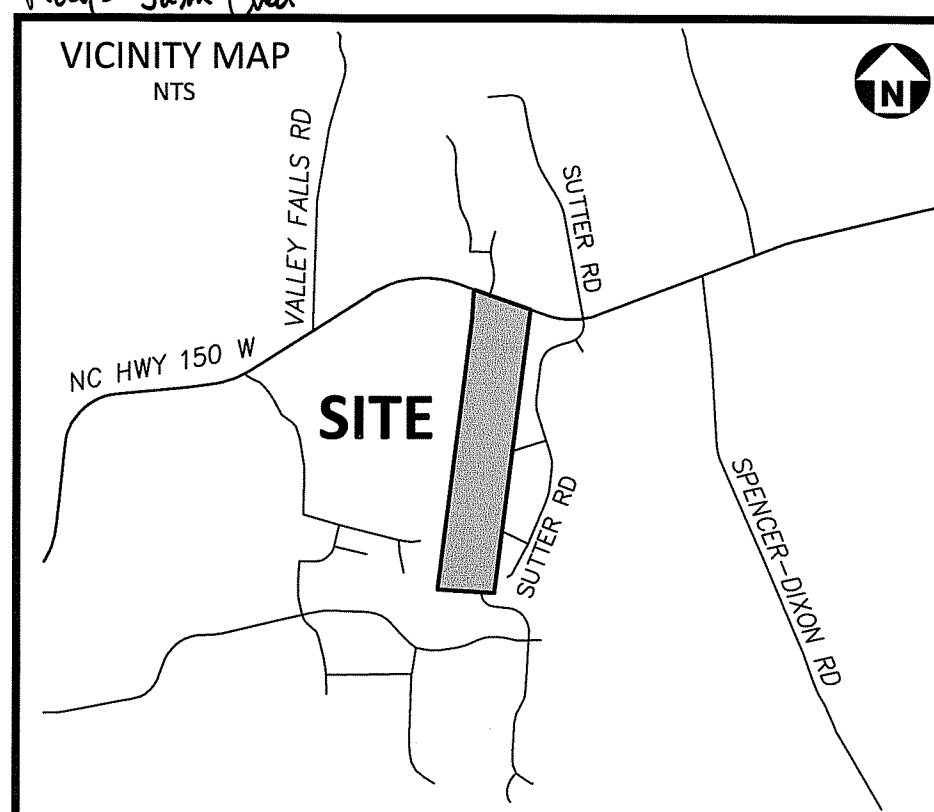




AREA SUMMARY

TOTAL NUMBER OF LOTS	53	MARY ALICE POPE
TOTAL LOT AREA	2,490,346 SQ. FT. (57.17 AC.)	PARCEL 138237
COMMON OPEN SPACE	127,513 SQ. FT. (2.93 AC.)	DB 3440, 308
NC HWY 150 R/W DEDICATION	1,599 SQ. FT. (0.04 AC.)	MB 72, PG 112
NEW STREET R/W	279,854 SQ. FT. (6.42 AC.)	
TOTAL AREA	2,899,312 SQ. FT. (66.56 AC.)	

STREET CENTERLINES

SPRING DIPPER PLACE	2930 LF
SADDLEBACK ROAD	1619 LF
RACHEL SMOTHERS DRIVE	397 LF
JAYBIRD LANE	330 LF

POPE ET AL
PARCEL 138240
DB 7616, PG 2987
PB 78, PG 73

MARY ALICE POPE
JANE P. LEMMONS
PARCEL 139174
DB 7337, PG 3017
PB 78, PG 73

1599 SF (0.04 AC) DEDICATED TO PUBLIC RIGHT-OF-WAY

RICHARD & TABITHA DAVIS
PARCEL 138247
DB 8528, PG 2236
MB 187, PG 102

JAMES T. & JAMIE E. MURFEE
PARCEL 221920
DB 8544, PG 569
MB 187, PG 102

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 *[Signature]* DATE 8/19/26

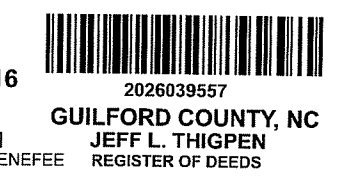
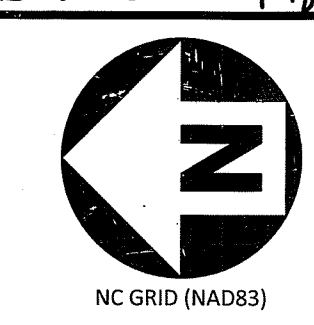
CERTIFICATE OF OWNERSHIP AND DEDICATION:
THE UNDERSIGNED HEREBY ACKNOWLEDGES OWNERSHIP OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND HEREBY ADOPTS THIS PLAN AND ALLOTMENT TO BE A FREE ACT AND DEED AND HEREBY DEDICATE TO PUBLIC USE STREETS, PLAYGROUNDS, PARKS, DRAINAGEWAY, OPEN SPACE AND EASEMENTS FOREVER ALL AS SHOWN OR INDICATED HEREON, AND AUTHORIZE GUILFORD COUNTY TO RECORD THIS PLAN IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA.

OWNER *[Signature]* DATE 8/17/26

ATTORNEY *[Signature]*

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUMMERFIELD RESERVE HAVE BEEN RECORDED AT DEED BOOK 4076, PAGE 461.

- LEGEND**
- EXISTING IRON PIPE/REBAR (OR AS NOTED)
 - IRON PIPE SET (IPS)
 - CONCRETE MONUMENT SET
 - CALCULATED POINT
 - SURVEYED PROPERTY LINE
 - PROPERTY LINE NOT SURVEYED
 - PRIVATE DRAINAGE EASEMENT (DE)
 - PDE PERMANENT DRAINAGE EASEMENT (PUBLIC)
 - POND EASEMENT
 - NC HWY 150 R/W DEDICATION
 - STREET ADDRESS



NC FEE \$63.00

OWNER

AVONDALE PROPCO LLC
1111 METROPOLITAN AVE
SUITE 700
CHARLOTTE, NC 28204

DEVELOPER

LEOTERRA AVONDALE LLC
110-A SHIELDS PARK DRIVE
KERNERSVILLE, NC 27284
PHONE: 336-967-6260

**SUMMERFIELD RESERVE
(AKA AVONDALE)
PHASE 1 - FINAL PLAT**

527 NC HWY 150 W
CENTER GROVE TOWNSHIP, GUILFORD COUNTY, NORTH CAROLINA

SEE SHEET 2

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(1)(i). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

[Signature]
PROFESSIONAL LAND SURVEYOR

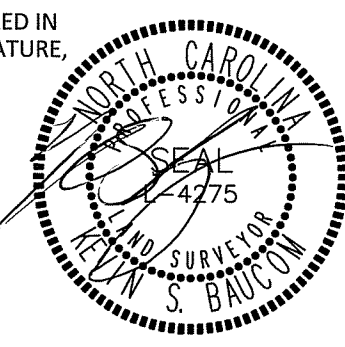
[Signature] REVIEW OFFICER OF GUILFORD COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE 8/19/26

I, KEVIN S. BAUCOM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS

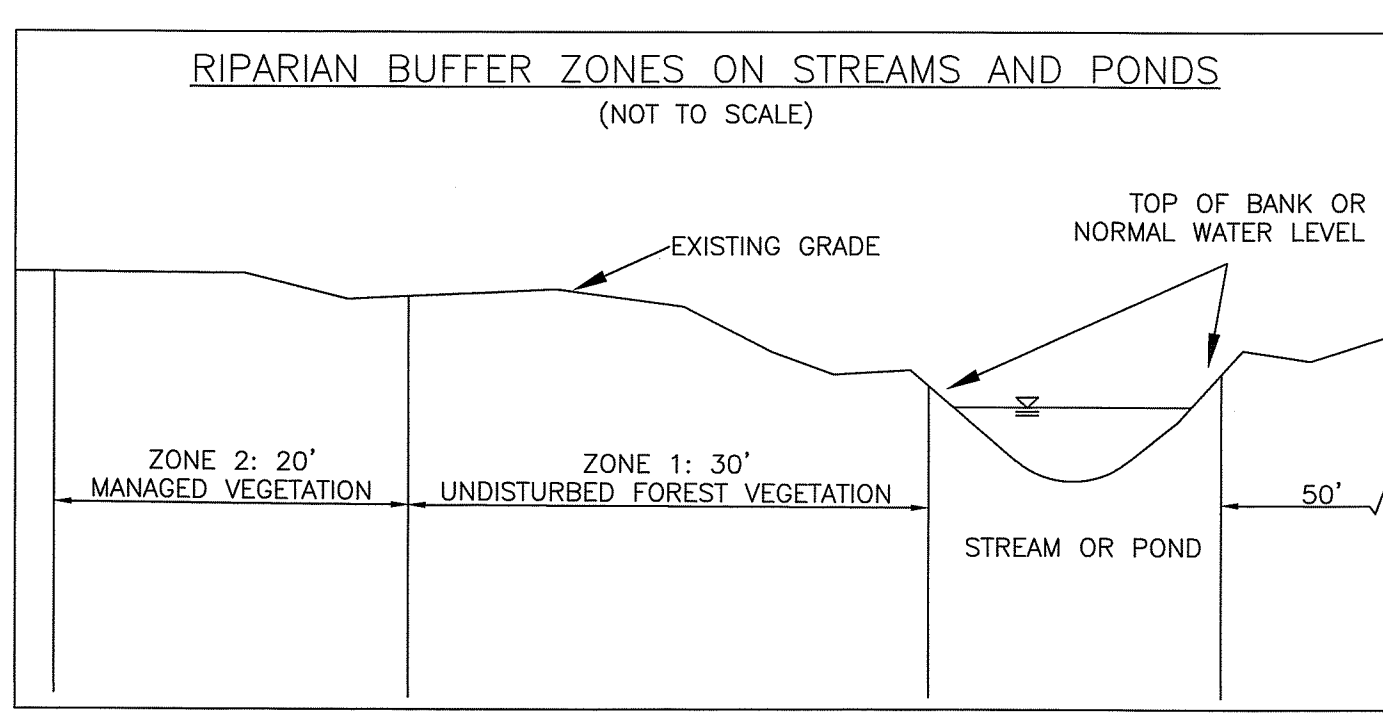
DAY OF August, A.D. 2026.

[Signature]
KEVIN S. BAUCOM, PLS L-4275



I, KEVIN S. BAUCOM, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: CLASS A
(2) POSITIONAL ACCURACY: <0.100'
(3) TYPE OF GPS FIELD PROCEDURE: VRS
(4) DATE OF SURVEY: 5-19-22
(5) DATUM/EPOCH: NAD 83(2011)
(6) PUBLISHED/FIXED-CONTROL USED: NCRE
(7) GEOID MODEL: GEOID12A
(8) COMBINED GRID FACTOR(S): 0.999976698
(9) UNITS: METERS CONVERTED TO US SURVEY FEET



FOR GENERAL NOTES AND TABLES SEE SHEET 3.

CERTIFICATE OF LOCAL JURISDICTION APPROVAL:

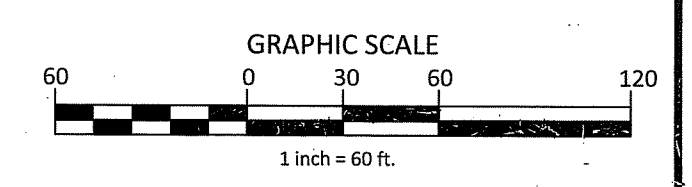
[Signature] AS A REPRESENTATIVE OF THE GUILFORD COUNTY PLANNING AND DEVELOPMENT DEPARTMENT, HEREBY CERTIFY THAT THIS PLAT MEETS THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH IN THE GUILFORD COUNTY UNIFIED DEVELOPMENT ORDINANCE AND IS APPROVED FOR RECORDATION THIS

19 DAY OF August, A.D. 2026

[Signature] PLANNING DIRECTOR

DATE 08/19/26

PROJECT DENSITY:
PHASE 1 SITE AREA: 66.56 AC
NORMAL POOL POND AREA: 1.10 AC
MAIL KIOSK AREA: 0.43 AC
PHASE 1 PROJECT AREA: 65.03 AC
DWELLING UNITS: 53
0.81 DU/ACRE



REVISIONS

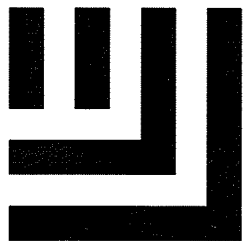
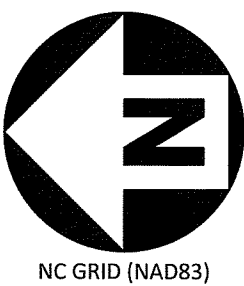
NO.	DATE
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PLAN INFORMATION

PROJECT NO. LEO24002
FILENAME LEO24002-F1
CHECKED BY KSB
DRAWN BY JC
SCALE 1"=60'
DATE 12.18.2025
SHEET

FINAL PLAT

1-3



McAdams

The John R. McAdams Company, Inc.
2100 South Tryon Street
Suite 400
Charlotte, NC 28203
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293

www.mcadamsco.com

OWNER

AVONDALE PROPCO LLC
1111 METROPOLITAN AVE
SUITE 700
CHARLOTTE, NC 28204

DEVELOPER

LEOTERRA AVONDALE LLC
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REVISIONS

NO. DATE

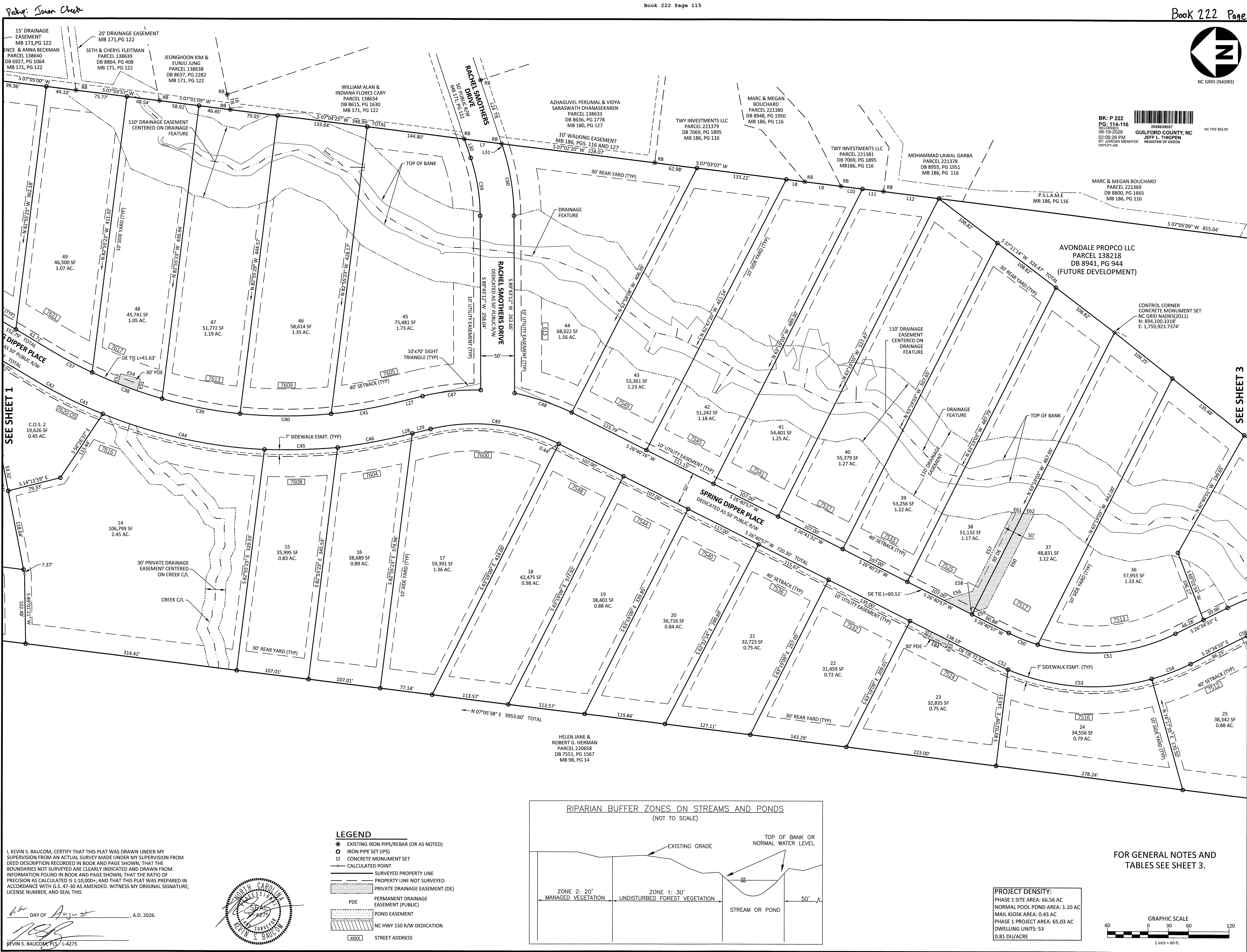
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FILENAME LEO24002-F1
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SHEET

FINAL
PLAT

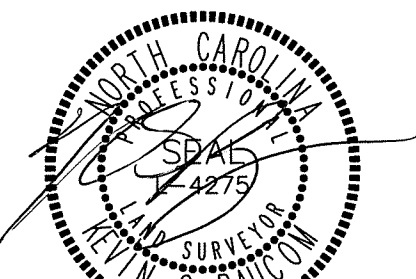
2-3

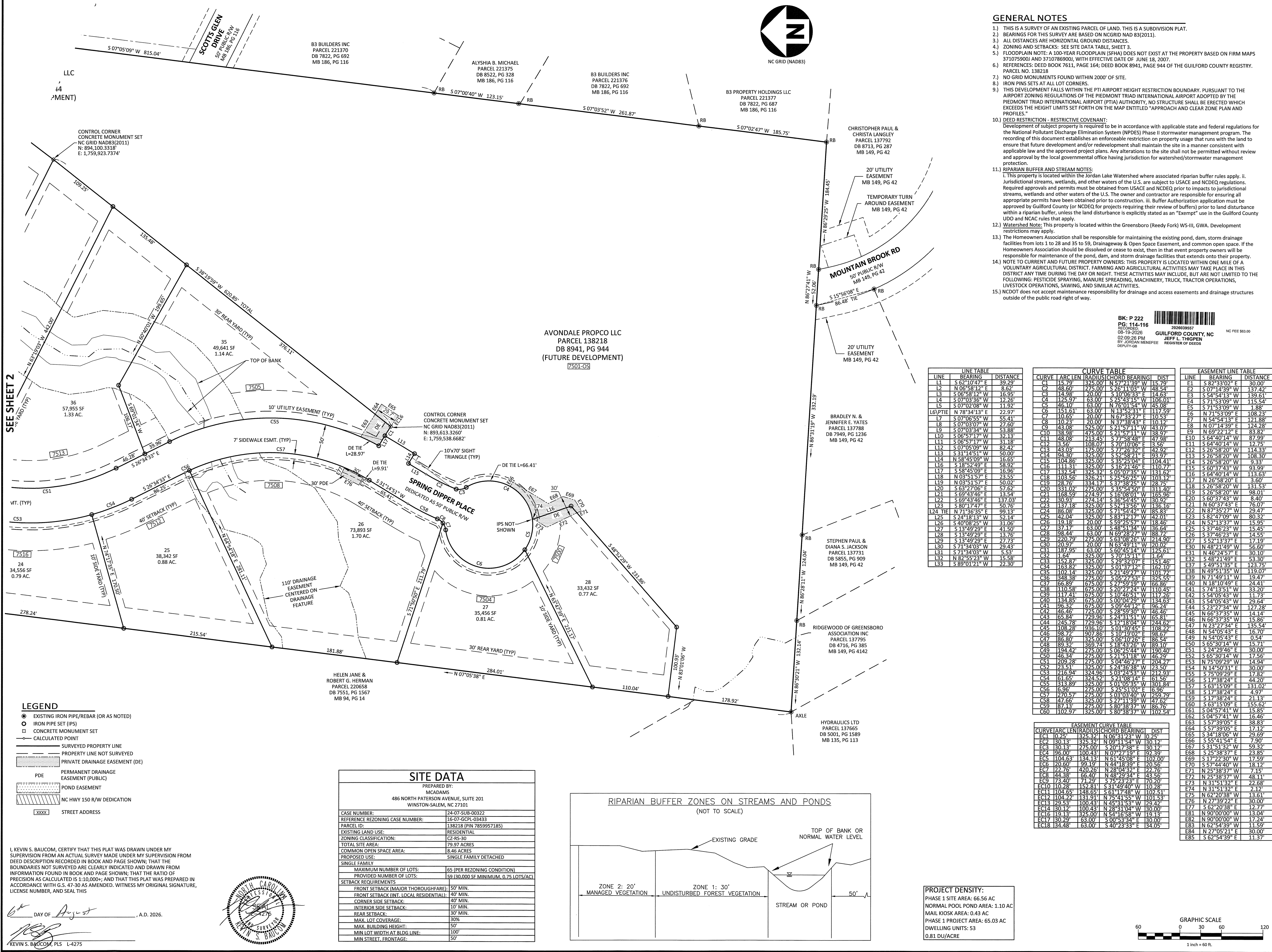


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DAY OF August, A.D. 2026.

KEVIN S. BAUCOM, PLS L-4275





McADAMS

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REVISIONS

NO.	DATE
1	08-19-2026

PLAN INFORMATION

PROJECT NO. LEO24002
FILENAME LEO24002-F1
CHECKED BY KSB
DRAWN BY JC
SCALE 1"=60'
DATE 12.18.2025

SHEET

FINAL PLAT

3-3