RANDALL K. PAGE

Plat Book 216 Page 53

SURVEYOR'S CERTIFICATION

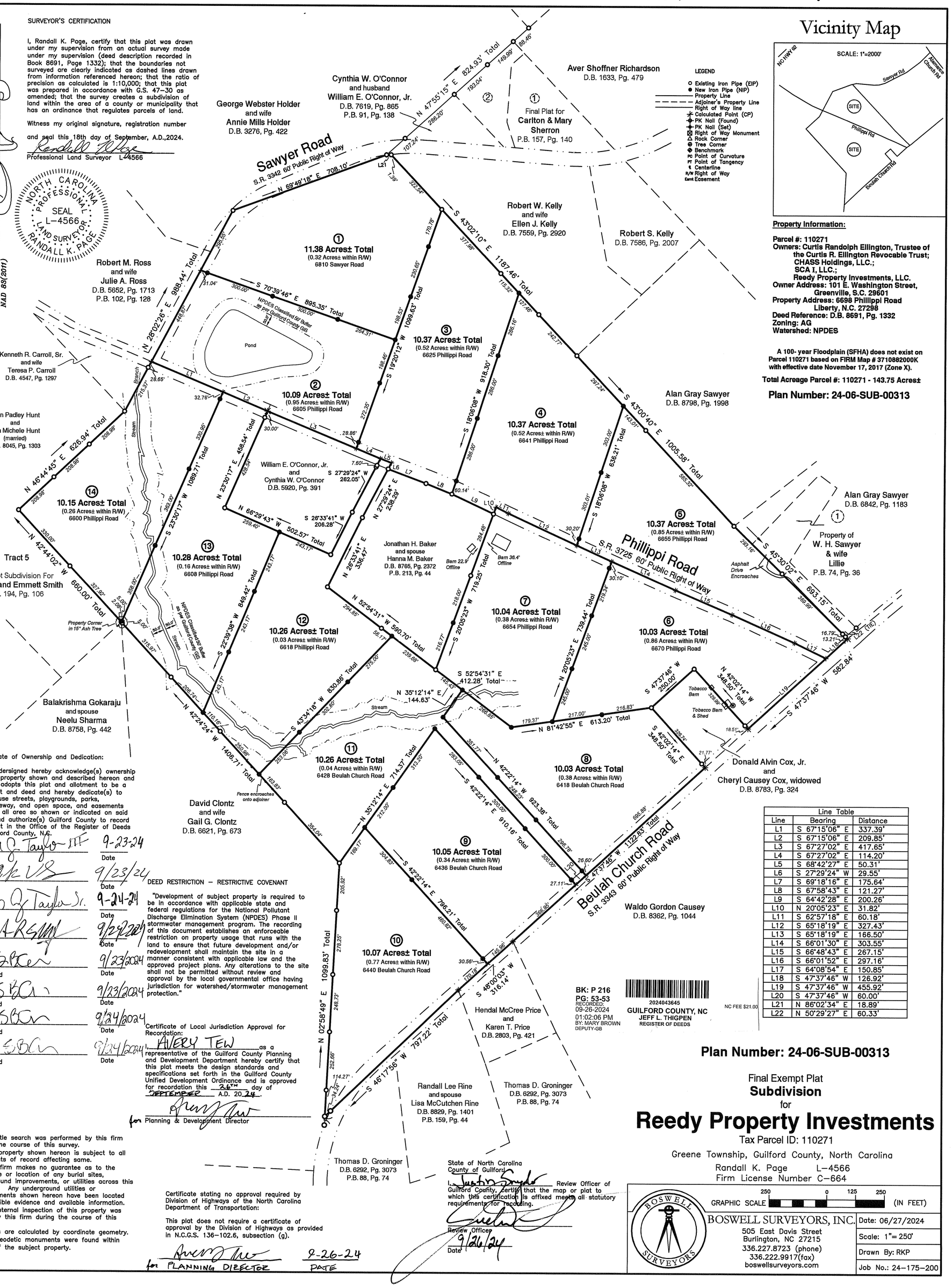
I, Randall K. Page, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 8691, Page 1332); that the boundaries not surveyed are clearly indicated as dashed lines drawn from information referenced hereon; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended; that the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Witness my original signature, registration number and seal this 18th day of September, A.D.,2024.

Randall K. Page
Professional Land Surveyor L-4566

NORTH CAROLINA PROFESSIONAL SEAL L-4566 LAND SURVEYOR RANDALL K. PAGE

NAD 83(2011)



Property Information:

Parcel #: 110271
Owners: Curtis Randolph Ellington, Trustee of the Curtis R. Ellington Revocable Trust; CHASS Holdings, LLC.; SCA I, LLC.; Reedy Property Investments, LLC.
Owner Address: 101 E. Washington Street, Greenville, S.C. 29601
Property Address: 6698 Phillippi Road Liberty, N.C. 27298
Deed Reference: D.B. 8691, Pg. 1332
Zoning: AG
Watershed: NPDES

A 100- year Floodplain (SFHA) does not exist on Parcel 110271 based on FIRM Map # 3710882000K with effective date November 17, 2017 (Zone X).

Total Acreage Parcel #: 110271 - 143.75 Acres±

Plan Number: 24-06-SUB-00313

Certificate of Ownership and Dedication:

The undersigned hereby acknowledge(s) ownership of the property shown and described hereon and hereby adopts this plat and allotment to be a free act and deed and hereby dedicate(s) to public use streets, playgrounds, parks, drainageway, and open space, and easements forever all area so shown or indicated on said plat, and authorize(s) Guilford County to record this plat in the Office of the Register of Deeds of Guilford County, N.C.

Signed	Date 9-23-24
Signed	Date 9/23/24
Signed	Date 9-24-24
Signed	Date 9/24/2024
Attested	Date 9/23/2024
Attested	Date 9/23/2024
Attested	Date 9/24/2024
Attested	Date 9/24/2024

DEED RESTRICTION – RESTRICTIVE COVENANT

"Development of subject property is required to be in accordance with applicable state and federal regulations for the National Pollutant Discharge Elimination System (NPDES) Phase II stormwater management program. The recording of this document establishes an enforceable restriction on property usage that runs with the land to ensure that future development and/or redevelopment shall maintain the site in a manner consistent with applicable law and the approved project plans. Any alterations to the site shall not be permitted without review and approval by the local governmental office having jurisdiction for watershed/stormwater management protection."

Certificate of Local Jurisdiction Approval for Recordation:

I, AVERY TEW as a representative of the Guilford County Planning and Development Department hereby certify that this plat meets the design standards and specifications set forth in the Guilford County Unified Development Ordinance and is approved for recordation this 26TH day of SEPTEMBER A.D. 2024.

for Planning & Development Director

Notes:
1) No title search was performed by this firm during the course of this survey.
2) The property shown hereon is subject to all easements of record affecting same.
3) This firm makes no guarantee as to the existence or location of any burial sites, underground improvements, or utilities across this property. Any underground utilities or improvements shown hereon have been located from visible evidence and available information.
4) No internal inspection of this property was made by this firm during the course of this survey.
5) Areas are calculated by coordinate geometry.
6) No geodetic monuments were found within 2000' of the subject property.

Certificate stating no approval required by Division of Highways of the North Carolina Department of Transportation:

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

for PLANNING DIRECTOR 9-26-24 DATE

BK: P 216
PG: 53-53
RECORDED: 09-26-2024 01:02:06 PM
BY: MARY BROWN
DEPUTY-GB

2024043645
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE $21.00

State of North Carolina
County of Guilford

I, Justin Snyder Review Officer of Guilford County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer
Date 9/26/24

Line Table		
Line	Bearing	Distance
L1	S 67°15'06" E	337.39'
L2	S 67°15'06" E	209.85'
L3	S 67°27'02" E	417.65'
L4	S 67°27'02" E	114.20'
L5	S 68°42'27" E	50.31'
L6	S 27°29'24" W	29.55'
L7	S 69°18'16" E	175.64'
L8	S 67°58'43" E	121.27'
L9	S 64°42'28" E	200.26'
L10	N 20°05'23" E	31.82'
L11	S 62°57'18" E	60.18'
L12	S 65°18'19" E	327.43'
L13	S 65°18'19" E	166.50'
L14	S 66°01'30" E	303.55'
L15	S 66°48'43" E	267.15'
L16	S 66°01'52" E	297.16'
L17	S 64°08'54" E	150.85'
L18	S 47°37'46" W	126.92'
L19	S 47°37'46" W	455.92'
L20	S 47°37'46" W	60.00'
L21	N 86°02'34" E	18.89'
L22	N 50°29'27" E	60.33'

Plan Number: 24-06-SUB-00313

Final Exempt Plat
Subdivision
for
Reedy Property Investments

Tax Parcel ID: 110271
Greene Township, Guilford County, North Carolina
Randall K. Page L-4566
Firm License Number C-664

GRAPHIC SCALE 250 0 125 250 (IN FEET)

BOSWELL SURVEYORS, INC.
505 East Davis Street
Burlington, NC 27215
336.227.8723 (phone)
336.222.9917(fax)
boswellsurveyors.com

Date: 06/27/2024
Scale: 1"= 250'
Drawn By: RKP
Job No.: 24-175-200