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

PLAT BOOK 151 PAGE 112

NO.	DATE	DESCRIPTION	BY

STATE OF NORTH CAROLINA
GUILFORD COUNTY

I, STEVEN W. GALANTI, 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.

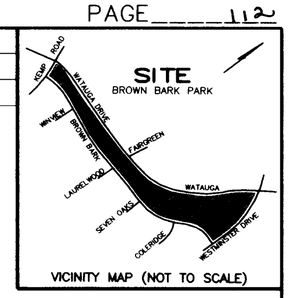
REVIEW OFFICER 8-29-03 DATE

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

DIRECTOR OF PLANNING 8-29-03 DATE

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

DIRECTOR OF PLANNING 8-29-03 DATE



VICINITY MAP (NOT TO SCALE)

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.

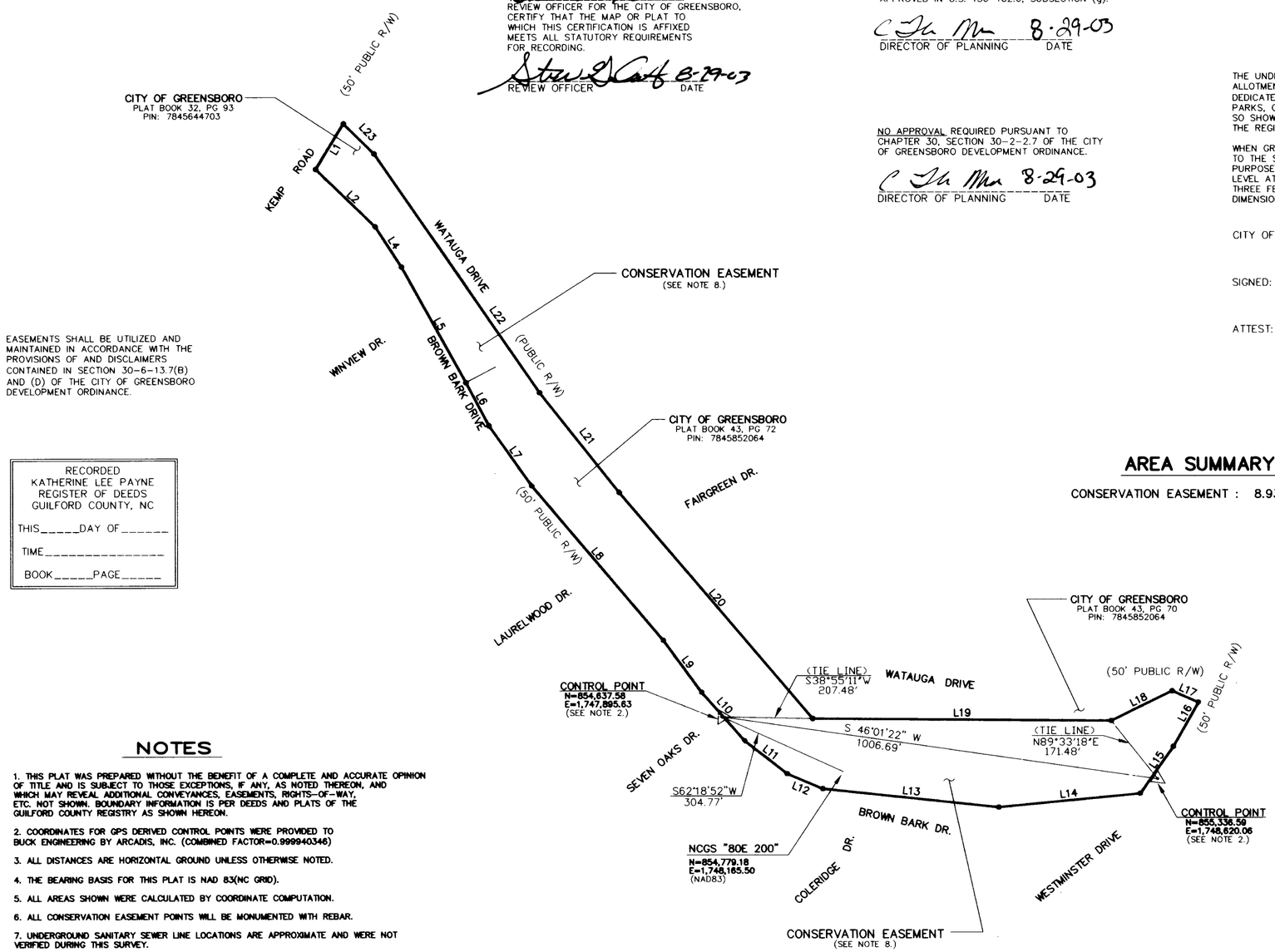
WHEN GRADE OF ADJACENT PROPERTY DOES NOT CONFORM TO THE STREET GRADE, AN EASEMENT IS EFFECTIVE FOR THE PURPOSE OF SLOPING EMBANKMENTS FROM STREET GRADE LEVEL AT THE PROPERTY LINE HAVING A SLOPE RATIO OF THREE FEET HORIZONTAL FOR EACH FOOT OF VERTICAL DIMENSION.

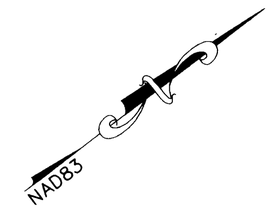
CITY OF GREENSBORO, N.C.

SIGNED: MAYOR DATE

ATTEST: SECRETARY DATE 8/27/03

09/02/2003 GUILFORD CO. NC
1 PLATS 757896 $21.00





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.

RECORDED
KATHERINE LEE PAYNE
REGISTER OF DEEDS
GUILFORD COUNTY, NC

THIS_____DAY OF_____

TIME_____

BOOK_____PAGE_____

AREA SUMMARY

CONSERVATION EASEMENT : 8.933 ACRES

CONSERVATION EASEMENT		
LINE	BEARING	DISTANCE
L1	S21°17'45"E	122.44
L2	N82°19'36"E	189.43
L4	S84°55'29"E	110.68
L5	S80°57'05"E	304.61
L6	S79°50'58"E	112.76
L7	S87°11'58"E	169.69
L8	N87°45'24"E	466.76
L9	S88°08'21"E	148.68
L10	N86°34'45"E	149.15
L11	N75°46'23"E	123.90
L12	N60°43'31"E	87.88
L13	N43°56'15"E	404.55
L14	N32°11'45"E	325.41
L15	N17°09'48"W	132.32
L16	N22°47'44"W	116.75
L17	S61°27'45"W	65.81
L18	S11°35'47"W	155.04
L19	S38°14'26"W	682.77
L20	S87°36'44"W	684.66
L21	S89°36'45"W	293.65
L22	N86°28'57"W	668.36
L23	S82°33'08"W	98.63

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=0.999940346)

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 LOCATIONS ARE APPROXIMATE AND WERE NOT VERIFIED DURING THIS SURVEY.

8. THE CONSERVATION EASEMENT SHOWN ON THIS EXHIBIT 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 EASEMENT.

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

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 18TH DAY OF AUGUST, 2003.

WILLIAM KENT, PLS L-3708

NORTH CAROLINA PROFESSIONAL SEAL L-3708 LAND SURVEYOR WILLIAM KENT 8/18/03

LEGEND

PROPERTY LINE SURVEYED.....
PROPERTY LINE(R/W) NOT SURVEYED.....
CONSERVATION EASEMENT.....
EXIST. SANITARY SEWER.....
EXISTING IRON PIPE/REBAR.....EIP ○
EASEMENT MONUMENT SET..... ●
PIN..... PARCEL IDENTIFICATION NUMBER

REFERENCES

GUILFORD COUNTY REGISTRY
PLAT BOOK 32, PG 93
PLAT BOOK 43, PG 72
PLAT BOOK 43, PG 70

757896

2003 09:38:30 151 112

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

FINAL PLAT OF
CONSERVATION EASEMENT EXHIBIT
FOR
NORTH CAROLINA WETLANDS RESTORATION PROGRAM
ON THE PROPERTY OF
CITY OF GREENSBORO - BROWN BARK PARK
CITY OF GREENSBORO MOREHEAD TOWNSHIP GUILFORD COUNTY, NORTH CAROLINA

GRAPHIC SCALE
0
1"=200'

BE Project No.: 063
Date: APRIL 29, 2003
Scale: 1"=200'
Drawing No.: BB_PLAT. dwg