulates parcels of land.

Witness my original signature, license number and Seal this _____ day of _____ A.D. 2019.

Surveyor License Number L-3731



THE UNDERSIGNED HEREBY ACKNOWLEDGES(S) THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED AND HEREBY DEDICATES(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.

CH-LEWISTON, LLC 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, INCLUDING THOSE WITHIN THE 'COMMON ELEMENTS' AND/OR 'OPEN SPACES' AS SHOWN HEREON 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 RATION OF THREE FEET HORIZONTAL FOR EACH FOOT OF VERTICAL DIMENSION.

Signed By: **Kevin Phillips**
PRES. MANAGER

ATTEST: **Kim Cooper**

Approved for recordation by the City of Greensboro, North Carolina on the 8th day of November 2019, pursuant to the Greensboro Development Ordinance.

Planning Director

REVIEW OFFICER'S CERTIFICATION
State North Carolina
County of Guilford

I, **Andy T. Lester** 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.

Signed: **Andy T. Lester** 11/8/19
Review Officer 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: **Andy T. Lester** 11/8/19
Planning Director Date

GOVERNMENT ACCESS RIGHTS:

THE GOVERNMENT OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION AND THEIR ASSIGNS WILL HAVE RIGHT OF ACCESS TO THE ENGINEERED STORMWATER CONTROL, LABELED AS 'NET POND' FOR INSPECTIONS AND MAINTENANCE ENFORCEMENT.

NOTES:
NO CERTIFICATE OF COMPLIANCE SHALL BE ISSUED FOR ANY BUILDINGS ON THE LOTS SHOWN ON THIS PLAT UNTIL THE PERMANENT ENGINEERED STORMWATER CONTROL HAS BEEN COMPLETED.

CH-LEWISTON, LLC HAS POSTED A FINANCIAL GUARANTEE AND BEARS THE RESPONSIBILITY OF ITS TIMELY COMPLETION.

OWNER MAINTENANCE

THE OWNER IS RESPONSIBLE FOR MAINTAINING THE PERMANENT ENGINEERED STORMWATER CONTROL, LABELED AS 'NET POND' AS DIRECTED BY THE GOVERNMENT OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION AND OPEN AGREEMENT RECORDED IN DEED BOOK 2215 PAGE 1380.

ASSOCIATION MAINTENANCE

The Bridleton Ridge Homeowners Association, Inc. is responsible for maintaining the permanent engineered stormwater control as directed by the governmental office having jurisdiction for watershed protection according to the approved maintenance plan. If the association should be dissolved or cease to exist, then in that event all the owners of record at the time of required maintenance shall be jointly and severally liable for any and all costs attendant thereto. As recorded in DB 8215 Pg. 1921.

CH-LEWISTON, LLC, IN RECORDING THIS PLAT OF BRIDLETON RIDGE PHASE I HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN ON 'COMMON ELEMENTS' INTENDED FOR USE BY THE OWNERS OF LOTS IN BRIDLETON RIDGE PHASE I FOR COMMON USE AND ENJOYMENT.

THE 'COMMON ELEMENTS' EXPRESSLY IS NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT IS TO BE CONVEYED BY CH-LEWISTON, LLC TO BRIDLETON RIDGE HOMEOWNERS ASSOCIATION, INC., FOR THE USE AND ENJOYMENT OF THE OWNERS IN BRIDLETON RIDGE PHASE I DEVELOPMENT AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO BRIDLETON RIDGE PHASE I DATED: 11/8/19.

SAID DECLARATION BEING HEREBY INCORPORATED IN AND MADE A PART OF THIS PLAT AS RECORDED IN DEED BOOK 8215 PAGE 1921 IN THE GUILFORD COUNTY REGISTRY.

CH-LEWISTON, LLC BY RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS, AND CONVEYS TO AT&T TELEPHONE & TELEGRAPH COMPANY, DUKE ENERGY COMPANY, PIEDMONT NATURAL GAS COMPANY, SPECTRUM 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 WITHIN THE 'COMMON ELEMENTS' AS SHOWN HEREON TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND UPON SAID 'COMMON ELEMENTS' FOR THE PURPOSE OF MAINTAINING AND SERVING SAID LINES, WIRES, CONDUITS, AND PIPES.

THE UNDERSIGNED CORPORATION HEREBY ACKNOWLEDGES THIS PLAT TO BE ITS FREE ACT AND DEED.

Signed: **Kevin Phillips** CH-LEWISTON, LLC PRESIDENT
Attest: **Kim Cooper** SECRETARY

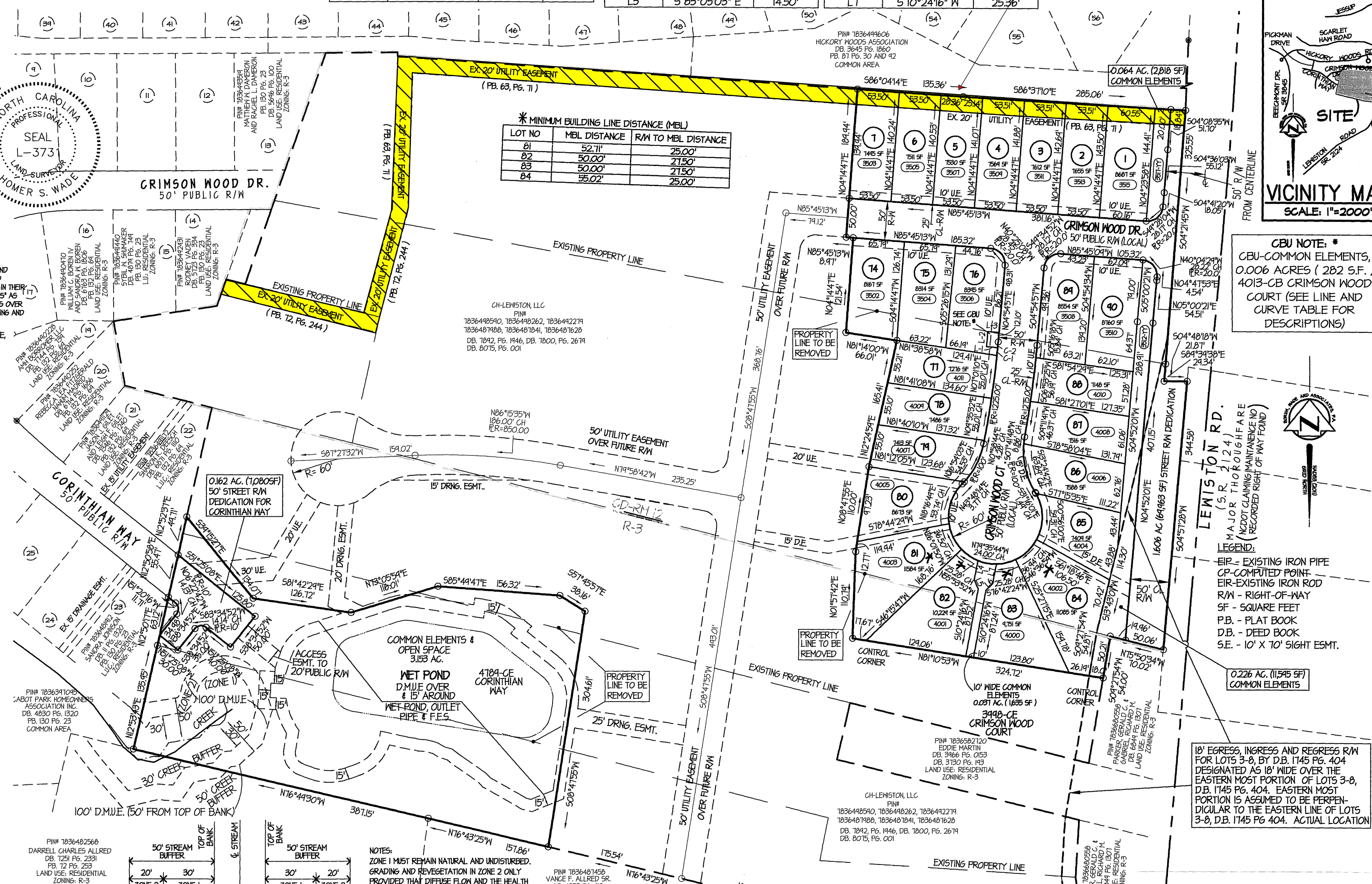
EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-12.81 (B) AND (D) OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE.

NUMBER	CHORD		
C1	N 05°29'51" E	10.06'	1225.00'
C2	N 05°05'20" E	7.40'	1225.00'

L1	N 85°05'03" W	14.48'	
L2	N 04°54'51" E	19.50'	
L3	S 85°05'03" E	14.50'	

L4	S 10°24'16" W	25.36'	
L5	S 24°08'38" E	12.34'	
L6	S 44°51'10" W	12.34'	
L7	S 10°24'16" W	25.36'	

LOT NO	MBL DISTANCE	R/M TO MBL DISTANCE
81	52.71'	25.00'
82	50.00'	21.50'
83	50.00'	21.50'
84	55.02'	25.00'



STREAM BUFFER DETAIL

R-3 (CLUSTER TO USE R-5 REQ.)

MIN. LOT SIZE:	1,000 S.F.
MAX. BLDG. COVERAGE:	40%
MIN. LOT WIDTH:	50 FT.
INTERIOR LOT:	50 FT.
CORNER LOT:	50 FT.
MIN. THOROUGHFARE SETBACK:	50 FT.
MIN. STREET SETBACK:	50 FT.
FRONT (FACADE/GARAGE):	20/25 FT.
SIDE:	15 FT.
ADJ. TO THOROUGHFARE:	35 FT.
MIN. INTERIOR SETBACKS:	35 FT.
SIDE YARD:	5 FT.
REAR YARD:	20 FT.
*NOTE: ALL LOTS MEET MINIMUM FRONTAGE REQUIREMENTS AT FRONT SETBACK LINE.	
OPEN SPACE REQUIREMENT:	15% GROSS SITE AREA
GROSS SITE AREA:	440,494 S.F. (11.44 AC.)
OPEN SPACE REQ'D:	14,164 S.F.
OPEN SPACE PROVIDED:	24,614 S.F.

LOT DIMENSIONAL STD'S.

NOTE: LOT NOS 43, 44-53, 61, & 81-84 WITH SPLIT ZONING, MORE RESTRICTIVE DIMENSIONAL REQUIREMENTS WILL APPLY.

MIN. LOT SIZE:	5,000 S.F.
MAX. BLDG. COVERAGE:	45%
MIN. LOT WIDTH:	50 FT.
INTERIOR LOT:	50 FT.
CORNER LOT:	50 FT.
MIN. THOROUGHFARE SETBACK:	50 FT.
MIN. STREET SETBACK:	50 FT.
FRONT (FACADE/GARAGE):	20/25 FT.
SIDE:	15 FT.
ADJ. TO THOROUGHFARE:	35 FT.
MIN. INTERIOR SETBACKS:	35 FT.
SIDE YARD:	5 FT.
REAR YARD:	15 FT.
*NOTE: ALL LOTS MEET MINIMUM FRONTAGE REQUIREMENTS AT FRONT SETBACK LINE.	

ZONING CONDITIONS

- USERS ARE LIMITED TO TOWNHOME & SINGLE FAMILY DWELLINGS.
- DWELLING UNITS SHALL NOT EXCEED 40 IF DEVELOPED SOLELY AS SINGLE FAMILY DWELLINGS.
- IF DEVELOPED WITH A COMBINATION OF SINGLE FAMILY DWELLINGS & TOWNHOME DWELLINGS, MAXIMUM UNITS WILL BE LIMITED TO AS FOLLOWS:
A) A MAXIMUM OF 25 SINGLE FAMILY DWELLINGS & A MAXIMUM OF 94 TOWNHOME DWELLINGS

MISCELLANEOUS NOTES:

- AREA DETERMINED BY COORDINATE METHOD.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
 - LINE SHOWN DASHED ARE NOT A PART OF THIS SURVEY AND ARE TAKEN FROM REFERENCES SHOWN HEREON.
 - 3/4" IRON PIPES REFERENCED AS EIP AT ALL PROPERTY CORNERS, EXCEPT AS NOTED.
 - BOUNDARY INFORMATION TAKEN FROM MAPS BY OTHERS AND FROM RECORDED DEED/PLAT INFORMATION FIELD DATA BY BORUM, WADE & ASSOCIATES, P.A.
- FLOOD CERTIFICATION
THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN OR IN AN IDENTIFIED 'FLOOD PRONE AREA', AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, COMMUNITY-PANEL NUMBER - 5710736001 PURSUANT TO THE FLOOD INSURANCE RATE MAP DATED LINE 10, 2007, AS AMENDED, UNLESS OTHERWISE SHOWN ON ACCOMPANYING PLAT.

AREA SUMMARY

LOTS	4,578 ± ACRES
COMMON ELEMENTS	3,526 ± ACRES
R/M	1,768 ± ACRES
TOTAL AREA	4,872 ± ACRES

OPEN SPACES REQUIRED PHASE I - 1,481 AC.

OPEN SPACES PROVIDED PHASE I - 3,443 AC.

BUILT-UPON AREAS:

STREETS:	± 2.40 AC (0.7% SITE AREA)
DEAD END TURNAROUND:	± 0.11 AC (0.4% SITE AREA) (NOT DRAINING TO BMP)
SIDEWALK:	± 0.15 AC (0.3% SITE AREA)
LOT:	± 1.23 AC (40 LOTS @ 3,500 SF/LOT) (26.3% SITE AREA)
EXISTING:	± 1.1 AC (TO BE REMOVED) (4.0% SITE AREA)
	± 10.38 AC (91.7% SITE AREA)

POND SURFACE AREA CALCULATION

DRAINAGE AREA (DA)	± 32.10 ACRES
BIA (SITE DRAINING TO BMP)	± 10.38 ACRES
BIA (SITE FUTURE)	± 1.06 ACRES
BIA (OFFSITE)	± 0.75 ACRES

SITE INFORMATION

** DEED REFERENCE

PARCEL ID	DB 1842, PG. 1446, DB 1800, PG. 2674, DB 8075, PG. 001
FIN	4626, 46202, 47522, 46162, 46163, 46160, 1836-448540, 1836-448262, 1836-442274, 1836-448186, 1836-448104, 1836-448162, 1836-448190, 1836-448104, 1836-448162

ZONING: R-3

MAINTENANCE: - G.M.A.

NUMBER OF LOTS: 24

DRAINAGE MAINTENANCE & UTILITY EASEMENT

UTILITY EASEMENT

DRAINAGE EASEMENT

DEED REFERENCE

PARCEL ID

FIN

ZONING

MAINTENANCE

NUMBER OF LOTS

DRAINAGE MAINTENANCE & UTILITY EASEMENT

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