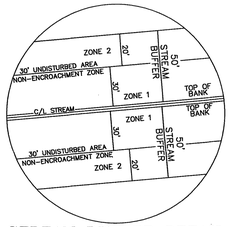
FC = 1':87,183' DF

~~MAIL TO:~~ EVANS ENGINEERING, INC. 4609 DUNDAS DRIVE GREENSBORO, N.C. 27407 (PICK UP) ISAACSON

Plat Book 192 Page 16



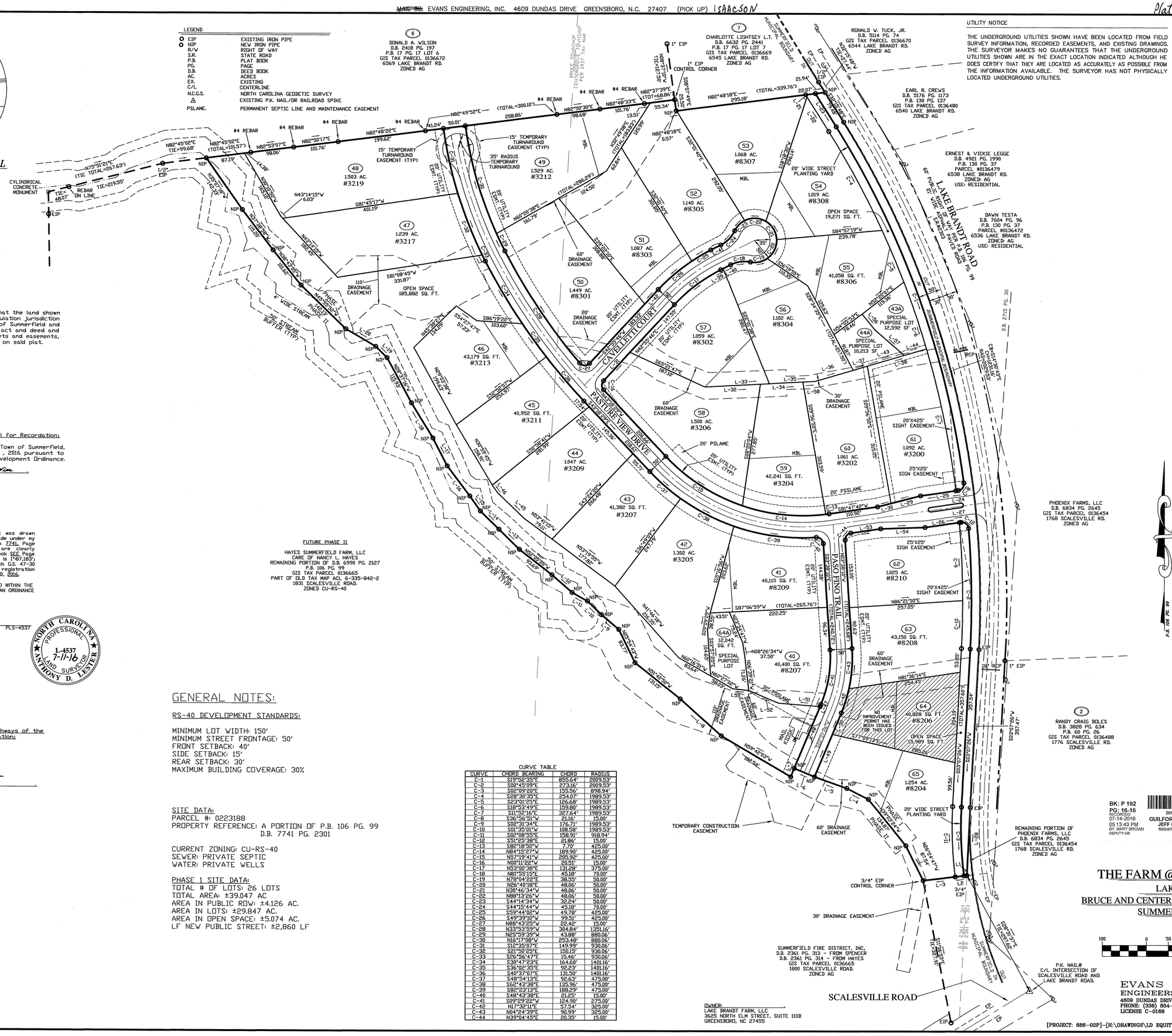
STREAM BUFFER DETAIL

NO SCALE

STREAM BUFFER RESTRICTIONS
ZONE 1: 30' UNDISTURBED AREA
ZONE 2: 20' RIPARIAN BUFFER

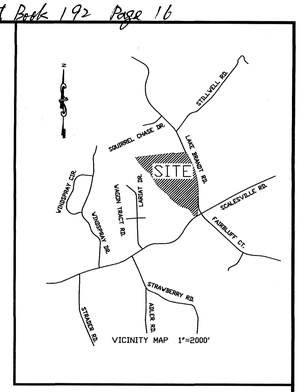
LEGEND

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
N.C.G.S.	NORTH CAROLINA GEODETIC SURVEY
△	EXISTING P.K. NAIL/OR RAILROAD SPIKE
PSLAME.	PERMANENT SEPTIC LINE AND MAINTENANCE EASEMENT



UTILITY NOTICE

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



VICINITY MAP 1"=2000'

NOTES:

1. AREA DETERMINED BY LEAST SQUARES METHOD.
2. 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.
3. BOUNDARY LINES NOT SURVEYED ARE SHOWN DASHED.
4. DEED REFERENCES: D.B. 7741 PG. 2301 IS SUBJECT PROPERTY. SEE ALSO PLAT BOOK 106 PAGE 99, P.B. 53 PG. 277, P.B. 17 PG. 17
5. THIS SURVEY IS OF AN ACTUAL FIELD SURVEY HAVING AN ERROR OF LESS THAN 1'30,545' FEET.
6. ALL DISTANCES SHOWN HEREON ARE IN HORIZONTAL FEET UNLESS SPECIFIED OTHERWISE.
7. PROPERTY IS CURRENTLY ZONED CU-RS-40.
8. THERE ARE NO NORTH CAROLINA GEODETIC SURVEY MARKERS FOUND WITHIN 2000 FEET OF SUBJECT PROPERTY AS SHOWN.
9. ALL STREETS HAVE A 50 FOOT WIDE PUBLIC RIGHT OF WAY.

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S83°21'18"W	6.64'
L-2	S83°21'18"W	20.00'
L-3	S83°21'18"W	73.23'
L-4	N63°08'52"W	54.85'
L-5	N70°25'05"W	77.65'
L-6	N67°52'36"W	50.00'
L-7	S22°37'26"W	20.73'
L-8	N48°01'07"W	124.86'
L-9	N49°45'35"W	51.24'
L-10	N46°00'43"W	44.41'
L-11	N60°35'48"W	39.47'
L-12	N49°04'54"W	60.65'
L-13	N45°38'42"W	64.82'
L-14	N45°38'45"W	58.92'
L-15	N35°26'54"W	41.53'
L-16	N37°06'45"W	85.09'
L-17	N27°15'21"W	70.73'
L-18	N31°40'36"W	93.73'
L-19	N45°23'39"W	36.07'
L-20	N59°53'27"W	78.22'
L-21	S32°10'55"E	3.86'
L-22	S32°10'55"E	99.27'
L-23	S32°10'55"E	88.75'
L-24	S81°47'42"W	5.21'
L-25	S81°47'42"W	80.95'
L-26	N81°47'42"E	78.32'
L-27	N81°47'42"E	4.18'
L-28	S02°48'16"W	153.83'
L-29	S75°31'03"W	69.06'
L-30	S75°31'03"W	31.54'
L-31	N42°35'46"E	87.67'
L-32	N86°57'38"E	125.83'
L-33	N86°57'38"E	146.65'
L-34	N86°57'38"E	96.37'
L-35	N86°57'38"E	103.78'
L-36	N73°43'14"E	50.15'
L-37	N73°43'14"E	33.16'
L-38	N73°43'14"E	139.61'
L-39	N63°05'29"E	6.08'
L-40	N63°05'29"E	19.11'
L-41	S63°05'29"W	25.19'
L-42	S42°35'46"W	44.88'
L-43	N73°43'14"E	87.10'
L-44	N73°43'14"E	52.51'
L-45	N46°01'19"W	83.30'
L-46	N34°57'08"W	20.91'
L-47	S22°37'26"W	5.29'
L-48	S22°37'26"W	151.34'
L-49	S22°37'26"E	104.16'
L-50	S22°37'26"E	32.48'
L-51	N85°31'38"W	94.46'
L-52	N64°50'31"W	73.33'
L-53	N81°47'42"E	68.25'
L-54	N88°04'20"E	100.60'
L-55	N84°18'35"W	35.92'
L-56	S39°31'35"E	46.52'
L-57	S49°14'04"E	87.44'
L-58	N86°57'38"E	27.63'

CURVE TABLE

CURVE	CHORD BEARING	CHORD	RADIUS
C-1	S19°52'35"E	855.64'	2009.53'
C-2	S00°45'09"E	27.316'	2009.53'
C-3	S05°09'26"E	155.56'	898.94'
C-4	S28°30'35"E	234.07'	1989.53'
C-5	S23°01'25"E	126.68'	1989.53'
C-6	S18°53'49"E	159.80'	1989.53'
C-7	S11°35'16"E	327.64'	1989.53'
C-8	S36°56'51"W	21.16'	15.00'
C-9	S82°31'34"E	176.71'	1989.53'
C-10	S01°35'01"W	108.58'	1989.53'
C-11	S02°08'55"E	158.91'	918.94'
C-12	S51°25'38"E	21.86'	15.00'
C-13	S82°18'50"W	7.70'	425.00'
C-14	N84°15'27"W	189.90'	425.00'
C-15	N57°19'41"W	205.92'	425.00'
C-16	N00°11'22"W	20.51'	15.00'
C-17	N53°00'38"E	131.28'	375.00'
C-18	N81°35'15"E	45.18'	70.00'
C-19	N78°04'22"E	38.55'	50.00'
C-20	N26°40'18"E	48.06'	50.00'
C-21	N38°46'34"W	48.06'	50.00'
C-22	N88°13'26"W	48.06'	50.00'
C-23	S44°14'34"W	32.24'	50.00'
C-24	S44°15'44"W	45.18'	70.00'
C-25	S59°44'02"W	49.78'	425.00'
C-26	S49°39'10"W	99.51'	425.00'
C-27	N88°43'25"W	22.42'	15.00'
C-28	N33°53'59"W	304.84'	1351.16'
C-29	N25°39'39"W	43.88'	880.06'
C-30	N16°17'08"W	253.48'	880.06'
C-31	S12°35'07"E	149.99'	930.06'
C-32	S21°30'25"E	150.15'	930.06'
C-33	S26°56'47"E	15.46'	930.06'
C-34	S30°47'23"E	164.60'	1401.16'
C-35	S36°02'35"E	92.23'	1401.16'
C-36	S40°37'07"E	131.50'	1401.16'
C-37	S48°54'13"E	92.63'	475.00'
C-38	S62°43'38"E	135.96'	475.00'
C-39	S82°23'13"E	188.29'	475.00'
C-40	S48°43'38"E	21.25'	15.00'
C-41	S09°29'22"W	124.90'	275.00'
C-42	N17°36'11"E	37.34'	325.00'
C-43	N04°24'39"E	90.99'	325.00'
C-44	N39°04'45"E	20.35'	15.00'

Certificate of Ownership and Dedication:

The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision regulation jurisdiction of the Board of Commissioners of Town of Summerfield and this plat and allotment to be our 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.

Signed _____

Attest _____

LAKE BRANDT FARM, LLC

Certificate of Local Jurisdiction Approval for Recordation:

Approved by the Planning Department of Town of Summerfield, North Carolina on the 12th day of July, 2016 pursuant to Article V of the Town of Summerfield Development Ordinance.

Signed _____ Interim
Planning Director

Certificate of Survey Accuracy:

I, Anthony D. Lester, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 7741, Page 2301); 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 1:87,183'; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 11 day of July, AD, 2016.

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

Anthony D. Lester PLS-4537

NORTH CAROLINA PROFESSIONAL L-4537 7-11-16 LAND SURVEYOR ANTHONY D. LESTER

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 _____
District Engineer

Date: 7/12/16

GENERAL NOTES:

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 #: 0223188
PROPERTY REFERENCE: A PORTION OF P.B. 106 PG. 99
D.B. 7741 PG. 2301

CURRENT ZONING: CU-RS-40
SEWER: PRIVATE SEPTIC
WATER: PRIVATE WELLS

PHASE 1 SITE DATA:
TOTAL # OF LOTS: 26 LOTS
TOTAL AREA: ±39.047 AC
AREA IN PUBLIC ROW: ±4.126 AC.
AREA IN LOTS: ±29.847 AC.
AREA IN OPEN SPACE: ±5.074 AC.
LF NEW PUBLIC STREET: ±2,860 LF

BK: P 192
PG: 16-16
RECORDED
07-14-2016
05:13:43 PM
BY: MARY BROWN
DEPUTY-GB

2016037562
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE $21.00

FINAL PLAT FOR THE FARM @ LAKE BRANDT - PHASE I

LAKE BRANDT FARM, LLC
BRUCE AND CENTERGROVE TOWNSHIP–GUILFORD COUNTY
SUMMERFIELD, NORTH CAROLINA
JULY 11, 2016

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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: 686-02P]-[H:\DRAWINGS\LD EQUITY\HAYES PROPERTY\SURVEYORS\HAYED FARM PLAT PH 1.DWG]