

CERTIFICATE OF OWNERSHIP AND DEDICATION
The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision jurisdiction of the Town of Summerfield, Guilford County, North Carolina and this plat and allotment to be a free act and deed, and hereby dedicate(s) to public use as roads, streets, and easements forever all areas so shown or indicated on this plat.

Signed by: Andrew Dreyfuss, Member/Manager
Wynn Birkhaven, LLC
Attest by: Christopher M. Rohrer

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.

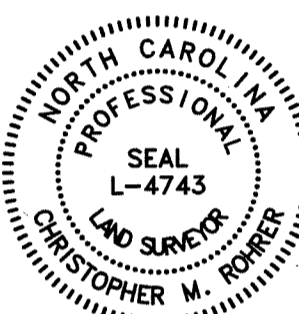
SURVEYORS
I, Christopher M. Rohrer, certify that this plat was drawn under my supervision from an actual survey made under my supervision (Deed description recorded in See plat references); that the boundaries not surveyed are clearly indicated as drawn from information found in (See plat for references); that the ratio of precision as calculated is 1:10,000 or greater; that this plat was prepared in accordance with G.S. 47-30 as amended.

This 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 17th day of FEBRUARY A.D., 2017.

Signature of Surveyor Christopher M. Rohrer

L-4743
Registration Number



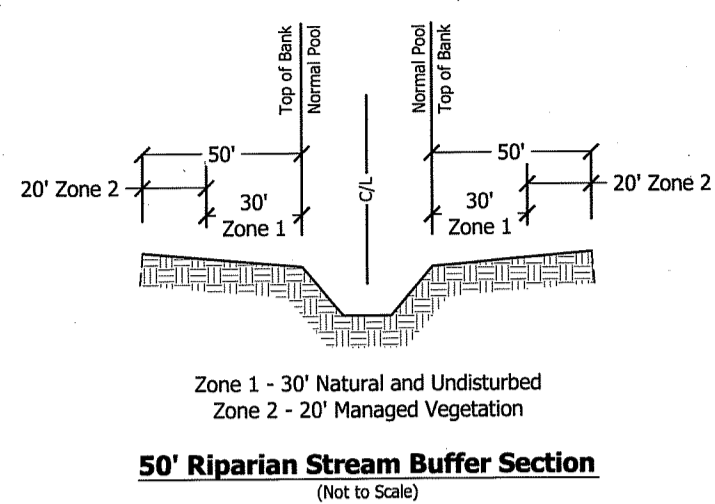
CERTIFICATE OF APPROVAL BY DIVISION OF HIGHWAYS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
Approved by District Engineer
3/1/17

CERTIFICATE OF LOCAL JURISDICTION APPROVAL
Approved by the Town of Summerfield, Guilford County, North Carolina on the 7 day of March 2017. Pursuant to Article V of the Summerfield Development Ordinance.
Town of Summerfield Enforcement Officer
3/2/17

REVIEW OFFICER'S CERTIFICATION
State of North Carolina
County of Guilford
Review Officer of Guilford County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
K. Scott Whitaker
3/7/17

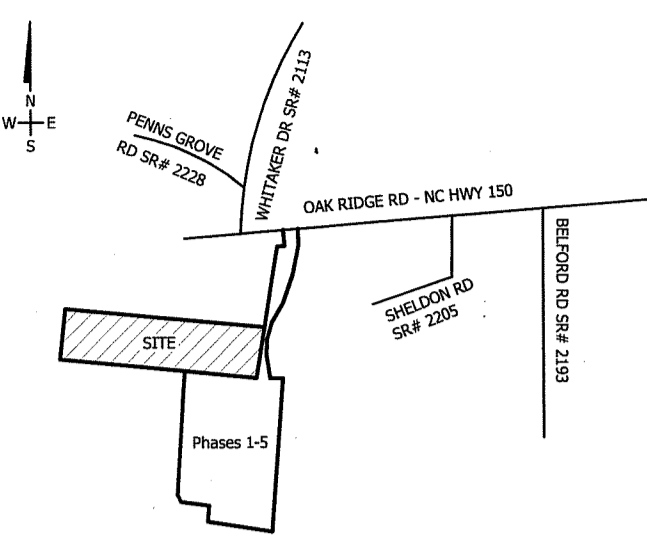
GENERAL PLAT NOTES
This plat is subject to any easements, agreements or rights-of-way of record, prior to the date of this plat, which were not visible at the time of my inspection.
Method of computation is by coordinate calculation.
All property corners not otherwise labeled are new iron rods.
The ratio of precision is 1:10,000 or greater.

- LEGEND
UP • UTILITY POLE
LP • LIGHT POLE
CL • CENTERLINE
B/L • BUILDING LINE
NTS • NOT TO SCALE
EIP • EXISTING IRON PIPE
EIR • EXISTING IRON ROD
NIR • NEW IRON ROD
R/W • RIGHT OF WAY
DE • DRAINAGE EASEMENT
SDE • SIGHT DISTANCE EASEMENT
PT • POINT (NO MONUMENT SET)
RCP • REINFORCED CONCRETE PIPE
SPL • SPECIAL PURPOSE LOT EASEMENT
ESMT • EASEMENT
OSSE • OFF SITE SEPTIC EASEMENT
PSSAME • PRIVATE SANITARY SEWER ACCESS AND MAINTENANCE EASEMENT
• PROPERTY CORNER
• EASEMENT CORNER
--- LINES NOT SURVEYED
--- FENCE
--- OVERHEAD UTILITIES

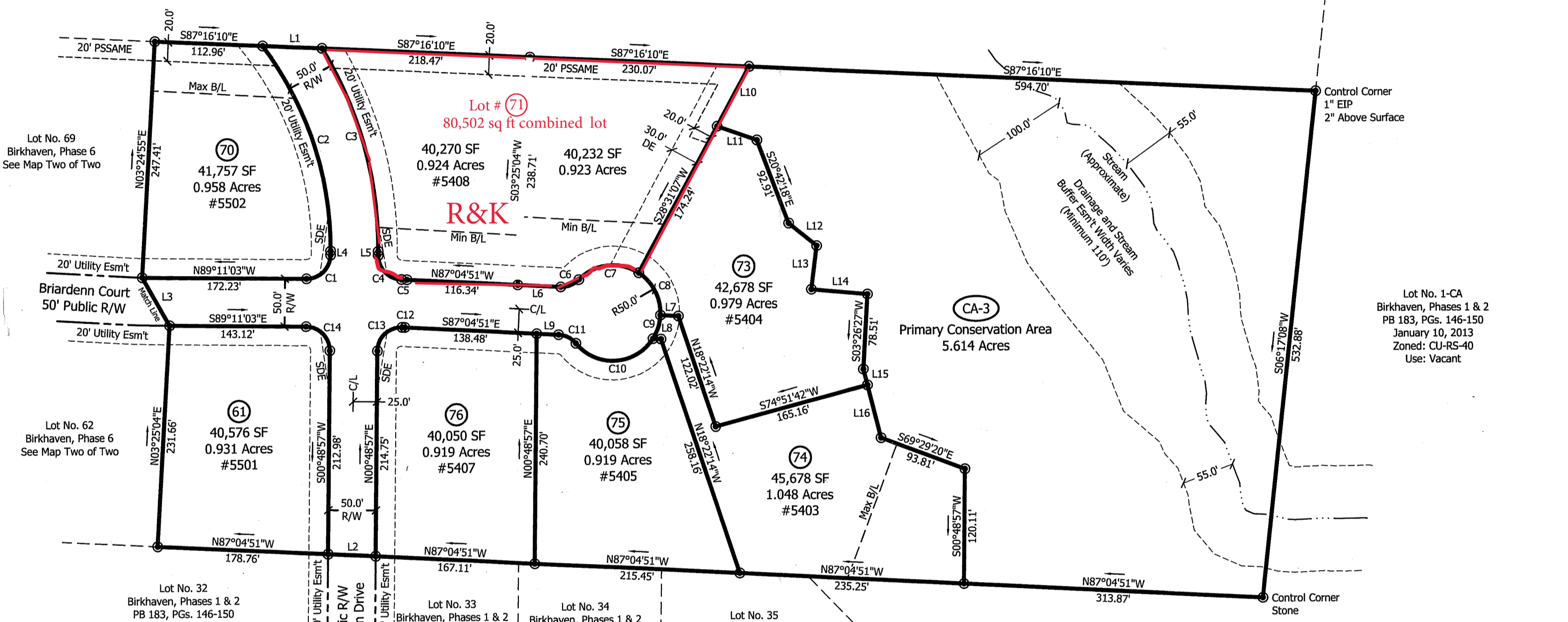


ZONING DISTRICT: BIRKHAVEN - PHASE SIX
ACREAGE IN TOTAL TRACT: 25.092 Acres
DEED REFERENCE(S): Deed Book 7565, Page 2356
TAX PARCEL NUMBER: 149857
TOTAL NUMBER OF LOTS: 16 Building Lots
OPEN SPACE: 7.835 Acres
ACREAGE IN NEW RW DEDICATION: 2.269 ± Acres
LINEAR FT. OF NEW STREETS: 1,900' ±
WATER: PRIVATE WELL
SEWER: PRIVATE SEPTIC
REQUIRED FRONT SETBACK: 40'
REQUIRED SIDE SETBACK: 15'
REQUIRED REAR SETBACK: 30'
RESTRICTIVE COVENANTS and / or HOA DOCUMENTS(S) REFERENCE(S): DB 7910, PG 2985

- PHASE SIX NOTES:
1. No portion of this tract is located within a Flood Zone, refer to FIRM Community Panel No. 3710782800J, Dated June 18, 2007.
2. This tract is located in the Greensboro General Watershed, Reedy Fork, WSIII.
3. All Utilities to be located underground within 20' Utility Easement.
4. Lot Nos. 73 & 74 are encouraged to utilize a shared driveway.
5. All Open Space will be transferred to the Birkhaven HOA.
6. This Phase will be annexed into existing Birkhaven HOA.



Parcel No. 149856
Charles L. Exum &
Clara J. Exum
DB 2566, PG 132
Zoned: AG
Use: Vacant



LINE TABLE
LINE LENGTH BEARING
L1 62.34 S87°16'10"E
L2 50.03 N87°04'51"W
L3 57.85 N29°23'20"W
L4 4.29 S00°48'57"W
L5 4.33 N00°48'57"E
L6 45.05 N87°04'51"W
L7 18.84 N87°04'51"W
L8 8.45 N87°04'51"W
L9 22.90 N87°04'51"W
L10 71.11 S28°31'07"W
L11 44.18 S70°37'07"E
L12 37.75 S50°54'48"E
L13 46.02 S07°15'58"W
L14 58.83 S85°02'13"E
L15 17.16 S14°06'05"E
L16 57.17 S14°06'05"E

CURVE TABLE
CURVE LENGTH RADIUS BEARING CHORD
C1 39.27 25.00 N45°48'57"E 35.36
C2 230.37 350.00 N18°02'24"W 226.23
C3 223.45 400.00 N15°11'15"W 220.56
C4 38.84 25.00 S43°41'37"E 35.05
C5 5.88 300.00 N87°38'32"W 5.88
C6 21.03 25.00 N68°49'28"E 20.41
C7 68.45 50.00 S83°56'47"W 63.23
C8 52.15 50.00 N26°57'32"W 49.82
C9 26.18 50.00 N17°55'09"E 25.88
C10 94.41 50.00 N87°00'51"E 81.00
C11 21.03 25.00 N62°59'09"W 20.41
C12 3.00 250.00 N87°25'27"W 3.00
C13 39.89 25.00 S46°31'27"W 35.79
C14 39.27 25.00 N44°11'03"W 35.36

BK: P 193
PG: 127-127
RECORDED: 03-08-2017
01:33:21 PM
BY: DEBORAH LIGHT
DEPUTY-GB
2017012565
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS
NC FEE \$21.00

FINAL PLAT
BIRKHAVEN - PHASE SIX
MAP ONE OF TWO
BRUCE TOWNSHIP - GUILFORD COUNTY - TOWN OF SUMMERFIELD
NORTH CAROLINA
Survey Date: February 14, 2017
OWNER: Venn Birkhaven, LLC
c/o Andrew Dreyfuss
P.O. Box 10448
Greensboro, NC 27404
Telephone: 336.605.0328
www.landsolutionsofnc.com
Fax: 336.605.0329
Firm License: P-1190
200 South Regional Road, Suite 104, Greensboro, NC 27409
Post Office Box 347, Oak Ridge, NC 27310-0347