

FCM 1:244.406

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 ALLLOTMENT 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.

THE COMMON ELEMENTS SHOWN ON THIS PLAT OF RIVERS EDGE IS EXPRESSLY NOT DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT IS TO BE CONVEYED BY RIVERS EDGE 7, LLC TO RIVERS EDGE HOMEOWNER'S ASSOCIATION, INC. FOR THE USE AND ENJOYMENT OF THE LOT OWNERS IN RIVERS EDGE AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, THE ORIGINAL OF WHICH DECLARATION IS DATED 08/21/2018 IN THE GUILFORD COUNTY REGISTRY AND RECORDED IN BOOK 8016 AT PAGE 2702. THE ORIGINAL DECLARATION IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.


RIVERS EDGE 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 THE GUILFORD COUNTY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RIGHT-OF-WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE WIRES, LINES, CONDUITS AND PIPES IN THEIR PRESENT LOCATIONS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AS NECESSARY, FOR THE PURPOSE OF MAINTAINING AND SERVICING SAID WIRES, LINES, CONDUITS AND PIPES.

RIVERS EDGE 7 LLC
SIGNED *[Signature]*
ATTEST *[Signature]*

Certificate of Survey Accuracy
I, Robert S. Dischinger, certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in Book 7853 Page 0727, 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 1/8,800' 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=0.008(m)
TYPE OF GPS FIELD PROCEDURE: STATIC
DATES OF SURVEY: START=2016/07/06 13:13:00 STOP=2016/07/06 15:43:00
DATUM/EPDC: NAD 83 (2011) (EPOCH 2010.0000)
PUBLISHED/FIXED-CONTROL USE: DJ6107
DJ6107 - NCGS GREENSBORO GDS ARP.
DM3525 - NCRE REIDSVILLE CURS ARP.
A14198 - HPT HIGH POINT CURS ARP.
GEOID MODEL: 12B
COMBINED GRID FACTOR: 0.99998863 SPC (3200 NC)
UNITS: NORTHING= 277,063.333(m) EASTING= 534,047.491(m)

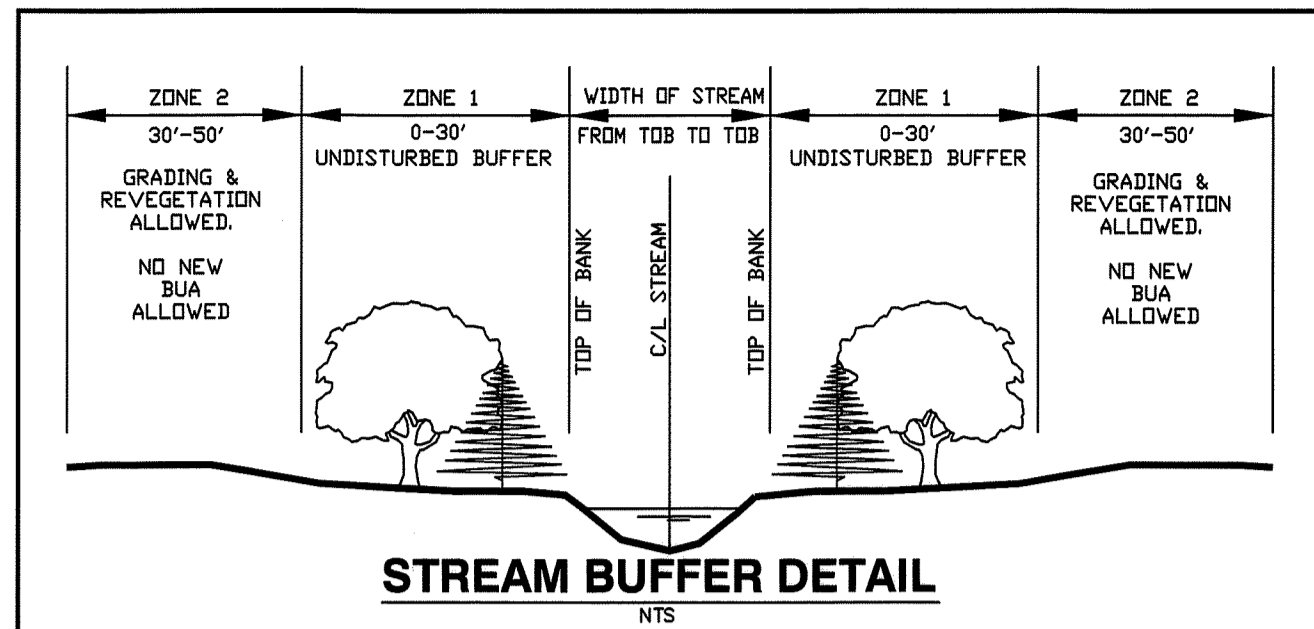
That this plat meets the requirement of G.S. 47-30 section F-11(c.1) Witness my original signature and seal this 11 day of JANUARY, A.D. 2018.

[Signature]
ROBERT S. DISCHINGER, PLS-4521


APPROVAL FOR RECORDATION BLOCK
Approval by the Planning Department of Guilford County, North Carolina on the 31 day of January, 2018, pursuant to Article V of the Guilford County Development Ordinance.
Signed *[Signature]*
Planning Director

Certificate of Review Officer
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] 1-31-18
Review Officer

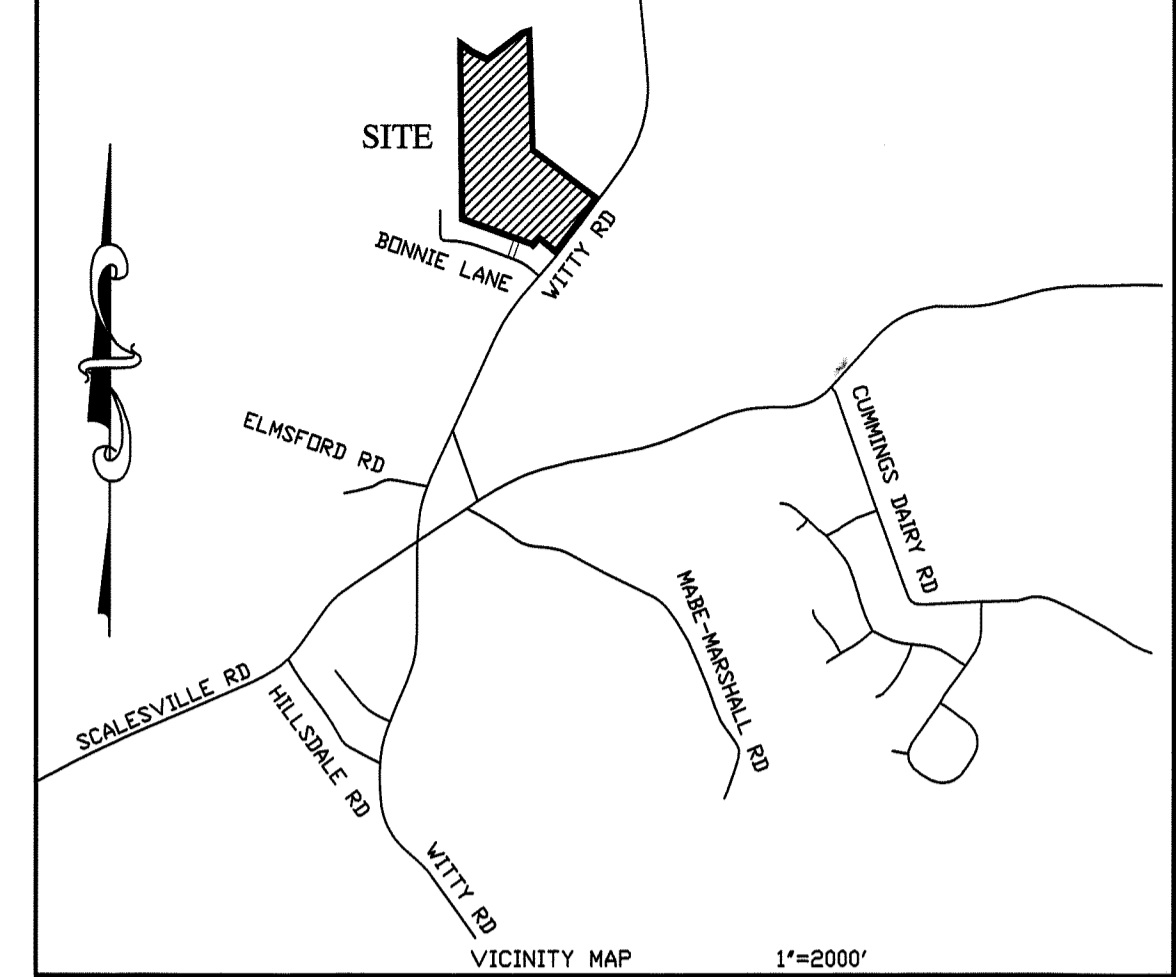
Certificate of Approval by division of Highways of the North Carolina Department of Transportation
Department of Transportation
Division of Highways
Proposed Subdivision Road
Construction Standards Certificate
Approved *[Signature]*
District Engineer
Date: 1/12/18



ZONE 1: TO REMAIN UNDISTURBED
ZONE 2: NO NEW BUILT-UPON AREA IS ALLOWED
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, A FIELD SURVEY OF THE BOUNDARIES OF THE STREAM BUFFER 50 FEET FROM THE TOP OF THE STREAM BANK SHALL BE SUBMITTED AND APPROVED BY THE GUILFORD COUNTY STORMWATER/WATERSHED SECTION.

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. _____

- LINE LEGEND:
- EXISTING LOT OF RECORD
 - EXISTING RIGHT OF WAY
 - PROPERTY LINE (NOT SURVEYED)
 - PROPERTY LINE
 - RECORD EASEMENT
 - CENTERLINE
 - EDGE OF ASPHALT
 - FLOOD WAY
 - FLOOD FRINGE
 - THE 1% ANNUAL CHANCE FLOOD (FLOOD PLAIN AREA PER FEMA FLOOD MAPS)
 - FLOODWAY AREA PER FEMA FLOOD MAPS



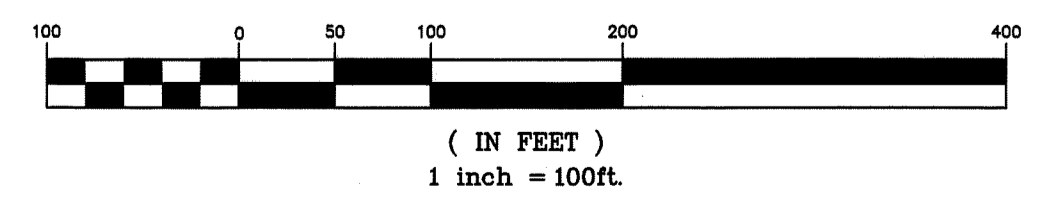
- SURVEYORS NOTES:
- AREA IS DETERMINED BY LEAST SQUARES METHOD.
 - BOUNDARY LINES NOT SURVEYED ARE SHOWN DASHED.
 - THIS SURVEY IS OF AN ACTUAL FIELD SURVEY HAVING AN ERROR OF LESS THAN 1/8,800' A.W.
 - ALL DISTANCES SHOWN HEREON ARE IN HORIZONTAL FEET UNLESS INDICATED OTHERWISE.
 - THERE ARE NO N.C.G.S. MONUMENTS WITHIN 2000 FEET OF SUBJECT PROPERTY. SEE TIES MADE AS SHOWN. THIS SURVEY IS ROTATED TO THE NORTH CAROLINA GRID COORDINATE SYSTEM.
 - PROPERTY IS ZONED RS-30
 - DEED BOOK 7853 PAGE 0727, IS SUBJECT PROPERTY.
 - TOTAL AREA= 41.133 ACRES MORE OR LESS.
 - THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, MAP 3710795000J PROPERTY IS IN ZONE X DATED JUNE 18, 2007, AND MAP 3710795100K DATED JULY 03, 2007 IN ZONE AE.
 - LOTS WITH NUMBERS AND LETTERS ARE FOR SEPTIC FIELDS.
 - DEED BOOK 7923 PAGE 2323 IS TO DUKE ENERGY FOR IT'S EASEMENTS, 20' WIDE BELOW GROUND AND 30' WIDE SURFACE.

- LEGEND
- EIP EXISTING IRON PIPE
 - NIP NEW IRON PIPE
 - R/W RIGHT OF WAY
 - P.B. PLAT BOOK
 - D.B. DEED BOOK
 - PG. PAGE
 - AC. ACRES
 - C/L CENTERLINE
 - D.M.U.E. DRAINAGE MAINTENANCE&UTILITY EASEMENT
 - C.E. COMMON ELEMENTS
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - B.U.A. BUILT UPON AREA
 - S.E. SIGHT EASEMENT
 - N.T.S. NOT TO SCALE
 - #### DENOTES ADDRESS
 - ####SPL DENOTES ADDRESS FOR SPECIAL PURPOSE LOT

THE NCDOT WILL NOT MAINTAIN ANY PORTION OF THE HEADWALL (INCLUDING THE "GEO-GRID")

BK: P 196
PG: 30-32
RECORDED: 201804709
01-31-2018
09:00:25 AM
BY: DEBORAH CITY DEPUTY-GR
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS
NC FEE \$63.00

SHEET 1 OF 3
FINAL PLAT OF
RIVERS EDGE
CENTER GROVE TOWNSHIP~GUILFORD COUNTY
SUMMERFIELD~NORTH CAROLINA
JANUARY 11, 2018



SITE DATA:
PARCEL NUMBER: 0138842
DEED REFERENCE: D.B. 896, PG. 202
EX. ZONING: RS-30
LATITUDE: 36.220037
LONGITUDE: -79.841865
EX. LAND USE: AGRICULTURAL/HORTICULTURAL
TOTAL AREA: 41.133 AC
AREA IN RDW: 42.098 AC
AREA IN LOTS: 428.301 AC
AREA IN COMMON ELEMENTS: 410.734 AC
LF STREETS: 41,853 LF.
TOTAL # OF LOTS PROPOSED: 24
DENSITY: 0.577 LOTS/ACRE
MIN. LOT SIZE: 30,000 SF
SEWER: PRIVATE SEPTIC
WATER: COMMUNITY WELL

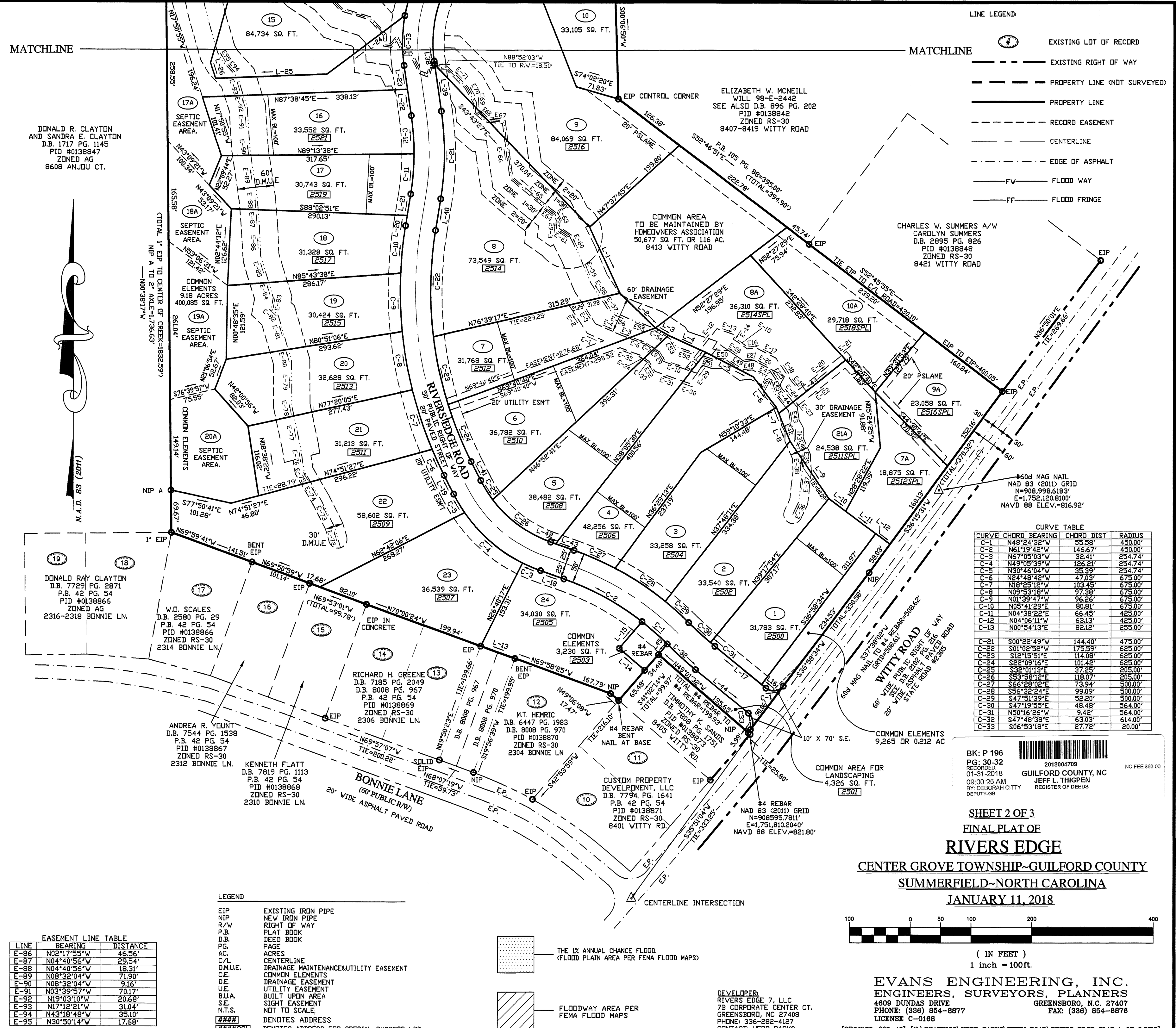
RS-30 (RESIDENTIAL-SINGLE FAMILY) DEVELOPMENT STANDARDS
MIN. LOT SIZE: 30,000 SF
MIN. LOT WIDTH: 100 FT
INTERIOR LOT: 100 FT
CORNER LOT: 100 FT
MIN. STREET FRONTAGE: 50 FT
MIN. STREET SETBACK:
LOCAL & COLLECTOR:
FRONT: 40/65 FT
LOCAL & COLLECTOR:
SIDE: 20/45 FT
MINOR THOROUGHFARE: 45/80 FT
MAJOR THOROUGHFARE: 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%

DEVELOPER:
RIVERS EDGE 7, LLC
78 CORPORATE CENTER CT.
GREENSBORO, NC 27409
PHONE: 336-282-4127
CONTACT: HERB PARKS

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: 823-49]-[H:\DRAWINGS\HERB PARKS\WITTY ROAD\RIVERS EDGE PLAT 1 OF 3.DWG]

LINE	BEARING	DISTANCE
L-1	S24°38'28"E	119.43'
L-2	S45°30'01"E	82.50'
L-3	S60°35'22"E	24.82'
L-4	S65°32'59"E	67.56'
L-5	S62°57'09"E	87.52'
L-6	S36°51'35"E	63.55'
L-7	S22°12'20"E	10.44'
L-8	S22°12'20"E	49.15'
L-9	S34°07'10"E	114.00'
L-10	S53°24'49"E	34.85'
L-11	S63°24'49"E	61.59'
L-12	S53°24'49"E	29.27'
L-13	N70°17'23"W	60.10'
L-14	N48°57'46"W	55.74'
L-15	N40°34'29"E	57.54'
L-16	N50°45'10"W	9.21'
L-17	N50°45'10"W	99.54'
L-18	N70°42'27"W	40.75'
L-19	N26°48'30"W	34.90'
L-20	N09°07'23"E	17.03'
L-21	N09°07'23"E	35.59'
L-22	N08°21'44"W	43.63'
L-23	N08°21'44"W	39.76'
L-24	S53°59'44"W	160.89'
L-25	S87°38'45"W	183.50'
L-26	N17°50'55"W	27.16'
L-27	N15°49'19"E	286.48'
L-28	N26°39'23"E	96.93'
L-29	N67°55'31"E	71.51'
L-30	S27°26'12"E	61.15'
L-31	S84°55'31"E	45.41'
L-32	S52°39'47"E	89.72'
L-33	S89°52'55"E	43.91'
L-34	S79°31'53"E	51.49'
L-35	S36°35'23"E	79.28'
L-36	S87°41'57"E	79.94'
L-37	N87°41'57"E	83.50'
L-38	S08°21'44"E	7.67'
L-39	S08°21'44"E	17.67'
L-40	S09°07'23"W	52.61'
L-41	S26°48'30"E	34.90'
L-42	S70°42'27"E	8.66'
L-43	S70°42'27"E	32.09'
L-44	N51°00'08"E	112.33'
L-45	S39°25'44"W	22.53'

LINE	BEARING	DISTANCE
E-1	N65°58'39"W	29.97'
E-2	N33°08'39"W	55.22'
E-3	S33°08'39"E	42.52'
E-4	S65°58'39"E	47.48'
E-5	S69°11'35"E	11.98'
E-6	S69°11'35"E	29.84'
E-7	S56°12'45"E	15.48'
E-8	S56°12'45"E	9.79'
E-9	S30°38'19"E	16.26'
E-10	S70°30'52"E	36.22'
E-11	N38°05'30"E	40.31'
E-12	N38°05'30"E	44.57'
E-13	S71°06'17"E	32.56'
E-14	S32°05'19"W	7.64'
E-15	S55°20'02"E	29.41'
E-16	N83°52'28"E	14.70'
E-17	S62°22'50"E	36.78'
E-18	S34°11'13"E	44.15'
E-19	S39°07'12"E	19.49'
E-20	N51°19'23"E	90.88'
E-21	N51°19'23"E	10.02'
E-22	S51°19'23"W	102.03'
E-23	N39°07'12"W	9.70'
E-24	N39°07'12"W	30.50'
E-25	N34°11'13"W	39.99'
E-26	N62°22'50"W	25.69'
E-27	S83°52'28"W	16.07'
E-28	N65°20'02"W	42.61'
E-29	S38°05'30"W	81.40'
E-30	N70°44'00"W	10.57'
E-31	N70°44'00"W	49.07'
E-32	N30°38'19"W	18.98'
E-33	N56°12'45"W	9.90'
E-34	N56°12'45"W	8.55'
E-35	N69°11'35"W	35.27'
E-36	N24°44'03"E	22.98'
E-37	N06°46'04"E	49.83'
E-38	N03°22'45"W	22.03'
E-39	N03°22'45"W	3.52'
E-40	N23°55'19"E	29.87'
E-41	N00°17'31"E	13.43'
E-42	N28°18'23"W	13.43'
E-43	N08°40'20"W	19.27'
E-44	N39°07'12"W	40.42'
E-45	N17°14'18"W	14.91'
E-46	N27°12'57"E	5.96'
E-47	N62°22'50"W	37.24'
E-48	S83°52'28"W	17.10'
E-49	N55°20'02"W	32.29'
E-50	N89°09'40"W	20.61'
E-51	N71°19'48"W	17.33'
E-52	N70°54'05"W	47.82'
E-53	N30°38'19"W	12.19'
E-54	N56°12'45"W	35.49'
E-55	N69°11'35"W	44.39'
E-56	N65°58'39"W	37.80'
E-57	N33°08'39"W	22.88'
E-58	N33°08'39"W	29.09'
E-59	N22°54'04"W	53.67'
E-60	N26°46'58"W	32.87'
E-61	N56°04'32"W	22.02'
E-62	N04°55'14"E	10.49'
E-63	N27°20'19"W	14.21'
E-64	N52°05'18"W	30.40'
E-65	N49°49'09"W	62.02'
E-66	N07°39'40"W	92.55'
E-67	N65°00'14"W	31.31'
E-68	N49°20'55"W	20.34'
E-69	N04°15'09"W	15.76'
E-70	N29°15'44"W	28.09'
E-71	N45°24'12"W	47.18'
E-72	N16°41'30"W	37.34'
E-73	N26°51'08"W	49.28'
E-74	N30°00'38"W	32.93'
E-75	N30°00'38"W	21.69'
E-76	N08°45'14"W	39.11'
E-77	N12°00'22"W	52.19'
E-78	N12°00'22"W	16.98'
E-79	N00°16'05"W	73.21'
E-80	N16°20'15"W	20.51'
E-81	N16°20'15"W	59.47'
E-82	N45°51'33"W	16.08'
E-83	N09°59'46"E	18.67'
E-84	N16°51'40"W	25.57'
E-85	N16°51'40"W	45.90'



LINE LEGEND:

- (Symbol) EXISTING LOT OF RECORD
- EXISTING RIGHT OF WAY
- - - PROPERTY LINE (NOT SURVEYED)
- PROPERTY LINE
- - - RECORD EASEMENT
- CENTERLINE
- - - EDGE OF ASPHALT
- FW FLOOD WAY
- FF FLOOD FRINGE

CURVE TABLE

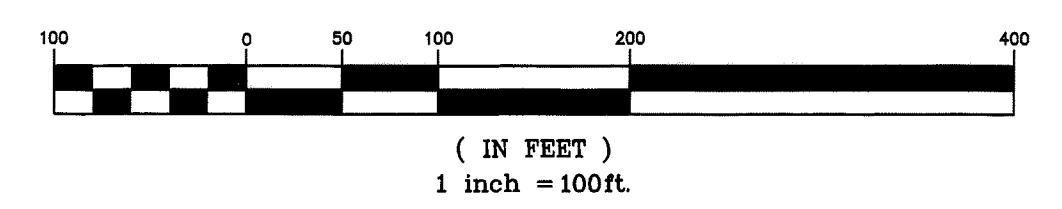
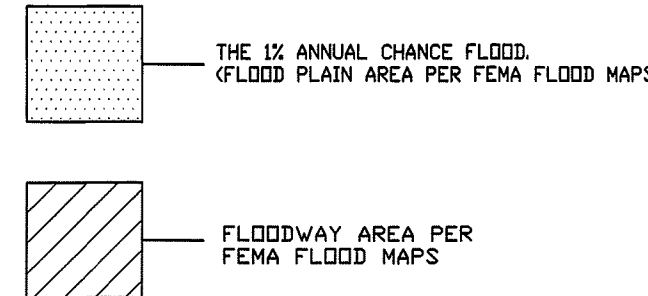
CURVE	CHORD BEARING	CHORD DIST	RADIUS
C-1	N49°21'52"W	55.59'	450.00'
C-2	N61°59'42"W	146.67'	450.00'
C-3	N67°05'03"W	32.41'	254.74'
C-4	N49°05'39"W	126.21'	254.74'
C-5	N30°46'04"W	35.39'	254.74'
C-6	N24°48'42"W	47.03'	675.00'
C-7	N18°25'12"W	103.45'	675.00'
C-8	N05°53'18"W	97.38'	675.00'
C-9	N01°57'47"W	96.25'	675.00'
C-10	N05°41'29"E	80.81'	675.00'
C-11	N04°38'22"E	66.45'	425.00'
C-12	N04°06'11"W	63.13'	425.00'
C-13	N00°54'13"E	82.12'	255.00'
C-21	S00°22'49"W	144.40'	475.00'
C-22	S01°02'52"W	175.59'	625.00'
C-23	S12°15'51"E	114.08'	625.00'
C-24	S22°09'16"E	101.42'	625.00'
C-25	S32°01'13"E	37.25'	205.00'
C-26	S53°58'12"E	118.07'	205.00'
C-27	S66°28'02"E	73.94'	500.00'
C-28	S56°32'24"E	99.09'	500.00'
C-29	S47°51'39"E	56.20'	500.00'
C-30	S47°18'55"E	48.48'	564.00'
C-31	N50°16'26"W	9.42'	564.00'
C-32	S47°48'38"E	63.03'	614.00'
C-33	S06°53'18"E	27.72'	20.00'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E-86	N02°17'55"W	46.56'
E-87	N04°40'56"W	29.54'
E-88	N04°40'56"W	18.31'
E-89	N08°32'04"W	71.90'
E-90	N08°32'04"W	91.61'
E-91	N03°39'57"W	70.17'
E-92	N19°03'10"W	20.68'
E-93	N17°12'21"W	31.04'
E-94	N43°18'48"W	35.10'
E-95	N30°50'14"W	17.68'

LEGEND

- EIP EXISTING IRON PIPE
- NIP NEW IRON PIPE
- R/W RIGHT OF WAY
- P.B. PLAT BOOK
- D.B. DEED BOOK
- P.G. PAGE
- A.C. ACRES
- C.V.L. CENTERLINE
- D.M.U.E. DRAINAGE MAINTENANCE & UTILITY EASEMENT
- C.E. COMMON ELEMENTS
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- B.U.A. BUILT UPON AREA
- S.E. SIGHT EASEMENT
- N.T.S. NOT TO SCALE
- #### DENOTES ADDRESS
- ####SPL DENOTES ADDRESS FOR SPECIAL PURPOSE LOT



EVANS ENGINEERING, INC.
 ENGINEERS, SURVEYORS, PLANNERS
 4609 DUNDAS DRIVE GREENSBORO, N.C. 27407
 PHONE: (336) 854-8877 FAX: (336) 854-8878
 LICENSE C-0168

DEVELOPER:
 RIVERS EDGE 7, LLC
 7B CORPORATE CENTER CT.
 GREENSBORO, NC 27408
 PHONE: 336-282-4127
 CONTACT: HERB PARKS

[PROJECT: 823-49]-[H: DRAWINGS\HERB PARKS\WITTY ROAD\RIVERS EDGE PLAT 1 OF 3.DWG]

BK: P 196
 PG: 30-32
 RECORDED:
 01-31-2018
 09:00:25 AM
 BY: DEBORAH CITY
 DEPUTY-G8

2018004709
 GUILFORD COUNTY, NC
 JEFF L. THIGPEN
 REGISTER OF DEEDS

NC FEE \$63.00

SHEET 2 OF 3
FINAL PLAT OF
RIVERS EDGE
CENTER GROVE TOWNSHIP-GUILFORD COUNTY
SUMMERFIELD-NORTH CAROLINA
JANUARY 11, 2018

LINE	BEARING	DISTANCE
L-24	S52°58'30"W	160.89'
L-25	S87°38'45"W	183.50'
L-26	N17°50'55"W	27.16'
L-27	N15°49'19"E	286.48'
L-28	N26°39'23"E	96.93'
L-29	N67°55'31"E	71.51'
L-30	S27°26'12"E	61.15'
L-31	S84°55'31"E	45.41'
L-32	S62°39'47"E	89.72'
L-33	S89°52'55"E	43.91'
L-34	S79°31'53"E	51.49'
L-35	S36°35'23"E	79.28'
L-36	S87°41'57"E	79.94'
L-37	N87°41'57"W	83.50'
L-38	S08°21'44"E	5.73'
L-39	S08°21'44"E	77.67'

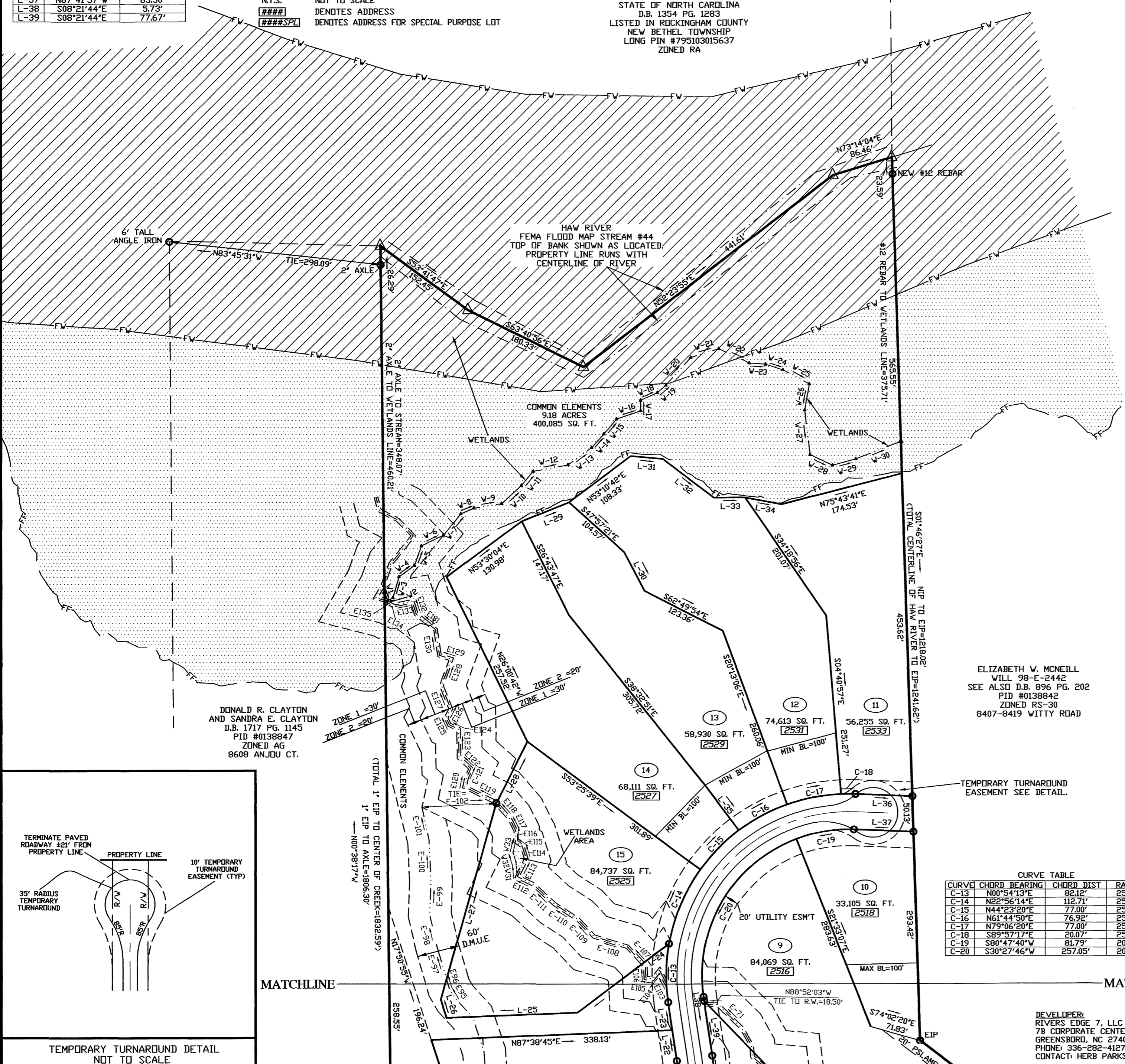
LEGEND	
EIP	EXISTING IRON PIPE
NIP	NEW IRON PIPE
R/W	RIGHT OF WAY
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
AC.	ACRES
C/L	CENTERLINE
D.M.U.E.	DRAINAGE MAINTENANCE&UTILITY EASEMENT
C.E.	COMMON ELEMENTS
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
B.U.A.	BUILT UPON AREA
S.E.	SIGHT EASEMENT
N.T.S.	NOT TO SCALE
####	DENOTES ADDRESS
####SPL	DENOTES ADDRESS FOR SPECIAL PURPOSE LOT

RAVEN L. BROEKER
D.B. 1422 PG. 982
LISTED IN ROCKINGHAM COUNTY
NEW BETHEL TOWNSHIP
LONG PIN #795103129166
ZONED RA

LINE LEGEND:	
(#)	EXISTING LOT OF RECORD
---	EXISTING RIGHT OF WAY
---	PROPERTY LINE (NOT SURVEYED)
---	PROPERTY LINE
---	RECORD EASEMENT
---	CENTERLINE
---	EDGE OF ASPHALT
FW	FLOOD WAY
FF	FLOOD FRINGE
[Stippled Box]	THE 1% ANNUAL CHANCE FLOOD. (FLOOD PLAIN AREA PER FEMA FLOOD MAPS)
[Hatched Box]	FLOODWAY AREA PER FEMA FLOOD MAPS

APPROXIMATE COUNTY LINE
ROCKINGHAM COUNTY
GUILFORD COUNTY

STATE OF NORTH CAROLINA
D.B. 1354 PG. 1283
LISTED IN ROCKINGHAM COUNTY
NEW BETHEL TOWNSHIP
LONG PIN #795103015637
ZONED RA



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-95	N30°50'14"W	17.68'
E-96	N15°59'49"W	12.75'
E-97	N15°59'49"W	47.64'
E-98	N13°03'01"W	46.01'
E-99	N02°18'19"E	46.98'
E-100	N02°44'08"W	57.74'
E-101	N11°53'49"W	47.47'
E-102	N87°04'41"E	104.30'
E-103	N27°04'41"W	21.20'
E-104	S37°50'17"W	15.47'
E-105	N81°43'46"W	9.85'
E-106	N02°43'51"W	16.65'
E-107	N42°32'39"W	36.69'
E-108	N73°06'37"W	49.01'
E-109	N43°17'41"W	33.28'
E-110	N56°48'26"W	39.21'
E-111	N47°12'54"W	40.67'
E-112	N63°57'52"W	24.58'
E-113	N26°16'41"E	27.90'
E-114	N17°24'57"W	18.63'
E-115	N54°55'50"W	11.41'
E-116	N01°53'34"E	14.81'
E-117	N26°25'02"W	19.53'
E-118	N40°47'12"W	30.70'
E-119	N63°15'46"W	48.04'
E-120	N11°58'09"E	12.13'
E-121	N23°20'38"E	15.15'
E-122	N47°49'36"W	21.89'
E-123	N01°09'02"W	40.33'
E-124	N64°00'59"W	14.18'
E-125	N26°00'31"W	10.70'
E-126	N27°50'58"E	14.28'
E-127	N21°41'53"W	34.98'
E-128	N19°52'56"E	39.97'
E-129	N72°59'27"W	17.20'
E-130	N08°21'30"W	36.58'
E-131	N51°24'08"W	34.51'
E-132	N17°53'16"W	19.14'
E-133	S79°04'04"W	24.70'
E-134	N61°52'59"W	11.10'
E-135	N75°27'11"W	4.74'

WETLANDS LINE TABLE		
LINE	BEARING	DISTANCE
W-1	S21°01'42"E	13.14'
W-2	N56°19'15"E	8.34'
W-3	N16°26'05"E	27.16'
W-4	N53°49'23"E	26.86'
W-5	N19°49'59"E	29.07'
W-6	N64°20'24"E	34.29'
W-7	N38°50'43"E	38.67'
W-8	N66°16'51"E	20.21'
W-9	N81°05'44"E	39.23'
W-10	N47°11'58"E	37.55'
W-11	N39°34'06"E	25.80'
W-12	N79°20'39"E	50.09'
W-13	N53°33'58"E	40.84'
W-14	N42°10'19"E	25.67'
W-15	N40°06'40"E	28.03'
W-16	N71°17'20"E	35.60'
W-17	N00°14'44"W	14.92'
W-18	N65°43'00"E	25.36'
W-19	N49°05'09"E	16.16'
W-20	N41°49'25"E	52.17'
W-21	N73°09'42"E	41.17'
W-22	S64°45'48"E	47.15'
W-23	S85°35'31"E	22.81'
W-24	S72°01'18"E	25.69'
W-25	S61°51'59"E	41.87'
W-26	S09°53'12"W	37.15'
W-27	S06°39'35"E	63.15'
W-28	S64°42'59"E	34.92'
W-29	N74°58'55"E	33.67'
W-30	N68°38'55"E	68.09'
W-31	N05°50'29"W	20.83'
W-32	N16°38'43"W	13.80'
W-33	N12°49'50"E	15.80'

ELIZABETH W. MCNEILL
WILL 98-E-2442
SEE ALSO D.B. 896 PG. 202
PID #0138842
ZONED RS-30
8407-8419 WITTY ROAD

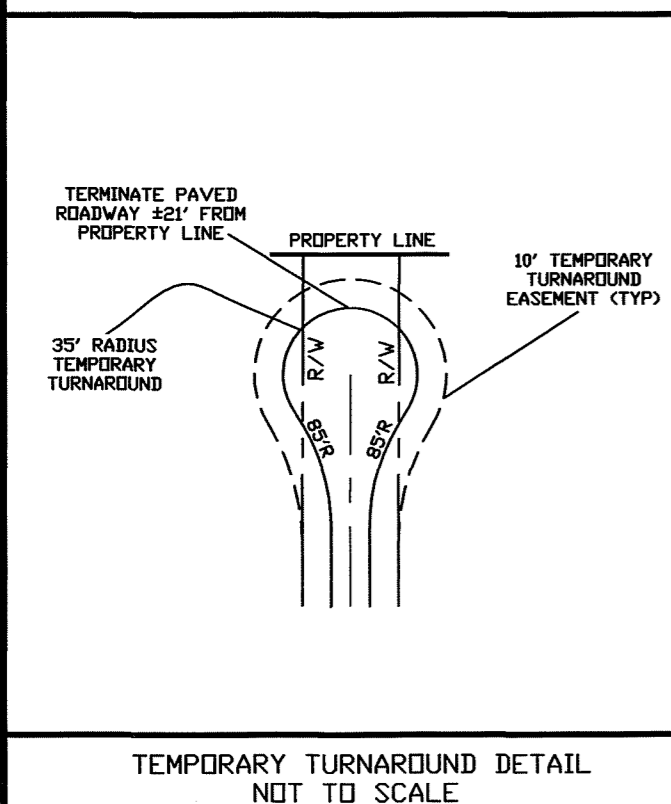
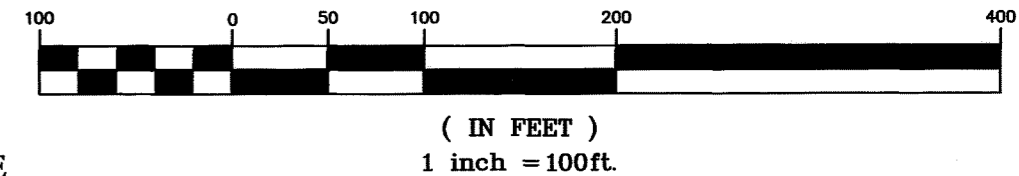
DONALD R. CLAYTON
AND SANDRA E. CLAYTON
D.B. 1717 PG. 1145
PID #0138847
ZONED AG
8608 ANJOU CT.

CURVE TABLE			
CURVE	CHORD BEARING	CHORD DIST	RADIUS
C-13	N00°54'13"E	82.12'	255.00'
C-14	N22°56'14"E	112.71'	255.00'
C-15	N44°23'20"E	77.00'	255.00'
C-16	N61°44'50"E	76.92'	255.00'
C-17	N79°06'20"E	77.00'	255.00'
C-18	S89°57'17"E	20.07'	255.00'
C-19	S80°47'40"W	81.79'	205.00'
C-20	S30°27'46"W	257.05'	205.00'

BK: P 196
PG: 30-32
RECORDED:
01-31-2018
09:00:25 AM
BY: DEBORAH CITY
DEPUTY-GB

2018004708
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS
NC FEE \$63.00

SHEET 3 OF 3
FINAL PLAT OF
RIVERS EDGE
CENTER GROVE TOWNSHIP-GUILFORD COUNTY
SUMMERFIELD-NORTH CAROLINA
JANUARY 11, 2018



DEVELOPER:
RIVERS EDGE 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 FAX: (336) 854-8876
LICENSE C-0168
[PROJECT: 823-49]-[H:\DRAWINGS\HERB PARKS\WITTY ROAD\RIVERS EDGE PLAT 3 OF 3.DWG]