

Plot Book 216 Page 31

Pick-Up: Joseph G. Stutts, PLLC, 303 E. Bessemer Avenue, Greensboro, N.C. 27401, 273.3930
 This plat does not require certificate of approval by the Division of Highways as provided in G.S. 136-102.6, subsection (G).
 Signed *[Signature]* Date *9/3/24*
 Planning Director

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 as streets, playgrounds, parks, drainageways, open space, and easements forever all areas so shown or indicated on said plat, and authorizes Guilford County to record this plat in the office of the Register of Deeds of Guilford County, N.C.
 Signed *[Signature]*
 Attest *[Signature]*

Signed *[Signature]*
 Attest *[Signature]*

SURVEYORS
 I, Joseph G. Stutts, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book 8764, Page 1989 etc.) (Other, that the error of closure is 1:10,000; that the boundaries not surveyed are shown as broken lines plotted from information found in Book Page ; that this plat was prepared in accordance with G.S. 47-30 as amended; that this plat 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 29th day of August, 2024.



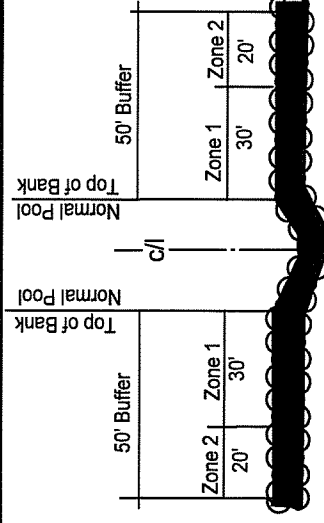
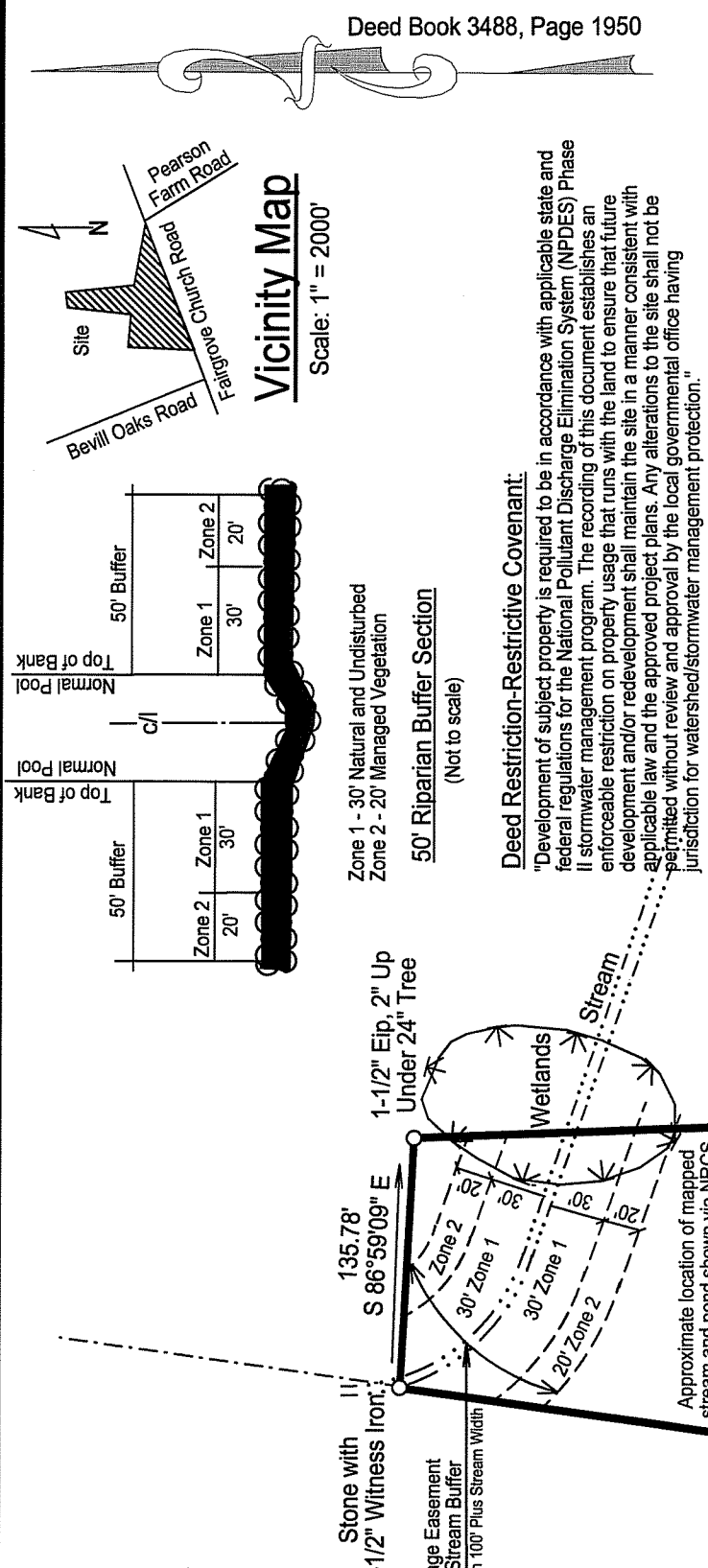
Joseph G. Stutts
 SEAL or STAMP
 PLS-3349

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 3rd day of September, 2024.

[Signature]
 Planning Director

State of North Carolina, County of Guilford
 I, *[Signature]*, Review Officer of Guilford County, certify that the map of Plat to which this certification is annexed meets all Statutory requirements for recording.

Review Officer
 Date 9-3-24



Zone 1 - 30' Natural and Undisturbed
 Zone 2 - 20' Managed Vegetation
 50' Riparian Buffer Section
 (Not to scale)

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 made without the approval of the appropriate regulatory agency having jurisdiction for watershed/water management protection."

Watershed Notes

- This property is in the NPDES non-water supply watershed area 2.a) This property is located within the Jordan Lake Watershed where associated riparian buffer rules apply.
- Jurisdictional streams, wetlands, and other waters of the U.S. are subject to USACE and NCDEQ regulations. Required approvals and permits must be obtained from USACE and NCDEQ prior to impacts to jurisdictional streams, wetlands and other waters of the U.S. The owner and contractor are responsible for all appropriate permits have been obtained prior to construction.
- Buffer Authorization application must be approved by Guilford County (or NCDEQ for projects requiring their review of buffers) prior to land disturbance within a riparian buffer, unless the land disturbance is explicitly stated as "Exempt" use in the Guilford County UDO and NCAC rules that apply.

Charla Starr Ashby
 Jonathan Eric Lowry
 Deed Book 8314, Page 272
 Zoning: AG, Ex House

Jerry T. Barber
 Deed Book 7201, Page 908
 Zoning: AG, Ex House

Bevill Lakes Farm II, LLC
 Deed Book 6589, Page 1534
 Zoning: RS-30, Ex House

Daniel R. & April M. Pithorn
 Deed Book 7444, Page 886
 Plat Book 173, Page 67
 Zoning: RS-30, Ex House

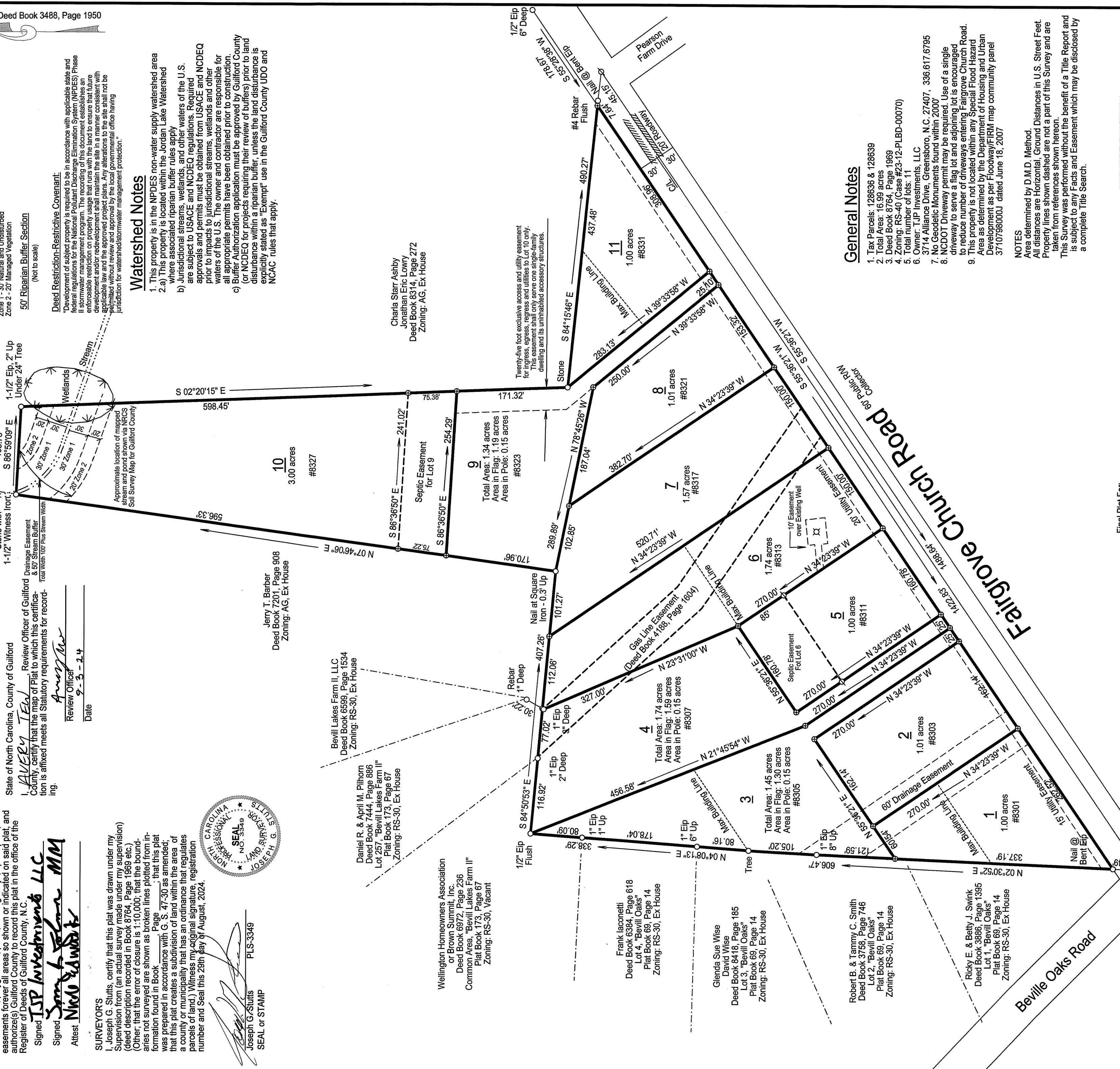
Wellington Homeowners Association
 or Brown Summit, Inc.
 Deed Book 6972, Page 236
 Common Area, "Bevill Lakes Farm II"
 Plat Book 173, Page 67
 Zoning: RS-30, Vacant

Frank Iaconetti
 Deed Book 6384, Page 618
 Lot 4, "Bevill Oaks"
 Plat Book 69, Page 14
 Zoning: RS-30, Ex House

Glenda Sue Wise
 Deed Book 8416, Page 165
 Lot 3, "Bevill Oaks"
 Plat Book 69, Page 14
 Zoning: RS-30, Ex House

Robert B. & Tammy C. Smith
 Deed Book 3886, Page 746
 Lot 2, "Bevill Oaks"
 Plat Book 69, Page 14
 Zoning: RS-30, Ex House

Ricky E. & Betty J. Swink
 Deed Book 3886, Page 1395
 Lot 1, "Bevill Oaks"
 Plat Book 69, Page 14
 Zoning: RS-30, Ex House



General Notes

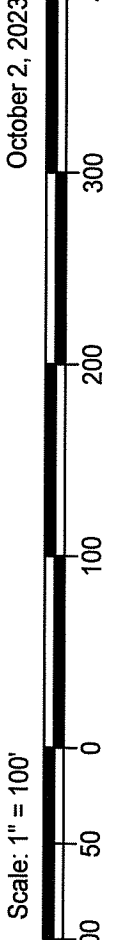
- Total Parcels: 128636 & 128639
- Total Area: 16.99 acres
- Deed Book 8764, Page 1989
- Zoning: RS-40 (Case #23-12-PLBD-00070)
- Total number of lots: 11
- Owner: IJP Investments, LLC
- 3714 Alliance Drive, Greensboro, N.C. 27407, 336.617.6795
- No Geodetic Monuments found within 200'
- NC DOT Driveway permit may be required. Use of a single driveway to serve a flag lot and adjoining lot is encouraged to reduce number of driveways entering Fairgrove Church Road.
- This property is not located within any Special Flood Hazard Area as determined by the Department of Housing and Urban Development as per Floodway/FIRM map community panel 3710798000J dated June 18, 2007

NOTES
 Area determined by D.M.D. Method.
 All distances are Horizontal. Ground Distances in U.S. Street Feet.
 Property lines shown dashed are not a part of this Survey and are taken from references shown hereon.
 This Survey was performed without the benefit of a Title Report and is subject to any Facts and Easement which may be disclosed by a complete Title Search.

Final Plat For:

Bowman Meadows

Monroe Township ~ Guilford County
 North Carolina



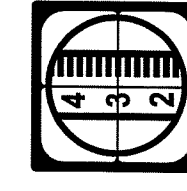
Watershed Notes

- Project Density: 11DU/16.99 ac = 1.54DU/AC
- This property is in the NPDES, non-water supply watershed area
- A 100 year Floodplain (SFHA) does not exist on the property based on FIRM Map 371079800J with the effective date of June 18, 2007 (Zone X).

Legend:

- Existing Iron Pipe
- Iron Pin Set (#4 Rebar)
- Computed Point - Not Set
- Power Pole / Light Pole
- Fire Hydrant
- Property Line
- Lines Not Surveyed
- Power Line
- Fence
- R/W ~ Right-of-Way
- Rad. ~ Radius
- Ch ~ Chord

BK: P 216
 PG: 31-31
 2024039924
 NC FEE 321.00
 GUILFORD COUNTY, NC
 05-04-2024
 JEFF L. THIGPEN
 02:51:38 PM
 BY: MARY BROWN
 DEPUTY-GR



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