The undersigned hereby acknowledge(s) this Plat and Attorment to be _____ free act and deed and hereby dedicate(s) to Public use as Streets, Playgrounds, Parks, Open Spaces, and Easements forever all areas so shown or indicated on said Plat, and authorize(s) the City of Greensboro to record this plat in the office of the Register of Deeds of Guilford County, N.C.

When grade of adjacent property does not conform to the street grade, an easement is effective for the purpose of sloping embankments from street grade level at the property line having a slope ratio of three feet horizontal for each foot of vertical dimension.

JEFFERSON-PILOT LIFE INSURANCE CO. (OWNER)

Signed _____ PRES.

Attest Andrea H Fox ASST SEC.

Approved by the Planning Board of the City of Greensboro, N.C., effective on the 7TH day of APRIL, 1999, provided that the Plat is registered in the office of the Register of Deeds of Guilford County, N.C., within thirty days from the effective date of this approval.

Asst City Clerk Thomas Martin

Director of Planning and Executive Secretary of Planning Board
Said Plat was approved by the Planning Board of the City of Greensboro, N.C.

SURVEYOR'S

"I, RICHARD T. EVANS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 764, Page 161, 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: ±35,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, regestration number and Seal this 7TH day of APRIL A.D., 19 99.

SEAL OR STAMP

Richard T. Evans
Surveyor

L-1721
Registration Number

GUILFORD COUNTY
NORTH CAROLINA

I JAMES PERSON, REVIEW OFFICER FOR THE CITY OF GREENSBORO, GUILFORD COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.

James Person 4-7-99
REVIEW OFFICER DATE

This plat does not require a certificate of approval by the Division of Highways as provided in G.S. 136-102.6, subsection (c).

Signed Thomas Martin Date 4-7-99
Planning Director

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

Approved _____
District Engineer

Date _____

Approved by the Board of Commissioners of Guilford County, N.C. on the ___ day of _____, 19 ___; provided that the plat is registered in the office of the Register of Deeds of Guilford County, N.C. within thirty days from date of this approval.

Signed _____ (Seal)
Chairman

Approved by the Planning Department of Guilford County, North Carolina on the ___ day of _____, 19 ___, pursuant to Article V of the Guilford County Development Ordinance.

_____
Planning Director

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Richard T. Evans
L-1721

LEGEND

EIP	EXISTING IRON PIPE
NIP	NEW IRON PIPE
R/W	RIGHT OF WAY
S.R.	STATE ROAD
P.B.	PLAT BOOK
PG.	PAGE
D.B.	DEED BOOK
AC.	ACRES
EX.	EXISTING
C/L	CENTERLINE
D. M. & U. E.	DRAINAGE MAINTENANCE & UTILITY EASEMENT
D.M.D.	DOUBLE MERIDIAN DISTANCE
N.C.G.S.	NORTH CAROLINA GEODETIC SURVEY

JEFFERSON-PILOT LIFE INSURANCE CO. IN RECORDING THIS PLAT OF A PORTION OF JEFFERSON VILLAGE, HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN ON THE PLAT AS "COMMON AREA" WHICH CONTAINS A LAKE WHICH IS TO BE UTILIZED AND MAINTAINED FOR OWNERS OF PROPERTY IN JEFFERSON VILLAGE AS A WATER QUALITY FACILITY AND AS AN AMENITY FOR RECREATION AND OTHER RELATED ACTIVITIES AND PURPOSES IN ACCORDANCE WITH AND PURSUANT TO THE DECLARATION DESCRIBED BELOW.

THE "COMMON AREA" EXPRESSLY IS NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC, BUT IS TO BE CONVEYED BY JEFFERSON-PILOT LIFE INSURANCE COMPANY TO JEFFERSON VILLAGE OWNERS ASSOCIATION OF GUILFORD COUNTY, INC. FOR THE USE AND ENJOYMENT OF MEMBERS OF JEFFERSON VILLAGE OWNERS ASSOCIATION OF GUILFORD COUNTY, INC., AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR JEFFERSON VILLAGE RECORDED IN D.B. 4745, PG. 799, IN THE GUILFORD COUNTY REGISTRY, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR JEFFERSON VILLAGE RECORDED OR TO BE RECORDED IN GUILFORD COUNTY REGISTRY, THE DECLARATION, AS AMENDED, BEING HEREBY INCORPORATED IN AND MADE A PART OF THIS PLAT.

JEFFERSON-PILOT LIFE INSURANCE CO. BY RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO BELLSOUTH TELECOMMUNICATIONS, INC. DUKE POWER COMPANY, PIEDMONT NATURAL GAS COMPANY, TIME WARNER CABLE, AND THE CITY OF GREENSBORO, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RIGHT-OF-WAY AND EASEMENTS TO RETAIN AND SERVICE THEIR RESPECTIVE WIRES, LINES, CONDUITS AND PIPES, IN THEIR PRESENT LOCATIONS WITHIN THE "COMMON AREA" AND/OR "OPEN SPACE" AS SHOWN HEREON TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND UPON SAID "COMMON AREA" AND/OR "OPEN SPACE" FOR THE PURPOSE OF MAINTAINING AND SERVICING SAID LINES, WIRES, CONDUITS AND PIPES.

THE UNDERSIGNED CORPORATION HEREBY ACKNOWLEDGES THIS PLAT TO BE ITS FREE ACT AND DEED.

JEFFERSON-PILOT LIFE INSURANCE CO.
BY _____ PRESIDENT ATTEST Andrea H Fox ASST SECRETARY

EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS AND DISCLAIMERS CONTAINED IN SECTIONS 30-6-13.7(B) AND (D) OF THE CITY OF GREENSBORO DEVELOPMENT ORDINANCE.

THE JEFFERSON VILLAGE OWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE PERMANENT WET DETENTION POND AS DIRECTED BY THE GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION.

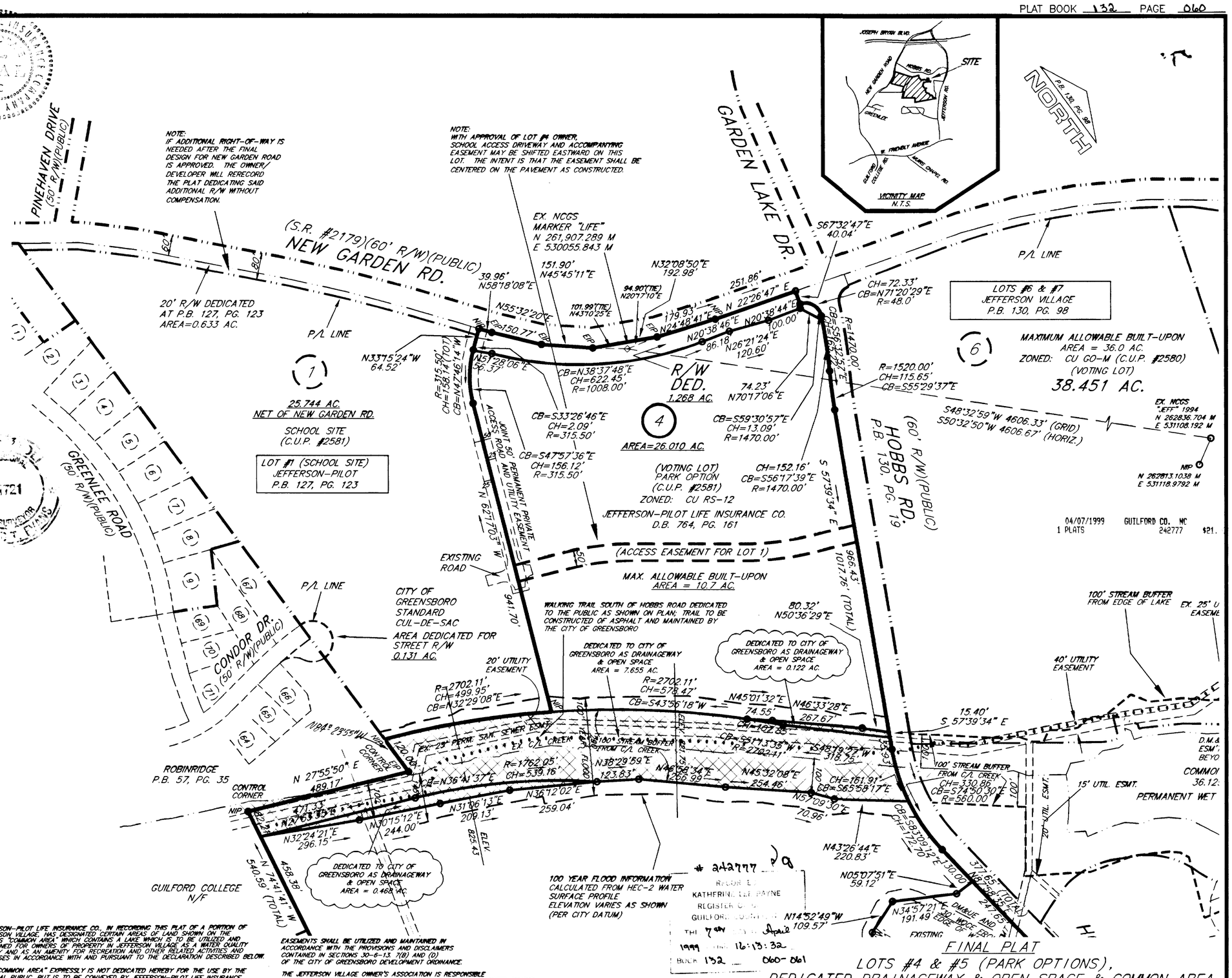
THE GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION AND THEIR ASSIGNS SHALL HAVE ACCESS TO THE PERMANENT WET DETENTION POND FOR INSPECTION AND/OR MAINTENANCE ENFORCEMENT.

NOTES:
AREA DETERMINED BY D.M.D. METHOD
NO N.C.G.S. MARKERS WITHIN 2,000' OF PROPERTY
BOUNDARY LINES NOT SURVEYED ARE DASHED

AREA DATA

LOT #4 (PARK OPTION):	26.010 AC.
LOT #5 (PARK OPTION):	58.552 AC.
TOTAL DRAINAGEWAY & OPEN SPACE DED.:	8.245 AC.
COMMON AREA:	16.200 AC.
R/W DEDICATION:	1.268 AC.
TOTAL AREA:	110.275 AC.

OWNER & DEVELOPER NAME & ADDRESS:
JEFFERSON-PILOT LIFE INSURANCE CO.
P.O. BOX 26040.
GREENSBORO, NORTH CAROLINA 27402
PHONE: (336) 275-9800



04/07/1999 GUILFORD CO. NC
1 PLATS 242777 $21.

242777
REGISTER OF DEEDS
KATHERINE LEE PAYNE
REGISTER OF DEEDS
GUILFORD COUNTY, N.C.
THIS 7 DAY April 1999 AT 16:13:32
BOOK 132 PAGE 060-061

FINAL PLAT

LOTS #4 & #5 (PARK OPTIONS),
DEDICATED DRAINAGEWAY & OPEN SPACE & COMMON AREA

JEFFERSON VILLAGE

JEFFERSON-PILOT LIFE INSURANCE COMPANY (OWNER)
GREENSBORO NORTH CAROLINA
MOREHEAD TOWNSHIP GUILFORD COUNTY
SCALE: 1"=200' DATE: MARCH 23, 1999
0' 200' 400' 600' 1000'

EVANS ENGINEERING INC. ENGINEERS, PLANNERS, SURVEYORS
4609 DUNDAS DRIVE GREENSBORO, NORTH CAROLINA 27407
PHONE: (336) 854-8877 FAX: (336) 854-8876
PROJ:58913 DRAW:PRELPARK-PLAT SHEET 1 OF 2

IMPRINT ALL SEALS INSIDE BORDER

PLATBORD

The undersigned hereby acknowledge(s) this Plat and

Allotment to be _____ free act and deed and hereby dedicate(s) to Public use as Streets, Playgrounds, Parks, Open Spaces, and Easements forever all areas as shown or indicated on said Plat, and authorize(s) the City of Greensboro to record this plat in the office of the Register of Deeds of Guilford County, N.C.

When grade of adjacent property does not conform to the street grade, an easement is effective for the purpose of sloping embankments from street grade level at the property line having a slope ratio of three feet horizontal for each foot of vertical dimension.

JEFFERSON-PILOT LIFE INSURANCE CO. (OWNER)

Signed [signature] Vice Pres.

Attest [signature] Asst. SEC.

Approved by the Planning Board of the City of Greensboro, N.C., effective on the 7TH day of APRIL 19 99, provided that the Plat is registered in the office of the Register of Deeds of Guilford County, N.C., within thirty days from the effective date of this approval.

By City Clerk [signature]

Director of Planning and Executive Secretary of Planning Board
Said Plat was approved by the Planning Board of the City of Greensboro, N.C.

SURVEYOR'S

I, RICHARD T. EVANS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 764, Page 161, 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: ±35,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and Seal this 7TH day of APRIL, A.D., 19 99.

SEAL OR STAMP

Surveyor

L-1721
Registration Number

GUILFORD COUNTY
NORTH CAROLINA

I JAMES HERSON, REVIEW OFFICER FOR THE CITY OF GREENSBORO, GUILFORD COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER 4-7-99 DATE

This plat does not require a certificate of approval by the Division of Highways as provided in G.S. 136-102.6, subsection (6).

Signed [signature] 4-7-99
Planning Director

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

Approved _____
District Engineer

Date _____

Approved by the Board of Commissioners of Guilford County, N.C. on the ___ day of _____, 19 ___; provided that the plat is registered in the office of the Register of Deeds of Guilford County, N.C. within thirty days from date of this approval.

Signed _____ (Seal)
Chairman

Approved by the Planning Department of Guilford County, North Carolina on the ___ day of _____, 19 ___, pursuant to Article V of the Guilford County Development Ordinance.

_____
Planning Director

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

L-1721

IMPRINT ALL SEALS INSIDE BORDER

PLATBORD

LEGEND

EIP	EXISTING IRON PIPE
NIP	NEW IRON PIPE
R/W	RIGHT OF WAY
S.R.	STATE ROAD
P.B.	PLAT BOOK
PG.	PAGE
D.B.	DEED BOOK
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D.M.D.	DOUBLE MERIDIAN DISTANCE
N.C.G.S.	NORTH CAROLINA GEODETIC SURVEY

NOTE:

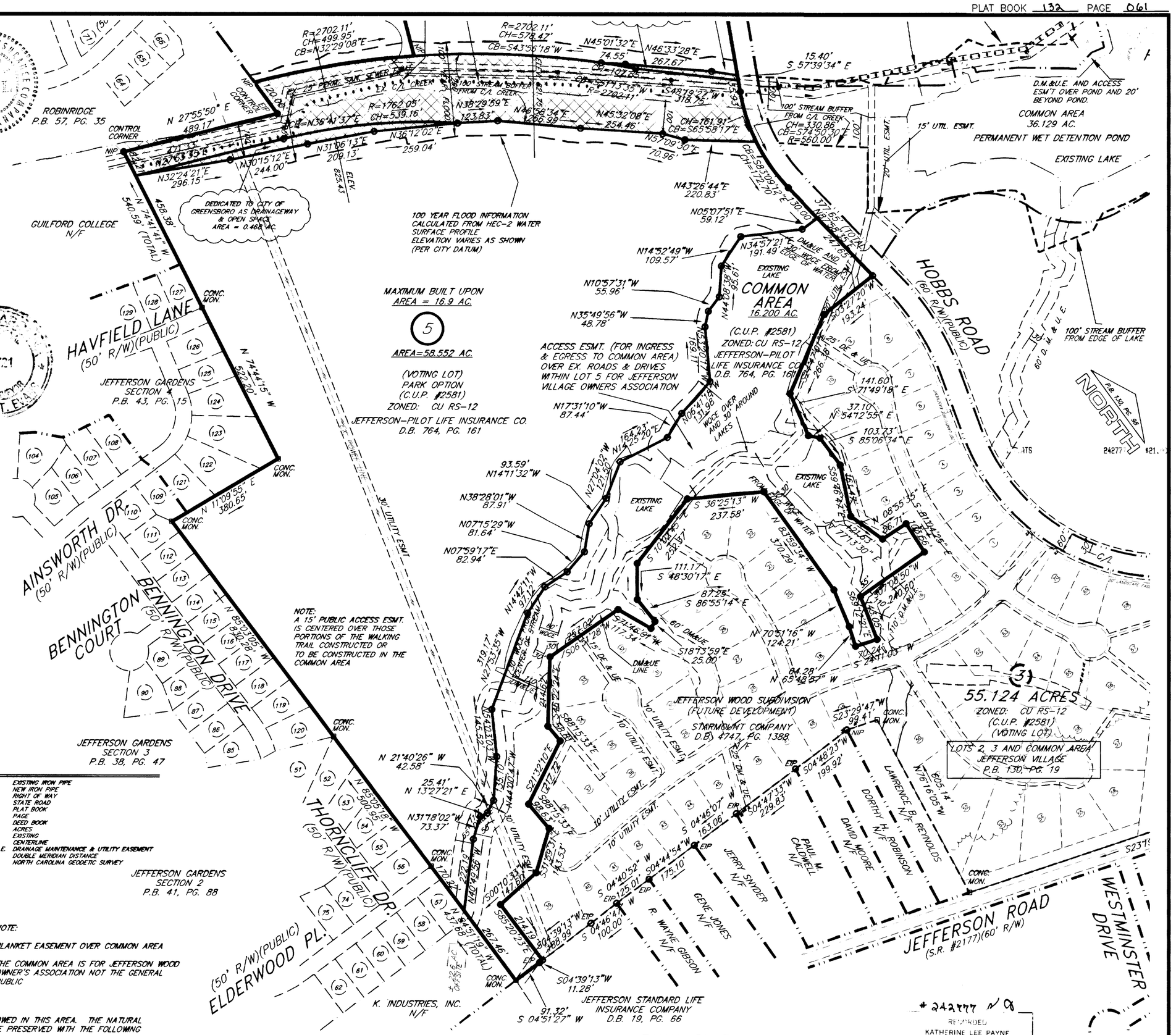
BLANKET EASEMENT OVER COMMON AREA

THE COMMON AREA IS FOR JEFFERSON WOOD OWNER'S ASSOCIATION NOT THE GENERAL PUBLIC

WATER QUALITY CONSERVATION EASEMENT (WQCE)

NO STRUCTURES AND/OR DISTURBING ACTIVITIES ARE ALLOWED IN THIS AREA. THE NATURAL GROUND COVER AND THE NATURAL TREE CANOPY MUST BE PRESERVED WITH THE FOLLOWING EXCEPTIONS:

1. THE CUTTING OR TRIMMING OF OVERCROWDED TREES IS ALLOWED PROVIDED THAT NO TREES IN EXCESS OF THREE INCHES IN DIAMETER AS MEASURED 12" OR LESS FROM THE GROUND ARE REMOVED.
2. UTILITIES AND EROSION CONTROL STRUCTURES CAN BE CONSTRUCTED AND MAINTAINED.
3. NORMAL MAINTENANCE BY MECHANICAL MEANS IS ALLOWED FOR THE REMOVAL OF DEAD, DISEASED, DEFORMED, POISONOUS OR NOXIOUS VEGETATION AND PESTS HARMFUL TO HEALTH.
4. MECHANICAL MOWING OF UTILITIES AREAS IS ALLOWED TO CONTROL GROWTH.



FINAL PLAT

LOTS #4 & #5 (PARK OPTIONS),
DEDICATED DRAINAGEWAY & OPEN SPACE & COMMON AREA

JEFFERSON VILLAGE

JEFFERSON-PILOT LIFE INSURANCE COMPANY (OWNER)

* 242777 N 08

RECORDED
KATHERINE LEE PAYNE
REGISTER OF DEEDS
GUILFORD COUNTY, NC
THIS 7TH DAY OF April
1999 TIME 16:13:32
BOOK 132 PAGE 060-061

SHEET 2 OF 2

NBMicroseal