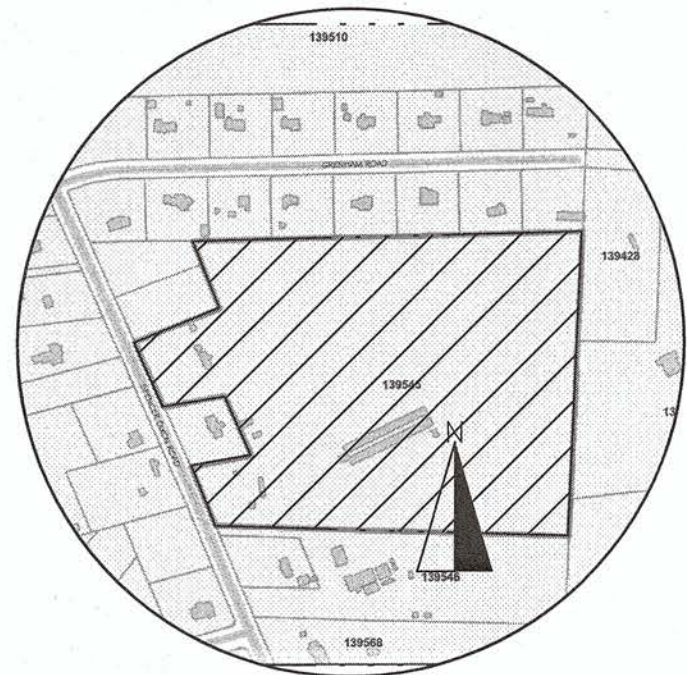




VICINITY MAP
NO SCALE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	19.88'	19.87'	S 85°34'17" W	6°26'31"
C2	175.00'	42.20'	42.10'	S 75°26'31" W	13°49'02"

NOTES

- Total Area = 1,260,153 Sq. Ft. (28.929 Acres)
Area computations done by AutoCAD polyline.
- Total Number of Lots - 1
- Deed Reference - DB: 2658 PG: 857
- Plat Reference - N/A
- Tax Pin No. - 7869436462
- Zoned - (RS-40) Residential (AG) Agriculture
- Horizontal Global Positioning for this survey was based on a GPS (NRS) survey meeting the following standards:
Survey dated 10/3/24.
Class of survey A
Positional accuracy: 0.07'
Type of GPS field procedure: VRS
Datum/Epoch: NAD 83 (2011)
Geoid Model: 12B
Combined Gnd Factor 1.000005928
Units: US Feet
All distances are ground unless noted otherwise.
- Location work shown hereon was derived by above ground indicators only, unless otherwise noted.
- This survey is subject to any additional information found by a legal title search.
- Based upon the information available, this is a true and accurate representation of the property shown hereon until the contrary can be proven.
- I, I certify that this map was drawn under my supervision from an actual survey made under my supervision using deed descriptions recorded in Deed Books and Pages, or other reference sources shown hereon; that the boundaries not surveyed are shown as broken lines plotted from information in Deed Books and Pages, or other reference sources as shown hereon; that the ratio of precision or positional accuracy is 1:10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).

Witness my hand and seal this 26 Day of July, 2025



E. P. Morgan, PL5

GRID COORDINATE
N: 893866.6010
E: 1763713.7826

RE-SUBDIVISION
FOR JASON AND
KIMBERLY NORRIS
PB: 215 PG: 92

CURRENTLY ZONED RS-40
62,458 Sq. Ft. ±
(1.434 Acres)

ALL PETS IN PARADISE LLC
PIN: 7869422294
6980 SPENCER DIXON RD
DB: 6473 PG: 1092
PB: 98 PG: 124

SPENCER DIXON ROAD
60' PUBLIC RW

ALL PETS IN PARADISE LLC
PIN: 7869422294
6980 SPENCER DIXON RD
DB: 6473 PG: 1092
PB: 98 PG: 124

TEROAK SUBDIVISION
PB: 52 PG: 46

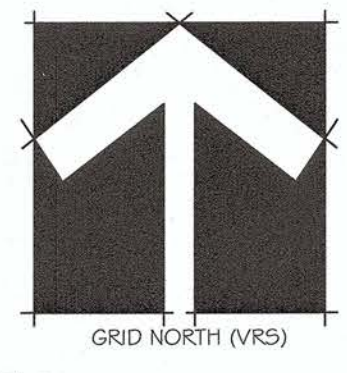
GRENHAM ROAD
60' PUBLIC RW

TOTAL AREA
(13.602 Acres)

AREA ZONED AG TO BE
REZONED TO RS-40
530,035 Sq. Ft. ±
(12.168 Acres)

GREENHOUSES
667,661 Sq. Ft. ±
(15.327 Acres)

ALL PETS IN PARADISE LLC
PIN: 7869422294
6980 SPENCER DIXON RD
DB: 6473 PG: 1092
PB: 98 PG: 124



Point of Beginning;
1/2" EIP
N: 893,902.41'
E: 1,765,287.86'

RICHARD THOMAS JENNETTE
PIN: 7869534091
315 GRENHAM ROAD
DB: 3432 PG: 240
PB: 60 PG: 101

CASEY & HEATHER LOVE
PIN: 7869536631
305 GRENHAM ROAD
DB: 6273 PG: 570
PB: 154 PG: 25

BERRY ANN SOMERS
PIN: 7869626596
5631 CHURCH STREET
DB: 5783 PG: 1144

This Survey was performed without benefit of a title search, and is subject to any Easements, Agreements, or Rights-of-Way of record, prior to this date and not visible at the time of inspection and that which may be disclosed by a complete title search.
This property has not been evaluated for special Flood Hazard Area as determined by the Department of Housing & Urban Development. For Floodway and Flood Boundaries contact the Federal Emergency Management Agency.

STANDARD ABBREVIATIONS
R - Radius
D - Dwelling
Ch - Chord Distance
S - Story
F - Frame
PP - Power Pole
EIP - Existing Iron
NIP - New Iron Pipe
MBL - Minimum Bldg Line
N/F - Now or Formerly
RW - Right of Way
YI - Yard Inlet

NOT FOR
RECORDATION
For recordation this
document may require
additional information

STANDARD MAP LEGEND	STANDARD MAP LEGEND	STANDARD MAP LEGEND
Existing Iron Pipe	Power Pole	Hydrant
Existing Iron Rod	Light Pole	Water Valve
Computed Point	Guy Wire	Water Meter
New Iron Pipe	Phone Riser	Sanitary Manhole
Transformer	Cable Riser	Clean Out
Camera Angle	Sign	Yard Inlet
Storm Drain Manhole	Water Line	Overhead Power
Curb Inlet	Gas Line	Underground Power
Grate or Drop Inlet	Sanitary Sewer	Underground Phone
Gas Valve	Storm Sewer	Centerline
Right of Way Monu	Fence	Fiber Optic Cable
Transmission Tower	Guardrail	Railroad Tracks

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www.morgansurveying.com
ph 336-272-5922
CA 2702

DATE	ADDED ZONING LINE
05/30/25	CHANGE DESCRIPTION TO REFLECT ZONING
07/26/25	



REZONING SURVEY FOR:
CHARLES & JUDY WALKER
6984 SPENCER DIXON ROAD
CENTER GROVE TOWNSHIP, GREENSBORO
GUILFORD COUNTY NORTH CAROLINA

SHEET
1