Pick Up: LAND SOLUTIONS, P.O. BOX 35392, GREENSBORO, NC 27425-5392

PLAT BOOK PAGE

DEED BOOK 6355, PAGE 2560

**CERTIFICATE OF OWNERSHIP and DEDICATION**

The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision regulation jurisdiction of the Town of Stokesdale, Guilford County, North Carolina and this plat and subsequent to be a free act and deed, and hereby dedicate(s) to public use as roads, streets, and easements, forever all areas as shown or indicated on said plat.

Signed by: [redacted]

Attest by: William F. Greco, Jr.

**USER RESTRICTIONS / RESTRICTIVE COVENANTS**

Development of platted property is required to be in accordance with Sections 30-1010 thru 30-1040 of the Guilford County Development Ordinance (GCDO) Phase II regulations. The ownership of this document shall convey an enforceable restriction on property usage that runs with the land to ensure that future development and maintenance shall maintain the site in a manner consistent with applicable law and the approved posted plans. Any alteration to the site shall not be permitted, effect and not be approved by the local governmental office having jurisdiction for watershed / stormwater management protection.

**SURVEYOR'S**

I, William F. Greco, Jr., Certify that this plat was drawn under my supervision from an actual survey made under my supervision (Deed description recorded in Bep plat for reference); that the boundaries not surveyed are clearly indicated as drawn from information found in (Bep plat for reference); that the ratio of precision as calculated is 1:10,000 or greater; that this plat was prepared in accordance with G.S. 47-30 as amended.

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, registration number and seal

this _____ day of _____ A.D. 2006

_____ Surveyor

L-3867 Registration Number

NOT A CERTIFIED DOCUMENT - THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY WILLIAM F. GRECO, JR., PLS No. L-3867, ON 4/12/07. THIS DOCUMENT SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

**PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES**

**DEPARTMENT OF TRANSPORTATION**

This plat does not require certificate of approval by the Division of Highways as provided in N.C.G.S. 136-102.8, Subsection (g).

_____ (for) Planning Director

_____ Date

**REVIEW OFFICER'S CERTIFICATION**

State of North Carolina
County of Guilford

I, _____, 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

**GENERAL PLAT NOTES**

This plat is subject to any easements, agreements or rights-of-way of record, prior to the date of this plat, which were not visible at the time of my inspection.

Method of computation is by coordinate calculation.

All property corners not otherwise labeled are new iron rods.

The ratio of precision is 1:10,000 or greater.

No NCGS monuments found within 2000 feet.

**LEGEND**

- UP • UTILITY POLE
- LP • LIGHT POLE
- CL • CENTERLINE
- BL • BUILDING LINE
- NTS • NOT TO SCALE
- EIP • EXISTING IRON PIPE
- EIR • EXISTING IRON ROD
- NIR • NEW IRON ROD
- R/W • RIGHT OF WAY
- DE • DRAINAGE EASEMENT
- BDE • BIORT DISTANCE EASEMENT
- PT • POINT (NO MONUMENT SET)
- RCP • REINFORCED CONCRETE PIPE
- CMP • CORRUGATED METAL PIPE
- ESMT • EASEMENT
- DMUE • DRAINAGE, MAINTENANCE and UTILITY ESMT
- OSSE • OFF SITE SEPTIC EASEMENT
- PRIVATE SANITARY SEWER ACCESS and MAINTENANCE
- ◉ • PROPERTY CORNER
- LINES NOT SURVEYED
- FENCE
- OVERHEAD UTILITIES

**LINE TABLE**

| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 72.14 | N87°47'06"W |
| L2 | 34.44 | S57°55'32"W |
| L3 | 151.26 | N01°52'50"E |
| L4 | 50.00 | S88°07'10"E |
| L5 | 140.91 | S01°52'50"W |
| L6 | 19.29 | S23°01'23"E |
| L7 | 20.22 | S22°06'36"E |
| L8 | 32.61 | S46°30'15"W |
| L9 | 24.10 | S54°56'14"E |
| L10 | 23.06 | S61°03'48"E |
| L11 | 24.43 | S55°13'23"E |
| L12 | 33.06 | S55°13'23"E |
| L13 | 3.36 | S29°10'00"E |
| L14 | 20.00 | N01°52'50"E |
| L15 | 60.00 | N55°13'29"W |
| L16 | 47.44 | N80°01'53"W |

**CURVE TABLE**

| CURVE | LENGTH | RADIUS | CHORD | DISTANCE |
|---|---|---|---|---|
| C1 | 75.74 | 340.00 | N43°48'44"W | 75.60 |
| C2 | 44.13 | 30.00 | S79°55'47"E | 40.26 |
| C3 | 185.56 | 275.00 | N33°02'15"E | 182.06 |
| C4 | 56.76 | 275.00 | N07°47'36"E | 56.66 |
| C5 | 42.35 | 325.00 | S05°36'48"W | 42.32 |
| C6 | 124.23 | 325.00 | S20°17'48"W | 123.48 |
| C7 | 119.65 | 325.00 | S41°47'39"W | 118.98 |
| C8 | 47.45 | 30.00 | S01°11'34"W | 42.66 |
| C9 | 62.31 | 330.00 | S49°31'41"E | 62.22 |
| C10 | 74.31 | 695.00 | S58°00'01"E | 74.27 |
| C11 | 62.16 | 610.00 | N58°08'38"W | 62.13 |
| C12 | 105.86 | 980.00 | N52°07'49"W | 105.80 |
| C13 | 17.04 | 530.00 | N48°06'54"W | 17.04 |
| C14 | 151.03 | 480.00 | N38°10'49"W | 150.40 |
| C15 | 153.12 | 405.00 | N18°20'07"W | 152.21 |

VICINITY MAP: Scale 1" = 2000'

VIVIAN FAGG
DB 618, PG 406
FORSYTH COUNTY
ZONED AG

FORSYTH COUNTY (APPROXIMATE LOCATION)
GUILFORD COUNTY

BENTRIDGE FOREST DRIVE
50' PUBLIC R/W

VAN HOY ROAD #7088
60' PUBLIC R/W

20' PSSAEH ESMT FOR LOT No. 8 ONLY

20' UTILITY ESMT

30.0' DE

TEMPORARY TURNAROUND & TEMPORARY TURNAROUND EASEMENT (TO BE REMOVED WHEN ROAD IS EXTENDED)

LANDSCAPE & SIGN ESMT

EXISTING 60' ACCESS EASEMENT FOR JAMES RAY GRIFFIN and RACHEL G. SMITH PER DB 4614, PG 1434 (TO BE RELOCATED)

PROPOSED RELOCATION OF 60' ACCESS EASEMENT

UTILITY LINE TO BE RELOCATED

ERNIE DARREN DALTON
DB 6305, PG 1436
2-70-1236.008
ZONED AG

JAMES RAY GRIFFIN II
RACHEL G. SMITH
DB 4614, PG 1434
2-70-1237.016
ZONED AG

LULA MAE MARTIN, CLAYTON MARTIN, ROBIN SPEAKS ET AL
DB 4472, PG 1274
2-70-1237.027
ZONED AG

| | | | | |
|---|---|---|---|---|
| 1 | 40,589 SF 0.932 ACRES #7501 | 9 | 53,805 SF 1.235 ACRES #7516 | |
| 2 | 45,006 SF 1.033 ACRES #7503 | 10 | 44,970 SF 1.032 ACRES #7514 | |
| 3 | 48,537 SF 1.114 ACRES #7505 | 11 | 47,342 SF 1.087 ACRES #7512 | |
| 4 | 52,589 SF 1.207 ACRES #7507 | 12 | 49,714 SF 1.141 ACRES #7510 | |
| 5 | 40,423 SF 0.928 ACRES #7511 | 13 | 52,085 SF 1.196 ACRES #7508 AC=2.00 | |
| 6 | 61,792 SF 1.419 ACRES #7518 | 14 | 56,522 SF 1.298 ACRES #7506 AC=6.08750 | |
| 7 | 65,312 SF 1.513 ACRES #7515 | 15 | 68,871 SF 1.581 ACRES #7504 | |
| 8 | 70,646 SF 1.622 ACRES #7517 | 16 | 40,345 SF 0.926 ACRES #7502 | |
| 17 | 52,709 SF 1.210 ACRES #7500 | 18 | 181,651 SF 4.170 ACRES #8760 | |
| 18-CA | 24,629 SF 0.565 AC #7509 | | | |

**PLAT INFORMATION**

| | |
|---|---|
| ZONING DISTRICT | RS-40 |
| ACREAGE IN TOTAL TRACT | ± 27.304 ACRES |
| DEED REFERENCE(S) | DB 6603, PG 378 |
| TAX MAP REFERENCE(S) | 02-0070-1237-030 |
| TOTAL NUMBER OF LOTS | 18 BUILDING LOTS |
| ACREAGE IN NEW R/W | ± 1.584 ACRES |
| LINEAR FT. OF NEW STREETS | ± 1,334 LF |
| WATER | PRIVATE WELL |
| SEWER | PRIVATE SEPTIC |
| REQUIRED FRONT SETBACK | 40' |
| REQUIRED SIDE SETBACK | 15' |
| REQUIRED REAR SETBACK | 30' |

NOTES:
1. NO PART OF THIS TRACT IS LOCATED WITHIN A DESIGNATED WATERSHED.
2. NO PART OF THIS TRACT IS LOCATED WITHIN A DESIGNATED FLOOD ZONE. SEE FIRM COMMUNITY-PANEL NUMBER 3701110015 B, DATED JUNE 4, 1980.
3. TOPOGRAPHIC INFORMATION TAKEN FROM FORSYTH COUNTY GIS.
4. LOTS 1 and 17 SHALL ONLY HAVE ACCESS FROM BENTRIDGE FOREST DRIVE.

REVISED 05/22/07- ADDED TEMPORARY TURNAROUND AND REMOVED CUL-DE-SAC
REVISED 01/23/07- REVISED PER GUILFORD COUNTY HEALTH DEPARTMENT EVALUATIONS
REVISED 10/4/06 - REVISED PER GUILFORD COUNTY PLANNING COMMENTS

OWNER / DEVELOPER
MITCHCO, INC.
c/o LES MITCHELL
110-B SHIELDS PARK DRIVE
KERNERSVILLE, NC 27284
Ph. 336-993-8402

PRELIMINARY PLAT

# BENTRIDGE FOREST

OAK RIDGE TOWNSHIP - GUILFORD COUNTY
NORTH CAROLINA
Survey Date: May 25, 2006

0 50 100 200 300
One Inch = One Hundred Feet


LAND SOLUTIONS, P.C.
LAND SURVEYING, DESIGN and PLANNING
Office: 1539-A PLEASANT RIDGE ROAD, GREENSBORO, NC 27409
Mailing Address: P.O. BOX 35392, GREENSBORO, NC 27425-5392
Phone: [redacted] Fax: [redacted]
Email: [redacted]


JACKET No. 06-09-GCPL-04748

Bentridge Forest