

RIPARIAN BUFFER & STREAM NOTES

- 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 ENSURING 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 AN "EXEMPT" USE IN THE STOKESDALE DEVELOPMENT ORDINANCE AND NCAC RULES THAT APPLY.
- THIS PROPERTY IS LOCATED WITHIN THE JORDAN LAKE WATERSHED WHERE ASSOCIATED RIPARIAN BUFFER RULES APPLY

FLOODPLAIN NOTES

- A 100-YEAR FLOODPLAIN (SFHA) EXISTS ON THE PROPERTY BASED ON FIRM MAP # 3710791000K WITH EFFECTIVE DATE 6/10/2026 (ZONE AE).
A. FLOOD SOURCE = TROUBLESOME CREEK
- NO DEVELOPMENT OR LAND DISTURBANCE IS ALLOWED WITHIN THE 100-YEAR FLOODPLAIN (SFHA) UNLESS APPROVED BY GUILFORD COUNTY VIA A FLOODPLAIN DEVELOPMENT PERMIT.

GENERAL WATERSHED NOTES

THIS PROPERTY IS LOCATED WITHIN THE WATER SUPPLY WATERSHED FOR REIDSVILLE (TROUBLESOME CREEK) WS-III, GWA. RESTRICTIONS MAY APPLY.

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 PERMITTED WITHOUT REVIEW AND APPROVAL BY THE LOCAL GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED/STORMWATER MANAGEMENT PROTECTION.

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION REGULATIONS JURISDICTION OF THE TOWN OF STOKESDALE AND THIS PLAT AND ALLOTMENT TO BE A 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: *Jeffrey D. Bucholtz*
MEMBER/MANAGER ANGEL FARM DEVELOPMENT II, LLC.
ATTEST: *Jeffrey D. Bucholtz*
DATE: 9/1/2026

CERTIFICATE OF LOCAL JURISDICTIONAL APPROVAL FOR RECORDATION
APPROVED BY THE TOWN OF STOKESDALE, NORTH CAROLINA ON THE
10 DAY OF September 2026 PURSUANT TO ARTICLE V OF THE
STOKESDALE DEVELOPMENT ORDINANCE.

TOWN OF STOKESDALE ENFORCEMENT OFFICER

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, *Jeffrey D. Bucholtz*, REVIEW OFFICER OF GUILFORD COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDATION.

REVIEW OFFICER

09/10/2026

DATE

DEPARTMENT OF TRANSPORTATION

I HEREBY CERTIFY THAT THE PLANS FOR STREETS IN THE SUBDIVISION SHOWN HEREON MEET THE DESIGN STANDARDS AND SPECIFICATIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.

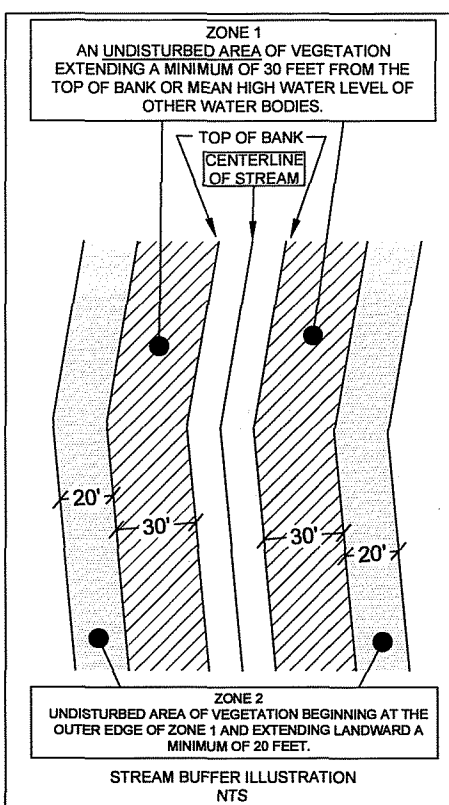
DISTRICT ENGINEER

DATE

Declarations of Covenants, Conditions and Restrictions
Book 9083 Page 893

GENERAL NOTES:

- AREA DETERMINED UTILIZING COORDINATE COMPUTATIONS.
- NO NGS MONUMENT RECOVERED WITHIN 2000 FT OF THE SUBJECT PROPERTY.
- GRID TIE INFORMATION BASED ON MONUMENTATION AND DATUM AS SHOWN.
- ALL DISTANCES ARE GROUND DISTANCES (US FEET) UNLESS OTHERWISE SHOWN.
- THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS OF WAY RECORDED PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT VISIBLE AT THE TIME OF INSPECTION.
- THE CLASSIFICATION OF THIS SURVEY IS NORTH CAROLINA CLASS A.
- HORIZONTAL DATUM: NAD83(2011).
- NCDDOT DOES NOT ACCEPT MAINTENANCE RESPONSIBILITY FOR DRAINAGE AND ACCESS EASEMENTS.
- IF THE OWNER'S ASSOCIATION SHOULD BE DISSOLVED OR CEASE TO EXIST, THEN IN THAT EVENT THE PROPERTY OWNER OF RECORD WHERE THE DRAINAGE EASEMENT EXISTS WILL BE RESPONSIBLE FOR MAINTENANCE.



LINE	BEARING	DISTANCE
L1	S 88°49'05" E	50.00'
L2	N 01°10'55" E	25.00'
L3	N 02°10'37" E	94.77'
L4	N 02°10'37" E	23.21'
L5	N 01°55'02" W	126.63'
L6	N 16°15'21" W	156.33'
L7	N 16°15'21" W	109.34'
L8	N 88°49'05" W	71.61'
L9	N 88°49'05" W	113.99'
L10	N 88°49'05" W	15.06'
L11	N 31°32'05" W	84.00'
L12	N 60°58'58" E	119.14'
L13	N 74°26'53" E	65.35'
L14	N 46°48'49" W	22.72'
L15	N 34°22'36" E	49.69'
L16	S 55°36'03" E	53.64'
L17	N 82°44'43" E	113.20'
L18	N 69°31'41" W	21.19'
L19	N 88°49'05" E	15.05'
L20	N 88°49'05" E	15.05'
L21	S 71°53'31" W	21.19'
L22	S 88°49'05" E	50.11'
L23	S 13°45'34" E	62.60'
L24	N 41°11'54" W	13.63'
L25	N 41°11'54" W	45.00'
L26	S 41°11'54" E	10.00'
L27	N 13°45'34" W	42.84'
L28	S 13°45'34" E	19.76'
L29	N 69°31'41" W	21.19'
L30	N 88°49'05" W	15.05'
L31	N 88°49'05" W	15.05'
L32	N 71°53'31" E	21.19'
L33	N 88°49'05" W	75.94'
L34	S 88°49'05" E	33.39'
L35	N 42°09'07" E	69.20'
L36	S 81°56'31" W	55.80'
L37	N 34°22'36" E	100.00'
L38	S 75°34'28" E	137.79'
L39	S 34°05'21" E	64.75'
L40	N 09°39'18" W	32.22'
L41	N 42°45'47" E	44.37'
L42	N 80°00'10" E	73.48'
L43	N 47°43'44" E	98.62'
L44	N 43°12'43" W	74.42'
L45	S 08°33'01" W	89.89'
L46	N 85°57'17" W	16.92'
L47	N 85°57'17" W	12.19'
L48	N 81°23'47" W	95.05'
L49	N 81°23'47" W	55.70'
L50	N 85°56'50" W	56.42'
L51	N 85°56'50" W	94.19'
L52	N 88°49'05" W	20.35'
L53	N 01°10'55" E	47.15'
L54	N 48°13'39" W	121.71'
L55	N 48°13'39" W	13.56'
L56	N 18°17'26" W	143.53'
L57	S 18°17'26" E	31.81'
L58	N 44°15'10" E	141.43'
L59	N 44°15'10" E	41.71'
L60	S 48°29'03" W	83.44'
L61	N 77°14'09" W	125.08'
L62	N 29°21'19" W	70.16'
L63	S 45°39'29" W	79.12'
L64	S 24°39'41" E	52.02'
L65	N 07°46'13" E	135.23'
L66	N 42°56'15" E	43.58'
L67	S 43°37'21" W	16.06'
L68	S 06°04'00" W	68.92'
L69	N 14°43'09" W	104.39'
L70	S 89°08'39" E	86.50'
L71	S 27°31'11" W	47.83'
L72	N 51°25'00" W	14.26'
L73	N 73°19'06" E	46.86'
L74	N 36°02'02" W	81.16'

LINE	BEARING	DISTANCE
L76	N 02°54'02" W	57.77'
L77	S 86°15'13" E	27.33'
L78	N 24°59'41" W	37.31'
L79	S 05°05'56" W	164.62'
L80	N 77°19'22" W	82.45'
L81	N 11°33'14" E	57.63'
L82	S 13°17'39" E	77.03'
L83	N 03°48'22" W	41.77'
L84	S 87°00'10" W	32.81'
L85	N 59°19'47" W	37.40'
L86	S 60°06'20" E	35.48'
L87	N 18°28'47" W	65.69'
L88	S 14°11'16" E	85.07'
L89	N 76°25'44" W	19.30'
L90	S 87°55'57" W	30.68'
L91	S 77°49'05" E	10.14'
L92	S 12°51'35" W	77.04'
L93	N 13°34'59" E	97.90'
L94	N 48°55'28" E	22.35'
L95	S 22°10'50" E	35.10'
L96	N 47°28'43" W	50.85'
L97	N 23°41'13" W	48.94'
L98	N 11°44'19" W	55.65'
L99	S 01°27'29" E	42.45'
L100	N 75°36'26" E	84.67'
L101	N 49°22'40" W	33.97'
L102	S 25°14'49" E	124.30'
L103	S 27°25'53" W	82.39'
L104	N 84°55'19" E	70.33'
L105	N 65°38'56" W	69.37'
L106	N 34°52'02" E	91.96'
L107	N 88°49'05" W	7.50'
L108	S 88°49'05" E	7.50'
L109	S 16°15'21" E	23.24'
L110	S 83°54'46" W	15.34'
L111	N 16°15'21" W	22.95'
L112	N 88°49'05" W	30.00'
L113	S 88°49'05" E	31.33'
L114	N 17°56'15" E	4.61'
L115	N 88°49'05" W	22.50'
L116	N 88°49'05" W	22.50'
L117	S 80°20'42" W	22.40'
L118	S 80°20'42" W	2.39'
L119	N 09°54'35" E	119.75'
L120	N 80°05'25" W	30.00'
L121	N 80°20'42" E	25.00'
L122	N 09°39'18" W	32.22'
L123	N 10°42'21" W	138.94'
L124	S 07°20'19" E	54.69'
L125	N 04°21'53" W	55.57'
L126	N 08°19'42" W	33.41'
L127	S 08°17'31" E	7.75'
L128	N 08°17'31" E	7.48'
L129	N 08°19'42" W	35.12'
L130	N 04°21'53" W	55.56'
L131	N 07°20'02" W	52.05'
L132	S 10°42'21" E	139.07'
L133	S 09°39'18" E	32.45'
L134	N 80°20'42" E	5.00'
L135	S 37°11'08" E	65.18'
L136	S 00°03'38" W	95.45'
L137	S 01°21'54" E	62.88'
L138	N 88°38'06" E	15.00'
L139	N 01°21'54" W	13.33'
L140	S 08°36'51" W	41.49'
L141	S 09°03'52" W	36.76'
L142	S 02°19'03" W	5.98'
L143	S 34°25'38" W	34.17'
L144	N 34°25'38" E	86.05'
L145	N 33°58'27" W	21.45'
L146	N 51°25'00" W	28.43'
L147	N 02°19'03" E	36.73'
L148	N 09°03'52" E	40.07'

LINE	BEARING	DISTANCE
L170	S 08°36'51" W	36.02'
L171	N 01°21'54" W	8.09'
L172	S 88°38'06" W	15.00'
L173	N 01°21'54" W	63.20'
L174	S 00°01'55" W	85.82'
L175	N 37°11'08" W	62.35'
L176	S 02°43'37" E	38.26'
L177	S 02°22'56" W	48.89'
L178	S 80°00'10" W	30.71'
L179	N 02°22'56" E	64.36'
L180	S 02°15'59" E	32.39'
L181	S 51°11'46" W	5.00'
L182	N 54°34'47" E	5.00'
L183	N 50°18'51" E	8.71'
L184	N 50°18'51" E	13.25'
L185	N 01°24'52" E	46.51'
L186	N 73°02'25" E	5.07'
L187	S 73°02'25" W	20.98'
L188	N 66°33'15" W	38.79'
L189	N 00°06'05" W	84.29'
L190	S 45°53'05" E	84.19'
L191	N 37°04'25" E	53.71'
L192	S 10°26'31" W	35.63'
L193	N 07°28'21" W	90.14'
L194	N 05°36'14" E	67.09'
L195	N 84°23'46" W	25.00'
L196	N 05°36'14" E	32.04'
L197	N 00°11'45" W	63.61'
L198	N 20°16'08" W	57.27'
L199	S 20°16'08" E	88.31'
L200	N 00°11'45" W	88.65'
L201	N 05°36'14" W	37.51'
L202	S 05°36'14" W	60.22'
L203	N 07°28'21" W	92.72'
L204	S 10°26'31" W	59.29'
L205	N 37°04'25" E	72.53'
L206	S 45°53'05" E	63.35'
L207	S 00°06'05" E	31.94'
L208	N 48°23'12" W	114.48'
L209	N 66°33'15" W	31.59'
L210	N 06°31'22" W	20.08'
L211	S 88°38'15" W	89.49'
L212	N 24°59'41" W	50.79'
L213	S 42°56'15" W	21.58'
L214	S 24°59'41" E	37.31'
L215	N 77°19'22" W	82.41'
L216	N 87°55'57" W	30.60'
L217	N 76°25'44" W	20.40'
L218	S 75°44'35" W	14.52'
L219	S 14°15'25" E	20.00'
L220	N 75°44'35" E	9.56'
L221	S 76°25'44" E	18.20'
L222	S 87°55'57" W	30.76'
L223	N 77°22'38" W	91.26'
L224	N 12°51'35" E	67.04'
L225	N 49°22'40" W	22.60'
L226	N 12°51'35" E	79.57'
L227	N 88°38'15" E	84.70'
L228	S 07°12'51" E	25.36'
L229	N 01°42'11" W	45.60'
L230	S 08°07'48" W	8.35'
L231	N 06°10'59" W	20.68'
L232	S 17°35'33" E	5.17'
L233	N 77°14'09" W	104.78'
L234	N 77°14'09" W	114.87'
L235	N 29°14'56" W	45.55'
L236	S 88°02'07" E	44.22'
L237	S 89°49'33" W	29.34'
L238	S 16°02'02" W	38.91'
L239	N 19°27'48" E	45.44'
L240	N 79°08'45" W	20.23'
L241	S 19°27'48" W	43.01'
L242	N 16°02'02" E	24.50'

LINE	BEARING	DISTANCE
L261	S 89°49'33" W	13.95'
L262	S 88°02'32" E	48.64'
L263	N 84°17'22" E	28.65'
L264	S 29°14'56" E	75.55'
L265	S 21°33'07" E	19.54'
L266	S 17°35'33" E	4.82'
L267	N 06°10'59" W	16.17'
L268	N 08°07'48" E	7.56'
L269	S 01°42'11" E	48.28'
L270	N 07°12'51" W	26.20'
L271	S 46°56'27" W	34.23'
L272	N 15°55'32" W	89.88'
L273	N 77°39'17" E	15.03'
L274	N 15°55'32" W	98.11'
L275	N 46°56'27" E	37.07'
L276	N 88°49'05" W	4.93'
L277	N 88°49'05" W	10.07'
L278	N 01°10'55" E	12.00'
L279	S 88°49'05" E	15.00'
L280	N 01°10'55" E	12.00'
L281	N 00°18'43" E	15.09'
L282	S 07°58'33" E	49.52'
L283	S 78°45'55" W	15.02'
L284	N 07°58'33" W	51.16'
L285	N 01°55'02" W	127.10'
L286	S 02°10'37" W	128.11'
L287	S 01°10'55" W	5.00'
L288	S 89°35'32" E	7.63'
L289	N 00°50'32" E	20.08'
L290	S 88°52'28" E	161.39'
L291	N 27°29'58" W	16.77'
L292	N 81°56'31" E	2.67'
L293	N 88°49'05" W	10.04'
L294	S 88°49'05" E	9.96'
L295	N 01°24'20" E	21.24'
L296	N 88°38'40" W	20.00'
L297	N 01°24'20" E	21.16'
L298	N 88°49'05" W	9.85'
L299	S 88°49'05" E	10.15'
L300	S 01°24'20" W	13.58'
L301	S 88°35'40" E	20.00'
L302	S 01°24'20" W	13.66'
L303	S 80°20'42" W	20.00'
L304	S 80°20'42" W	9.45'
L305	S 09°39'18" W	12.95'
L306	N 80°20'42" E	12.00'
L307	N 09°39'18" W	12.95'
L308	S 80°20'42" W	10.00'
L309	N 80°20'42" E	10.00'
L310	N 09°39'18" W	18.31'
L311	N 80°20'42" E	20.00'
L312	N 09°39'18" W	18.31'
L313	N 59°40'15" E	23.51'
L314	S 18°28'15" W	46.07'
L315	N 59°40'15" E	29.02'
L316	S 18°28'15" W	30.31'
L317	N 81°23'47" W	57.99'

LEGEND

- = PROPERTY LINE
- = PHASE LINE
- = NEW LOT LINE
- = NEW RIGHT-OF-WAY LINE
- = ADJOINING PROPERTY LINE
- = RIGHT-OF-WAY LINE
- = SETBACK (AS NOTED)
- = EASEMENT (AS NOTED)
- = TOP OF STREAM BANK
- = STREAM BUFFER
- = 100 YEAR FLOOD LINE
- = 500 YEAR FLOOD LINE
- = WETLANDS AREA
- = AREA IN RIGHT-OF-WAY
- FIP = FOUND IRON PIPE
- SIR = SET IRON REBAR
- = NON-MONUMENTED CORNER
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- PG. = PAGE
- AC. = ACRE(S)
- R/W = RIGHT-OF-WAY
- DE = PRIVATE DRAINAGE EASEMENT
- PDE = PERMANENT DRAINAGE EASEMENT
- SDE = SIGHT DISTANCE EASEMENT
- SE = SIGN EASEMENT
- NAE = NEGATIVE ACCESS EASEMENT
- SL = SEPTIC LOT
- UE = UTILITY EASEMENT

FUTURE PHASE 2

COMMON AREA
6,456 SF
0.15 AC

SHEET 4 & 6
MATCHLINE
SHEET 3 & 5

ANGEL FARM
DEVELOPMENT II, LLC
PIN: 7910564921
D.B. 8964, PG. 1742
REMAINDER: 69.24 AC.

SEPTIC LOTS SHALL BE
CONSIDERED COMMON
AREA FOR ABOVE GROUND
MAINTENANCE PURPOSES

FUTURE PHASE 2

VICINITY MAP
1"=2000'

SITE DATA:

7848 US-158
STOKESDALE, NC 27357

ANGEL FARM
DEVELOPMENT II, LLC.
PIN: 7910564921
D.B. 8964, PG. 1742
TOTAL AREA: 109.23 AC.
PH1 AREA: 39.99 AC.
REMAINDER: 69.24 AC.

ZONING DATA:

ZONING DISTRICT: CZ-RS-30
(RESIDENTIAL)

MIN. LOT SIZE: 30,000 SF
MIN. LOT WIDTH: 100'
MIN. STREET FRONTAGE: 50'
MAX BLDG HEIGHT: 50'
MAX BLDG COVERAGE: 30%

SETBACKS:

INTERIOR: 10'
SIDE: 30'
REAR: 30'
STREET: LOCAL/COLLECTOR:
FRONT: 40'
SIDE: 20'
MINOR THOROUGHFARE: 45'
MAJOR THOROUGHFARE: 50'

PROJECT DENSITY (PHASE 1): 29 UNITS / 39.99 AC = 0.73 DU/AC
MAXIMUM ALLOWABLE PROJECT DENSITY = 1 DU/AC PER
STOKESDALE LDO 7-2.2(B)

WATERSHED DATA:

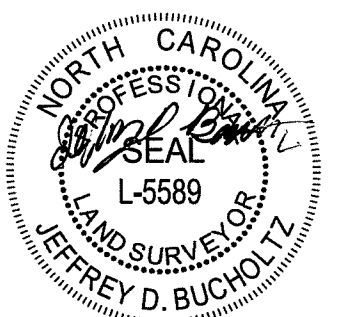
WATERSHED: REIDSVILLE
(TROUBLESOME CREEK)
WATERSHED CLASSIFICATION: WS-III, GWA
RIVER BASIN: CAPE FEAR
SOIL TYPES: CKB, CKC, CNA, NAB, POD
AVG. SLOPE: 8.65%

THE HEN GROUP, LLC
PIN # 791066308
D.B. 8511, PG. 1254

BK: P 222
PG: 142-146
RECORDED:
09-10-2026
03:04:36 PM
BY: SIERRA SIMPSON
DEPUTY-68

2026043380
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$105.00

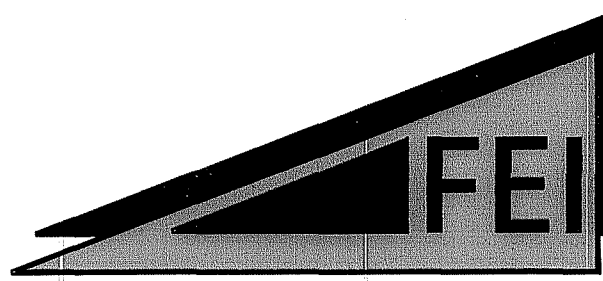
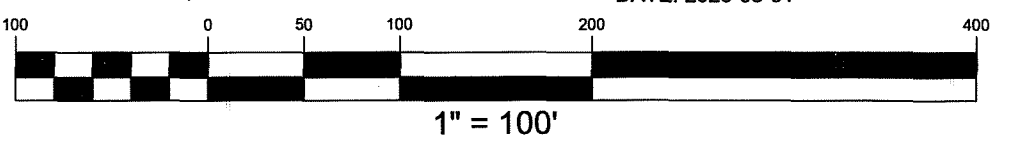


THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE
SUBJECT PROPERTY AS SHOWN HEREON

SUBDIVISION PLAT FOR:
NORMAN'S PLACE PHASE 1

OWNER:
ANGEL FARM DEVELOPMENT II, LLC.
8518 TRIAD DRIVE
COLFAX, NC 27235

TOWN OF STOKESDALE
GUILFORD COUNTY
NORTH CAROLINA
DATE: 2026-08-31



Civil Engineers and Land Surveyors
4196 Mendenhall Oaks Pkwy
High Point, NC 27265
www.feiconsulting.com
(336) 852-9797
License No. C-0950

DRAWN BY: CTM
DRAWING FILE: E:\Drawings & Projects\PROJ1018.002 Angel-Cook Property\Survey
PROJ. NO.: 01018.002
REF. NO.:

SHEET 2 OF 5

LEGEND

- = PROPERTY LINE
- = PHASE LINE
- = NEW LOT LINE
- = NEW RIGHT-OF-WAY LINE
- = ADJOINING PROPERTY LINE
- = RIGHT-OF-WAY LINE
- = SETBACK (AS NOTED)
- = EASEMENT (AS NOTED)
- = TOP OF STREAM BANK
- = STREAM BUFFER
- = 100 YEAR FLOOD LINE
- = 500 YEAR FLOOD LINE
- = WETLANDS AREA
- = AREA IN RIGHT-OF-WAY
- FIP = FOUND IRON PIPE
- SIR = SET IRON REBAR
- = NON-MONUMENTED CORNER
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- PG. = PAGE
- AC. = ACRE(S)
- R/W = RIGHT-OF-WAY
- DE = PRIVATE DRAINAGE EASEMENT
- PDE = PERMANENT DRAINAGE EASEMENT
- SDE = SIGHT DISTANCE EASEMENT
- SE = SIGN EASEMENT
- NAE = NEGATIVE ACCESS EASEMENT
- SL = SEPTIC LOT
- UE = UTILITY EASEMENT

NC STATE PLANE GRID
NAD 83(2011)

FUTURE
PHASE 2

ANGEL FARM
DEVELOPMENT II, LLC
PIN: 7910564921
D.B. 8964, PG. 1742
REMAINDER: 69.24 AC.

NAD 83 (2011) NC STATE PLANE
GRID COORDINATES ON FIELD
LOCATED STONE MONUMENT
N: 908187.446
E: 1714508.169

FUTURE
PHASE 2

NAD 83 (2011) NC STATE PLANE
GRID COORDINATES ON FIELD
SET IRON REBAR
N: 906916.070
E: 1716066.900

SHEET 4 & 6
MATCHLINE
SHEET 3 & 5

COMMON
AREA
6,456 SF
0.15 AC

THOMAS S. & BETH W. NEAL
PIN # 7910581397
D.B. 3899, PG. 1737

COMMON
AREA
256,307 SF
5.88 AC

45A
18,858 SF
0.433 AC

47A
17,553 SF
0.403 AC

46A
18,076 SF
0.415 AC

50A
15,689 SF
0.360 AC

49A
9,299 SF
0.213 AC

16A
14,641 SF
0.336 AC

17A
16,073 SF
0.369 AC

42A
9,711 SF
0.223 AC

15A
13,741 SF
0.315 AC

14A
16,543 SF
0.380 AC

17
44,035 SF
1.01 AC

16
48,761 SF
1.12 AC

15
48,761 SF
1.12 AC

COMPASS REALTY
GUILFORD, LLC
PIN # 7910686143
D.B. 8763, PG. 2500

SITE DATA:
7848 US-158
STOKESDALE, NC 27357

ANGEL FARM
DEVELOPMENT II, LLC.
PIN: 7910564921
D.B. 8964, PG. 1742
TOTAL AREA: 109.23 AC.
PH1 AREA: 39.99 AC.
REMAINDER: 69.24 AC.

OF LOTS: 29
AREA IN LOTS: 26.78 AC.
COMMON AREA: 6.03 AC.
SEPTIC AREA: 4.39 AC.
AREA IN NEW R/W: 2.70 AC.
R/W DEDICATION: 0.09 AC.
TOTAL AREA: 39.99 AC.

ZONING DATA:
ZONING DISTRICT: CZ-RS-30
(RESIDENTIAL)

MIN. LOT SIZE: 30,000 SF
MIN. LOT WIDTH: 100'
MIN. STREET FRONTAGE: 50'
MAX BLDG HEIGHT: 50'
MAX BLDG COVERAGE: 30%

SETBACKS:
INTERIOR: 10'
SIDE: 10'
REAR: 30'
STREET:
LOCAL/COLLECTOR:
FRONT: 40'
SIDE: 20'
MINOR THOROUGHFARE: 45'
MAJOR THOROUGHFARE: 50'

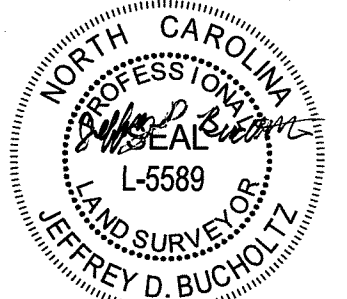
PROJECT DENSITY (PHASE 1): 29 UNITS / 39.99 AC = 0.73 DU/AC
MAXIMUM ALLOWABLE PROJECT DENSITY = 1 DU/AC PER
STOKESDALE LDO 7-2.2(B)

WATERSHED DATA:
WATERSHED: REIDSVILLE
(TROUBLESOME CREEK)
WATERSHED CLASSIFICATION: WS-III, GWA
RIVER BASIN: CAPE FEAR
SOIL TYPES: CKB, CKC, CNA, NAB, POD
AVG. SLOPE: 8.65%

BK: P 222
PG: 142-146
RECORDED:
09-10-2026
03:04:36 PM
BY: SIERRA SIMPSON
DEPUTY-GB

2026043380
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$105.00

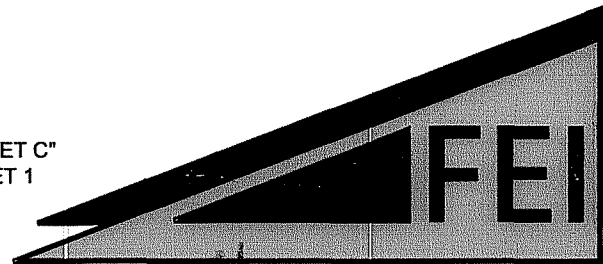
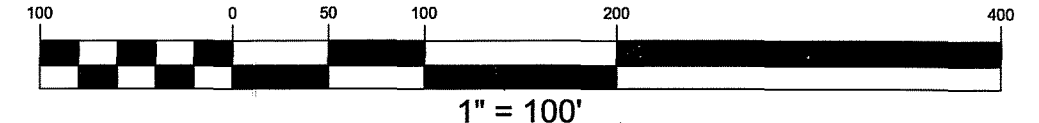


THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE
SUBJECT PROPERTY AS SHOWN HEREON 8/31/2026

SUBDIVISION PLAT FOR: NORMAN'S PLACE PHASE 1

OWNER:
ANGEL FARM DEVELOPMENT II, LLC.
8518 TRIAD DRIVE
COLFAX, NC 27235

TOWN OF STOKESDALE
GUILFORD COUNTY
NORTH CAROLINA
DATE: 2026-08-31



Civil Engineers and Land Surveyors
4196 Mendenhall Oaks Pkwy
High Point, NC 27265
www.feiconsulting.com
(336) 852-9797
License No. C-0950

LEGEND

- = PROPERTY LINE
- - - = PHASE LINE
- - - = NEW LOT LINE
- - - = NEW RIGHT-OF-WAY LINE
- - - = ADJOINING PROPERTY LINE
- - - = RIGHT-OF-WAY LINE
- - - = SETBACK (AS NOTED)
- - - = EASEMENT (AS NOTED)
- - - = TOP OF STREAM BANK
- - - = STREAM BUFFER
- - - = 100 YEAR FLOOD LINE
- - - = 500 YEAR FLOOD LINE
- W = WETLANDS AREA
- W = AREA IN RIGHT-OF-WAY
- FIP = FOUND IRON PIPE
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- = NON-MONUMENTED CORNER
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- SDE = SIGHT DISTANCE EASEMENT
- SE = SIGN EASEMENT
- NAE = NEGATIVE ACCESS EASEMENT
- SL = SEPTIC LOT
- UE = UTILITY EASEMENT

NC STATE PLANE GRID
NAD 83(2011)

FUTURE
PHASE 2

COMMON
AREA
6,456 SF
0.15 AC

SHEET 4 & 6
-MATCHLINE-
SHEET 3 & 5

ANGEL FARM
DEVELOPMENT II, LLC
PIN: 7910564921
D.B. 8964, PG. 1742
REMAINDER: 69.24 AC.

SEPTIC LOTS SHALL BE
CONSIDERED COMMON
AREA FOR ABOVE GROUND
MAINTENANCE PURPOSES

FUTURE
PHASE 2

SEE "INSET C"
ON SHEET 1

VICINITY MAP
1"=2000'

SITE DATA:

7848 US-158
STOKESDALE, NC 27357

ANGEL FARM
DEVELOPMENT II, LLC.
PIN: 7910564921
D.B. 8964, PG. 1742
TOTAL AREA: 109.23 AC.
PH1 AREA: 39.99 AC.
REMAINDER: 69.24 AC.

OF LOTS: 29
AREA IN LOTS: 26.78 AC.
COMMON AREA: 6.03 AC.
SEPTIC AREA: 4.39 AC.
AREA IN NEW R/W: 2.70 AC.
R/W DEDICATION: 0.09 AC.
TOTAL AREA: 39.99 AC.

ZONING DATA:

ZONING DISTRICT: CZ-RS-30
(RESIDENTIAL)

MIN. LOT SIZE: 30,000 SF
MIN. LOT WIDTH: 100'
MIN. STREET FRONTAGE: 50'
MAX BLDG HEIGHT: 50'
MAX BLDG COVERAGE: 30%

SETBACKS:

INTERIOR:
SIDE: 10'
REAR: 30'
STREET:
LOCAL/COLLECTOR:
FRONT: 40'
SIDE: 20'
MINOR THOROUGHFARE: 45'
MAJOR THOROUGHFARE: 50'

PROJECT DENSITY (PHASE 1): 29 UNITS / 39.99 AC = 0.73 DU/AC
MAXIMUM ALLOWABLE PROJECT DENSITY = 1 DU/AC PER
STOKESDALE LDO 7-2.2(B)

WATERSHED DATA:

WATERSHED: REIDSVILLE
(TROUBLESOME CREEK)
WATERSHED CLASSIFICATION: WS-III, GWA
RIVER BASIN: CAPE FEAR
SOIL TYPES: CKB, CKC, CNA, NAB, POD
AVG. SLOPE: 8.65%

THE HEN GROUP, LLC
PIN # 791066308
D.B. 8511, PG. 1254

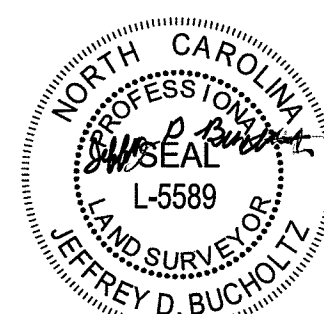
BK: P 222
PG: 142-146
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09-10-2026
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BY: SIERRA SIMPSON
DEPUTY-GR



2026043380
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$105.00

THE HEN GROUP, LLC
PIN # 7910654804
D.B. 8859, PG. 3035

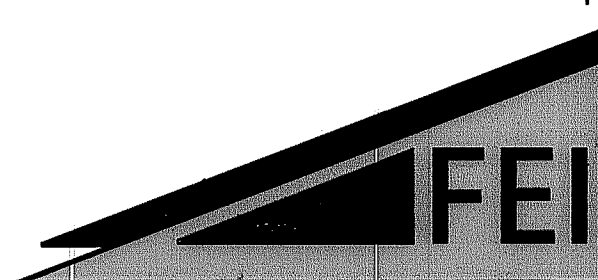
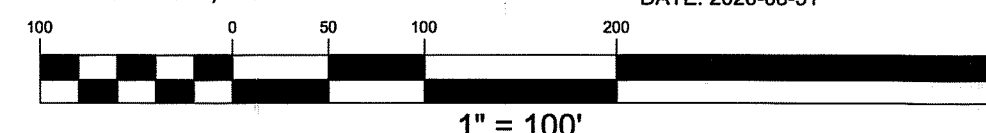


THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE
SUBJECT PROPERTY AS SHOWN HEREON 8/31/2024

SUBDIVISION PLAT FOR: NORMAN'S PLACE PHASE 1

OWNER:
ANGEL FARM DEVELOPMENT II, LLC.
8518 TRIAD DRIVE
COLFAX, NC 27235

TOWN OF STOKESDALE
GUILFORD COUNTY
NORTH CAROLINA
DATE: 2026-08-31



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(336) 852-9797
License No. C-0950

DRAWN BY: CTM
PROJ. NO.: 01018.002
DRAWING FILE: E:\Drawings & Projects\PROJ01018.002 Angel-Cook Property Survey
REF. NO.:

SHEET 4 OF 5

LEGEND

- = PROPERTY LINE
- - - = PHASE LINE
- - - = NEW LOT LINE
- - - = NEW RIGHT-OF-WAY LINE
- - - = ADJOINING PROPERTY LINE
- - - = RIGHT-OF-WAY LINE
- - - = SETBACK (AS NOTED)
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NC STATE PLANE GRID
NAD 83(2011)

FUTURE
PHASE 2

ANGEL FARM
DEVELOPMENT II, LLC
PIN: 7910564921
D.B. 8964, PG. 1742
REMAINDER: 69.24 AC.

NAD 83 (2011) NC STATE PLANE
GRID COORDINATES ON FIELD
LOCATED STONE MONUMENT
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E: 1714508.169

FUTURE
PHASE 2

NAD 83 (2011) NC STATE PLANE
GRID COORDINATES ON FIELD
SET IRON REBAR
N: 906916.070
E: 1716066.900

SHEET 4 & 6
-MATCHLINE-
SHEET 3 & 5

TOP OF
STREAM BANK

TOP OF
STREAM BANK

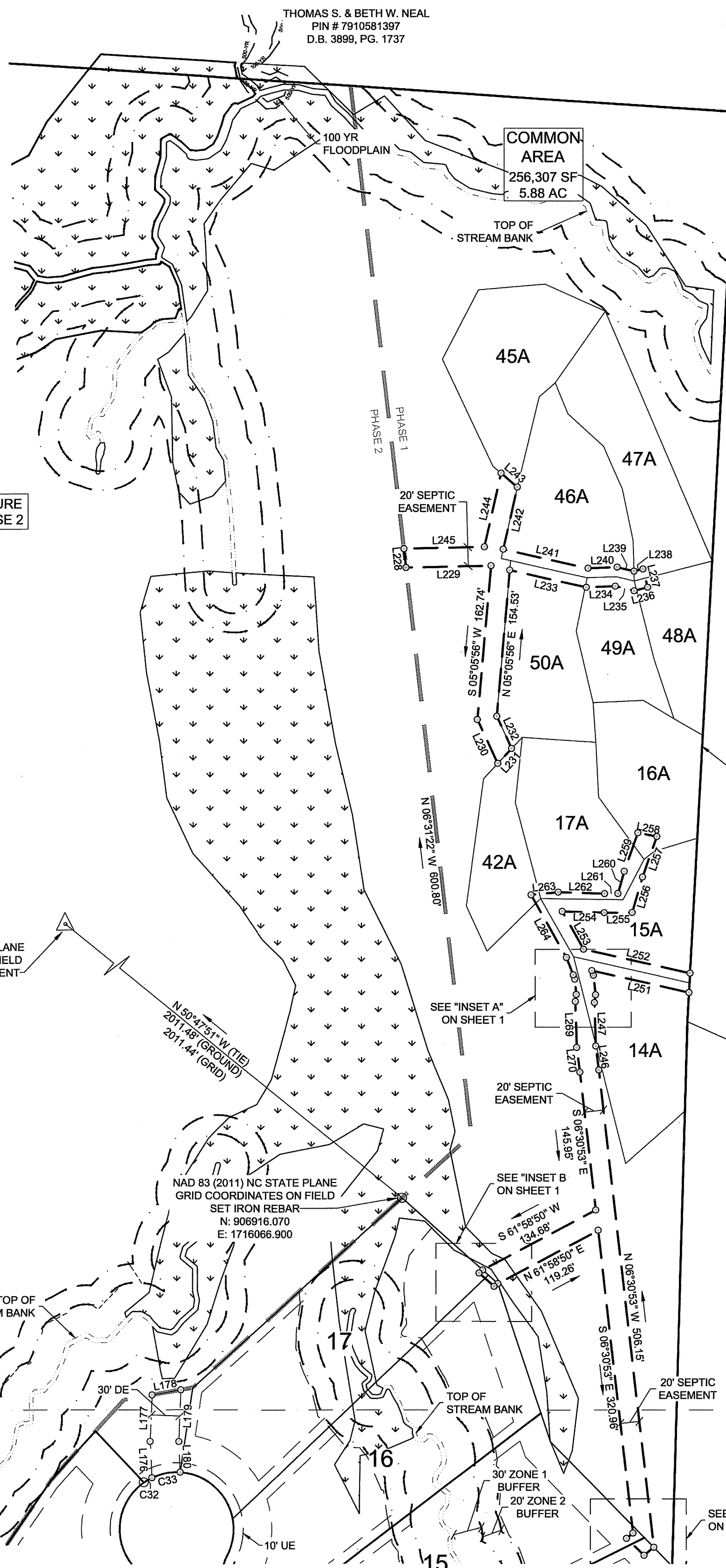
20' SEPTIC
EASEMENT

SEE "INSET C"
ON SHEET 1

DRAWN BY: CTM
PROJ. NO.: 01018.002

DRAWING FILE: E:\Drawings & Projects\PROJ\01018.002 Angel-Cook Property\Survey
REF. NO.:

SHEET 5 OF 5



COMPASS REALTY
GUILFORD, LLC
PIN # 7910686143
D.B. 8763, PG. 2500

SITE DATA:

7848 US-158
STOKESDALE, NC 27357

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STOKESDALE LDO 7-2.2(B)

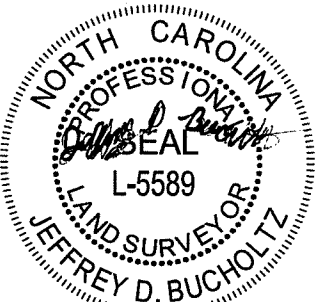
WATERSHED DATA:

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(TROUBLESOME CREEK)
WATERSHED CLASSIFICATION: WS-III, GWA
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NC FEE \$105.00

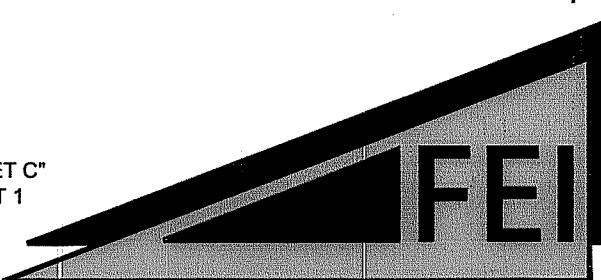
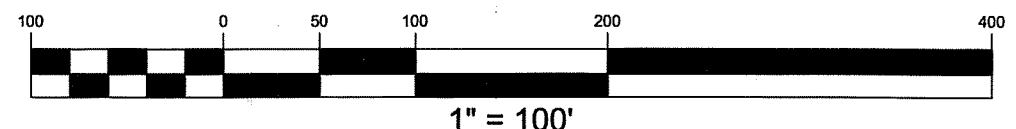


THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE
SUBJECT PROPERTY AS SHOWN HEREON

SUBDIVISION PLAT FOR: NORMAN'S PLACE PHASE 1

OWNER:
ANGEL FARM DEVELOPMENT II, LLC.
8518 TRIAD DRIVE
COLFAX, NC 27235

TOWN OF STOKESDALE
GUILFORD COUNTY
NORTH CAROLINA
DATE: 2026-08-31



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