

State of North Carolina, GUILFORD County  
 I, JEFFERY L. CAISON, Surveyor, certify that this plat was drawn from an actual survey made under my supervision. (Deed description recorded in Book AS, Page NOTED, etc.); that the boundary not surveyed are clearly indicated as drawn from information found in Deed Book AS, Page NOTED; that the ratio of Precision as calculated is 1:10,000; that this Plat was prepared in accordance with G.S. 41-30 as amended.  
 This is to certify that this is a survey that

- Creates a subdivision of land within the area of a County or Municipality that has an ordinance that regulates parcels of land.
- Is of another category, such as the recombination of existing parcels, a court-ordered survey or other exceptions to the definition of subdivision.
- Is of an existing parcel or parcels of land.

Witness my original Signature, Registration number and Seal this \_\_\_\_\_ Day of \_\_\_\_\_ A.D. \_\_\_\_\_

JEFFERY L. CAISON L-4403  
 Surveyor Registration No.

**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 Guilford County and this plat and allotment to be \_\_\_\_\_ 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 \_\_\_\_\_ PJ VILLAGE WOODS, LLC  
 Attest \_\_\_\_\_

Approved by the Town of Oak Ridge N.C., effective on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, pursuant to Article V of the Oak Ridge Development Ordinance.

Enforcement Officer \_\_\_\_\_ Date \_\_\_\_\_

State of North Carolina Guilford County  
 I, \_\_\_\_\_ 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 \_\_\_\_\_

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

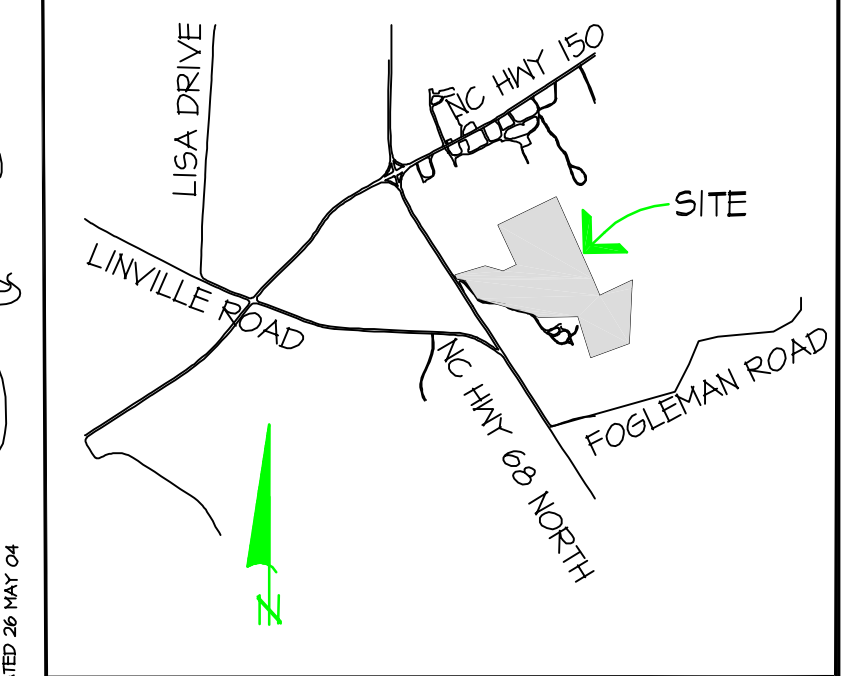
SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

NO CONTROL WITHIN 2000 FEET OF THIS SITE.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.

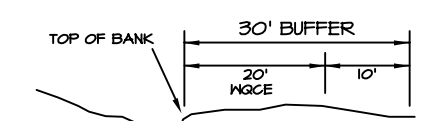
NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

ALL BUILDINGS, AND SURFACE AND SUBSURFACE IMPROVEMENT ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.



VICINITY MAP N.T.S.

**STREAM BUFFER NOTE:**  
 - THE STREAM BUFFER FOR THE RNCDES (NON WATER SUPPLY DISTRICT) AND WATER SUPPLY DISTRICTS OTHER THAN JAMESTOWN, HIGH POINT, AND LOWER RANDLEMAN LAKE SHALL HAVE THE FIRST TWENTY FEET (20') FROM THE TOP OF BANK, LANDWARD, DESIGNATED AS A WATER QUALITY CONSERVATION EASEMENT (WQCE) AND THE REMAINDER OF THE STREAM BUFFER SHALL BE A VEGETATED AREA.  
 - STREAM BUFFERS SHOWN ON THIS PLAN ARE BASED UPON ACTUAL FIELD TOP OF BANK LOCATIONS.



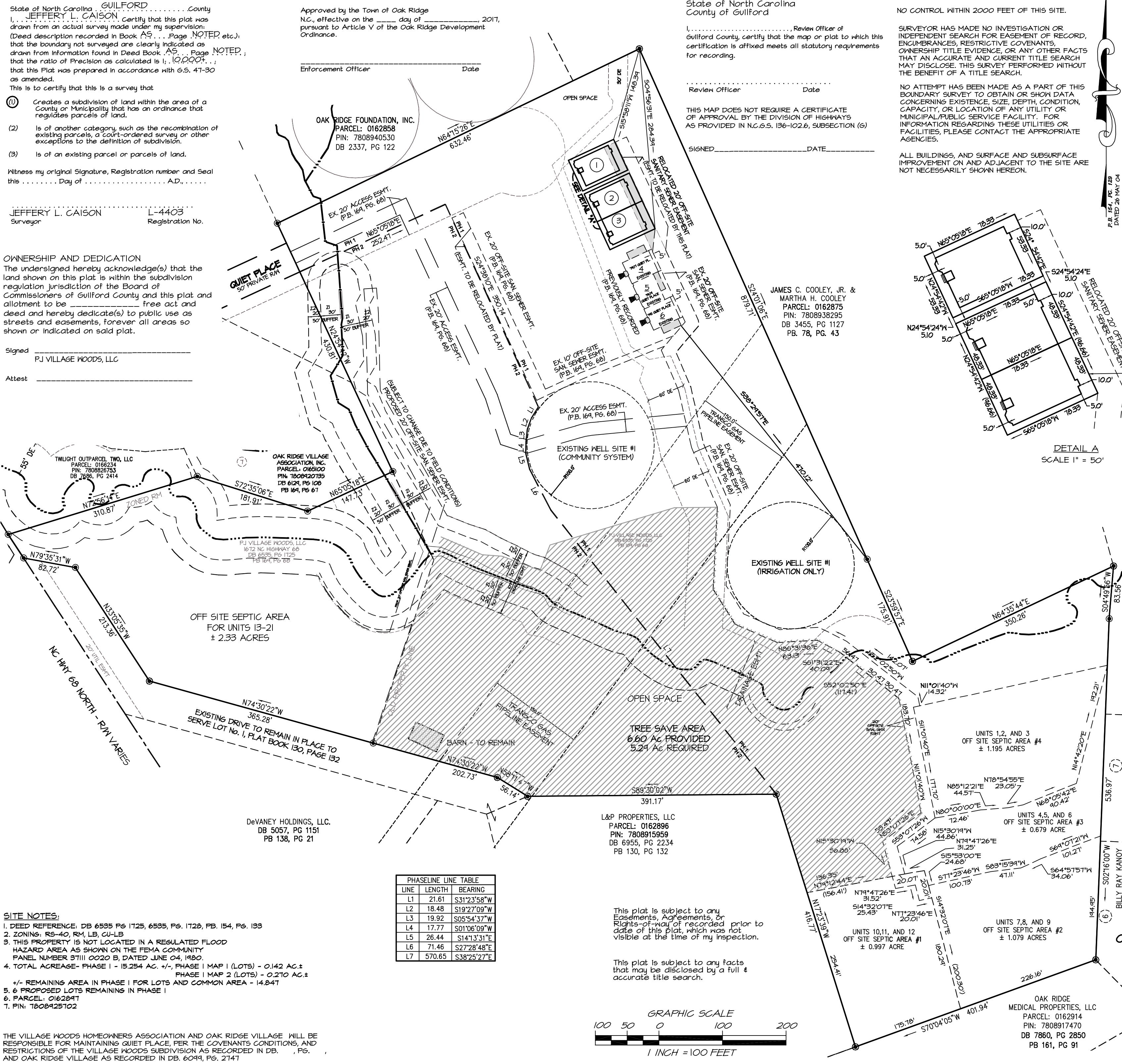
STREAM BUFFER DETAIL

**WATER QUALITY CONSERVATION EASEMENT**  
 NO STRUCTURE OR LAND-DISTURBING ACTIVITIES ARE ALLOWED IN THIS AREA. THE NATURAL GROUND COVER AND THE NATURAL TREE CANOPY MUST BE PRESERVED WITH THE FOLLOWING EXCEPTIONS:  
 (1) THE CUTTING OR TRIMMING OF OVERCROWDED TREES IS ALLOWED PROVIDED THAT NO TREES IN EXCESS OF THREE INCHES IN DIAMETER AS MEASURED 12" OR LESS FROM THE GROUND ARE REMOVED;  
 (2) UTILITIES AND EROSION CONTROL STRUCTURES CAN BE CONSTRUCTED AND MAINTAINED;  
 (3) NORMAL MAINTENANCE BY MECHANICAL MEANS IS ALLOWED FOR THE REMOVAL OF DEAD, DISEASED, DEFORMED, POISONOUS, OR NOXIOUS VEGETATION AND PESTS HARMFUL TO HEALTH AND;  
 (4) MECHANICAL MOVING OF UTILITIES AREAS IS ALLOWED TO CONTROL GROWTH.

PHASE LINES ARE NOT PROPERTY LINES AND DO NOT CREATE SEPARATE LOTS IN THIS SUBDIVISION.

**LEGEND**

- EIP ○ EXISTING IRON PIPE
- EIR ○ EXISTING IRON ROD
- NIP ● NEW IRON PIPE
- CP ● COMPUTED POINT
- D.E. --- DRAINAGE EASEMENT

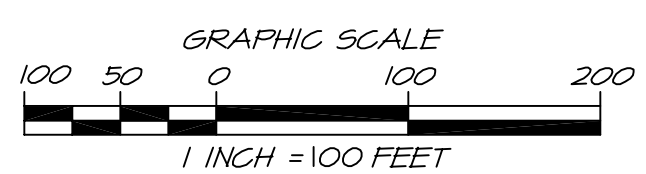


LINE	LENGTH	BEARING
L1	21.61	S31°23'58"W
L2	18.48	S19°27'09"W
L3	19.92	S05°54'37"W
L4	17.77	S01°06'09"W
L5	26.44	S14°13'31"E
L6	71.46	S27°28'48"E
L7	570.65	S38°25'27"E

- SITE NOTES:**
- DEED REFERENCE: DB 6595 PG 1725, 6595, PG. 1726, PB. 154, PG. 133
  - ZONING: RS-40, RM, LB, CU-LB
  - THIS PROPERTY IS NOT LOCATED IN A REGULATED FLOOD HAZARD AREA AS SHOWN ON THE FEMA COMMUNITY PANEL NUMBER 87111 0020 B, DATED JUNE 04, 1980.
  - TOTAL ACREAGE- PHASE I - 15.254 AC. +/-, PHASE I MAP 1 (LOTS) - 0.142 AC. +/-, PHASE I MAP 2 (LOTS) - 0.210 AC. +/-, REMAINING AREA IN PHASE I FOR LOTS AND COMMON AREA - 14.847
  - 6 PROPOSED LOTS REMAINING IN PHASE I
  - PARCEL: 0162847
  - PIN: 78089425102

This plat is subject to any Easements, Agreements, or Rights-of-way of record prior to date of this plat, which was not visible at the time of my inspection.

This plat is subject to any facts that may be disclosed by a full & accurate title search.



DETAIL A SCALE 1" = 50'

OAK RIDGE SQUARE PROPERTY OWNERS ASSOC., INC. PARCEL: 0162895 PIN: 7818029237 DB 7924, PG 3045 PB 176, PG 102

BILLY RAY KANDY & DENISE KANDY PARCEL: 0162881 PIN: 7818024178 DB 5183, PG861 PB 79, PG 57

BILLY RAY KANDY & DENISE KANDY PARCEL: 0162882 PIN: 7818024090 DB 5183, PG861 PB 79, PG 57

L&P PROPERTIES, LLC PARCEL: 0162896 PIN: 7808915959 DB 6955, PG 2234 PB 130, PG 132

DeVANEY HOLDINGS, LLC. PARCEL: 0162896 DB 5057, PG 1151 PB 138, PG 21

JAMES C. COOLEY, JR. & MARTHA H. COOLEY PARCEL: 0162875 PIN: 7808938295 DB 3455, PG 1127 PB. 78, PG. 43

**PRELIMINARY FINAL PLAT OF VILLAGE WOODS SUBDIVISION PHASE I MAP 2 IN**

OAK RIDGE TOWNSHIP ~ GUILFORD COUNTY OAK RIDGE, NORTH CAROLINA  
 PROPERTY OF PJ VILLAGE WOODS, LLC.  
 CPT ENGINEERING AND SURVEYING, INC. LAND DEVELOPMENT CONSULTING  
 4400 TYNING STREET HIGH POINT, NORTH CAROLINA 27265  
 PHONE: (336) 812-8800 ~ FAX: (336) 812-8780  
 DATE: JULY 12, 2017 SCALE: AS NOTED  
 PROJECT: 376-04 DRAWN BY: JJ

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