

SUMMARY OF FINAL PLAT AMENDMENT REQUEST FOR LAUREL RIDGE
SUBDIVISION, PHASES 1A AND 1B

Laurel Ridge Development, Inc.

January 13, 2023

Laurel Ridge Development, Inc. (“Applicant”) seeks a simple amendment to the final plats for Laurel Ridge, Phases 1A and 1B. The originally recorded final plats for Phases 1A and 1B, as the same may have been revised since the original recordings (the “Final Plats”), each showed three internal roadways as “60’ Public Right of Way.” Because public roadways cannot be turned over to NCDOT until certain occupancy minimums have been met and because it is anticipated that it will be several years before those occupancy minimums are met within Laurel Ridge, Phases 1A and 1B, the Applicant seeks to amend the Final Plats for the sole purposes of (1) revising the Final Plats to show the roadways as “60’ Private Right of Way” and (2) to make it clear the roadway maintenance will be the responsibility of the homeowners association for such phases.

Applicant has conferred with the Planning Director and the County Attorney regarding the amendment process to verify that amending the Final Plats is an acceptable approach for achieving the revisions. Attached to the requested Final Plat amendment application is a copy of the Final Plat Amendment reflecting these changes on the face of the proposed amended final plat and within General Notes 1 and 10 as shown on the proposed amended final plat. Attached is a copy of the proposed amended final plat with the changes highlighted in yellow.