

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 streets and easements, forever all areas so shown or indicated on said plat.

KELLAM'S CREEK 7, LLC

Signed [Signature]

Attest [Signature]

SURVEYOR'S

I, Robert S. Dischinger, 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 SEE, Page MAP;

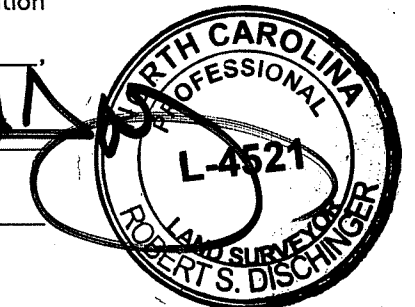
that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration

number and Seal this 5th day of August

A.D., 2014.

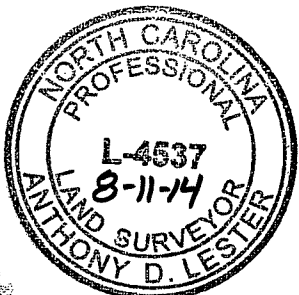
SEAL OR STAMP

Surveyor
PLS-4521
Registration Number



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

[Signature]
PLS-4537



State of North Carolina
County of Guilford

I, Leslie P. Eger, Review Officer of Guilford County, certify that the map or plat to which this certification is affixed meets all statutory requirement for recording.

[Signature]
Review Officer

8-11-14
Date

Approved by the Planning Department of Guilford County,

North Carolina on the 11 day of August, 2014, pursuant to Article V of the Guilford County Development Ordinance.

[Signature]
Planning Director

Certificate of Approval by division of Highways of the North Carolina Department of Transportation;

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

Approved [Signature], Asst. Dist. ENGR.
for District Engineer

Date: 8/5/2014

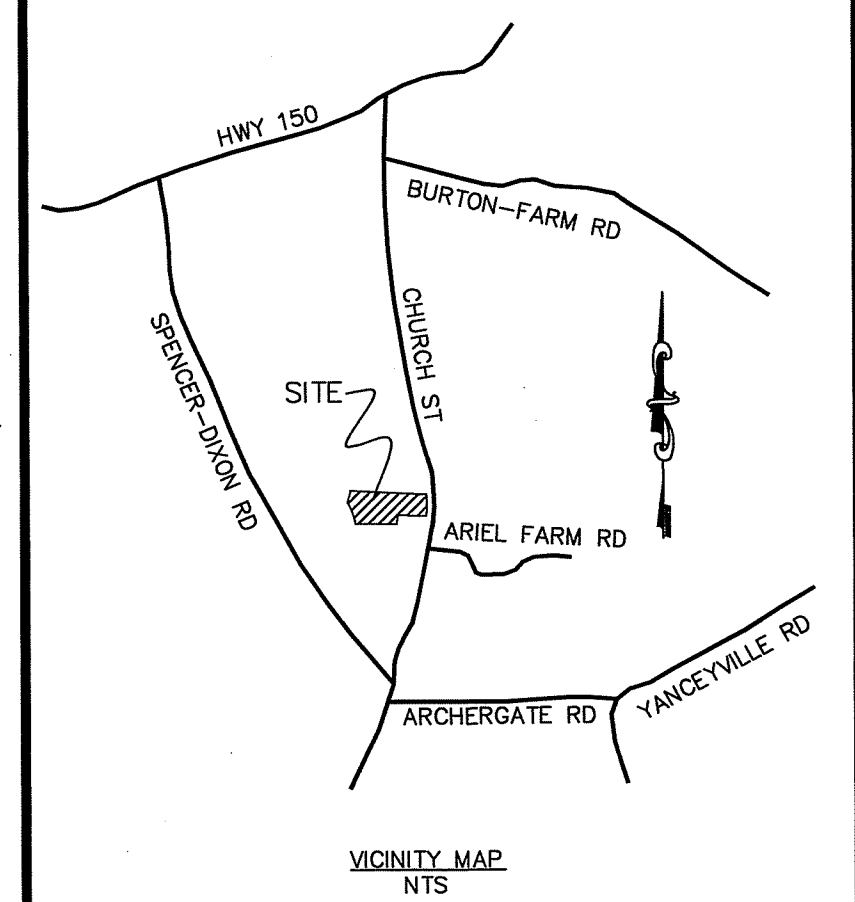
THE COMMON ELEMENTS SHOWN ON THIS PLAT OF KELLAM'S CREEK IS EXPRESSLY NOT DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT IS TO BE CONVEYED BY KELLAM'S CREEK 7, LLC TO KELLAM'S CREEK HOMEOWNER'S ASSOCIATION, INC. FOR THE USE AND ENJOYMENT OF THE LOT OWNERS IN KELLAM'S CREEK AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, THE ORIGINAL OF WHICH DECLARATION IS DATED 8/11/2014 IN THE GUILFORD COUNTY REGISTRY AND RECORDED IN BOOK 31623 AT PAGE 31. THE ORIGINAL DECLARATION IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

KELLAM'S CREEK 7, LLC BY RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO AT&T, DUKE ENERGY, PIEDMONT NATURAL GAS COMPANY, TIME WARNER CABLE, AND GUILFORD COUNTY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RIGHTS-OF-WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE LINES, WIRES, CONDUITS AND PIPES IN THEIR PRESENT LOCATION WITHIN THE COMMON ELEMENTS FOR THE PURPOSE OF MAINTAINING AND SERVICING SAID LINES, WIRES, CONDUITS AND PIPES.

KELLAM'S CREEK 7, LLC

Signed [Signature]

Attest [Signature]



SITE DATA:
PARCEL ID: 0139364
PROPERTY REFERENCE: D.B. 7567 PG. 1618-1621
P.B. 11 PG. 65
CURRENT ZONING: CU-RS-30 (MAX 12 LOTS)
TOTAL AREA: ±24.69 ACRES
AREA IN PUBLIC ROW= ±1.47 AC
AREA IN DEDICATED FLOOD PLAIN & OPEN SPACE: ±2.56 AC
AREA IN COMMON ELEMENTS: ±0.46 AC
AREA IN LOTS: ±20.20 AC
DENSITY: 0.49 LOTS/AC
LF NEW PUBLIC STREET: ±883'
WATERSHED: GREENSBORO WS-III WCA TIER 4
SEWER: ON-SITE SEPTIC
WATER: INDIVIDUAL WELLS

RS-30 (RESIDENTIAL-SINGLE FAMILY) DEVELOPMENT STANDARDS

MIN LOT SIZE	30,000 SF
MIN. LOT WIDTH:	
INTERIOR LOT:	100 FT
CORNER LOT:	100 FT
MIN. STREET FRONTAGE:	50 FT
MIN. STREET SETBACK:	
LOCAL & COLLECTOR:	
FRONT:	40/65 FT
LOCAL & COLLECTOR:	
SIDE:	20/45 FT
MINOR THOROUGHFARE:	45/80 FT
MAJOR THOROUGHFARE:	50/95 FT
MIN. INTERIOR SETBACKS:	
SIDE YARD:	10 FT
REAR YARD:	30 FT
MAX. BUILDING HEIGHT:	50 FT
MAX BUILDING COVERAGE (% OF LOT):	30%
ZONING CONDITIONS:	
1) MAXIMUM OF TWELVE (12) RESIDENTIAL LOTS	

BK: P 187
PG: 62-63
RECORDED:
08-11-2014
04:03:48 PM
BY: TERESA STEELMAN
DEPUTY-GS

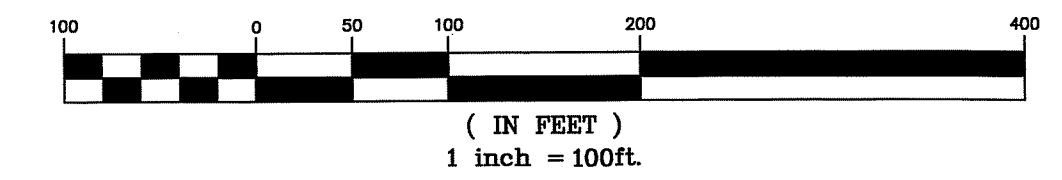


2014040142
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$42.00

SHEET 1 OF 2
FINAL PLAT
FOR

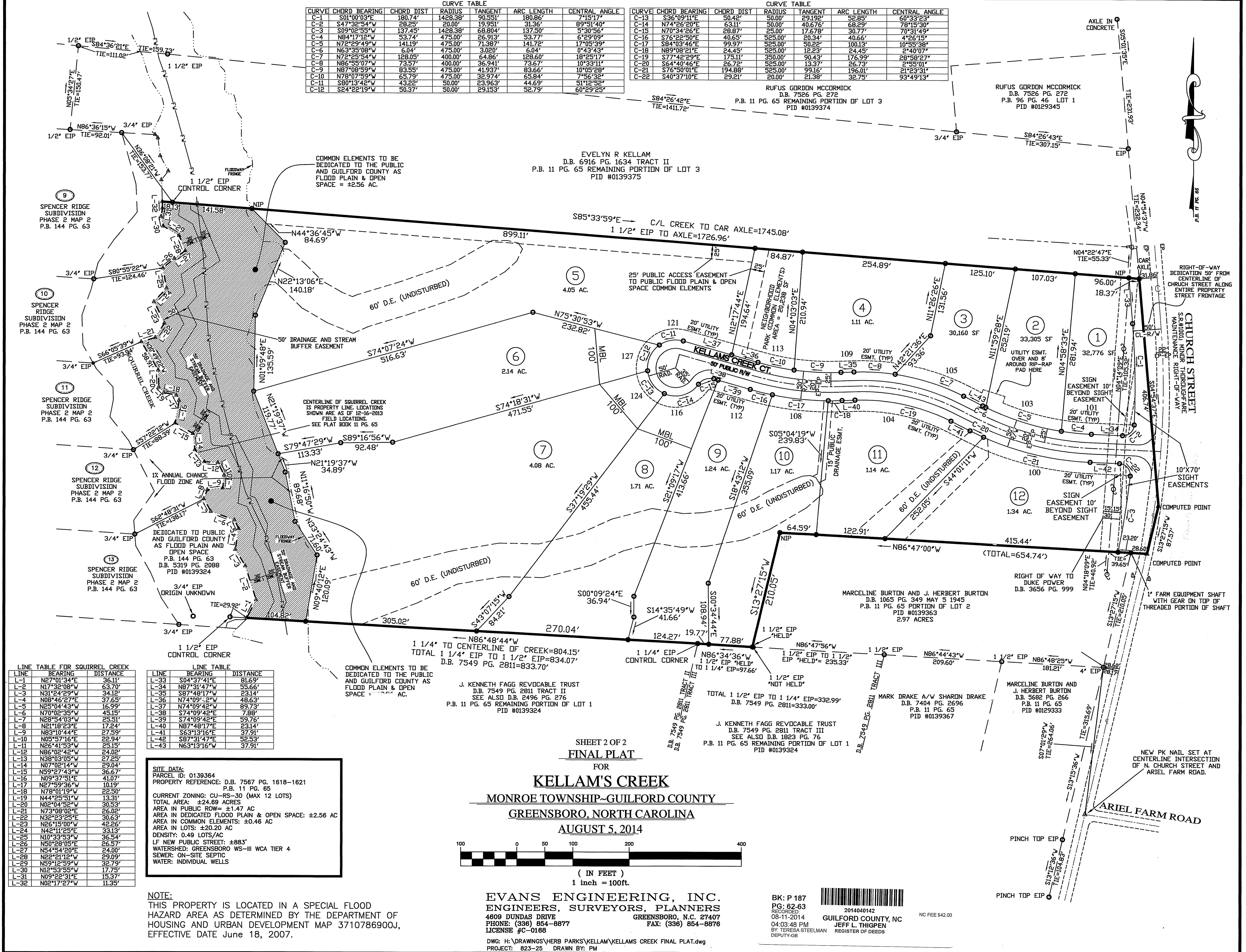
KELLAM'S CREEK
MONROE TOWNSHIP-GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA
AUGUST 5, 2014



OWNER NAME AND ADDRESS
KELLAM'S CREEK 7, LLC
7B CORPORATE CENTER COURT
GREENSBORO, NC 27408
PHONE: 336-282-4127

EVANS ENGINEERING, INC.
ENGINEERS, SURVEYORS, PLANNERS
4609 DUNDAS DRIVE
GREENSBORO, N.C. 27407
PHONE: (336) 854-8877
FAX: (336) 854-8876
LICENSE #C-0168
DWS: H:\DRAWINGS\HERB PARKS\KELLAM'S CREEK FINAL PLAT.dwg
PROJECT: 823-25 DRAWN BY: PM

CURVE TABLE						CURVE TABLE							
CURVE	CHORD BEARING	CHORD DIST	RADIUS	TANGENT	ARC LENGTH	CENTRAL ANGLE	CURVE	CHORD BEARING	CHORD DIST	RADIUS	TANGENT	ARC LENGTH	CENTRAL ANGLE
C-1	S01°00'03"E	180.74'	1428.38'	90.551'	180.86'	7°15'17"	C-13	S36°09'11"E	50.42'	50.00'	29.192'	52.85'	60°33'23"
C-2	S47°32'54"W	28.25'	20.00'	19.951'	31.36'	89°51'40"	C-14	N74°26'20"E	63.11'	50.00'	40.676'	68.29'	78°15'30"
C-3	S09°05'55"W	137.45'	1428.38'	68.804'	137.50'	5°30'56"	C-15	N70°34'26"E	28.97'	25.00'	17.678'	30.77'	70°31'49"
C-4	N84°17'12"W	53.74'	475.00'	26.913'	53.77'	6°29'09"	C-16	S76°22'50"E	40.65'	525.00'	20.34'	40.66'	4°26'15"
C-5	N72°29'49"W	141.19'	475.00'	71.387'	141.72'	17°05'39"	C-17	S84°03'46"E	99.97'	525.00'	50.22'	100.13'	10°55'38"
C-6	N63°35'08"W	6.04'	475.00'	3.020'	6.04'	0°43'43"	C-18	N89°08'21"E	24.45'	525.00'	12.23'	24.45'	2°40'07"
C-7	N72°25'54"W	128.05'	400.00'	64.86'	128.60'	18°25'17"	C-19	S77°42'29"E	175.11'	350.00'	90.43'	176.99'	28°58'27"
C-8	N86°55'07"W	73.57'	400.00'	36.941'	73.67'	10°33'11"	C-20	S64°40'46"E	26.72'	525.00'	13.37'	26.73'	2°55'01"
C-9	N87°08'59"W	83.58'	475.00'	41.537'	83.66'	10°05'28"	C-21	S76°50'01"E	194.88'	525.00'	99.18'	196.01'	21°23'31"
C-10	N78°07'59"W	65.79'	475.00'	32.974'	65.84'	7°56'32"	C-22	S40°37'10"E	29.21'	20.00'	21.38'	32.75'	93°49'13"
C-11	S80°13'42"W	43.22'	50.00'	23.963'	44.69'	51°15'52"							
C-12	S24°22'19"W	50.37'	50.00'	29.153'	52.79'	60°29'25"							



SHEET 2 OF 2
FINAL PLAT
 FOR
KELLAM'S CREEK
 MONROE TOWNSHIP-GUILFORD COUNTY
 GREENSBORO, NORTH CAROLINA
 AUGUST 5, 2014

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 ENGINEERS, SURVEYORS, PLANNERS
 4809 DUNDAS DRIVE GREENSBORO, N.C. 27407
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