

Winters Way
5401-5440

The undersigned hereby acknowledges that the plan and agreement to be made hereon, free and clear and hereby dedicates to the public use of the State of North Carolina certain areas of land shown on said plan as "OPEN SPACE" (WHICH CONSISTS OF ALL LAND SHOWN EXCEPT NUMBERED LOTS AND STREET R/W) INTENDED FOR USE BY THE HOMEOWNERS OF OAK RIDGE MEADOWS FORHOUSES AND FOR RECREATION AND OTHER RELATED ACTIVITIES. THE DESIGNATED "OPEN SPACE" EXPRESSLY ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE CONVERTED BY CRAYTON-WEST PROPERTIES TO OAK RIDGE MEADOWS SECTION 4, PHASE 3, FOR THE USE AND ENJOYMENT OF THE HOMEOWNERS IN OAK RIDGE MEADOWS, SECTION 4, PHASE 3, AS FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO OAK RIDGE MEADOWS, SECTION 4, PHASE 3, DATED 04.11.89. CRAYTON-WEST PROPERTIES BY RECOGNITION OF THIS PLAT HEREBY GRANTS AND CONVEYS TO SOUTHERN BELL TELEPHONE & TELEGRAPH CO. DUKES POWER CO. FLEMING NATURAL GAS CO. COT CABLE T.V. AND THE CITY OF GREENSBORO, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RIGHT-OF-WAY & EASEMENT TO MAINTAIN AND SERVICE THEIR RESPECTIVE LINES, WIRES, CONDUITS AND PIPES IN THEIR PRESENT LOCATIONS WITHIN THE "OPEN SPACE" AS SHOWN HEREON TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, MAINTAINING AND SERVING SAID LINES, WIRES, CONDUITS, AND PIPES. PROVISIONS CONCERNING THE "OPEN SPACE" ARE IN THE DECLARATION OF COVENANTS, CONDITIONS, & RESTRICTIONS OF OAK RIDGE MEADOWS, D.B. 3412, PAGE 594.

Approved by the Planning Board of the City of Greensboro, N.C. on the 19th day of July, 1993. The City of Greensboro, N.C. hereby certifies that the plan is registered in the office of the Register of Deeds of Guilford County, N.C. within thirty days from the effective date of this approval.

City Clerk

Director of Planning and Executive Director of Planning Board
Said Plan was approved by the Planning Board of the City of Greensboro, N.C.

SURVEYORS
RICHARD T. EVANS
REGISTERED LAND SURVEYOR
L-1721
RICHARD T. EVANS

SEAL OF NOTARY PUBLIC
RICHARD ALAN WEAY
NOTARY PUBLIC
GUILFORD COUNTY, N.C.

North Carolina, Guilford County, I, **Richard Alan Weay**, a duly licensed and sworn Notary Public, do hereby certify that I have personally examined the foregoing plat and find that it conforms to the requirements of the laws of this State and that it is a true and correct copy of the original as shown to me by the person whose name is written on the back of this plat.

SEAL OF NOTARY PUBLIC
Richard Alan Weay
NOTARY PUBLIC
GUILFORD COUNTY, N.C.

A Notary Public in and for the State of North Carolina, do hereby certify that I have personally examined the foregoing plat and find that it conforms to the requirements of the laws of this State and that it is a true and correct copy of the original as shown to me by the person whose name is written on the back of this plat.

SEAL OF REGISTER OF DEEDS
Obdulia Richard
REGISTER OF DEEDS
GUILFORD COUNTY, N.C.

When grade of adjacent property does not conform to the street grade, an easement is created for the purpose of sloping easements from street grade level at the property line to the existing grade of the adjacent property for each foot of vertical dimension.

This plat does not require a certificate of approval by the Director of Highways as provided in G.S. 136-102.6, when laid out.

Signed **Log W. Bardsley** 7/12/93
Planning Director

Department of Transportation
District Engineer

Approved _____
District Engineer

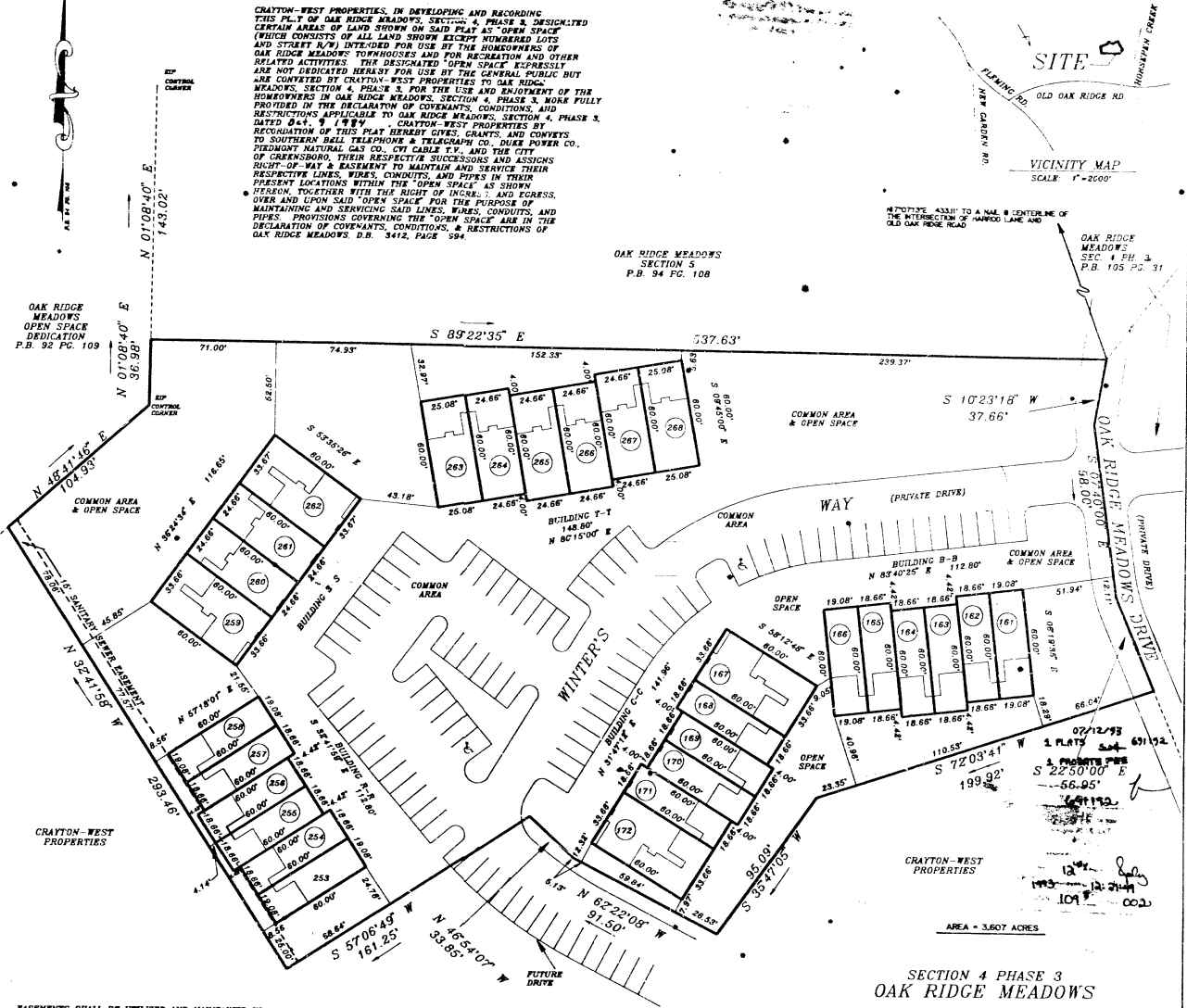
Use _____

The undersigned hereby acknowledges that the land shown on this plan is within the jurisdiction and jurisdiction of the Board of Commissioners of Guilford County and the plan and agreement to be made hereon, free and clear and hereby dedicates to the public use of the State of North Carolina certain areas of land shown on said plan as "OPEN SPACE" (WHICH CONSISTS OF ALL LAND SHOWN EXCEPT NUMBERED LOTS AND STREET R/W) INTENDED FOR USE BY THE HOMEOWNERS OF OAK RIDGE MEADOWS FORHOUSES AND FOR RECREATION AND OTHER RELATED ACTIVITIES. THE DESIGNATED "OPEN SPACE" EXPRESSLY ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE CONVERTED BY CRAYTON-WEST PROPERTIES TO OAK RIDGE MEADOWS SECTION 4, PHASE 3, FOR THE USE AND ENJOYMENT OF THE HOMEOWNERS IN OAK RIDGE MEADOWS, SECTION 4, PHASE 3, AS FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO OAK RIDGE MEADOWS, SECTION 4, PHASE 3, DATED 04.11.89. CRAYTON-WEST PROPERTIES BY RECOGNITION OF THIS PLAT HEREBY GRANTS AND CONVEYS TO SOUTHERN BELL TELEPHONE & TELEGRAPH CO. DUKES POWER CO. FLEMING NATURAL GAS CO. COT CABLE T.V. AND THE CITY OF GREENSBORO, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RIGHT-OF-WAY & EASEMENT TO MAINTAIN AND SERVICE THEIR RESPECTIVE LINES, WIRES, CONDUITS AND PIPES IN THEIR PRESENT LOCATIONS WITHIN THE "OPEN SPACE" AS SHOWN HEREON TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, MAINTAINING AND SERVING SAID LINES, WIRES, CONDUITS, AND PIPES. PROVISIONS CONCERNING THE "OPEN SPACE" ARE IN THE DECLARATION OF COVENANTS, CONDITIONS, & RESTRICTIONS OF OAK RIDGE MEADOWS, D.B. 3412, PAGE 594.

Approved by the Board of Commissioners of Guilford County, N.C. on the 19th day of July, 1993. The Board of Commissioners of Guilford County, N.C. hereby certifies that the plan is registered in the office of the Register of Deeds of Guilford County, N.C. within thirty days from the effective date of this approval.

Approved by the Planning Department of Guilford County, North Carolina on the 19th day of July, 1993 pursuant to Article V of the Guilford County Development Ordinance.

Signed **Log W. Bardsley**
Planning Director



EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF, AND DISCLAIMERS CONTAINED IN SECTIONS 30-6.13(1)(b) AND (D) OF THE CITY OF GREENSBORO DEVELOPMENT ORDINANCE.

AREA DETERMINED BY D.M.D. METHOD
NO H.C.C.S. MARKERS WITHIN 2,000' OF PROPERTY

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

LEGEND
EIP EXISTING IRON PIPE
NCS NORTH CAROLINA CRODATIC SURVEY
DMD DOUBLE MERIDIAN DISTANCE
P.B. PLAT BOOK
P.C. PAGE

SEAL OF NOTARY PUBLIC
RICHARD T. EVANS
REGISTERED LAND SURVEYOR
L-1721
RICHARD T. EVANS

PL 2016-036 1/14/96

The undersigned hereby acknowledge(s) that this plat and allotment to be hereon set and read and hereby set-aside for public use as shown, respectively, from Green Springs and Exchange River of which by whom is indicated on said plat, and authorized by the City of Greensboro to record this plat in the office of the Register of Deeds of Guilford County, N.C.

Signature: _____
 Title: _____
 Date: _____

Approved by the Planning Board of the City of Greensboro, N.C. effective on the _____ day of _____, 1996. Provided that this plat is registered in the office of the Register of Deeds of Guilford County, N.C. within thirty days from the effective date of this approval.

City Clerk: _____

Director of Planning and Executive Secretary of Planning Board: _____
 Said plat was approved by the Planning Board of the City of Greensboro, N.C.

SUBMITTER:
 RICHARD T. EVANS _____
 I, RICHARD T. EVANS, certify that this plat was drawn under my supervision from the 1996-1997 Survey made under my supervision. I have personally supervised the survey and the plat was prepared in accordance with G.S. 17-179 as amended. Witness my hand and official signature registration stamp on this _____ day of _____, 1996.

Signature: _____
 Title: _____
 Date: _____

NOTARY PUBLIC:
 RICHARD T. EVANS _____
 I, RICHARD T. EVANS, a Notary Public in and for the State of North Carolina, do hereby certify that the foregoing plat was duly and lawfully prepared and recorded in accordance with the provisions of the laws of this State relating to the recording of plats.

Signature: _____
 Title: _____
 Date: _____

HEALTH OFFICER:
 JONIA R. DARDON _____
 I, JONIA R. DARDON, Health Officer of Guilford County, North Carolina, do hereby certify that the above plat was duly and lawfully prepared and recorded in accordance with the provisions of the laws of this State relating to the recording of plats.

Signature: _____
 Title: _____
 Date: _____

DEPUTY REGISTER OF DEEDS:
 JONIA R. DARDON _____
 I, JONIA R. DARDON, Deputy Register of Deeds of Guilford County, North Carolina, do hereby certify that the above plat was duly and lawfully prepared and recorded in accordance with the provisions of the laws of this State relating to the recording of plats.

Signature: _____
 Title: _____
 Date: _____

DEPARTMENT OF TRANSPORTATION:

 I, _____, District Engineer, do hereby certify that the above plat was duly and lawfully prepared and recorded in accordance with the provisions of the laws of this State relating to the recording of plats.

Signature: _____
 Title: _____
 Date: _____

MANAGING PARTNER:

 I, _____, Managing Partner, do hereby certify that the above plat was duly and lawfully prepared and recorded in accordance with the provisions of the laws of this State relating to the recording of plats.

Signature: _____
 Title: _____
 Date: _____

CHAIRMAN:

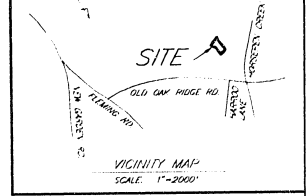
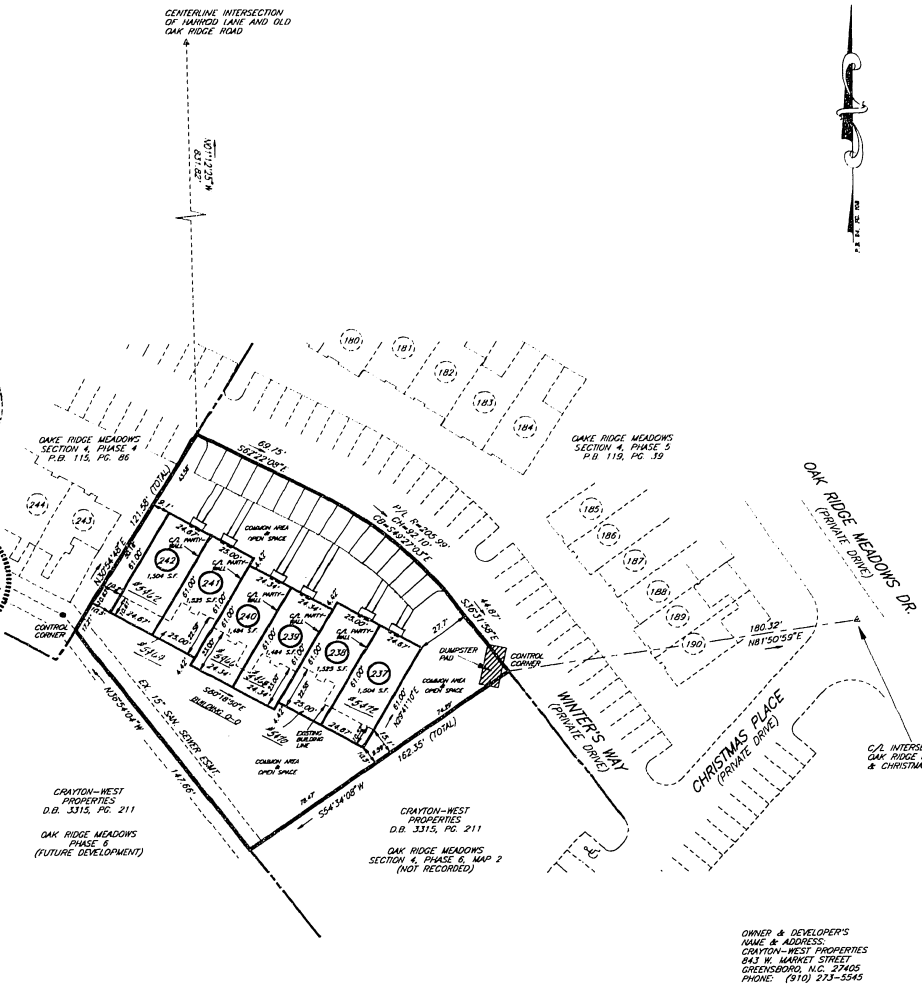
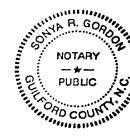
 I, _____, Chairman, do hereby certify that the above plat was duly and lawfully prepared and recorded in accordance with the provisions of the laws of this State relating to the recording of plats.

Signature: _____
 Title: _____
 Date: _____

PLANNING DIRECTOR:

 I, _____, Planning Director, do hereby certify that the above plat was duly and lawfully prepared and recorded in accordance with the provisions of the laws of this State relating to the recording of plats.

Signature: _____
 Title: _____
 Date: _____



THE OAK RIDGE MEADOWS HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE COMPLETED PERMANENT RETENTION POND AS DIRECTED BY THE GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION AND IF THE HOMEOWNERS ASSOCIATION SHOULD BE DISOCCUPIED OR CEASE TO EXIST, THEN IN THAT EVENT ALL THE OWNERS OF RECORD AT THE TIME OF REQUIRED MAINTENANCE SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ANY AND ALL COSTS ATTENDING THERETO.

POND ACCESS (GENERAL EASEMENT NOTE):
 THE GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION & THEIR ASSIGNS HAVE RIGHT OF ACCESS TO THE PERMANENT RETENTION POND FOR INSPECTIONS & MAINTENANCE ENFORCEMENT.

PERMANENT RETENTION POND SHOWN BY MAP RECORDED IN P.B. 115, PG. 86

THE OAK RIDGE MEADOWS HOMEOWNERS ASSOCIATION SHALL PROVIDE EXTERIOR MAINTENANCE UPON EACH DWELLING ON EACH LOT BY THE RIGHT TO UNOBSTRUCTED ACCESS OVER AND UPON EACH LOT AT ALL REASONABLE TIMES TO PERFORM MAINTENANCE AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OAK RIDGE MEADOWS AS RECORDED IN D.B. 3412, PG. 994-1018.

CRAYTON-WEST PROPERTIES, IN DEVELOPING AND RECORDING THIS PLAT OF OAK RIDGE MEADOWS SECTION 4, PHASE 6, MAP 1 DESIGNATED CERTAIN AREAS OF LAND SHOWN ON SAID PLAT AS "OPEN SPACE" WHICH CONSISTS OF ALL LAND SHOWN EXCEPT NUMBERED LOTS AND STREET (N/M) INTENDED FOR USE BY THE HOMEOWNERS OF OAK RIDGE MEADOWS TOWNSHIP AND BY THE GOVERNMENT FOR RECREATION AND OTHER RELATED ACTIVITIES. THE DESIGNATED "OPEN SPACE" EXPRESSLY ARE NOT DESIGNATED HEREIN FOR USE BY THE GENERAL PUBLIC BUT ARE CONVEYED BY CRAYTON-WEST PROPERTIES TO OAK RIDGE MEADOWS SECTION 4, PHASE 6, MAP 1 FROM THE EASEMENT OF THE HOMEOWNERS IN OAK RIDGE MEADOWS SECTION 4, PHASE 6, MAP 1 MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO OAK RIDGE MEADOWS DATED OCTOBER 9, 1984. CRAYTON-WEST PROPERTIES BY THE RECORDATION OF THIS PLAT, HEREBY CONVEYS AND CONVEYS TO SOUTHERN BELL TELEPHONE & TELEGRAPH CO., DUKE POWER CO., PRESENT NATURAL AND LAND OWNERS AND CITY OF GREENSBORO, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RIGHT-OF-WAY & EASEMENT TO MAINTAIN AND SERVE THEIR RESPECTIVE LINES, CONDUITS, AND PIPES IN THEIR PRESENT LOCATIONS WITHIN THE "OPEN SPACE" AS SHOWN HEREON TOGETHER WITH THE RIGHT OF ACCESS, AND EXPRESS, OVER AND UPON SAID "OPEN SPACE" FOR THE PURPOSE OF MAINTAINING AND SERVING SAID LINES, WIRES, CONDUITS, AND PIPES. PROVISIONS GOVERNING THE "OPEN SPACE" ARE IN THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS OF OAK RIDGE MEADOWS, D.B. 3412, PAGE 994.

455.45
157.261
160

SITE DATA:
 AREA IN LOTS: 0.207 AC.
 AREA IN COMMON AREA & OPEN SPACE: 0.400 AC.
 TOTAL AREA: 0.607 AC.
 ZONED: CU-RM-B
 TAX MAP NO.: AGL-1-32-896N-PART 16

OWNER & DEVELOPER'S NAME & ADDRESS:
 CRAYTON-WEST PROPERTIES
 843 W. MARKET STREET
 GREENSBORO, N.C. 27405
 PHONE: (310) 213-3545

02/14/1996	97146	112.00
PLAT		
STATE FEE		
REGISTER FEE		

FINAL PLAT
 SECTION 4, PHASE 6, MAP 1
 OAK RIDGE MEADOWS
 CRAYTON-WEST PROPERTIES (OWNER & DEVELOPER)
 FRIENDSHIP TOWNSHIP, GUILFORD COUNTY
 NORTH CAROLINA
 SCALE: 1"=40' DATE: JANUARY 16, 1996



EVANS ENGINEERING, INC.
 ENGINEERS, PLANNERS, SURVEYORS
 4609 DUNDAS DRIVE GREENSBORO, N.C. 27407
 PHONE: (910) 854-8877
 FAX: (910) 854-8876

PROJ: 112001 DRAW: OAKRIGD

- NOTES:**
- NO N.C.G.S. MONUMENTATION EXISTS WITHIN 2000' OF PROPERTY.
 - AREA DETERMINED BY D.M.D. ERROR OF CLOSURE = 1:10,000'.
 - EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS AND DISCLAIMERS CONTAINED IN SECTIONS 30-6, 13.7(d) AND (2) OF THE CITY OF GREENSBORO DEVELOPMENT ORDINANCE. PERMANENT MARKETS PLACED BY ALL PHASE 4 & MAP 1 CONVEYERS.

LEGEND:
 EIP EXISTING IRON PIPE
 NDCS NORTH CAROLINA GEODETIC SURVEY
 DMD DOUBLE MERIDIAN DISTANCE
 P.B. PLAT BOOK
 PG. PAGE

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 L-1721

