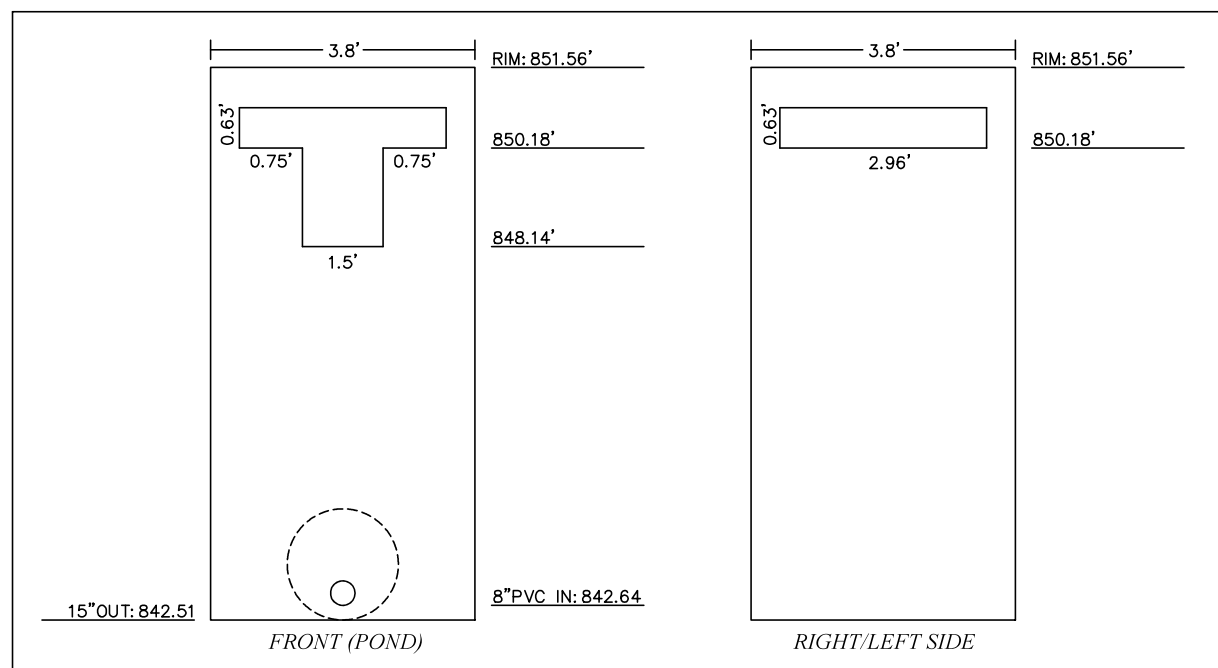
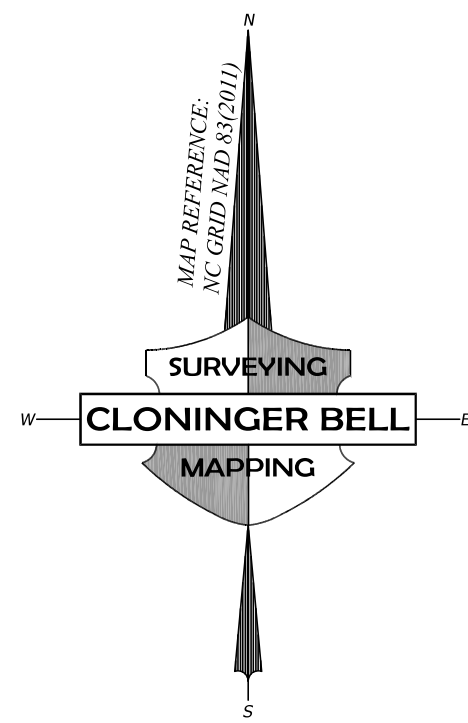




DETAIL
NOT TO SCALE



Know what's below.
Call before you dig.

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR IN FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. ELEVATIONS BASED ON N.G.S. MONUMENT "TUCKER", ELEVATION = 873.00 FEET, NAD 83.
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERLINED CLARITIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
8. CONTOUR INTERVAL = 1 FT.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: AG

MINIMUM SETBACK:

LOCAL OR COLLECTOR, FRONT OR SIDE: 40 FT
MINOR THOROUGHFARE: 45 FT
MAJOR THOROUGHFARE: 50 FT
MINIMUM SIDE YARD: 15 FT
MINIMUM REAR YARD: 30 FT

FOR FURTHER INFORMATION CONTACT THE GUILFORD COUNTY ZONING DEPARTMENT.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: RS-30

MINIMUM SETBACK:

LOCAL OR COLLECTOR, FRONT: 40 FT
LOCAL OR COLLECTOR, SIDE: 30 FT
MINOR THOROUGHFARE: 45 FT
MAJOR THOROUGHFARE: 50 FT
MINIMUM SIDE YARD: 10 FT
MINIMUM REAR YARD: 30 FT

FOR FURTHER INFORMATION CONTACT THE GUILFORD COUNTY ZONING DEPARTMENT.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: CD-BR-15

FOR FURTHER INFORMATION CONTACT THE CITY OF GREENSBORO ZONING DEPARTMENT.

LEGEND:

CUP - CORRUGATED METAL PIPE
D.B. - DEED BOOK
DME - DRAINAGE, MAINTENANCE, AND UTILITY EASEMENT
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EML - EXISTING METAL
INT - INVERT
M.B. - MAP BOOK
NIR - NEW IRON ROD
NN - NEW NAIL
PG. - PAGE
RCP - REINFORCED CONCRETE PIPE
R/W - RIGHT-OF-WAY
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK
FIBER OPTIC LINE
GAS LINE
OVERHEAD ELECTRIC
SANTARI SINKER LINE
STORM DRAINAGE LINE
UNDERGROUND ELECTRIC
WATER LINE

PARCEL 142564 (155 ZZ WOLFETRAIL RD) FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO: GR2200372, EFFECTIVE DATE: MAY 5, 2022
SCHEDULE B - II (EXCEPTIONS)

1. BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTERS SHOWN ON MAP OR PLAT RECORDED IN PLAT BOOK 74, PAGE 52 AND BOOK 206, PAGE 33, (AS SHOWN HEREON)
2. EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN BOOK 343, PAGE 86 AND BOOK 783, PAGE 2326 (UNABLE TO DETERMINE EASEMENT LOCATION PER RECORD DOCUMENTS)
3. DEED OF EASEMENT RECORDED IN BOOK 7357, PAGE 589, (AS SHOWN HEREON)
4. EASEMENTS OR RIGHTS-OF-WAY IN FAVOR OF GUILFORD COUNTY RECORDED IN BOOK 2889, PAGE 608, (AS SHOWN HEREON)
5. EASEMENT RECORDED IN BOOK 2739, PAGE 947, (AS SHOWN HEREON)
6. EASEMENT AND RIGHT OF WAY AGREEMENT RECORDED IN BOOK 3210, PAGE 367, (AS SHOWN HEREON)

PARCEL 142601 (151 WOLFETRAIL RD) FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO: GR2200373, EFFECTIVE DATE: MAY 5, 2022
SCHEDULE B - II (EXCEPTIONS)

1. BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTERS SHOWN ON MAP OR PLAT RECORDED IN PLAT BOOK 74, PAGE 52, PLAT BOOK 206, PAGE 33, PLAT BOOK 39, PAGE 86, PLAT BOOK 190, PAGE 128, AND PLAT BOOK 192, PAGE 98, (AS SHOWN HEREON)
2. EASEMENTS OR RIGHTS-OF-WAY IN FAVOR OF GUILFORD COUNTY RECORDED IN BOOK 2889, PAGE 608, (AS SHOWN HEREON)
3. EASEMENT RECORDED IN BOOK 2739, PAGE 947, (AS SHOWN HEREON)
4. EASEMENT IN FAVOR OF CITY OF GREENSBORO RECORDED IN BOOK 7357, PAGE 589, (AS SHOWN HEREON)
5. EASEMENT AND RIGHT OF WAY AGREEMENT RECORDED IN BOOK 3210, PAGE 367, (AS SHOWN HEREON)

PARCEL 142562 (4106 S ELM-EUGENE ST) FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO: GR2200374, EFFECTIVE DATE: MAY 5, 2022
SCHEDULE B - II (EXCEPTIONS)

1. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, LIENS, OPTIONS, RIGHTS OF OR TO PURCHASE, AND RIGHTS OF FIRST REFUSAL, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW RECORDED IN BOOK 7855, PAGE 164 AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO (AFFECTS THE SUBJECT PROPERTY. SEE EASEMENTS RECORDED IN MAP BOOK 192, PAGE 98)
2. BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTERS SHOWN ON MAP OR PLAT RECORDED IN PLAT BOOK 39, PAGE 86, PLAT BOOK 190 AT PAGE 128 AND PLAT BOOK 192 AT PAGE 98, (AS SHOWN HEREON)
3. EASEMENT IN FAVOR OF CITY OF GREENSBORO RECORDED IN BOOK 7275, PAGE 68, (AS SHOWN HEREON)
4. EASEMENT IN FAVOR OF STATE HIGHWAY COMMISSION RECORDED IN BOOK 2567, PAGE 89, (AS SHOWN HEREON)
5. EASEMENT IN FAVOR OF DUKE POWER COMPANY RECORDED IN BOOK 920, PAGE 278 AND BOOK 920, PAGE 268, (BLANKET IN NATURE)
6. TIMBER DEED RECORDED IN BOOK 5763, PAGE 2656, (AFFECTS THE SUBJECT PROPERTY. AGREEMENT MAY BE EXPIRED)

PARCEL 142549 (231 RITTERS LAKE RD) FIDELITY NATIONAL TITLE INSURANCE COMPANY

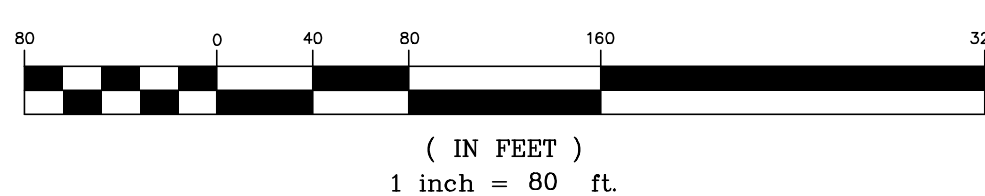
COMMITMENT NO: GR2200375, EFFECTIVE DATE: MAY 5, 2022
SCHEDULE B - II (EXCEPTIONS)

1. EASEMENTS AND/OR RIGHTS-OF-WAY IN FAVOR OF THE CITY OF GREENSBORO RECORDED IN BOOK 2688, PAGE 2689 (UNABLE TO DETERMINE EASEMENT LOCATION PER RECORD DOCUMENT)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
G1	96.00'	31.80'	31.69'	S51°32'42"E	18°58'37"
G2	96.00'	46.79'	46.33'	S79°37'14"E	27°58'40"

LINE	BEARING	LENGTH	DISTANCE
1	N68°24'51"W	74.01'	74.01'
2	N10°12'25"E	3.45'	3.45'
3	N82°54'29"W	5.80'	5.80'
4	N20°40'18"W	52.93'	52.93'
5	N16°18'05"W	40.30'	40.30'
6	N44°58'50"E	50.30'	50.30'
7	N13°00'18"E	55.67'	55.67'
8	N02°56'13"E	60.40'	60.40'
9	N02°56'27"E	30.18'	30.18'
10	S87°25'43"E	21.47'	21.47'
11	S87°41'58"E	20.02'	20.02'
12	N67°30'56"W	29.49'	29.49'
13	N87°41'58"E	19.48'	19.48'
14	N45°52'44"W	91.30'	91.30'
15	N45°52'44"W	56.29'	56.29'
16	N25°59'43"W	148.29'	148.29'
17	N12°25'06"E	20.00'	20.00'

GRAPHIC SCALE



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED JUNE 15, 2007.
COMMUNITY PANEL NO: 3710786100J, ZONE X

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO: GR2200372, EFFECTIVE DATE: MAY 5, 2022
SCHEDULE B - II (EXCEPTIONS)

NOTE: THE FOLLOWING EXCEPTIONS APPLY TO TRACT ONE:

1. BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTERS SHOWN ON MAP OR PLAT RECORDED IN PLAT BOOK 74, PAGE 52 AND BOOK 206, PAGE 33, (AS SHOWN HEREON)
2. EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN BOOK 343, PAGE 86 AND BOOK 783, PAGE 2326 (UNABLE TO DETERMINE EASEMENT LOCATION PER RECORD DOCUMENTS)
3. DEED OF EASEMENT RECORDED IN BOOK 7357, PAGE 589, (AS SHOWN HEREON)
4. EASEMENTS OR RIGHTS-OF-WAY IN FAVOR OF GUILFORD COUNTY RECORDED IN BOOK 2889, PAGE 608, (AS SHOWN HEREON)
5. EASEMENT AND RIGHT OF WAY AGREEMENT RECORDED IN BOOK 3210, PAGE 367, (AS SHOWN HEREON)
6. EASEMENT RECORDED IN BOOK 2739, PAGE 947, (AS SHOWN HEREON)

NOTE: THE FOLLOWING EXCEPTIONS APPLY TO TRACT TWO:

1. BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTERS SHOWN ON MAP OR PLAT RECORDED IN PLAT BOOK 74, PAGE 52, PLAT BOOK 206, PAGE 33, PLAT BOOK 39, PAGE 86, PLAT BOOK 190, PAGE 128, AND PLAT BOOK 192, PAGE 98, (AS SHOWN HEREON)
2. EASEMENTS OR RIGHTS-OF-WAY IN FAVOR OF GUILFORD COUNTY RECORDED IN BOOK 2889, PAGE 608, (AS SHOWN HEREON)
3. EASEMENT RECORDED IN BOOK 2739, PAGE 947, (AS SHOWN HEREON)
4. EASEMENT IN FAVOR OF CITY OF GREENSBORO RECORDED IN BOOK 7357, PAGE 589, (AS SHOWN HEREON)
5. EASEMENT AND RIGHT-OF-WAY AGREEMENT RECORDED IN BOOK 3210, PAGE 367, (AS SHOWN HEREON)

NOTE: THE FOLLOWING EXCEPTIONS APPLY TO TRACT THREE:

1. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, LIENS, OPTIONS, RIGHTS OF OR TO PURCHASE, AND RIGHTS OF FIRST REFUSAL, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW RECORDED IN BOOK 7855, PAGE 164 AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO (AFFECTS THE SUBJECT PROPERTY. SEE EASEMENTS RECORDED IN MAP BOOK 192, PAGE 98)
2. BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTERS SHOWN ON MAP OR PLAT RECORDED IN PLAT BOOK 39, PAGE 86, PLAT BOOK 190 AT PAGE 128 AND PLAT BOOK 192 AT PAGE 98, (AS SHOWN HEREON)
3. EASEMENT IN FAVOR OF CITY OF GREENSBORO RECORDED IN BOOK 7275, PAGE 68, (AS SHOWN HEREON)
4. EASEMENT IN FAVOR OF STATE HIGHWAY COMMISSION RECORDED IN BOOK 2567, PAGE 89, (AS SHOWN HEREON)
5. EASEMENT IN FAVOR OF DUKE POWER COMPANY RECORDED IN BOOK 920, PAGE 278 AND BOOK 920, PAGE 268, (BLANKET IN NATURE)
6. TIMBER DEED RECORDED IN BOOK 5763, PAGE 2656, (AFFECTS THE SUBJECT PROPERTY. AGREEMENT MAY BE EXPIRED)

NOTE: THE FOLLOWING EXCEPTIONS APPLY TO TRACT FOUR:

1. EASEMENTS AND/OR RIGHTS-OF-WAY IN FAVOR OF THE CITY OF GREENSBORO RECORDED IN BOOK 7368, PAGE 2689 (UNABLE TO DETERMINE EASEMENT LOCATION PER RECORD DOCUMENT)

ALTA CERTIFICATION:

TO: BRIDGE TOWER HOMES, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, AND FIDELITY NATIONAL 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 2021 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, 8, 9, 11, 13 AND 15 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 03, 2022.

PRELIMINARY

CHARLES E. BELL
NCPLS, L-4804
charles@cloningersurveying.com

THIS IS TO CERTIFY THAT ON THE 3rd DAY OF MARCH, 2022, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. BOARD RULE 1400-01 NCAC 96-02 AND THE RATE OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED,

TOTAL AREA: 1,883,587 SQ. FT. (43.2412 ACRES)

ALTA / NSPS LAND TITLE SURVEY

PREPARED FOR

BRIDGE TOWER HOMES, LLC

4106 ELM-EUGENE ST-109 & 151 WOLFETRAIL RD;

155 ZZ WOLFETRAIL RD; 231 RITTERS LAKE RD

GILMER TOWNSHIP, CITY OF GREENSBORO, GUILFORD COUNTY, NC

DEED REFERENCE: 2889-781; 4392-1384; 6094-1870 7833-2236; 8209-2434;

PARCEL: 142564; 142549; 142601; 142596; 142562

SURVEYING

CLONINGER BELL

MAPPING

CLONINGER BELL
SURVEYING & MAPPING, PLLC
201 W. 2nd AVENUE, SUITE C
GASTONIA, NC 28052
704.864.9007
LICENSE P-2326

FILE NO.
1448

DATE:
MARCH 3, 2022

SCALE:
1"=80'

REVISOR:
CEB

DRAWN:
CEB

CHECKED:
CJB