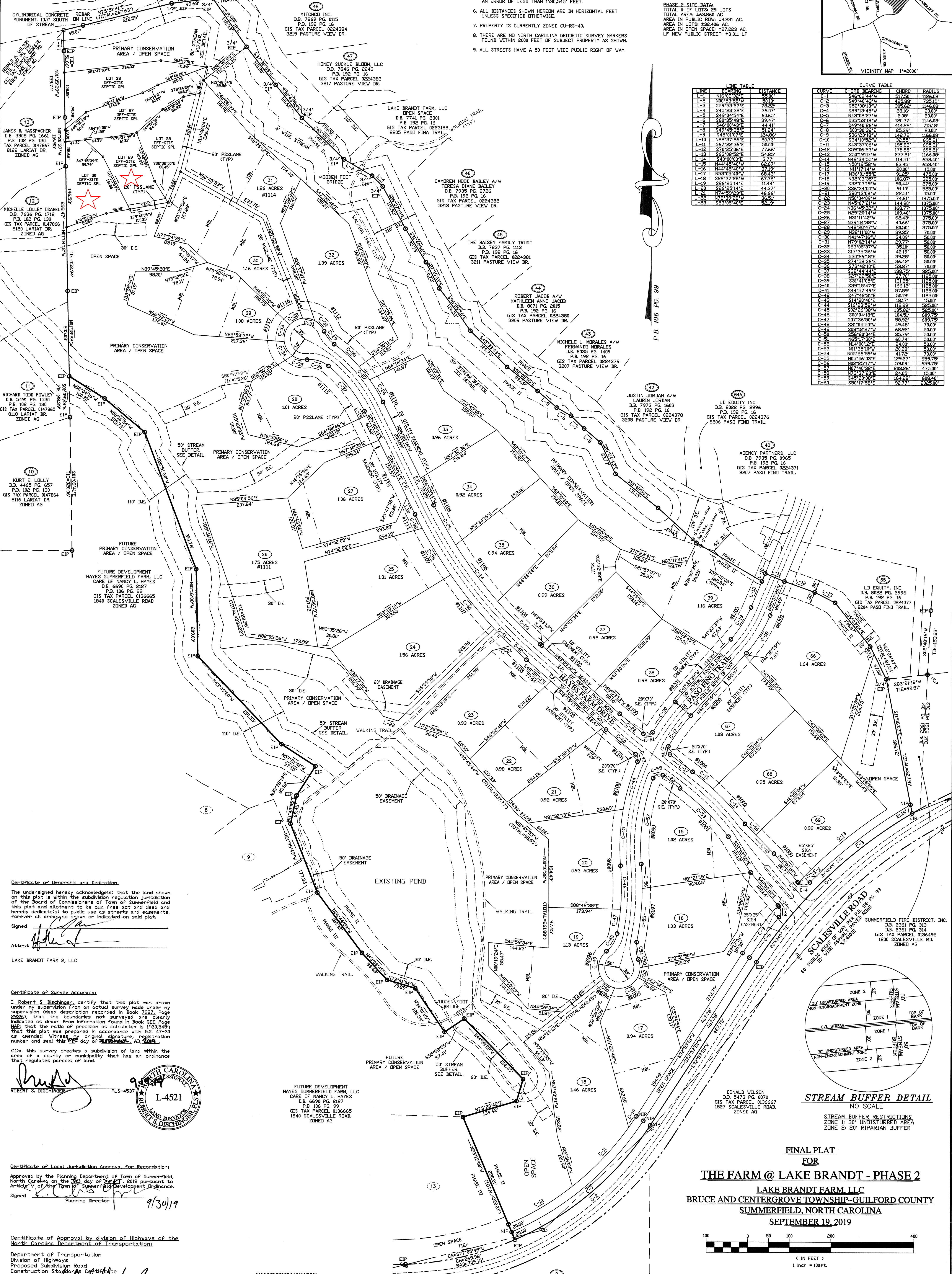


FC 1:135,723 JLR

LEGEND

- EIP EXISTING IRON PIPE
- NIP NEW IRON PIPE
- R/W RIGHT OF WAY
- S/R STATE ROAD
- P.B. PLAT BOOK
- P.G. PAGE
- D.B. DEED BOOK
- A.C. ACRES
- P.S.L.A.M. PERMANENT SEPTIC LINE AND MAINTENANCE EASEMENT
- C.V. CENTERLINE
- S.E. SIGHT EASEMENT
- D.E. DRAINAGE EASEMENT



Certificate of Ownership and Dedication

The undersigned hereby acknowledges that the land shown on this plat is within the subdivision jurisdiction of the Board of Commissioners of Town of Summerfield and this plat and allotment to be made hereafter and deed and hereby dedicates to public use as streets and easements. Forever all areas so shown or indicated on said plat.

Signed: *[Signature]*

Attest: *[Signature]*

LAKE BRANDT FARM 2, LLC

Certificate of Survey Accuracy

I, Robert S. Dischinger, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 7282, Page 2252) that the boundaries not surveyed are clearly indicated as drawn from information found in Book 5493, Page 142 that the ratio of precision as calculated is 1/30,543; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 9th day of September, AD 2019.

G13: this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Signed: *[Signature]*

ROBERT S. DISCHINGER, PLS-4537

Certificate of Local Jurisdiction Approval for Recordation

Approved by the Planning Department of Town of Summerfield, North Carolina, on the 30th day of Sept 2019 pursuant to Article V of the Town of Summerfield Development Ordinance.

Signed: *[Signature]* Planning Director

9/30/19

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: 9/30/19

BK: P 201
PG: 82-82
RCOR: 2019
10-01-2019
01-10-16 PM
BY: KATHLEEN TALLEY
DEPT: 08

GULFORD COUNTY, NC
JEFF L. THIGREN
REGISTER OF DEEDS

NC FEE \$21.00

UTILITY NOTICE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, RECORDED EASEMENTS, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE 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

- NOTES:**
- AREA DETERMINED BY LEAST SQUARES METHOD.
 - THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PER PANEL MAP 3710794000J ZONE "X" DATED JUNE 18, 2007.
 - BOUNDARY LINES NOT SURVEYED ARE SHOWN DASHED.
 - DEED REFERENCES:
D.B. 774 PG 2301 IS SUBJECT PROPERTY.
SEE ALSO PLAT BOOK 106 PAGE 99, P.B. 53 PG 277, P.B. 17 PG 17
 - THIS SURVEY IS OF AN ACTUAL FIELD SURVEY HAVING AN ERROR OF LESS THAN 1/30,543 FEET.
 - ALL DISTANCES SHOWN HEREIN ARE IN HORIZONTAL FEET UNLESS SPECIFIED OTHERWISE.
 - PROPERTY IS CURRENTLY ZONED CU-RS-40.
 - THERE ARE NO NORTH CAROLINA GEODETIC SURVEY MARKERS FOUND WITHIN 2000 FEET OF SUBJECT PROPERTY AS SHOWN.
 - ALL STREETS HAVE A 50 FOOT WIDE PUBLIC RIGHT OF WAY.

RS-40 DEVELOPMENT STANDARDS:

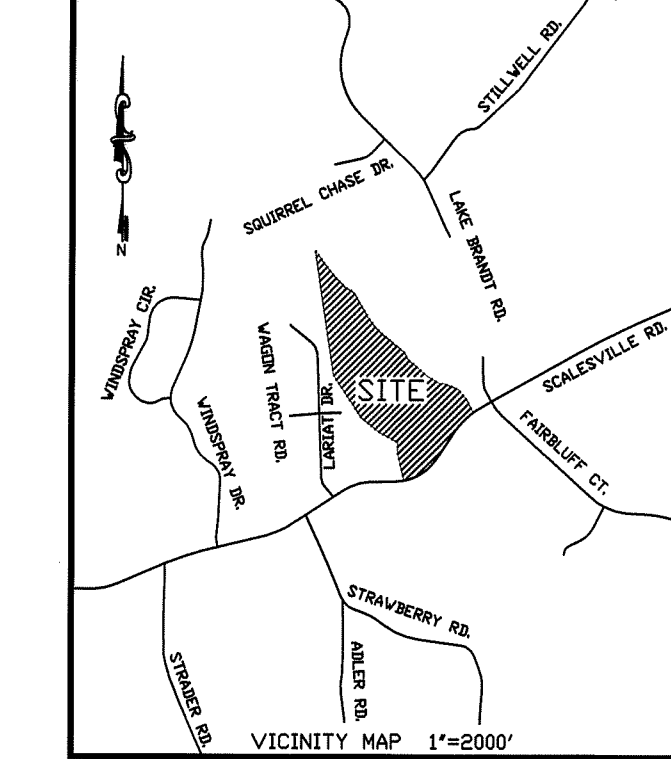
MINIMUM LOT WIDTH 150'
MINIMUM STREET FRONTAGE 50'
FRONT SETBACK 40'
SIDE SETBACK 15'
REAR SETBACK 30'
MAXIMUM BUILDING COVERAGE 30%

SITE DATA:
PARCEL #: 226660
PROPERTY REFERENCE: D.B. 7987 PG 2939
CURRENT ZONING CU-RS-40
SEWER PRIVATE SEPTIC WATER PRIVATE WELLS

PHASE 2 SITE DATA:
TOTAL # OF LOTS 69 LOTS
TOTAL AREA 1628.80 AC.
AREA IN PUBLIC RDW 44.231 AC.
AREA IN OPEN SPACE 427.223 AC.
LF NEW PUBLIC STREET: 43,011 LF

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N06°15'32"E	35.00
L-2	S89°53'27"E	30.00
L-3	S89°53'27"E	78.25
L-4	S49°04'24"E	60.55
L-5	S60°35'48"E	39.47
L-6	S49°25'35"E	44.41
L-7	S49°25'35"E	51.24
L-8	S49°25'35"E	124.86
L-9	S49°25'35"E	30.73
L-10	N89°53'27"E	30.00
L-11	S87°58'36"E	30.00
L-12	S87°58'36"E	30.00
L-13	S87°58'36"E	30.00
L-14	S87°58'36"E	30.00
L-15	S87°58'36"E	30.00
L-16	N44°43'00"E	37.19
L-17	S87°58'36"E	30.00
L-18	S87°58'36"E	30.00
L-19	S87°58'36"E	30.00
L-20	S87°58'36"E	30.00
L-21	N74°39'58"E	46.66
L-22	S87°58'36"E	30.00
L-23	S87°58'36"E	30.00



CURVE TABLE

CURVE	CHORD BEARING	CHORD	RADIUS
C-1	S44°02'44"W	507.50	1126.08
C-2	S49°49'42"W	452.89	725.15
C-3	S89°08'18"E	508.62	1146.88
C-4	S89°53'27"E	30.00	30.00
C-5	N43°02'27"W	52.68	20.00
C-6	S89°53'27"E	120.37	1146.08
C-7	S89°53'27"E	414.22	715.16
C-8	S00°30'32"E	26.39	20.00
C-9	S89°53'27"E	142.79	1166.08
C-10	S89°53'27"E	32.59	699.21
C-11	S43°37'06"W	126.85	679.21
C-12	S89°53'27"E	30.00	30.00
C-13	S89°53'27"E	30.00	30.00
C-14	N42°34'52"W	114.51	628.40
C-15	S89°53'27"E	30.00	30.00
C-16	N11°17'14"W	20.00	15.00
C-17	S89°53'27"E	30.00	30.00
C-18	S89°53'27"E	30.00	30.00
C-19	S89°53'27"E	30.00	30.00
C-20	S89°53'27"E	30.00	30.00
C-21	S89°53'27"E	30.00	30.00
C-22	S89°53'27"E	30.00	30.00
C-23	S89°53'27"E	30.00	30.00
C-24	S89°53'27"E	30.00	30.00
C-25	S89°53'27"E	30.00	30.00
C-26	S89°53'27"E	30.00	30.00
C-27	S89°53'27"E	30.00	30.00
C-28	S89°53'27"E	30.00	30.00
C-29	S89°53'27"E	30.00	30.00
C-30	S89°53'27"E	30.00	30.00
C-31	S89°53'27"E	30.00	30.00
C-32	S89°53'27"E	30.00	30.00
C-33	S89°53'27"E	30.00	30.00
C-34	S89°53'27"E	30.00	30.00
C-35	S89°53'27"E	30.00	30.00
C-36	S89°53'27"E	30.00	30.00
C-37	S89°53'27"E	30.00	30.00
C-38	S89°53'27"E	30.00	30.00
C-39	S89°53'27"E	30.00	30.00
C-40	S89°53'27"E	30.00	30.00
C-41	S89°53'27"E	30.00	30.00
C-42	S89°53'27"E	30.00	30.00
C-43	S89°53'27"E	30.00	30.00
C-44	S89°53'27"E	30.00	30.00
C-45	S89°53'27"E	30.00	30.00
C-46	S89°53'27"E	30.00	30.00
C-47	S89°53'27"E	30.00	30.00
C-48	S89°53'27"E	30.00	30.00
C-49	S89°53'27"E	30.00	30.00
C-50	S89°53'27"E	30.00	30.00
C-51	S89°53'27"E	30.00	30.00
C-52	S89°53'27"E	30.00	30.00
C-53	S89°53'27"E	30.00	30.00
C-54	S89°53'27"E	30.00	30.00
C-55	S89°53'27"E	30.00	30.00
C-56	S89°53'27"E	30.00	30.00
C-57	S89°53'27"E	30.00	30.00
C-58	S89°53'27"E	30.00	30.00
C-59	S89°53'27"E	30.00	30.00
C-60	S89°53'27"E	30.00	30.00

P.B. 106 PG. 99

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P.B. 106 PG. 99

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P.B. 106 PG. 99

P.B. 106 PG. 99

P.B. 106 PG. 99

[PROJECT: 686-02P]-[H: DRAWINGS: LD, EVANS, HAYES PROPERTY, SURVEYORS, HAYED PLAT PH 1.DWG]

EVANS ENGINEERING, INC.
ENGINEERS, SURVEYORS, PLANNERS
GREENSBORO, N.C. 27407
PHONE: (336) 854-8877
LICENSE E-0188

FINAL PLAT FOR THE FARM @ LAKE BRANDT FARM - PHASE 2
LAKE BRANDT FARM, LLC
BRUCE AND CENTERGROVE TOWNSHIP-GULFORD COUNTY
SUMMERFIELD, NORTH CAROLINA
SEPTEMBER 19, 2019

