

PA 201-177659

OWNERSHIP AND DEDICATION STATEMENT:

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 Carraway Subdivision is expressly not dedicated for use by the general public, but is to be conveyed by Carraway 7, LLC to Carraway Homeowner's Association, Inc. for the use and enjoyment of the lot owners in the Carraway subdivision as more fully provided in the declaration of covenants, conditions and restrictions, the original of which declaration is dated 1/6/2021 in the Guilford County registry and recorded in Deed Book 2295, Page 2206. The original declaration is hereby incorporated and made a part of this plat.

I (WE) LD RAMBLING ROAD, LLC by recordation of this plat, hereby gives, grants and conveys to AT&T, Duke Energy, Piedmont Natural Gas Company, Charter Communications (formerly 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 for the purpose of maintaining and servicing said lines, wires, conduits and pipes.

Attest: [Signature] Carraway 7, LLC

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.

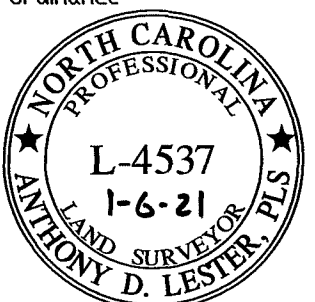
Development of the subject property is required to be in accordance with applicable state and federal regulations for the National Pollutant Discharge Elimination System (NPDES) Phase II stormwater management program. The recording of this document establishes an enforceable restriction on property usage that runs with the land to ensure that future development and/or redevelopment shall maintain the site in a manner consistent with applicable law and the approved project plans.

Certificate of Survey Accuracy:

I, Anthony D. Lester, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 7947, 7871 Page 0741, 2427,) 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 06th day of JANUARY, AD, 2021.

(1)Da. 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] ANTHONY D. LESTER PLS-4537



Certificate of Review Officer:

I, Paul Love, 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: 1-22-21

APPROVAL FOR RECORDATION BLOCK:

Approval by the Planning Department of Guilford County, North Carolina on the 30 day of, 2021, pursuant to Article V of the Guilford County Development Ordinance.

[Signature] Planning Director

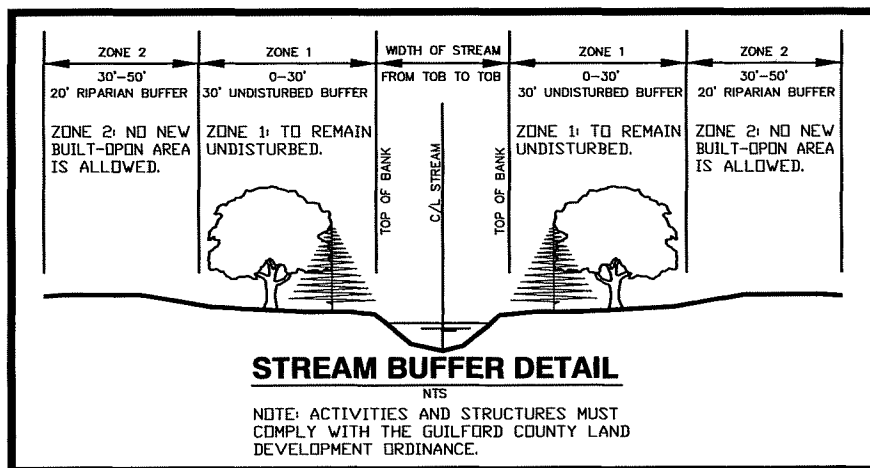
Certificate of Approval by division of Highways of the North Carolina Department of Transportation:

Department of Transportation Division of Highways Proposed Subdivision Road Construction Standards Certificate Approved [Signature] District Engineer Date: 1/7/21

CZ-RS-30 (RESIDENTIAL-SINGLE FAMILY) DEVELOPMENT STANDARDS

Table with 2 columns: Requirement and Value. Includes MIN LOT SIZE (30,000 S.F.), MIN. LOT WIDTH (100 FT.), MIN. STREET FRONTAGE (50 FT.), MIN. STREET SETBACK (40/65 FT.), MIN. INTERIOR SETBACKS (10 FT.), etc.

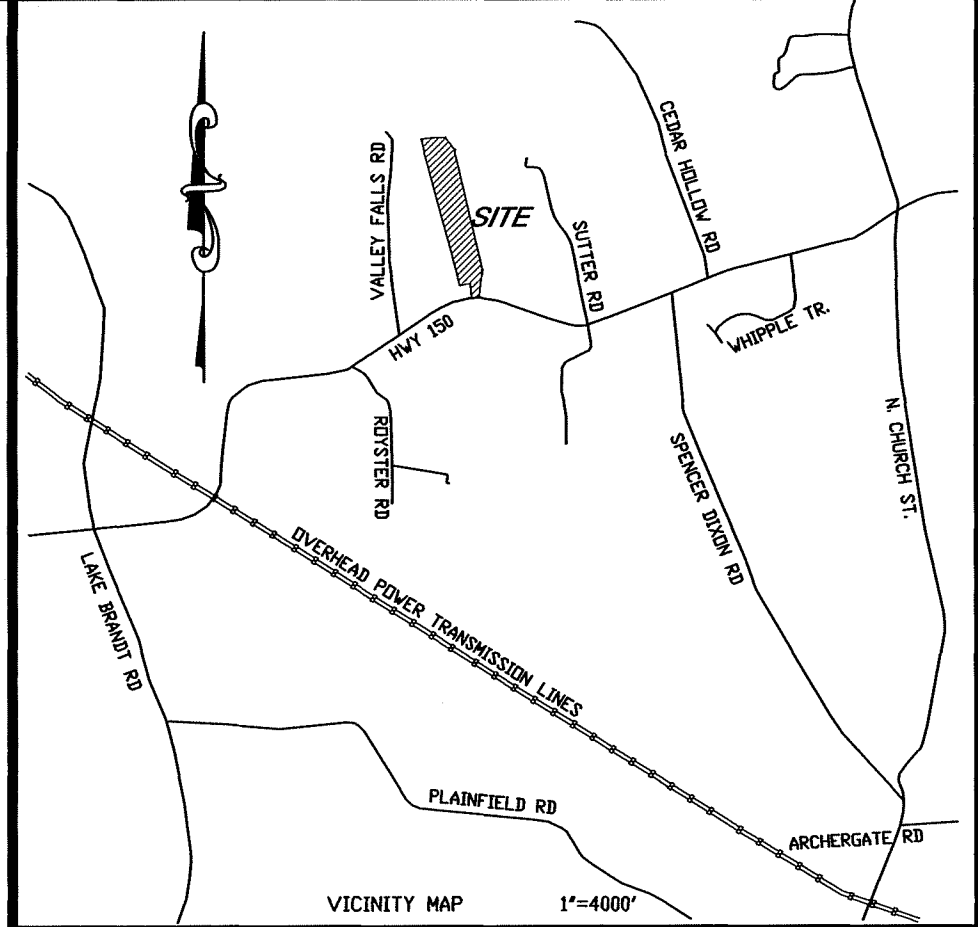
ZONING CONDITIONS: 1). MAXIMUM OF TWENTY-FIVE (40) RESIDENTIAL LOTS.



STREAM LOCATIONS & WIDTHS SHOWN ON THIS PLAT ARE APPROXIMATE. EVANS ENGINEERING, INC. DID NOT PHYSICALLY LOCATE STREAMS. PRIOR TO LOCATING THE BUILDING PAD AND ISSUANCE OF A BUILDING PERMIT, FIELD STREAM BUFFER BOUNDARIES SURVEY OF 50 FEET FROM THE TOP OF STREAM BANK SHALL BE SUBMITTED AND APPROVED BY THE GUILFORD COUNTY STORMWATER/WATERSHED SECTION.

SURVEYORS NOTES:

- NOTES ON THIS SHEET APPLY FOR ALL 5 SHEETS. 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 1/10,000' R.L. 4. DEED REFERENCES: D.B. 7947 PG. 741 GUILFORD COUNTY IS SUBJECT PROPERTY. D.B. 7871 PG. 2427 GUILFORD COUNTY IS SUBJECT PROPERTY. SEE ALSO P.B. 98 PG. 13. EVANS ENGINEERING HAS NOT PERFORMED ANY TITLE SEARCH. 5. THERE ARE NO N.C.G.S. MONUMENTS WITHIN 2000 FEET OF SUBJECT PROPERTY. SEE MAP FOR OTHER TIES MADE. 6. PROPERTY IS ZONED CZ-RS-30 (CASE# 16-06-04PL-02989) 7. TOTAL AREA= 20.181 ACRES MORE OR LESS. 8. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. MAP 3710785900J PROPERTY IS IN ZONE X DATED JUNE 18, 2007 AND MAP 3710795000J PROPERTY IS IN ZONE X DATED JUNE 18, 2007. 9. THIS PROPERTY IS AS SHOWN ON OLD TAX MAP ACL-6-358-710W-2. CURRENT GUILFORD COUNTY PARCEL NUMBER IS 219459 AND 219446. 10. ALL DISTANCES SHOWN HEREIN ARE IN HORIZONTAL FEET UNLESS INDICATED OTHERWISE. 11. LOTS 4A, 7A-10A, AND 29A ARE SPECIAL PURPOSE LOTS FOR USE AS OFF-SITE SEWAGE TREATMENT FOR THE RESPECTIVELY NUMBERED LOTS. THESE LOTS SHALL BE CONVEYED WITH THE LOT FOR WHICH IT PROVIDES SEWAGE TREATMENT.



UTILITY NOTICE: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, RECORDED EASEMENTS, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

NOTE: LINETYPES AND LEGENDS ON THIS SHEET APPLY FOR ALL 5 SHEETS. SYMBOL LEGEND:

- EP EDGE OF EXISTING PAVEMENT
R/W RIGHT-OF-WAY
D.B. DEED BOOK
P.B. PLAT BOOK
PG. PAGE
B.C. BACK CURBING
CP COMPUTED POINT (NO CORNER SET)
NIP NEW IRON PIPE (3/4" BLACK IRON PIPES)
EIP EXISTING IRON PIPE
PP POWER POLE
PSLAME PRIVATE SEWER LINE ACCESS AND MAINTENANCE EASEMENT
XXXXX DENOTES ADDRESS

- LINE TYPE LEGEND:
EXISTING LOT OF RECORD
EXISTING RIGHT OF WAY
PROPERTY LINE (NOT SURVEYED)
PROPERTY LINE
RECORD EASEMENT
CENTERLINE
OVERHEAD UTILITIES

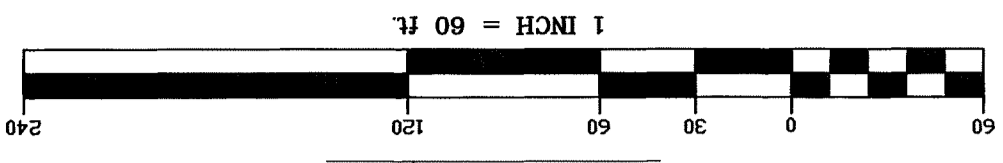
SHEET 1 OF 4 FINAL PLAT OF CARRAWAY SECTION A CENTERGROVE TOWNSHIP-GUILFORD COUNTY GREENSBORO-NORTH CAROLINA JANUARY 06, 2021. Includes a graphic scale bar showing 1 inch = 60 feet.

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

SITE DATA: PARCEL # 219459, 219446. PROPERTY REFERENCE: D.B. 7947 PG. 0741, D.B. 7871 PG. 2427. CURRENT ZONING: CZ-RS-30. TOTAL LOT COUNT: 15 LOTS. TOTAL AREA: 20.181 ACRES. AREA IN PUBLIC ROW= 3.773 AC. AREA IN LOTS: 12.031 AC. AREA IN COMMON ELEMENTS: 4.377 AC. DENSITY: 0.76 LOTS/AC. LF NEW PUBLIC STREET: ±3,296'. WATERSHED: JORDAN LAKE. SEWER: ON-SITE SEPTIC. FIVE SPECIAL PURPOSE LOTS AS NOTED AS BEING OFF-SITE SEPTIC SYSTEMS MUST COMPLY WITH "GUILFORD COUNTY WASTE WATER RULES" AND ISA NCAC 18A .1900 "SEWAGE TREATMENT AND DISPOSAL SYSTEMS" (TYP.) WATER: INDIVIDUAL WELLS. BK: P 205 PG: 43-46 RECORDED 01-26-2021 04:05:11 PM BY: KELLY SALO DEPUTY-GS. GUILFORD COUNTY, NC JEFF L. THIGPEN REGISTER OF DEEDS. CURRENT OWNER: CARRAWAY 7, LLC 73 CORPORATE CENTER COURT GREENSBORO, NC 27408 (336) 282-4127. [PROJECT: 823-52]-[H:\DRAWINGS\HERB PARKS\CARRAWAY\CARRAWAY FINAL PLAT SHEET 1 AND 2.DWG]

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

PROJECT: 823-82-[H-DEAVINGS]HERB PARKS/CARRAWAY PLAT SHEET 1 AND 2 OF 4(DWG)



CARRAWAY SECTION A
 CENTERGROVE TOWNSHIP-GUILFORD COUNTY
 GREENSBORO-NORTH CAROLINA
 JANUARY 06, 2021

SHEET 2 OF 4
 FINAL PLAT



ANTHONY D. LESTER
 REGISTERED PROFESSIONAL ENGINEER
 PLS-4537

BK: P 205
 PG: 43.46
 01-26-2021
 04:05:11 PM
 BY KELLY SALO
 DEPUTY-GB
 GUILFORD COUNTY, NC
 REGISTER OF DEEDS
 JEFF L. THOMPSON
 2021005731
 NC FEE \$84.00

LINE	BEARING	DISTANCE
T-1	N85°52'24"W	21.25
T-2	N88°21'46"W	21.25
T-3	S07°42'11"E	99.58
T-4	N06°27'04"E	24.04
T-5	S50°18'27"E	53.87
T-6	N06°27'04"E	26.39
T-7	N09°40'09"W	26.00
T-8	N03°40'09"W	26.00
T-9	N04°13'36"E	145.46
T-10	S96°22'55"E	12.61
T-11	S96°22'55"E	30.02
T-12	N07°38'44"W	30.02
T-14	S55°51'58"W	10.22
T-15	N78°22'08"E	9.72
T-16	S53°41'30"E	93.02

LINE	BEARING	DISTANCE
E-1	N22°56'56"E	21.39
E-1A	S87°25'31"E	10.67
E-1B	N22°56'56"E	28.49
E-2	S86°48'36"E	21.25
E-3	N07°03'13"E	28.96
E-4	S81°32'06"E	21.63
E-5	S65°13'50"E	25.82
E-6	S07°42'11"E	23.71
E-7	N06°13'30"W	20.12
E-8	S93°19'30"E	42.57
E-9	S93°19'30"E	42.57
E-33	S47°40'11"E	29.72

LINE	BEARING	DISTANCE
L-1	N13°50'24"W	50.00
L-4	S80°19'45"W	28.93
L-5	N80°19'45"E	28.93

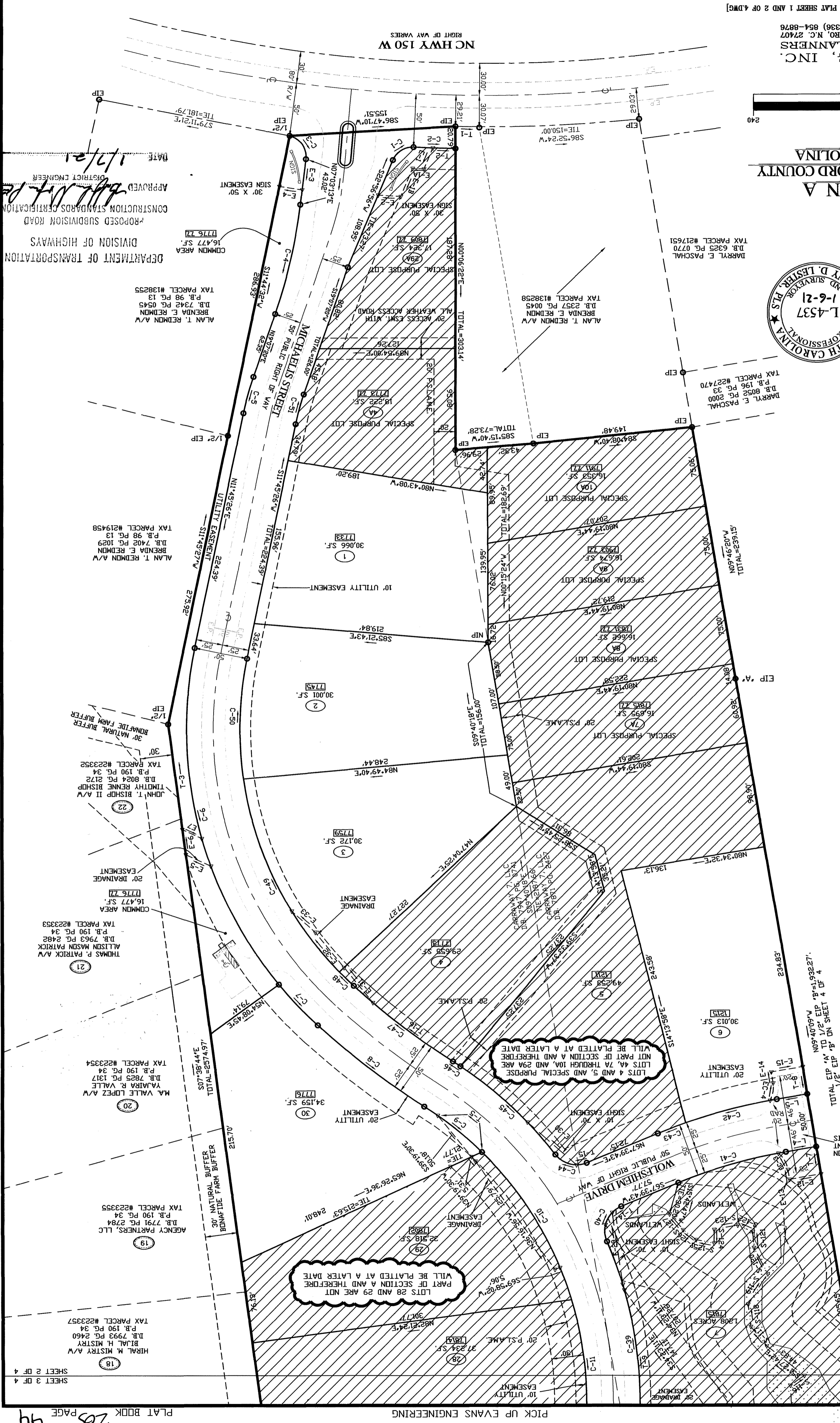
CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
C-1	S57°52'02"W	22.90	24.38	200.00
C-2	N88°00'05"W	39.28	1,430.20	200.00
C-3	N34°35'09"W	26.58	42.26	200.00
C-4	N13°05'16"E	18.51	27.00	200.00
C-5	N13°05'16"E	35.97	27.00	200.00
C-6	N13°05'16"E	35.97	27.00	200.00
C-7	N43°36'14"W	52.91	375.00	200.00
C-8	N52°40'07"W	125.51	716.85	200.00
C-9	N51°37'20"W	68.72	325.00	200.00
C-10	N31°08'55"W	161.70	325.00	200.00
C-11	N05°08'47"W	130.67	325.00	200.00
C-39	S08°24'24"E	192.31	375.00	200.00
C-40	S22°11'56"W	39.67	25.00	200.00
C-41	S73°59'44"W	104.80	475.00	200.00
C-42	N73°30'51"E	88.13	325.00	200.00
C-43	N63°10'50"E	27.83	325.00	200.00
C-44	S73°03'22"E	30.89	25.00	200.00
C-45	S47°05'43"E	121.48	375.00	200.00
C-46	S57°03'13"E	8.34	375.00	200.00
C-47	S57°40'07"E	116.76	666.85	200.00
C-48	S45°59'51"E	18.70	325.00	200.00
C-49	S26°17'12"E	201.53	325.00	200.00
C-50	S01°45'59"W	112.77	325.00	200.00
C-51	S15°26'23"W	28.90	28.92	225.00

LINE	BEARING	DISTANCE
S-116	S55°31'31"W	15.96
S-117	S39°33'03"E	23.31
S-118	S06°25'13"E	21.57
S-119	S32°52'19"W	33.89
S-120	S27°37'51"E	27.72
S-121	S04°03'33"E	14.80
S-122	S65°57'15"E	15.33
S-123	N79°23'43"E	22.44
S-124	N00°53'53"E	12.64
S-125	S79°08'16"E	17.22
S-126	S52°00'33"E	15.16
S-127	S40°27'06"E	19.56

LINE	BEARING	DISTANCE
L-18	S77°22'22"W	22.90
L-19	S87°25'31"E	10.67
L-20	N22°56'56"E	28.49
L-21	S86°48'36"E	21.25
L-22	N07°03'13"E	28.96
L-23	S81°32'06"E	21.63
L-24	S65°13'50"E	25.82
L-25	S07°42'11"E	23.71
L-26	N06°13'30"W	20.12
L-27	S93°19'30"E	42.57
L-28	S93°19'30"E	42.57
L-29	S47°40'11"E	29.72

STREAM LINE TABLE S-#
 TAX PARCEL #138259
 D.B. 5458 PG. 1615
 P.B. 196 PG. 33
 DORRIE E. PASCHAL

MATCH LINE A
 SHEET 2 OF 4
 SHEET 3 OF 4



DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 PROPOSED SUBDIVISION ROAD
 CONSTRUCTION STANDARDS CERTIFICATION
 APPROVED: *[Signature]*
 DISTRICT ENGINEER
 DATE: 1/7/21

ALAN T. REDMON A/V
 D.B. 7342 PG. 0545
 P.B. 98 PG. 13
 TAX PARCEL #138255

ALAN T. REDMON A/V
 D.B. 7402 PG. 1029
 P.B. 98 PG. 13
 TAX PARCEL #219458

ALAN T. REDMON A/V
 D.B. 7402 PG. 1029
 P.B. 98 PG. 13
 TAX PARCEL #219458

ALAN T. REDMON A/V
 D.B. 7402 PG. 1029
 P.B. 98 PG. 13
 TAX PARCEL #219458

ALAN T. REDMON A/V
 D.B. 7402 PG. 1029
 P.B. 98 PG. 13
 TAX PARCEL #219458

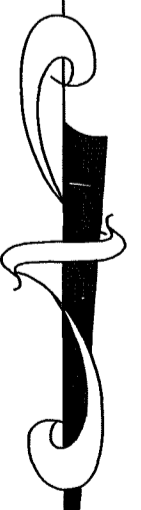
ALAN T. REDMON A/V
 D.B. 7402 PG. 1029
 P.B. 98 PG. 13
 TAX PARCEL #219458

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 P.B. 98 PG. 13
 TAX PARCEL #219458

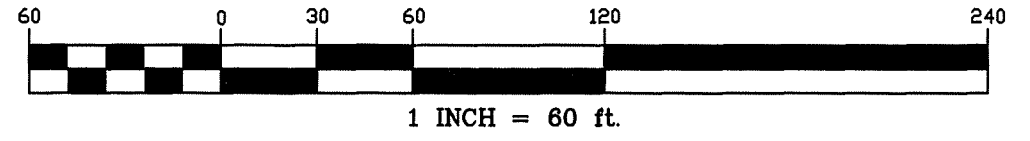
PICK UP EVANS ENGINEERING
 PLAT BOOK
 PAGE 205
 44

D.B. 7947 PG. 0741



SHEET 4 OF 4
FINAL PLAT OF

CARRAWAY SECTION A
CENTERGROVE TOWNSHIP~GUILFORD COUNTY
GREENSBORO~ NORTH CAROLINA
JANUARY 06, 2020



EVANS ENGINEERING, INC.
ENGINEERS, SURVEYORS, PLANNERS
4609 DUNDAS DRIVE GREENSBORO, N.C. 27407
PHONE: (336) 854-8877 FAX: (336) 854-8878
LICENSE C-0168
[PROJECT: 823-52]-[H:]\DRAWINGS\HERB PARKS\CARRAWAY\CARRAWAY PLAT SHEET 4 OF 4.DWG]



Anthony D. Lester
ANTHONY D. LESTER PLS-4537

WILLIAM T. BULLOCK, JR A/W
MORGAN T. BULLOCK
D.B. 7810 PG. 2239
P.B. 133 PG. 76
TAX PARCEL #139194

WILLIAM T. BULLOCK, JR A/W
MORGAN T. BULLOCK
D.B. 7810 PG. 2239
P.B. 133 PG. 76
TAX PARCEL #139194

LD EQUITY, INC.
D.B. 8022 PG. 2994
P.B. 190 PG. 34
TAX PARCEL #23404

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED *[Signature]*
DISTRICT ENGINEER
DATE 1/7/21

ANDREW J. MERCER A/W
DEBORAH M. MERCER
D.B. 8078 PG. 1598
P.B. 190 PG. 34
TAX PARCEL #223402

FLYNN W. COCKFIELD, JR A/W
MEAGAN E. COCKFIELD
D.B. 7996 PG. 1817
P.B. 190 PG. 34
TAX PARCEL #223393

CURVE TABLE C-#

CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
C-24	N01°37'59"W	56.93'	56.96'	475.00'
C-25	N07°03'18"W	15.62'	15.68'	50.00'
C-26	N39°12'51"W	39.35'	40.44'	50.00'
C-27	N81°00'35"W	31.93'	32.50'	50.00'
C-28	S15°07'24"E	90.81'	113.87'	50.00'
C-29	S35°53'36"E	49.16'	49.67'	100.00'

LINE TABLE L-#

LINE	BEARING	DISTANCE
L-2	N01°55'50"E	20.11'
L-7	N54°55'58"E	49.91'
L-8	S26°11'58"E	33.52'

EASEMENT LINE TABLE E-#

LINE	BEARING	DISTANCE
E-34	S27°24'43"E	9.52'
E-35	S62°49'50"E	4.14'
E-36	N43°43'06"E	11.65'
E-37	S43°43'06"W	10.65'
E-38	S17°43'49"E	20.00'
E-39	S72°16'11"W	19.46'
E-40	N72°16'11"E	19.46'
E-41	S26°11'58"E	14.28'
E-42	S29°01'32"W	29.84'
E-43	S72°00'22"E	27.61'
E-44	S75°07'32"E	36.54'
E-45	S69°25'03"E	30.87'
E-46	S71°20'38"E	27.36'
E-47	S66°15'11"E	17.09'
E-48	S66°15'11"E	18.12'

SERGIO GARCIA A/W
MARIA S. GARCIA
D.B. 7544 PG. 1716
P.B. 133 PG. 76
TAX PARCEL #138267

LINDA R. MOON
TRUSTEE
D.B. 7478 PG. 1144
TAX PARCEL #138261

LINDA R. MOON
TRUSTEE
D.B. 7478 PG. 1144
TAX PARCEL #138261

BOBBIE E. PASCHAL
D.B. 5458 PG. 1615
P.B. 196 PG. 33
TAX PARCEL #227468

STREAM LINE TABLE S-#

LINE	BEARING	DISTANCE
S-1	S20°29'47"E	43.18'
S-2	N80°42'20"E	15.60'
S-3	S38°24'14"E	18.20'
S-4	S13°36'14"W	20.89'
S-5	S36°46'09"E	39.99'
S-6	S54°17'30"E	24.66'
S-7	S21°26'55"E	14.45'
S-8	S24°58'41"W	42.34'
S-9	S58°41'35"E	39.44'
S-10	S05°43'00"E	26.62'
S-11	S59°55'03"W	31.45'
S-12	S20°46'26"E	34.15'
S-13	S01°27'02"E	35.03'
S-14	S10°00'18"W	5.09'
S-15	S43°55'31"W	10.79'
S-16	S31°22'03"E	8.57'
S-17	N89°08'15"E	10.80'
S-18	S12°31'27"E	6.12'
S-19	S52°53'53"W	6.54'
S-20	N85°28'48"W	12.47'
S-21	S07°16'49"W	13.55'
S-22	S15°17'19"E	16.45'
S-23	S81°08'25"W	34.08'
S-24	N58°58'46"W	18.61'
S-25	S55°22'59"W	22.92'
S-26	S33°04'46"W	9.78'
S-27	S55°15'14"W	11.99'
S-28	S19°43'20"W	20.62'
S-29	S26°41'20"W	13.05'
S-30	S36°39'59"W	7.32'
S-31	S37°14'29"W	19.75'
S-32	N45°15'36"W	31.17'
S-33	S35°18'08"W	21.49'
S-34	S42°56'16"E	23.39'
S-35	S09°17'44"W	26.56'
S-36	S03°08'40"E	29.71'
S-37	S12°15'57"W	23.16'
S-38	S82°58'39"W	47.11'
S-39	N46°13'14"W	28.88'
S-40	S76°43'25"W	10.06'
S-41	N61°33'00"W	26.24'
S-42	N85°37'15"W	15.72'
S-43	S22°22'53"W	23.29'
S-44	S46°10'24"W	31.08'
S-45	S52°49'18"E	22.65'
S-46	S22°04'04"E	29.94'
S-47	S12°06'28"W	12.25'
S-48	S58°19'53"W	21.47'
S-49	S69°23'09"W	24.28'
S-50	S51°36'04"W	54.87'
S-51	N61°13'56"W	23.27'
S-52	S23°22'09"W	16.77'
S-53	S01°47'32"W	32.62'
S-54	N75°17'20"W	19.77'
S-55	S82°37'01"W	17.90'
S-56	S17°35'17"E	44.71'
S-57	N60°21'36"E	31.18'
S-58	S71°13'10"E	4.19'
S-59	S22°45'57"E	40.59'
S-60	S14°14'01"E	30.25'
S-61	S47°14'47"E	20.99'
S-62	S35°35'53"W	38.44'
S-63	S21°00'10"E	30.22'
S-64	S63°39'33"W	18.26'
S-65	N64°54'44"W	31.99'
S-66	S18°31'11"E	21.99'
S-67	S56°16'50"E	28.81'
S-68	S36°31'27"E	37.05'
S-69	S02°50'37"W	22.26'
S-70	S14°52'20"E	29.52'
S-71	S58°07'54"E	23.98'
S-72	S49°19'30"E	18.57'
S-73	S29°38'56"W	31.80'

BOBBIE E. PASCHAL
D.B. 5458 PG. 1615
P.B. 196 PG. 33
TAX PARCEL #227468

1/2" EIP "B"

NC FEE \$84.00

BK: P 205
PG: 43-46
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DEPUTY-CO

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GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS