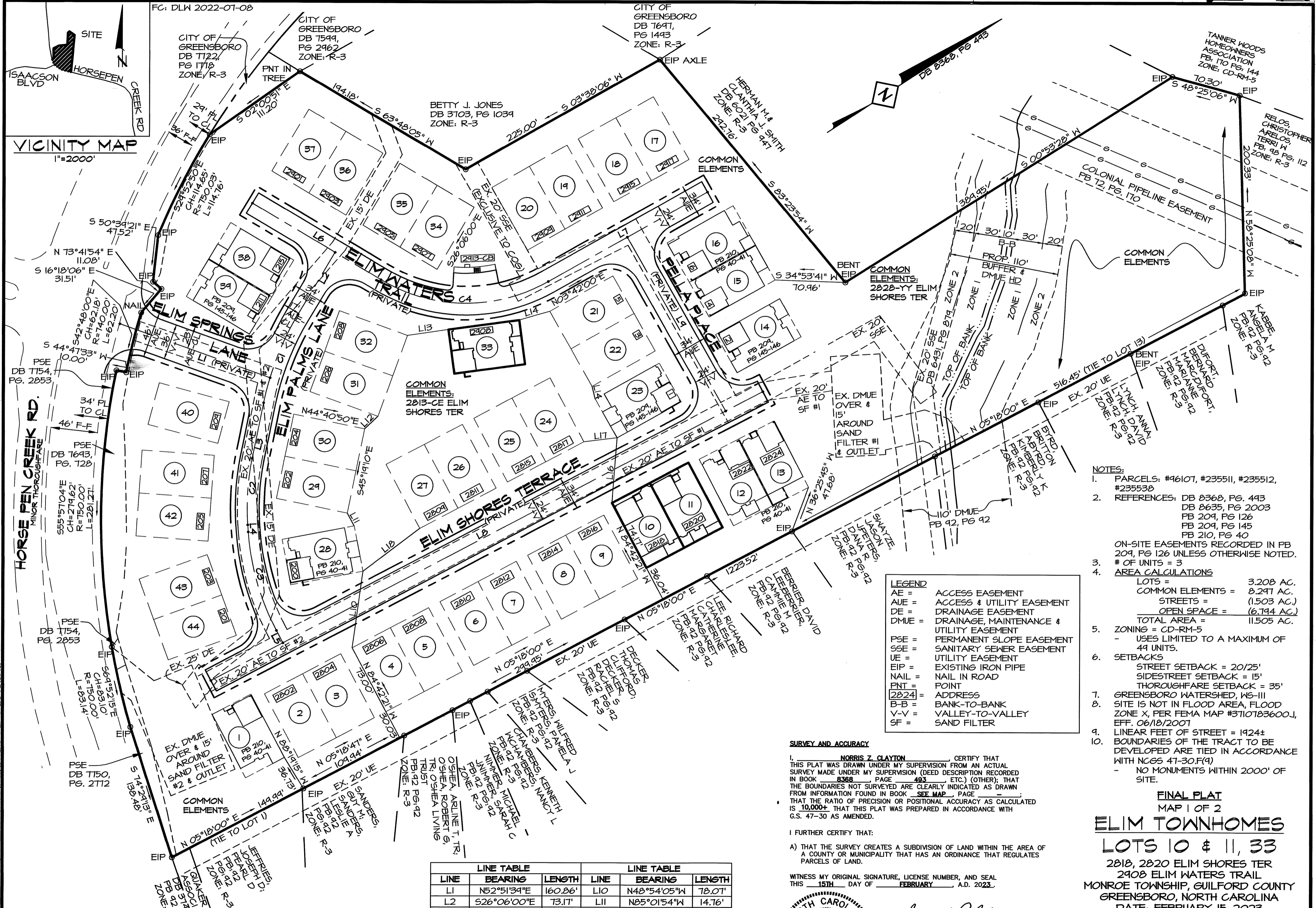


PICKUP: CITY OF GREENSBORO

FC: DLW 2022-07-08



BK: P 211
 PG: 132-133
 RECORDED:
 03-02-2023
 09:27:48 AM
 JEFF L. THIGPEN
 REGISTER OF DEEDS
 DEPT#1008

202306088
 GUILFORD COUNTY, NC
 JEFF L. THIGPEN
 REGISTER OF DEEDS
 DEPT#1008

BK: P 211
 PG: 132-133
 RECORDED:
 03-02-2023
 09:27:48 AM
 JEFF L. THIGPEN
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BK: P 211
 PG: 132-133
 RECORDED:
 03-02-2023
 09:27:48 AM
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 REGISTER OF DEEDS
 DEPT#1008

- NOTES:**
1. PARCELS: #96107, #235511, #235512, #235538
 2. REFERENCES: DB 8368, PG. 493
DB 8635, PG. 2003
PB 209, PG. 126
PB 204, PG. 145
PB 210, PG. 40
 3. ON-SITE EASEMENTS RECORDED IN PB 209, PG. 126 UNLESS OTHERWISE NOTED.
 4. # OF UNITS = 3
 5. **AREA CALCULATIONS**
 LOTS = 3.208 AC.
 COMMON ELEMENTS = 8.297 AC.
 STREETS = (1,503 AC.)
 OPEN SPACE = (6,744 AC.)
 TOTAL AREA = 11,505 AC.
 6. ZONING = CD-RM-5
 - USES LIMITED TO A MAXIMUM OF 49 UNITS.
 7. SETBACKS
 STREET SETBACK = 20/25'
 SIDE STREET SETBACK = 15'
 THOROUGHFARE SETBACK = 35'
 8. GREENSBORO WATERSHED, W5-III
 SITE IS NOT IN FLOOD AREA, FLOOD ZONE X, PER FEMA MAP #310783600J, EFF. 06/18/2007
 9. LINEAR FEET OF STREET = 1924±
 10. BOUNDARIES OF THE TRACT TO BE DEVELOPED ARE TIED IN ACCORDANCE WITH NC65 47-30.F(4)
 - NO MONUMENTS WITHIN 2000' OF SITE.

LEGEND

- AE = ACCESS EASEMENT
- AUE = ACCESS & UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- DMUE = DRAINAGE, MAINTENANCE & UTILITY EASEMENT
- PSE = PERMANENT SLOPE EASEMENT
- SSE = SANITARY SEWER EASEMENT
- UE = UTILITY EASEMENT
- EIP = EXISTING IRON PIPE
- NAIL = NAIL IN ROAD
- PNT = POINT
- 2824 = ADDRESS
- B-B = BANK-TO-BANK
- V-V = VALLEY-TO-VALLEY
- SF = SAND FILTER

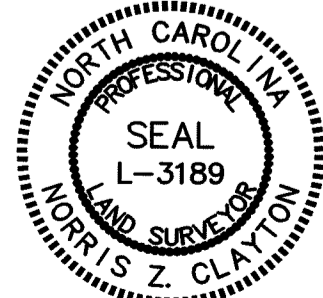
SURVEY AND ACCURACY

I, NORRIS Z. CLAYTON CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 8368 PAGE 483 (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK SEE MAP, PAGE ; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 10,000+ THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS APPLIED.

I FURTHER CERTIFY THAT:

A) 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, LICENSE NUMBER, AND SEAL THIS 15TH DAY OF FEBRUARY, A.D. 2023.



Norris Z. Clayton
 PROFESSIONAL LAND SURVEYOR
 L-3189
 LICENSE NUMBER

FINAL PLAT
 MAP 1 OF 2
ELIM TOWNHOMES
 LOTS 10 & 11, 33
 2818, 2820 ELIM SHORES TER
 2908 ELIM WATERS TRAIL
 MONROE TOWNSHIP, GUILFORD COUNTY
 GREENSBORO, NORTH CAROLINA
 DATE: FEBRUARY 15, 2023

SCALE: 1" = 60'

HUGH CREED ASSOCIATES, INC., P.A.
 CONSULTING ENGINEERS & LAND SURVEYORS
 P.O. BOX 9823
 1306 W. WENDOVER AVE.
 GREENSBORO, N.C. 27408
 E-MAIL: HCA@HUGHCREEDASSOCIATES.COM
 PHONE: (336) 275-9828
 OR (336) 275-8084
 FIRM LICENSE #C-0551

CURVE TABLE			LINE TABLE			LINE TABLE			
CURVE	BEARING	CHORD	RADIUS	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
C1	S35°42'35"E	45.82'	287.00'	L1	N52°51'39"E	160.86'	L10	N48°54'05"W	78.07'
C2	S53°04'03"E	67.41'	250.00'	L2	S26°06'00"E	73.17'	L11	N85°01'54"W	14.76'
C3	S72°45'39"E	103.44'	250.00'	L3	S45°19'10"E	57.26'	L12	N09°42'08"W	18.44'
C4	N33°48'00"E	168.52'	167.74'	L4	S60°48'57"E	7.22'	L13	N24°52'33"E	41.68'
				L5	S84°42'21"E	14.17'	L14	N17°15'56"E	31.98'
				L6	N63°54'00"E	150.95'	L15	S70°42'52"E	13.13'
				L7	N03°42'00"E	184.25'	L16	S52°22'31"E	66.01'
				L8	N05°25'28"E	628.56'	L17	S26°13'48"W	33.71'
				L9	S86°18'00"E	201.44'	L18	S04°02'50"E	71.98'

DEVELOPER/OWNER:
 D STONE BUILDERS, INC.
 2904-A LANNDALE DR.
 GREENSBORO, NC 27408
 MR. JOE GONZALES
 PHONE (336) 362-6584

B-1921

NC FEE \$42.00
 2023009688
 GUILFORD COUNTY, NC
 JEFF L. THIGPEN
 REGISTER OF DEEDS
 BK: P 211
 PG: 132-133
 03-02-2023
 09:27:48 AM
 BY: MARY BROWN
 DEPUTY-GB

APPROVAL FOR RECORDATION

APPROVED FOR RECORDING BY THE CITY OF GREENSBORO, NORTH CAROLINA ON THE 15TH DAY OF March 2023, PURSUANT TO THE GREENSBORO DEVELOPMENT ORDINANCE.

SIGNED Will Z. Clayton DATED: 3/1/23
 PLANNING DIRECTOR

REVIEW OFFICER SIGNATURE BLOCK

CITY OF GREENSBORO, GUILFORD COUNTY, NC
 I, Bernard Harris, REVIEW OFFICER OF THE CITY OF GREENSBORO, NC, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Bernard Harris 3/2/23
 REVIEW OFFICER DATE

SAND FILTER BOND NOTE

NO CERTIFICATE OF COMPLIANCE SHALL BE ISSUED FOR ANY BUILDINGS ON THE LOTS SHOWN ON THIS PLAT UNTIL THE ENGINEERED STORMWATER CONTROL HAS BEEN COMPLETED. D STONE BUILDERS, INC. HAS POSTED A GUARANTEE AND BEARS THE RESPONSIBILITY OF ITS TIMELY COMPLETION.

LEGEND

- AE = ACCESS EASEMENT
- AUE = ACCESS & UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- DMUE = DRAINAGE, MAINTENANCE & UTILITY EASEMENT
- PSE = PERMANENT SLOPE EASEMENT
- SSE = SANITARY SEWER EASEMENT
- UE = UTILITY EASEMENT
- EIP = EXISTING IRON PIPE
- NAIL = NAIL IN ROAD
- PNT = POINT
- 2824 = ADDRESS
- B-B = BANK-TO-BANK
- V-V = VALLEY-TO-VALLEY
- SF = SAND FILTER

OWNERSHIP AND DEDICATION (WITH C/E OR O/S)

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED AND HEREBY DEDICATE(S) TO PUBLIC USE AS STREETS, PLAYGROUNDS, PARKS, OPEN SPACES AND EASEMENTS FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT, AND AUTHORIZE(S) THE CITY OF GREENSBORO TO RECORD THIS PLAT IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NC.

BY RECORDATION OF THIS PLAT, D STONE BUILDERS, INC. HEREBY GIVES, GRANTS, AND CONVEYS TO AT&T, DUKE ENERGY, PIEDMONT NATURAL GAS COMPANY, CHARTER COMMUNICATIONS (FORMERLY TIME WARNER CABLE) AND THE CITY OF GREENSBORO, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RIGHT-OF-WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE WIRES, LINES, CONDUITS AND PIPES IN THEIR PRESENT LOCATIONS, INCLUDING THOSE WITHIN THE "COMMON ELEMENTS" AND/OR "OPEN SPACES" AS SHOWN HERE ON TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AS NECESSARY, INCLUDING OVER AND UPON SAID "COMMON ELEMENTS" AND/OR "OPEN SPACES" FOR THE PURPOSE OF MAINTAINING AND SERVICING SAID WIRES, LINES, CONDUITS AND PIPES

WHEN GRADE OF ADJACENT PROPERTY DOES NOT CONFORM TO THE STREET GRADE, AN EASEMENT IS EFFECTIVE FOR THE PURPOSE OF SLOPING EMBANKMENTS FROM STREET GRADE LEVEL AT THE PROPERTY LINE HAVING A SLOPE RATIO OF THREE FEET HORIZONTAL FOR EACH FOOT OF VERTICAL DIMENSIONS.

OWNER David Stone 2-17-23
 PRINT NAME DATE
 ATTEST Joe Gonzales 2/17/23
 PRINT NAME DATE

OWNER'S MAINTENANCE

THE OWNER IS RESPONSIBLE FOR MAINTAINING THE PERMANENT ENGINEERED STORMWATER CONTROLS LABELED AS SAND FILTERS #1 & #2 AS DIRECTED BY THE GOVERNMENT OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION, AND O&M AGREEMENT RECORDED IN DEED BOOK 8501, PAGE 2733.

ASSOCIATION MAINTENANCE

THE ELIM TOWNHOME HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE PERMANENT ENGINEERED STORMWATER CONTROL AS DIRECTED BY THE GOVERNMENT OFFICE HAVING JURISDICTION FOR THE WATERSHED PROTECTION ACCORDING TO THE APPROVED MAINTENANCE PLAN. IF THE ASSOCIATION SHOULD BE DISSOLVED OR CEASE TO EXIST, THEN IN THAT EVENT ALL OWNERS OF RECORD AT THE TIME OF REQUIRED MAINTENANCE SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ANY AND ALL COST ATTENDANT THERETO AS RECORDED IN DEED BOOK 8635, PAGE 2003.

GOVERNMENT ACCESS RIGHTS

THE GOVERNMENT OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION AND THEIR ASSIGNS WILL HAVE RIGHT OF ACCESS TO THE ENGINEERED STORMWATER CONTROL LABELED AS SAND FILTERS #1 & #2 FOR INSPECTION AND MAINTENANCE ENFORCEMENT.

EASEMENT UTILIZATION & MAINTENANCE

EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-12-8.1 (B) AND (D) OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE.

NO APPROVAL REQUIRED BY NCDOT DIVISION OF HIGHWAYS

THIS PLAT DOES NOT REQUIRE A CERTIFICATE OF APPROVAL BY THE DIVISION OF HIGHWAYS AS PROVIDED IN GS 136-102.6, SUBSECTION (g).

SIGNED Will Z. Clayton DATED: 3/1/23
 PLANNING DIRECTOR

THE "COMMON ELEMENTS" AND/OR "OPEN SPACES" EXPRESSLY ARE NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC, BUT ARE TO BE CONVEYED BY D STONE BUILDERS, INC. TO ELIM TOWNHOMES HOMEOWNERS ASSOCIATION, FOR THE USE AND ENJOYMENT OF THE HOMEOWNERS IN ELIM TOWNHOMES, AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO ELIM TOWNHOMES, DATED JULY 27th, 2022, AND RECORDED IN BOOK 8635, PAGE 2003, IN THE GUILFORD COUNTY REGISTRY, FOR THIS MAP AND FUTURE MAPS, SAID DECLARATION BEING HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

SURVEY AND ACCURACY

I, NORRIS Z. CLAYTON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 8368, PAGE 493, ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK SEE MAP, PAGE ---; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

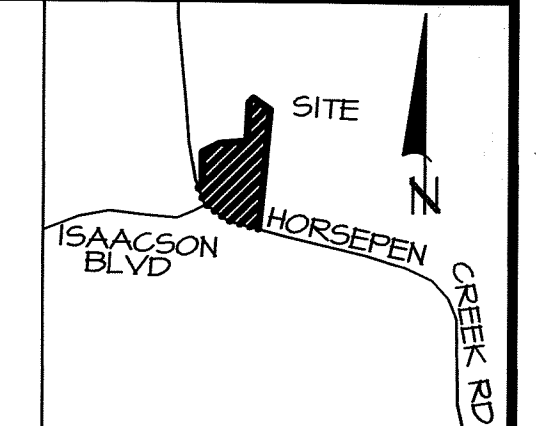
I FURTHER CERTIFY THAT:

A) 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.

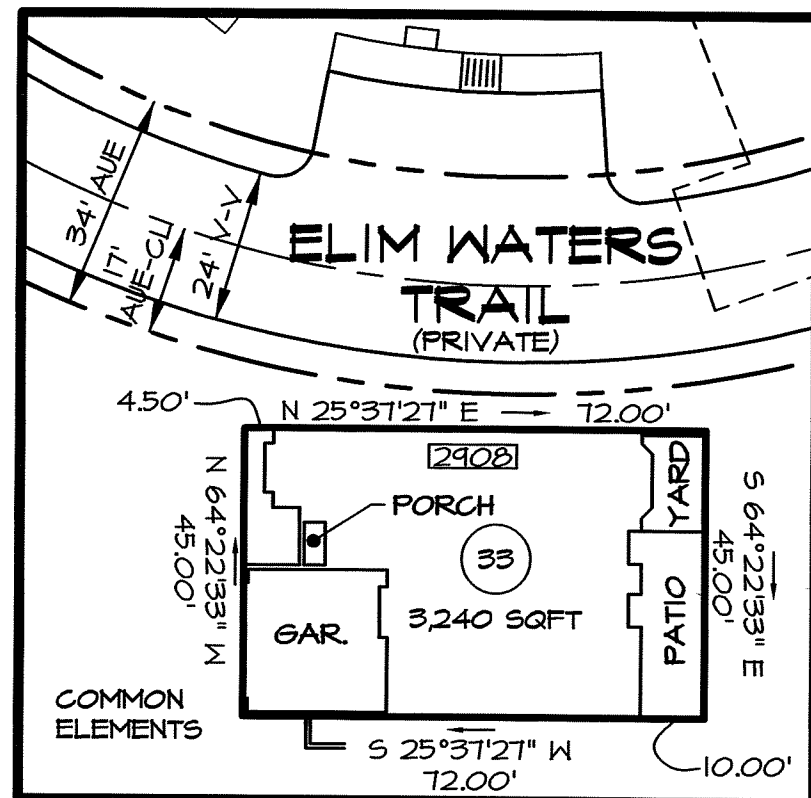
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 15TH DAY OF FEBRUARY, A.D. 2023.



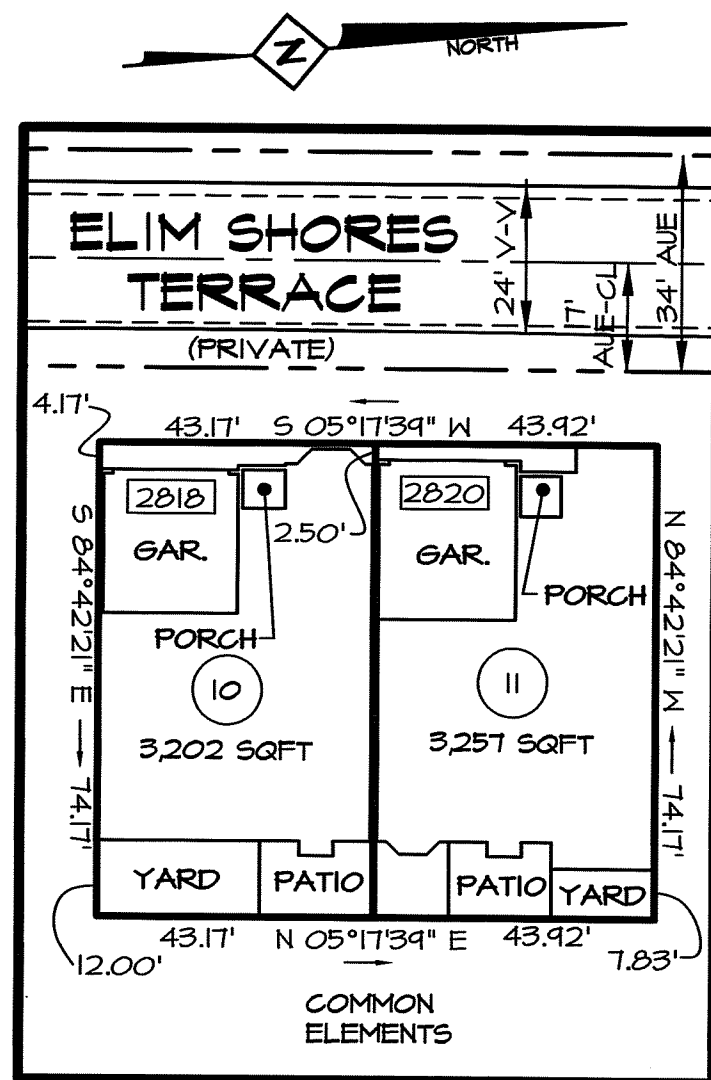
Norris Z. Clayton
 PROFESSIONAL LAND SURVEYOR
 L-3189
 LICENSE NUMBER



VICINITY MAP 1"=2000'



LOT 33



LOTS 10 & 11

DEVELOPER/OWNER:
 D STONE BUILDERS, INC.
 2904-A LANSDALE DR.
 GREENSBORO, NC 27408
 MR. JOE GONZALES
 PHONE (336) 362-6584

NOTES:

1. PARCELS: #96107, #235511, #235512, #235538
2. REFERENCES: DB 8368, PG. 443
 DB 8635, PG 2003
 PB 204, PG 126
 PB 204, PG 145-146
 PB 210, PG 40
3. ON-SITE EASEMENTS RECORDED IN PB 204, PG 126 UNLESS OTHERWISE NOTED.
4. # OF UNITS = 3
4. AREA CALCULATIONS
 LOTS = 3.208 AC.
 COMMON ELEMENTS = 8.247 AC.
 STREETS = (1,503 AC.)
 OPEN SPACE = (6,794 AC.)
 TOTAL AREA = 11,505 AC.
5. ZONING = CD-RM-5
 - USES LIMITED TO A MAXIMUM OF 44 UNITS.
6. SETBACKS
 STREET SETBACK = 20/25'
 SIDESTREET SETBACK = 15'
 THOROUGHFARE SETBACK = 35'
7. GREENSBORO WATERSHED, W5-III
8. SITE IS NOT IN FLOOD AREA, FLOOD ZONE X, PER FEMA MAP #310783600J, EFF. 06/18/2007
9. LINEAR FEET OF STREET = 1924±
10. BOUNDARIES OF THE TRACT TO BE DEVELOPED ARE TIED IN ACCORDANCE WITH NCGS 47-30.F(4)
 - NO MONUMENTS WITHIN 2000' OF SITE.

FINAL PLAT MAP 2 OF 2

ELIM TOWNHOMES

LOTS 10 & 11, 33

2818, 2820 ELIM SHORES TER
 2908 ELIM WATERS TRAIL
 MONROE TOWNSHIP, GUILFORD COUNTY
 GREENSBORO, NORTH CAROLINA
 DATE: FEBRUARY 15, 2023

SCALE: 1" = 30'
 HUGH CREED ASSOCIATES, INC., P.A.
 CONSULTING ENGINEERS & LAND SURVEYORS

P.O. BOX 9823 PHONE: (336) 275-9826
 1308 W. WENDOVER AVE. OR (336) 275-8084
 GREENSBORO, N.C. 27408 FIRM LICENSE #C-0551
 E-MAIL: HCA@HUGHCREEDASSOCIATES.COM

B-1921