BUCK ENGINEERING 8000 Regency Parkway Suite 200 Cary, North Carolina 27511 - Pick up

PLAT BOOK 153 PAGE 055

NOTES

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE AND ACCURATE OPINION OF TITLE AND IS SUBJECT TO THOSE EXCEPTIONS, IF ANY, AS NOTED THEREON, AND WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHTS-OF-WAY, ETC. NOT SHOWN. BOUNDARY INFORMATION IS PER DEEDS AND PLATS OF THE GUILFORD COUNTY REGISTRY AS SHOWN HEREON.
2. COORDINATES FOR GPS DERIVED CONTROL POINTS WERE PROVIDED TO BUCK ENGINEERING BY ARCADIS, INC. (COMBINED FACTOR=0.999969944)
3. ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
4. THE BEARING BASIS FOR THIS PLAT IS NAD 83(NC GRID).
5. ALL AREAS SHOWN WERE CALCULATED BY COORDINATE COMPUTATION.
6. ALL CONSERVATION EASEMENT POINTS WILL BE MONUMENTED WITH REBAR.
7. UNDERGROUND SANITARY SEWER LINE AND OTHER UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE NOT VERIFIED DURING THIS SURVEY.
8. THE CONSERVATION EASEMENTS SHOWN ON THIS EXHIBIT (No.1, AND 2) AND DEPICTED BY DARK LINES, DO NOT CREATE ANY NEW, OR AFFECT ANY EXISTING PROPERTY LINES. THE SOLE PURPOSE OF THIS EXHIBIT IS TO PROVIDE A BASIS FOR THE CONVEYANCE AND DEDICATION OF SAID CONSERVATION EASEMENTS.

STATE OF NORTH CAROLINA
GUILFORD COUNTY

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

Alexander F. MacIntosh 1/22/04
REVIEW OFFICER DATE

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

THIS PLAT DOES NOT REQUIRE A CERTIFICATE OF APPROVAL BY THE DIVISION OF HIGHWAYS AS APPROVED IN G.S. 136-102.6, SUBSECTION (g).

Alexander F. MacIntosh 1/22/04
for DIRECTOR OF PLANNING DATE

NO APPROVAL REQUIRED PURSUANT TO CHAPTER 30, SECTION 30-2-2.7 OF THE CITY OF GREENSBORO DEVELOPMENT ORDINANCE.

Alexander F. MacIntosh 1/22/04
for DIRECTOR OF PLANNING DATE

NO.	DATE	DESCRIPTION	BY

OWNER CERTIFICATE

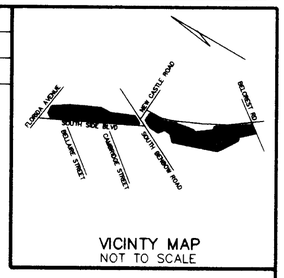
THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLOTMENT TO BE ITS FREE ACT AND DEED AND HEREBY DEDICATE(S) TO PUBLIC USE AS STREETS, PLAYGROUNDS, PARKS, OPEN SPACES, AND EASEMENTS FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, N.C.

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.

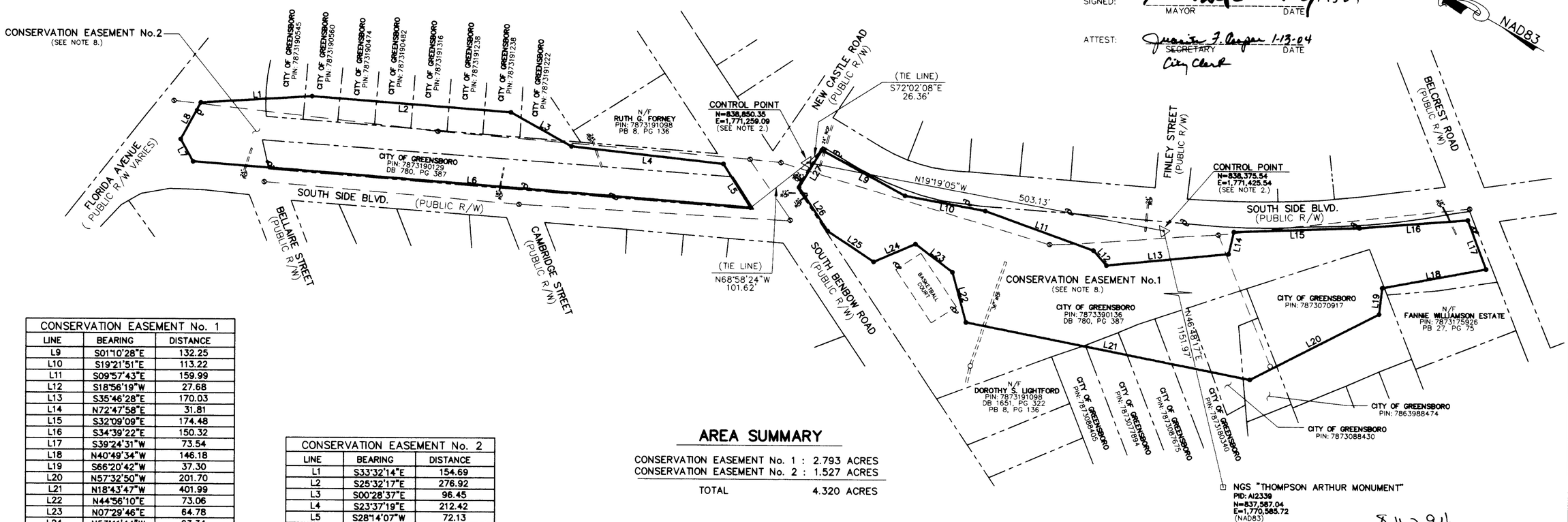
CITY OF GREENSBORO, N.C.

SIGNED: Keith Holliday 1-13-04
MAYOR DATE

ATTEST: Jeanette F. Harper 1-13-04
~~SECRETARY~~ City Clerk DATE



VICINTY MAP
NOT TO SCALE



CONSERVATION EASEMENT No. 1		
LINE	BEARING	DISTANCE
L9	S01°10'28"E	132.25
L10	S19°21'51"E	113.22
L11	S09°57'43"E	159.99
L12	S18°56'19"W	27.68
L13	S35°46'28"E	170.03
L14	N72°47'58"E	31.81
L15	S32°09'09"E	174.48
L16	S34°39'22"E	150.32
L17	S39°24'31"W	73.54
L18	N40°49'34"W	146.18
L19	S66°20'42"W	37.30
L20	N57°32'50"W	201.70
L21	N18°43'47"W	401.99
L22	N44°56'10"E	73.06
L23	N07°29'46"E	64.78
L24	N53°41'44"W	63.34
L25	N03°57'45"E	77.01
L26	N26°41'17"E	73.45
L27	S89°06'35"E	61.32

CONSERVATION EASEMENT No. 2		
LINE	BEARING	DISTANCE
L1	S33°32'14"E	154.69
L2	S25°32'17"E	276.92
L3	S00°28'37"E	96.45
L4	S23°37'19"E	212.42
L5	S28°14'07"W	72.13
L6	N25°27'57"W	776.41
L7	N31°05'31"E	35.82
L8	N88°16'23"E	58.72

AREA SUMMARY

CONSERVATION EASEMENT No. 1 :	2.793 ACRES
CONSERVATION EASEMENT No. 2 :	1.527 ACRES
TOTAL	4.320 ACRES

811294

RECORDED
KATHERINE LEE PAYNE
REGISTER OF DEEDS
GUILFORD COUNTY, NC
THIS 22 DAY OF January 2004
TIME 14:30:40
BOOK 153 PAGE 055

1 PLATS 811294 $21.00

LEGEND

PROPERTY LINE SURVEYED
PROPERTY LINE(R/W) NOT SURVEYED
CONSERVATION EASEMENT
EXIST. SANITARY SEWER
UTILITY POLE
EASEMENT MONUMENT SET
N/F....NOW OR FORMERLY
PIN.... PARCEL IDENTIFICATION NUMBER
RCP.... REINFORCED CONCRETE PIPE

REFERENCES

PLAT BOOK 8, PAGE 136
PLAT BOOK 8, PAGE 63
PLAT BOOK 9, PAGE 90
PLAT BOOK 27, PAGE 75
PLAT BOOK 7, PAGE 80
DEED BOOK 1651, PAGE 322
DEED BOOK 780, PAGE 387
DEED BOOK 980, PAGE 173
DEED BOOK 2731, PAGE 975
DEED BOOK 2737, PAGE 328

I, WILLIAM KENT, DO HEREBY CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY AND IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION.

William Kent
WILLIAM KENT, PLS L-3708

I, WILLIAM KENT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; 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 19th DAY OF DECEMBER 2003.

William Kent
WILLIAM KENT, PLS L-3708

NORTH CAROLINA PROFESSIONAL SEAL L-3708 SURVEYOR WILLIAM KENT

William Kent 12-19-03

Prepared in the Office of:

BUCK ENGINEERING
8000 Regency Parkway Suite 200
Cary, North Carolina 27511
Phone: 919-463-5488
Fax: 919-463-5490

PLAT OF
CONSERVATION EASEMENT EXHIBIT
FOR
NORTH CAROLINA WETLANDS RESTORATION PROGRAM
ON THE PROPERTY OF
CITY OF GREENSBORO - BENBOW PARK
CITY OF GREENSBORO GILMER TOWNSHIP GUILFORD COUNTY, NORTH CAROLINA

GRAPHIC SCALE
100 0 100 200
1"=100'

BE Project No.: 063
Date: SEPT. 2, 2003
Scale: 1"=100'
Drawing No.: BBOW_PLAT. dwg

B