

The undersigned hereby acknowledge(s) that the land shown on this plot is within the subdivision regulation jurisdiction of the Board of Commissioners of Guilford County and this plot 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.

THE COMMON ELEMENTS SHOWN ON THIS PLAT OF MAGNOLIA ESTATES IS EXPRESSLY NOT DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT IS TO BE CONVEYED BY MAGNOLIA ESTATES 7, LLC TO MAGNOLIA ESTATES HOMEOWNERS ASSOCIATION, INC. FOR THE USE AND ENJOYMENT OF THE LOT OWNERS IN MAGNOLIA ESTATES AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, THE ORIGINAL OF WHICH DECLARATION IS DATED 12/15/15 IN THE GUILFORD COUNTY REGISTRY AND RECORDED IN BOOK 3667 AT PAGE 28. THE ORIGINAL DECLARATION IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

MAGNOLIA ESTATES 7, LLC BY RECORDED OF THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO AT&T, DUK 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.

MAGNOLIA ESTATES 7, LLC

Signed [Signature] Attest [Signature]

SURVEYOR'S I, Anthony D. Lester, certify that this plat was drawn under my supervision from an actual survey made under my supervision (describe description recorded in Book [ ] Page [ ], etc.) (Other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book [ ] 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 2 day of JANUARY A.D., 2015.

SEAL OR STAMP [Signature] PLS-4537 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

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] District Engineer Date: 1/2/2015

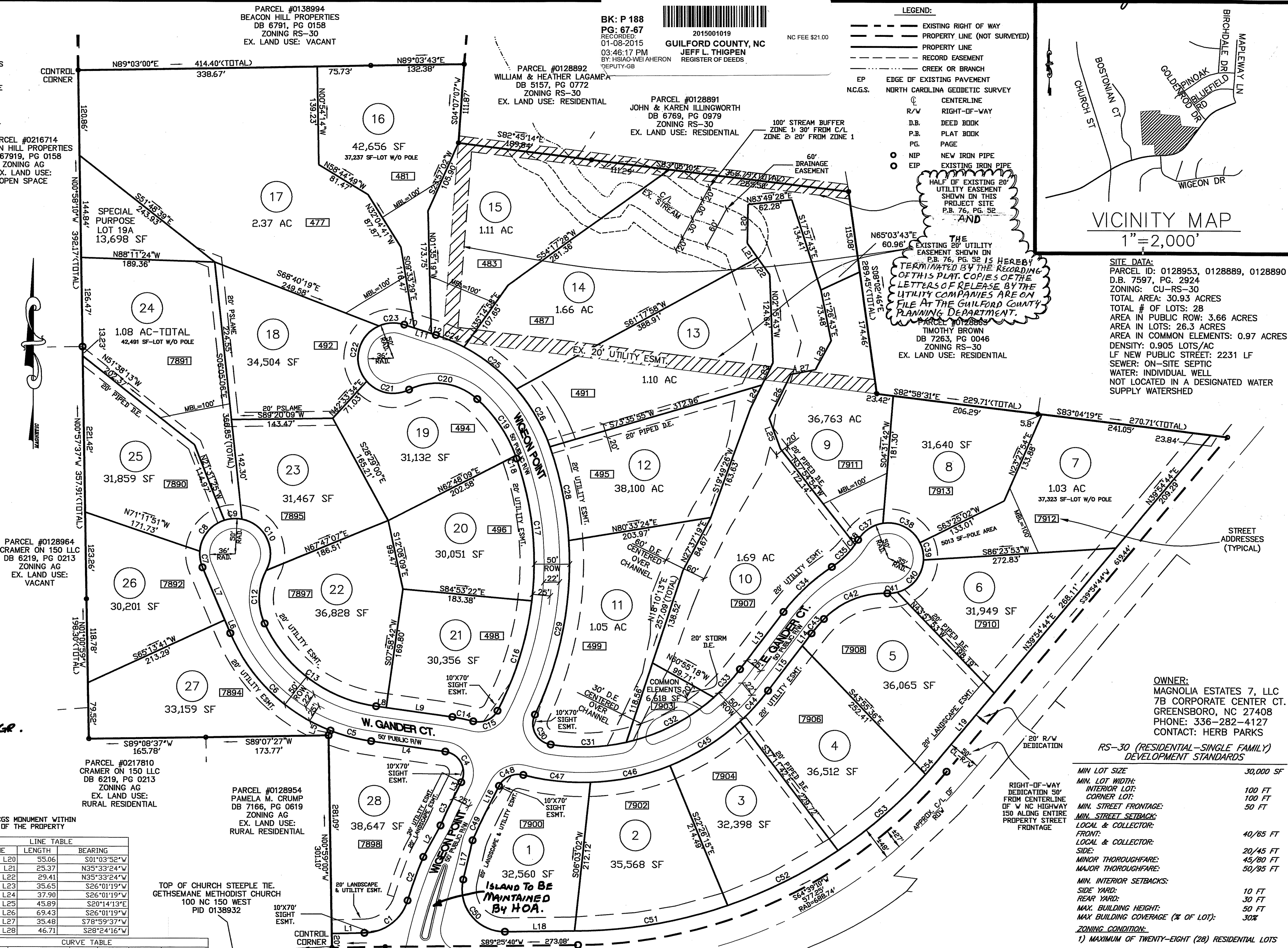
State of North Carolina County of Guilford

I, Carrie R. Spencer 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 Date: 1/10/15

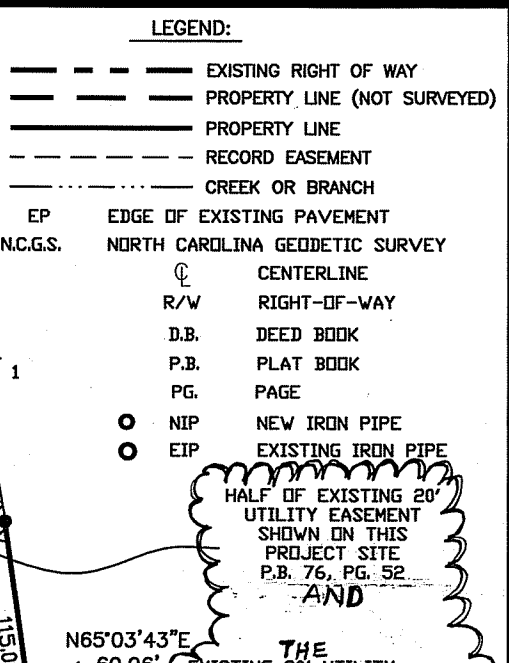
Approved by the Planning Department of Guilford County, North Carolina on the 11th day of January, 2015 pursuant to Article V of the Guilford County Development Ordinance.

[Signature] Planning Director



LINE TABLE and CURVE TABLE with columns for LINE, LENGTH, BEARING, CURVE, CHORD BEARING, CHORD, RADIUS, TANGENT, ARC LENGTH.

STREAM BUFFER DETAIL table with columns for LINE, LENGTH, BEARING, showing stream buffer zones and dimensions.

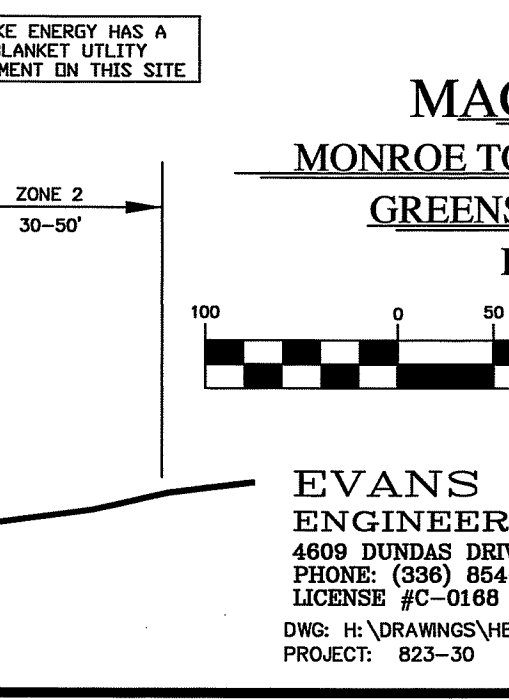


VICINITY MAP 1"=2,000'

SITE DATA: PARCEL ID: 0128953, 0128889, 0128890. D.B. 6797, PG. 2924. ZONING: CU-RS-30. TOTAL AREA: 30.93 ACRES. TOTAL # OF LOTS: 28. AREA IN PUBLIC ROW: 3.66 ACRES. AREA IN LOTS: 26.3 ACRES. AREA IN COMMON ELEMENTS: 0.97 ACRES. DENSITY: 0.905 LOTS/AC. LF NEW PUBLIC STREET: 2231 LF. SEWER: ON-SITE SEPTIC. WATER: INDIVIDUAL WELL. NOT LOCATED IN A DESIGNATED WATER SUPPLY WATERSHED.

OWNER: MAGNOLIA ESTATES 7, LLC 7B CORPORATE CENTER CT. GREENSBORO, NC 27408. PHONE: 336-282-4127. CONTACT: HERB PARKS.

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 SETBACKS: LOCAL & COLLECTOR: 40/65 FT. MINOR THOROUGHFARE: 20/45 FT. MAJOR THOROUGHFARE: 45/80 FT. 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 CONDITION: 1) MAXIMUM OF TWENTY-EIGHT (28) RESIDENTIAL LOTS.



FINAL PLAT FOR MAGNOLIA ESTATES GREENSBORO, NORTH CAROLINA DECEMBER 31, 2014. (IN FEET) 1 inch = 100ft. EVANS ENGINEERING, INC. ENGINEERS, SURVEYORS, PLANNERS 4609 DUNDAS DRIVE GREENSBORO, N.C. 27407. PHONE: (336) 854-8877 FAX: (336) 854-8876 LICENSE #C-0168. DWG: H:\DRAWINGS\HERB PARKS\BEACON VILLAGE\Magnolia Estates-Plat.dwg PROJECT: 823-30 DRAWN BY: AL 14-04-GCPL-01525