

Certificate of Survey Accuracy

I, Robert S. Dischinger, certify that this plat was drawn under supervision from an actual survey performed under my supervision (deed description recorded in Book SEE Page NOTE Z, etc.) 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 1/19,175' that the Global Positioning System (GPS) survey and the following information was used to perform the GPS (GNSS if dual constellations are used) survey:

CLASS OF SURVEY: 95%  
POSITIONAL ACCURACY: PEAK TO PEAK LAT=0.005(m) LON=0.002(m)  
TYPE OF GPS FIELD PROCEDURE: STATIC  
DATES OF SURVEY: START=2015/06/08 12:56:00 STOP=2015/06/08 17:19:30  
DATUM/EPDC: NAD 83 (2011)XEPDCH2010.0000  
PUBLISHED/FIXED-CONTROL USE: DL16107 NCVC GREENSBORO CORS APP. A14196 HIPT HIGH POINT CORS APP. DL1894 NCVC WALNUT CREEK CORS APP.  
GEOID MODEL: IER  
COMBINED GRID FACTOR: 0.99997658 SPC (3200 NC)  
UNITS: NORTHING= 272,925.495(m) EASTING= 537,604.776(m)  
That this plat meets the requirement of G.S. 47-30 section F-11(a)  
Witness my original signature and seal this \_\_\_ day of March, A.D. 2016.

Signature of Robert S. Dischinger  
Professional Land Surveyor Seal: NORTH CAROLINA PROFESSIONAL LAND SURVEYORS ROBERT S. DISCHINGER L-4521 3-17-16

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.

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

MITCHELL'S LANDING 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.

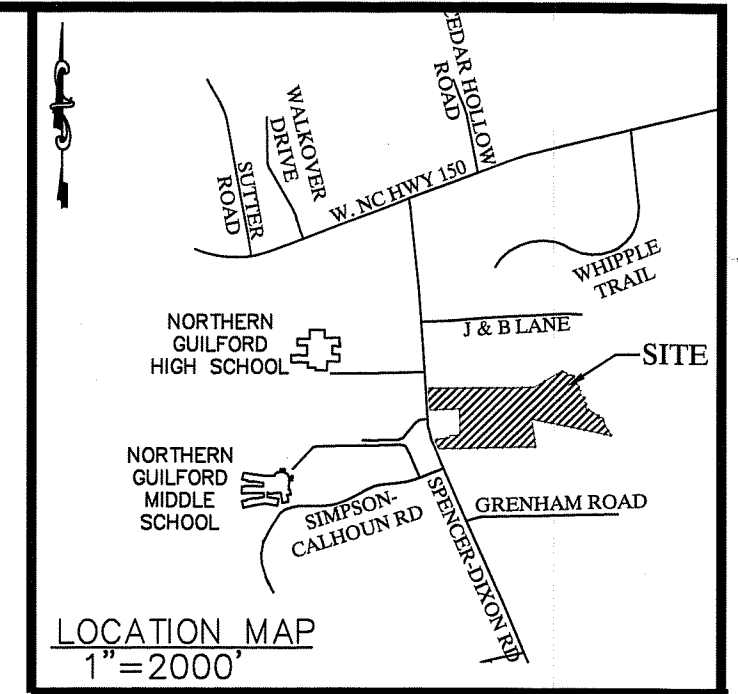
MITCHELL'S LANDING 7, LLC

Signed: [Signature]  
Attest: [Signature]

Deed Restriction-Restrictive Covenant:

In accordance with applicable National Pollutant Discharge Elimination System (NPDES) Phase II regulations recorded deed restrictions and protective covenants shall be required to ensure that development activities maintain the development consistent with the approved project plans. Effective July 1, 2007, the following restriction shall be required for all developments in unincorporated Guilford County.

Deed restrictions and protective covenants recorded in D.B. \_\_\_\_\_ PG. \_\_\_\_\_



SURVEYORS NOTES:

- 1. AREA IS DETERMINED BY LEAST SQUARES METHOD.
2. BOUNDARY LINES NOT SURVEYED ARE SHOWN DASHED.
3. THIS SURVEY IS OF AN ACTUAL FIELD SURVEY HAVING AN ERROR OF LESS THAN 1/19,175'
4. ALL DISTANCES SHOWN HEREIN ARE IN HORIZONTAL FEET UNLESS INDICATED OTHERWISE.
5. THERE ARE NO N.C.G.S. MONUMENTS WITHIN 2000 FEET OF SUBJECT PROPERTY. THIS SURVEY IS ROTATED TO THE NORTH CAROLINA GRID COORDINATE SYSTEM.
6. PROPERTY IS RS-30
7. DEED REFERENCES: D.B. 7769 PG. 2961, D.B. 7741 PG. 307, D.B. 7741 PG. 310, D.B. 7742 PG. 1998 & D.B. 7742 PG. 2001. SEE MAP FOR OTHER REFERENCES.
8. TOTAL AREA= 22.01 ACRES MORE OR LESS.
9. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, MAP 37107869000J PROPERTY IS IN ZONE X DATED JUNE 16, 2007.
10. NEW IRON PINS TO BE SET AT ALL CORNERS.

SITE DATA:

PARCEL ID: 0223204, 0139543, 0139539, 0139538, 0139517
PIN: 7869356396, 7869357154, 7869456407, 7869457125, 7869348958
ZONING: RS-30
TOTAL AREA: 22.25 AC
TOTAL # OF LOTS: 19
AREA IN DEDICATED ROW: 2.83 AC
AREA IN LOTS: 18.40 AC
AREA IN COMMON ELEMENTS: 1.02 AC
LF NEW PUBLIC STREET: 2,135 LF
DENSITY: 0.86 LOTS/ACRE
SEWER: ON-SITE SEPTIC
WATER: INDIVIDUAL WELLS
WATERSHED: GREENSBORO WS-III WCA TIER 4

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 Board of Commissioners of Guilford County and this plat and allotment to be their 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.

MITCHELL'S LANDING 7, LLC
Signed: [Signature]
Attest: [Signature]

APPROVAL FOR RECORDATION BLOCK:

Approval by the Planning Department of Guilford County, North Carolina on the 17th day of April, 2016, pursuant to Article V of the Guilford County Development Ordinance.

Signed: [Signature] Planning Director

Approved by the Planning Department of Guilford County, North Carolina on the 17th day of April, 2016, pursuant to Article V of the Guilford County Development Ordinance.

Signed: [Signature] Planning Director

State of North Carolina County of Guilford

I, Paul Love, Review Officer of Guilford County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

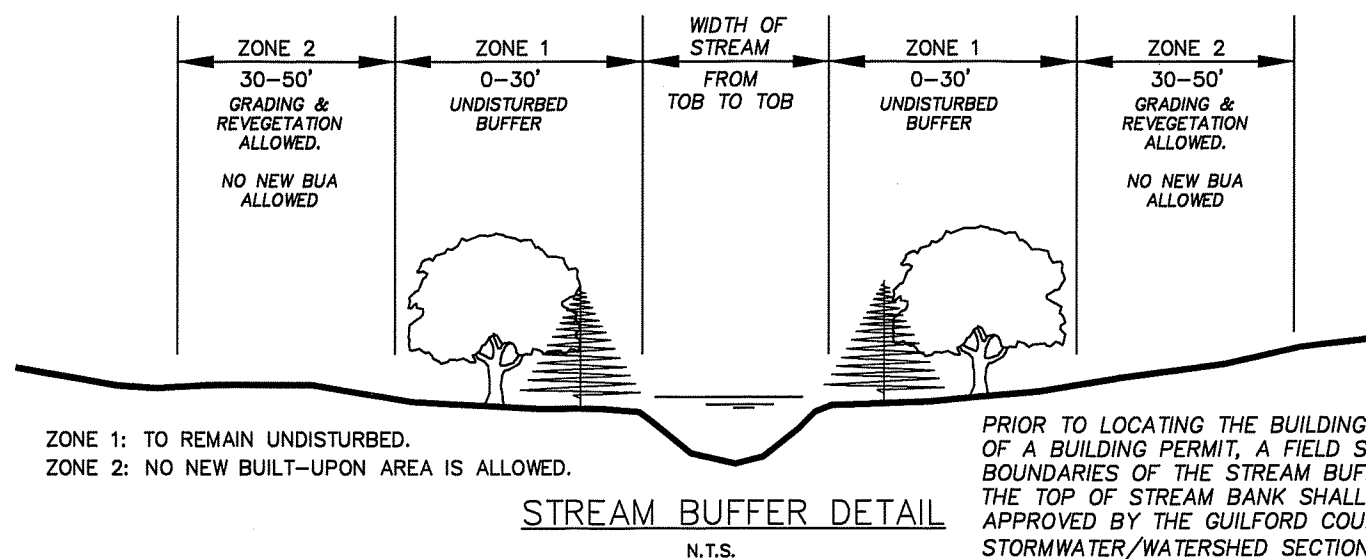
Signature of Paul Love, Review Officer, Date: 4-3-16

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: 3/18/16



ZONE 1: TO REMAIN UNDISTURBED.
ZONE 2: NO NEW BUILT-UPON AREA IS ALLOWED.

PRIOR TO LOCATING THE BUILDING PAD AND ISSUANCE OF A BUILDING PERMIT, A FIELD SURVEY OF THE BOUNDARIES OF THE STREAM BUFFER 50 FEET FROM THE TOP OF STREAM BANK SHALL BE SUBMITTED AND APPROVED BY THE GUILFORD COUNTY STORMWATER/WATERSHED SECTION.

BK: P 191 PG: 85-86 RECORDED: 04-08-2016 11:47:00 AM BY: DEAN R MACLEAN DEPUTY-GS
2016017613 GUILFORD COUNTY, NC REGISTER OF DEEDS NC FEE \$42.00

RS-30 (RESIDENTIAL-SINGLE FAMILY) DEVELOPMENT STANDARDS

Table with 2 columns: Standard Name and Value. Includes rows for MIN. LOT SIZE (30,000 SF), MIN. LOT WIDTH (100 FT), INTERIOR LOT (100 FT), CORNER LOT (100 FT), MIN. STREET FRONTAGE (50 FT), 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%)

SHEET 1 OF 2 FINAL PLAT FOR MITCHELL'S LANDING CENTER GROVE TOWNSHIP-GUILFORD COUNTY GREENSBORO, NORTH CAROLINA MARCH 17, 2016

EVANS ENGINEERING, INC. ENGINEERS, SURVEYORS, PLANNERS 4609 DUNDAS DRIVE GREENSBORO, N.C. 27407 PHONE: (336) 854-8877 FAX: (336) 854-8876 LICENSE #C-0168

DEVELOPER: MITCHELL'S LANDING 7, LLC 7B CORPORATE CENTER CT. GREENSBORO, NC 27408 PHONE: 336-282-4127 CONTACT: HERB PARKS

CURVE TABLE			
CURVE	CHORD BEARING	CHORD	RADIUS
C1	S41°42'15"W	28.56	20.00
C2	N86°32'14"E	26.35	1025.00
C3	N85°35'17"E	7.60	1025.00
C4	S86°53'28"W	51.57	975.00
C5	N46°51'16"W	28.16	20.00
C6	N03°04'56"E	49.83	275.00
C7	S01°28'23"W	47.41	200.00
C8	S18°08'20"E	88.66	200.00
C9	S42°50'07"E	82.42	200.00
C10	S61°37'02"E	47.99	200.00
C11	S74°13'52"E	64.82	325.00
C12	N66°19'53"W	56.53	120.00
C13	S61°05'12"E	14.57	50.00
C14	N71°36'07"E	62.84	50.00
C15	N11°09'36"W	69.25	50.00
C16	N84°45'21"W	49.65	50.00
C17	N78°17'00"E	53.20	120.00
C18	S80°58'48"E	33.11	120.00
C19	S70°46'45"E	21.79	275.00
C20	S30°06'51"E	186.32	150.00

CURVE TABLE			
CURVE	CHORD BEARING	CHORD	RADIUS
C21	N06°29'45"E	20.24	325.00
C22	N01°17'54"E	38.70	325.00
C23	S43°21'32"W	28.52	20.00
C24	N76°17'50"W	141.14	275.00
C25	S76°40'40"E	170.97	325.00
C26	N78°53'55"W	54.11	120.00
C27	N78°06'14"E	58.82	50.00
C28	N13°28'43"W	82.47	50.00
C29	S81°57'00"W	48.50	50.00
C30	N74°48'04"E	89.39	120.00
C31	S73°44'14"E	91.68	275.00
C32	S75°52'51"E	162.23	325.00
C34	N86°19'29"E	32.30	975.00
C35	S48°17'45"E	28.00	20.00
C36	S62°47'05"E	13.02	275.00

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S33°27'14"E	24.25'
L-2A	S27°05'06"E	29.43'
L-2B	S27°05'06"E	8.29'
L-3	S67°53'04"E	40.33'
L-4	S30°23'00"E	28.55'
L-5	S76°41'14"E	12.38'
L-6	N70°02'07"E	17.50'
L-7	S56°42'49"E	14.25'
L-8	S84°20'22"E	31.24'
L-9	S06°30'14"E	32.52'
L-10	S24°26'30"E	39.30'
L-11	S19°05'16"E	29.54'
L-12	S68°19'37"E	26.39'
L-13	S05°42'16"W	11.73'
L-14	S19°53'46"W	16.90'
L-15	S11°06'20"E	19.09'
L-16	S67°55'02"E	24.23'
L-17	S11°44'13"E	12.48'
L-18	S40°11'07"W	18.18'
L-19	S17°03'00"W	11.21'
L-20	S26°31'34"E	14.51'
L-21	N83°15'36"E	12.41'
L-22	S33°58'36"E	25.52'
L-23	S73°14'17"E	22.26'
L-24	S01°48'44"W	15.63'
L-25	S44°06'47"W	11.46'
L-26	S47°38'16"W	16.27'
L-27	S08°11'31"E	10.08'
L-28	S59°10'55"E	15.25'
L-29	S89°33'37"E	20.42'
L-30	S15°38'16"E	22.59'
L-31	S27°38'47"W	12.89'
L-32	S02°34'41"W	22.25'
L-33	S03°58'36"W	17.83'

LINE TABLE		
LINE	BEARING	DISTANCE
L-34	S41°27'16"E	12.66'
L-35	N53°07'24"E	24.53'
L-36	S47°21'43"E	15.86'
L-37	S24°21'57"E	16.90'
L-38	S65°14'06"E	22.10'
L-39	S52°53'57"E	59.00'
L-40	N86°50'22"E	25.64'
L-41	S19°51'28"E	12.58'
L-42	S25°18'42"W	19.77'
L-43	S11°01'57"E	9.77'
L-44	S89°28'49"E	12.49'
L-45	N15°05'44"E	11.93'
L-46	N56°38'19"E	7.02'
L-47	N88°27'33"E	9.88'
L-48	S73°40'25"E	4.05'
L-49	S48°28'35"E	16.37'
L-50	S36°02'24"E	18.47'
L-51	S02°06'56"E	57.12'
L-52	S08°16'48"W	32.49'
L-53	S08°16'48"W	51.47'
L-54	N08°16'48"E	83.56'
L-55	N02°06'56"W	53.66'
L-56	N88°50'00"E	94.52'
L-57	N61°25'41"W	83.71'
L-59	S85°22'33"W	197.64'
L-60	N03°51'56"W	12.90'
L-61	N03°51'56"W	73.28'
L-62	N03°51'56"W	16.74'
L-63	S68°30'29"E	0.84'
L-64	N68°30'29"W	0.84'

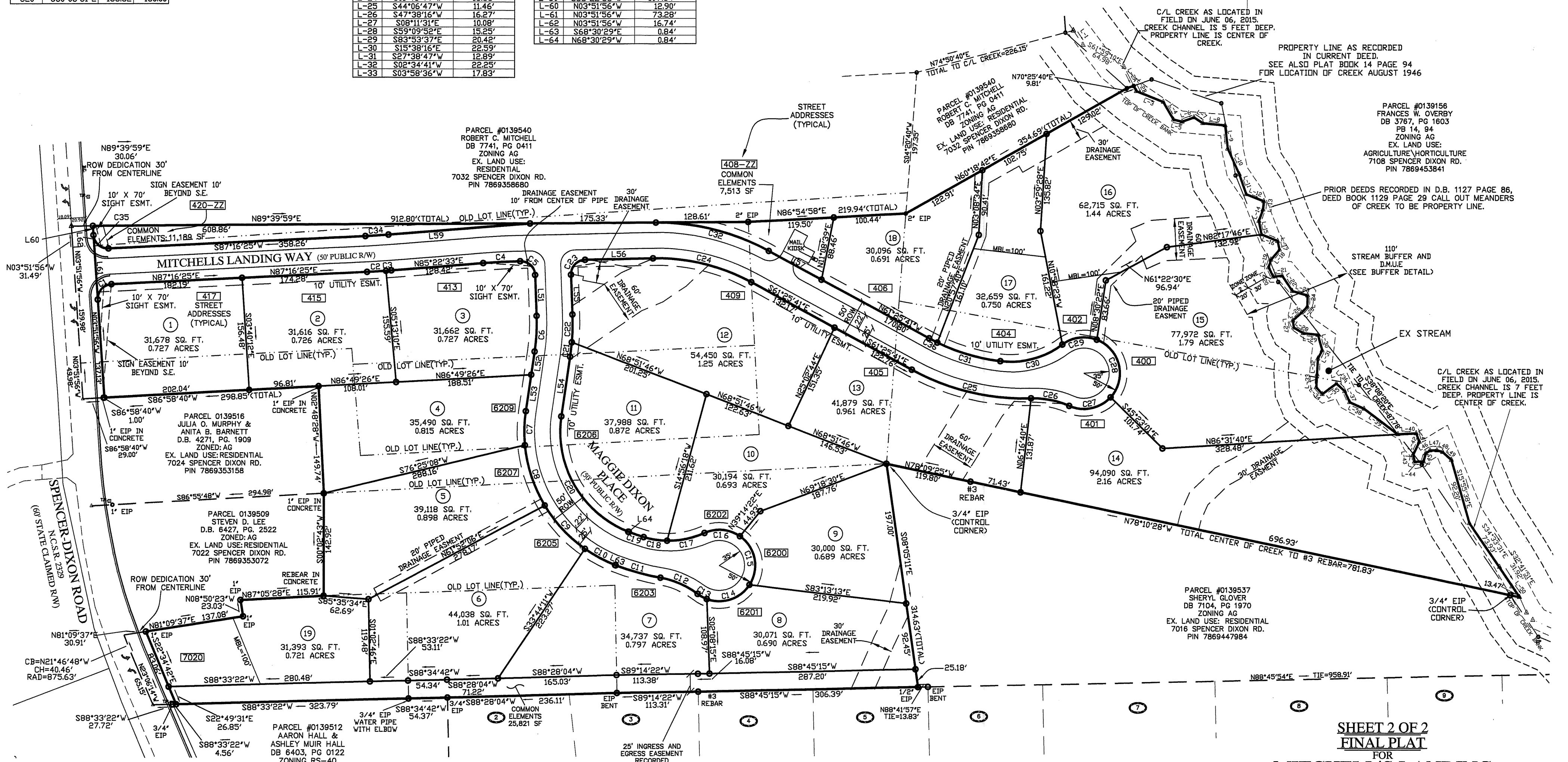
**LEGEND:**

- EXISTING RIGHT OF WAY
- PROPERTY LINE (NOT SURVEYED)
- PROPERTY LINE
- RECORD EASEMENT
- CREEK OR BRANCH
- OLD LOT LINE

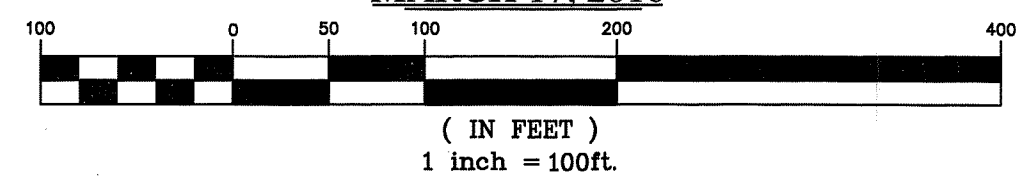
EP EDGE OF EXISTING PAVEMENT  
 N.C.G.S. NORTH CAROLINA GEODETIC SURVEY

CL CENTERLINE  
 R/W RIGHT-OF-WAY  
 D.B. DEED BOOK  
 P.B. PLAT BOOK  
 PG. PAGE

○ NIP NEW IRON PIPE  
 ○ EIP EXISTING IRON PIPE  
 ○ MBL MINIMUM BUILDING LINE



**SHEET 2 OF 2**  
**FINAL PLAT**  
 FOR  
**MITCHELL'S LANDING**  
 CENTER GROVE TOWNSHIP-GUILFORD COUNTY  
 GREENSBORO, NORTH CAROLINA  
 MARCH 17, 2016



BK: P 191  
 PG: 85-86  
 RECORDED  
 04-08-2016  
 11:47:00 AM  
 BY: DEAN R MACLEAN  
 DEPUTY-CR

2016017613  
 GUILFORD COUNTY, NC  
 JEFF L. THIGPEN  
 REGISTER OF DEEDS

NC FEE \$42.00

PARCEL #0139510  
 FELLOWSHIP OF HIS GLORY MINISTRIES, INC  
 DB 4519, PG 1258 PB 76 PG. 22  
 ZONING RS-40  
 EX. LAND USE: RESIDENTIAL  
 7010 SPENCER DIXON RD.  
 PIN 7869443650

PARCEL #0139512  
 AARON HALL &  
 ASHLEY MUIR HALL  
 DB 6403, PG 0122  
 ZONING RS-40  
 EX. LAND USE:  
 RESIDENTIAL  
 7014 SPENCER DIXON RD.  
 PIN 7869344793

DEVELOPER:  
 MITCHELL'S LANDING 7, LLC  
 7B CORPORATE CENTER CT.  
 GREENSBORO, NC 27408  
 PHONE: 336-282-4127  
 CONTACT: HERB PARKS

EVANS ENGINEERING, INC.  
 ENGINEERS, SURVEYORS, PLANNERS  
 4609 DUNDAS DRIVE  
 GREENSBORO, N.C. 27407  
 PHONE: (336) 854-8877  
 LICENSE #C-0188

DWG: H:\DRAWINGS\HERB PARKS\SPENCER DIXON\Mitchells Landing Final Plat.dwg  
 PROJECT: 823-43 DRAWN BY: AL