

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING
C1	30.00	36.37	N 61°45'57" E
C2	275.00	23.84	S 77°57'41" E
C3	275.00	232.75	N 74°49'53" E
C4	30.00	42.43	N 39°32'10" W
C5	255.00	38.89	N 80°09'46" W
C6	175.00	32.25	N 70°30'12" W
C7	175.00	31.29	N 59°45'11" W
C8	30.00	42.43	S 80°41'59" W
C9	30.00	42.43	S 65°02'42" E
C10	30.00	42.43	N 09°18'01" W
C11	125.00	46.61	S 65°02'42" E
C12	30.00	42.43	N 30°47'23" W
C13	30.00	42.43	N 59°12'37" E
C14	30.00	42.43	N 59°12'37" E
C15	275.00	94.37	N 39°54'59" E
C16	30.00	42.43	S 30°47'23" E
C17	305.00	31.29	S 80°09'46" W
C18	30.00	41.89	N 51°11'20" E
C19	275.00	110.23	N 18°28'31" E
C20	225.00	341.54	S 54°50'14" W

CERTIFICATE OF LOCAL JURISDICTION APPROVAL FOR RECORDATION APPROVED BY THE PLANNING DEPARTMENT OF TOWN OF OAK RIDGE, NC ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, PURSUANT TO ARTICLE V OF THE TOWN OF OAK RIDGE DEVELOPMENT ORDINANCE.

FOR / PLANNING DIRECTOR \_\_\_\_\_

CERTIFICATE OF APPROVAL BY DIVISION OF HIGHWAYS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

APPROVED BY / FOR DISTRICT ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

CERTIFICATE OF REVIEW OFFICER \_\_\_\_\_

REVIEW OFFICER OF GUILFORD COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_

DATE \_\_\_\_\_

CERTIFICATE OF OWNERSHIP AND DEDICATION THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION JURISDICTION OF THE TOWN OF OAK RIDGE, GUILFORD COUNTY, NORTH CAROLINA AND THIS PLAT AND ALLOTMENT TO BE A FREE ACT AND DEED, AND HEREBY DEDICATED TO PUBLIC USE AS STREETS AND EASEMENTS FOREVER, ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT.

SIGNED: COMBS, INC. by: KEVIN R. COMBS, PRESIDENT

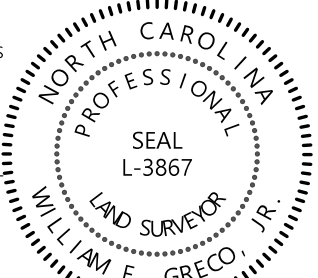
ATTEST: WILLIAM F. GRECO, JR.

DEED RESTRICTION / RESTRICTIVE COVENANT DEVELOPMENT OF SUBJECT PROPERTY IS REQUIRED TO BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL REGULATIONS FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II STORMWATER MANAGEMENT PROGRAM. THE RECORDING OF THIS DOCUMENT ESTABLISHES AN ENFORCEABLE RESTRICTION ON PROPERTY USAGE THAT RUNS WITH THE LAND TO ENSURE THAT FUTURE DEVELOPMENT AND/OR REDEVELOPMENT SHALL MAINTAIN THE SITE IN A MANNER CONSISTENT WITH APPLICABLE LAW AND THE APPROVED PROJECT PLANS. ANY ALTERATION TO THE SITE SHALL NOT BE PERMITTED WITHOUT REVIEW AND APPROVAL BY THE LOCAL GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED/STORMWATER MANAGEMENT PROTECTION.

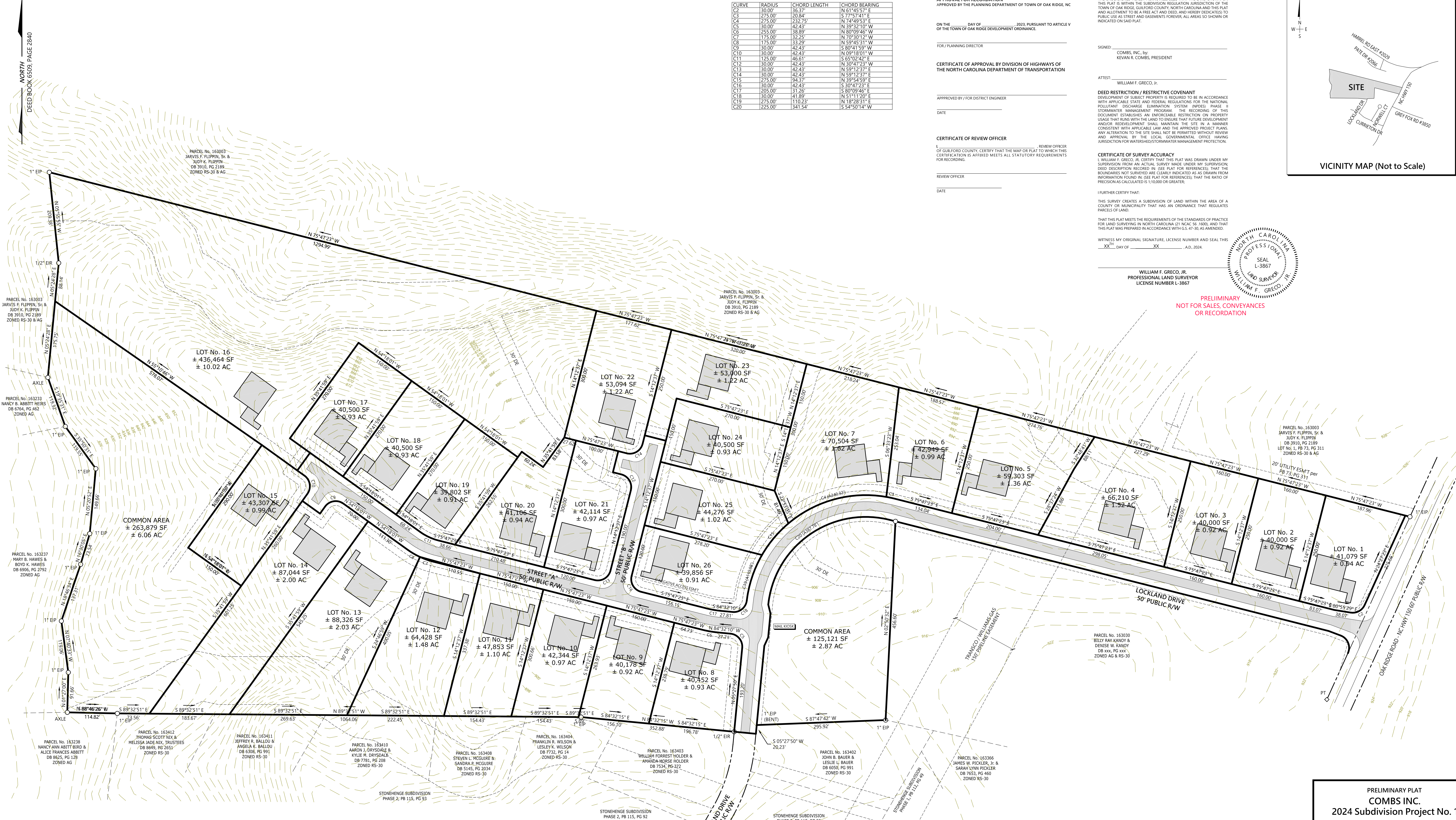
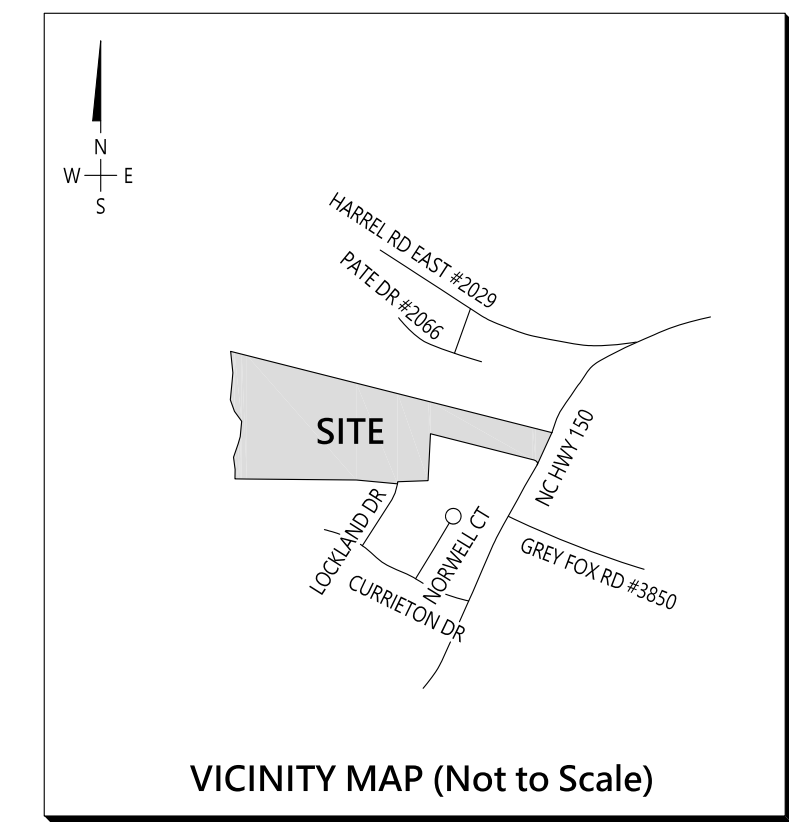
CERTIFICATE OF SURVEY ACCURACY I, WILLIAM F. GRECO, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. I HAVE DESCRIBED THE BOUNDARIES OF THE LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH THE REQUIREMENTS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600), AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 41-30, AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS XX<sup>TH</sup> DAY OF XX, A.D. 2024.

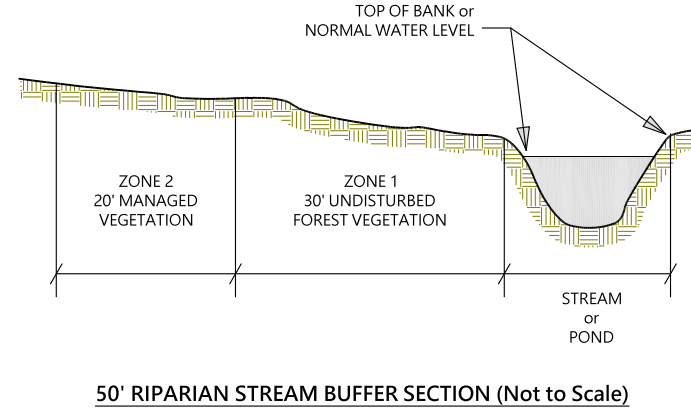
WILLIAM F. GRECO, JR. PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3867



PRELIMINARY NOT FOR SALES, CONVEYANCES OR RECORDATION



- GENERAL NOTES AND SYMBOL LEGEND
- THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS OF WAY, WHICH WERE NOT VISIBLE AT THE TIME OF MY INSPECTION. THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - ALL BEARINGS & COORDINATES ARE BASED UPON USE PLAT REFERENCES.
  - ALL DISTANCES ARE HORIZONTAL DISTANCES IN US SURVEY FEET.
  - ALL PROPERTY CORNERS NOT OTHERWISE LABELED ARE NEW 5/8" IRON RODS.
- BA BUILDING LINE
  - CA COMMON AREA
  - CL CENTERLINE
  - DE DRAINAGE EASEMENT
  - EP EXISTING IRON PIPE
  - ER EXISTING IRON ROD
  - ESMT EASEMENT
  - NR NEW IRON ROD
  - R/W RIGHT OF WAY
  - OSSE OFF-SITE SEPTIC EASEMENT
  - OHU OVERHEAD UTILITIES
  - PSRAME PRIVATE SANITARY SEWER
  - ACCES ACCESS & MAINTENANCE
  - PT POINT (NO MONUMENT)
  - SDE SIGHT DISTANCE EASEMENT
  - SPL SPECIAL PURPOSE LOT
  - UTL UTILITY POLE
  - PROPERTY CORNER
  - POINT (NO MONUMENT)
  - EASEMENT CORNER
  - LINE NOT SURVEYED
  - FENCE
  - OVERHEAD UTILITIES (OHU)



PHASE 4 INFORMATION

ZONING DISTRICT	CZ-RS-40 (PROPOSED)
DEED REFERENCES	DB xxx, PG xxx
ACREAGE IN TOTAL TRACT	± 51.61 ACRES
TOTAL NUMBER OF LOTS	26 BUILDING LOTS
DENSITY	0.50 DU/AC
TAX PARCEL No.	xxxxxx
ACREAGE IN NEW R/W	± 3.99 ACRES
LINEAR FT. OF NEW STREETS	± 3,435 LF
COMMON AREA	± 8.93 ACRES
WATER	INDIVIDUAL WELLS
SEWER	PRIVATE SEPTIC

- SITE NOTES:
- TRACT IS NOT LOCATED WITHIN A FLOOD ZONE. PER FIRM COMMUNITY PANEL No. 3710689800K, WITH AN EFFECTIVE DATE OF MARCH 16, 2009.
  - THIS TRACT IS NOT LOCATED WITHIN A DESIGNATED WATER SUPPLY WATERSHED.

PRELIMINARY PLAT  
COMBS INC.  
2024 Subdivision Project No. 1  
Oak Ridge Township, Guilford County, NC  
Town of Oak Ridge  
Title Source: See References Hereon  
Survey Date: xxxx  
CURRENT OWNER(S):  
COMBS, INC. PO BOX 790 OAK RIDGE NC 27310 (UNDER CONTRACT)

**LAND SOLUTIONS**  
SURVEYING · DESIGN · PLANNING

LAND SOLUTIONS OF NC, PLLC  
POST OFFICE BOX 347, OAK RIDGE, NC 27310-0347  
TELEPHONE: 336.605.0328  
FIRM LICENSE NO. P-1190