



I, Daniel W. Pritchett, certify that this plat was drawn under my supervision from an actual survey made under my supervision; deed description recorded in Book 4248, page 2019; that the boundaries not surveyed are clearly indicated as drawn from information found in referenced deeds; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G. S. 47-30 as amended.

Witness my original signature, registration number and seal this 22<sup>nd</sup> day of July, A.D., 1995



*[Signature]*  
Registered Land Surveyor

L-3342

Registration Number

I, Daniel W. Pritchett, registered land surveyor, R.L.S. No. L-3342, certify that this is of a survey that:

- 1. Creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- 2. Is of another category, such as the recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision.
- 3. Is of an existing parcel or parcels of land.

NORTH CAROLINA, GUILFORD COUNTY.

I, Pearlie R. Hall, Jr., a Notary Public of the County and State aforesaid, certify that Daniel W. Pritchett, a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 22<sup>nd</sup> day of July, 1995

*[Signature]*  
PEARLIE R. HALL, JR.

Notary Public

NOTARY PUBLIC

GUILFORD COUNTY, N.C. Commission expires January 14, 2000

Commission expires Jan. 14, 2000.

NORTH CAROLINA - Guilford COUNTY

(THE FOREGOING CERTIFICATE(S) OF

*[Signature]*  
PEARLIE R. HALL, JR.

A NOTARY PUBLIC OF SAID COUNTY IS (ARE) CERTIFIED TO BE CORRECT

THIS 30<sup>th</sup> DAY OF August, 1995

REGISTER OF DEEDS - Katherine Lee Payne

*[Signature]*  
Helen Duncan

DEPUTY REGISTER OF DEEDS

*[Signature]*  
ASST

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLOTMENT TO BE OUR FREE ACT AND DEED AND HEREBY DEDICATE(S) TO PUBLIC USE AS STREETS.

ALLYSON GAYLE GORDON  
& HUGH CLIFTON GORDON III  
D.B. 3850-1231  
TM 249-1-25  
RESIDENTIAL R-15

CL OF CREEK  
IS PROPERTY LINE

EXISTING HIGH POINT  
CORPORATE LIMITS

WILLIAM PHILLIP GORDON  
D.B. 2889-323  
TM 249-1-3  
RESIDENTIAL R-15

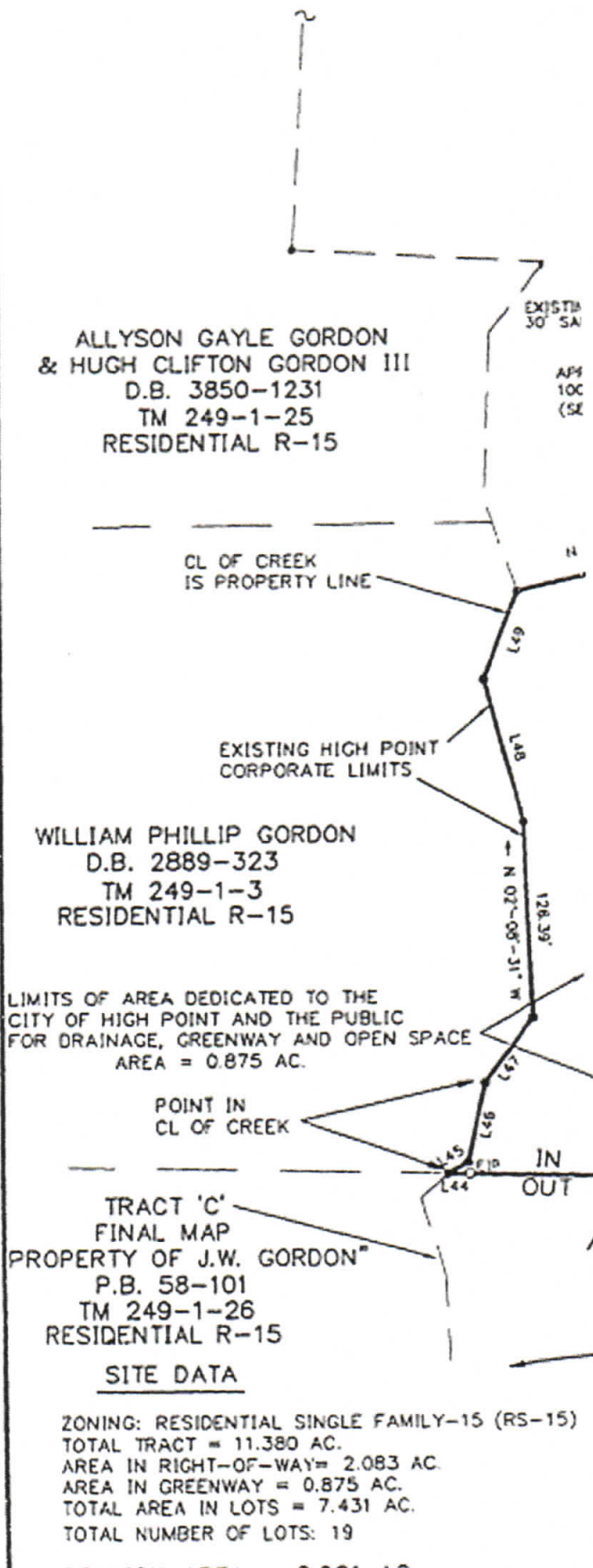
LIMITS OF AREA DEDICATED TO THE  
CITY OF HIGH POINT AND THE PUBLIC  
FOR DRAINAGE, GREENWAY AND OPEN SPACE  
AREA = 0.875 AC.

POINT IN  
CL OF CREEK

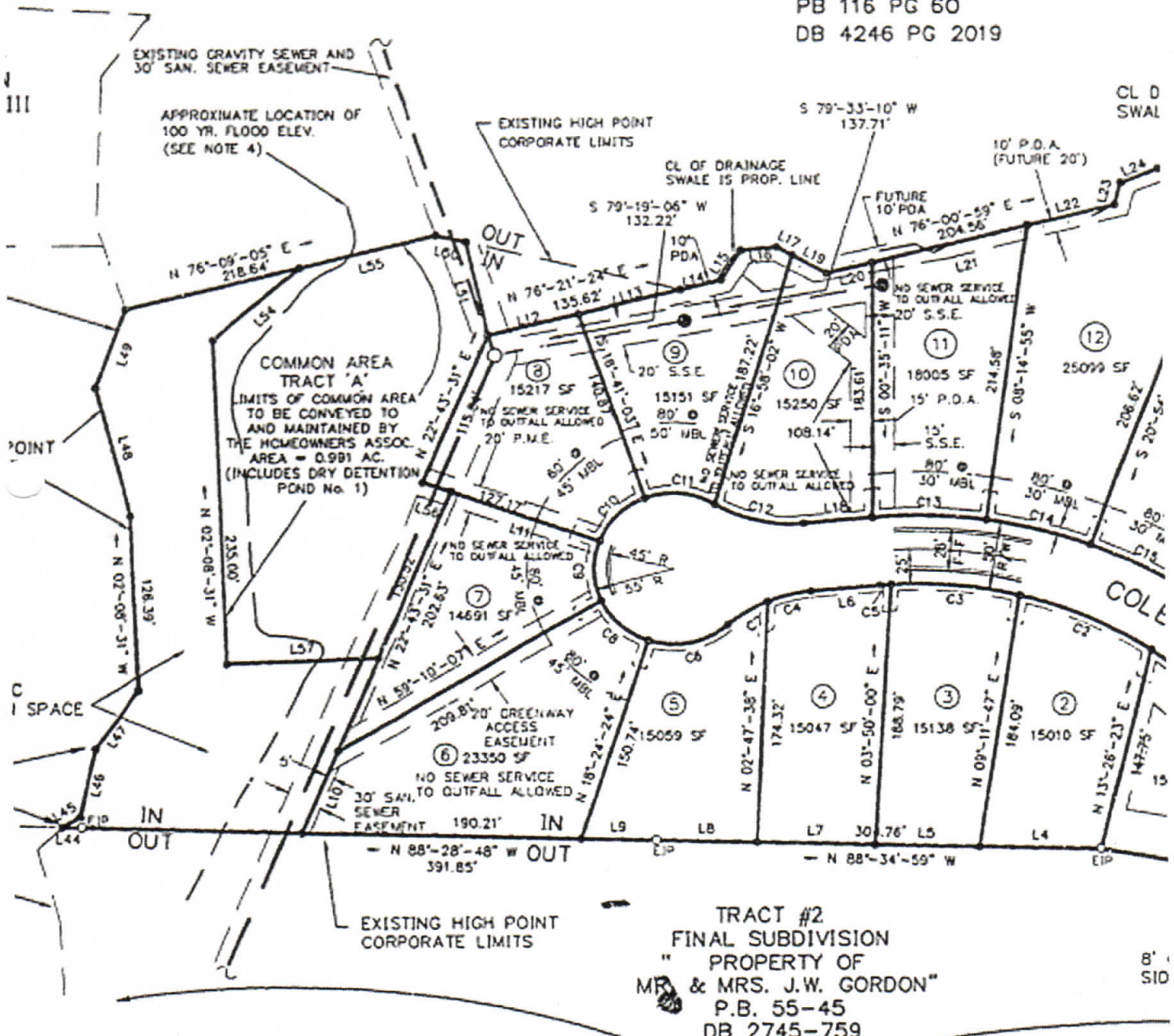
TRACT 'C'  
FINAL MAP  
PROPERTY OF J.W. GORDON"  
P.B. 58-101  
TM 249-1-26  
RESIDENTIAL R-15

SITE DATA

ZONING: RESIDENTIAL SINGLE FAMILY-15 (RS-15)  
TOTAL TRACT = 11.380 AC.  
AREA IN RIGHT-OF-WAY = 2.083 AC.  
AREA IN GREENWAY = 0.875 AC.  
TOTAL AREA IN LOTS = 7.431 AC.  
TOTAL NUMBER OF LOTS: 19



DOUBLE D DEVELOPERS, L.L.C.  
 PART OF TRACT B  
 PB 116 PG 60  
 DB 4246 PG 2019



TRACT #2  
 FINAL SUBDIVISION  
 PROPERTY OF  
 MR. & MRS. J.W. GORDON  
 P.B. 55-45  
 DB 2745-759  
 TM 249-1-14  
 RESIDENTIAL R-15

MILY-15 (RS-15)

REFERENCES  
 T.M. No. 249-1-22  
 DB 4246-2019  
 DB 3117-564

Line	Bearing	Distance	Line	Bearing
L1	S 47°-14'-47" E	84.06	L31	S 76°-31'-53" W
L9	E 14°-00'-24" E	19.92	L32	N 45°-54'-17" W

D.



PEARLIE R. HALL, JR. *Pearlie R. Hall, Jr.*  
 Notary Public  
 NOTARY PUBLIC  
 GUILFORD COUNTY, N.C. commission expires January 14, 2000  
 Commission expires Jan. 14, 2000.

NORTH CAROLINA - *Guilford* COUNTY  
 (THE FOREGOING CERTIFICATE(S) OF  
*Pearlie R. Hall, Jr.*

A NOTARY PUBLIC OF SAID COUNTY IS  
 (ARE) CERTIFIED TO BE CORRECT  
 THIS 30<sup>th</sup> DAY OF August, 19 95  
 REGISTER OF DEEDS - *Katherine Lee Payne*  
*Helen Duncan*  
 DEPUTY REGISTER OF DEEDS  
*ASST*

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT  
 AND ALLOTMENT TO BE OUR FREE ACT AND DEED AND  
 HEREBY DEDICATE(S) TO PUBLIC USE AS STREETS,  
 PLAYGROUNDS, PARKS, DRAINAGEWAY AND OPEN SPACE,  
 AND EASEMENTS FOREVER ALL AREA SO SHOWN OR  
 INDICATED ON SAID PLAT, AND AUTHORIZE(S) THE  
 CITY OF HIGH POINT TO RECORD THIS PLAT IN THE  
 OFFICE OF THE REGISTER OF DEEDS OF GUILFORD  
 COUNTY, N.C.

DOUBLE D DEVELOPERS, L.L.C.

SIGNED *Don R. Scott* 7-28-95  
 DON R. SCOTT, MANAGING MEMBER DATE

ATTEST *[Signature]* 7-28-95  
 DATE

THIS PLAT DOES NOT REQUIRE CERTIFICATE OF  
 APPROVAL BY THE DIVISION OF HIGHWAYS AS  
 PROVIDED IN G.S. 136-102.6, SUBSECTION (g).

SIGNED *James J. Rye* 8/4/95  
 PLANNING DIRECTOR DATE

APPROVED BY THE PLANNING DEPARTMENT OF HIGH POINT,  
 NORTH CAROLINA ON THE 4<sup>th</sup> DAY OF August, 19 95  
 PURSUANT TO THE High Point DEVELOPMENT ORDINANCE.

*James J. Rye*  
 PLANNING DIRECTOR

D.B. 2889-323  
 TM 249-1-3  
 RESIDENTIAL R-15

LIMITS OF AREA DEDICATED TO THE  
 CITY OF HIGH POINT AND THE PUBLIC  
 FOR DRAINAGE, GREENWAY AND OPEN SPACE  
 AREA = 0.875 AC.

POINT IN  
 CL OF CREEK

TRACT 'C'  
 FINAL MAP  
 PROPERTY OF J.W. GORDON  
 P.B. 58-101  
 TM 249-1-26  
 RESIDENTIAL R-15

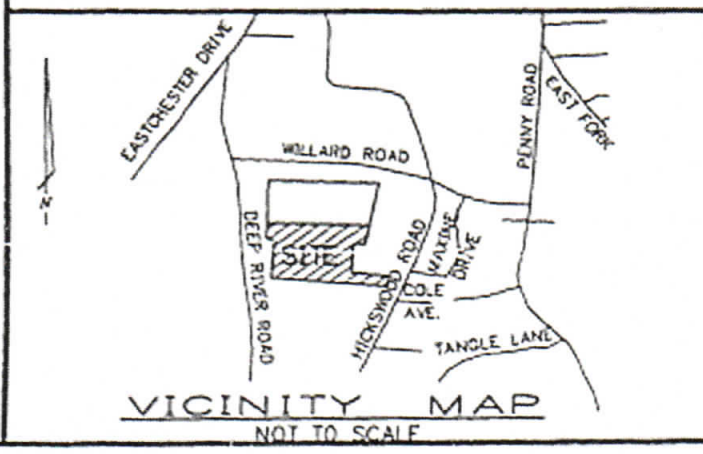
SITE DATA

ZONING: RESIDENTIAL SINGLE FAMILY-15 (RS-15)  
 TOTAL TRACT = 11.380 AC.  
 AREA IN RIGHT-OF-WAY = 2.083 AC  
 AREA IN GREENWAY = 0.875 AC.  
 TOTAL AREA IN LOTS = 7.431 AC.  
 TOTAL NUMBER OF LOTS: 19  
 COMMON AREA = 0.991 AC.

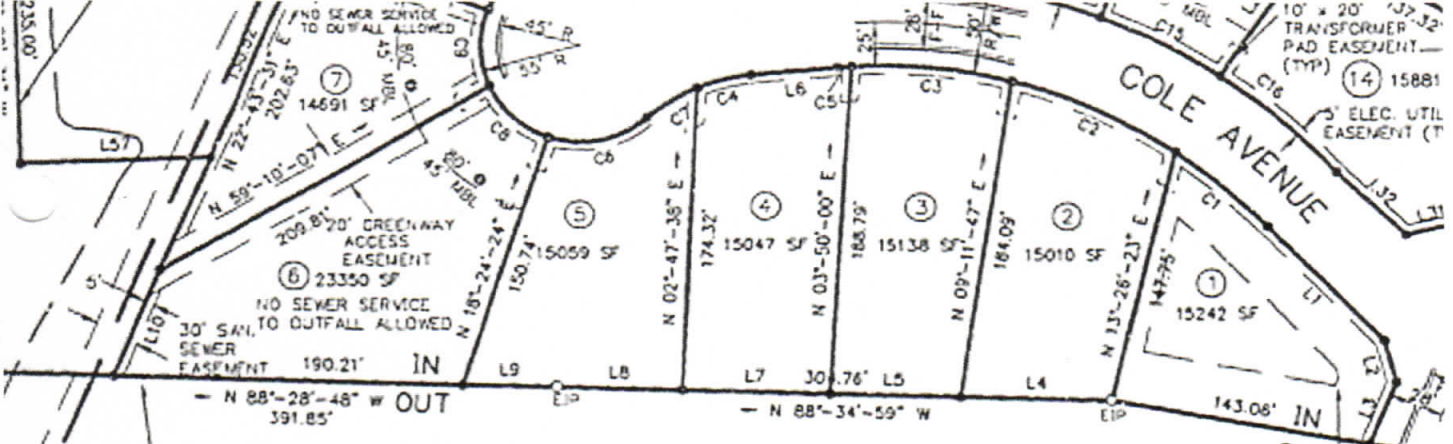
NOTES

1. NO NCGS MONUMENT FOUND WITHIN 2000'.
2. THE ERROR OF CLOSURE IS 1:10,000; MIS-CLOSURE DISTRIBUTED BY THE COMPASS RULE.
3. ALL DISTANCES ARE HORIZONTAL GROUND; ALL AREAS BY COORDINATE COMPUTATION.
4. 100 YR. FLOOD ELEVATION LOCATION INDICATED IS INTERPOLATED FROM AVAILABLE AERIAL TOPOGRAPHIC MAPS. ELEVATIONS UTILIZED TO INDICATE THE HORIZONTAL LOCATION OF 100 YR. FLOOD LINE WERE OBTAINED FROM FIRM MAP 370113-00050 DATED NOV. 1, 1978. ACTUAL GROUND ELEVATIONS AND SUBSEQUENT HORIZONTAL LOCATIONS WILL VARY.
5. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THOSE AREAS DESIGNATED AS 'COMMON AREA' AND THE COMPLETED PERMANENT DRY DETENTION POND AS DIRECTED BY THE GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION, AND IF THE HOMEOWNERS ASSOCIATION SHOULD BE DISSOLVED OR CEASE TO EXIST, THEN IN THAT EVENT ALL THE OWNERS OF RECORD AT THE TIME OF REQUIRED MAINTENANCE SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ANY AND ALL COSTS ATTENDANT THERETO. HOMEOWNERS ASSOCIATION DOCUMENTS ARE RECORDED IN D.B. ~~283~~ PG. ~~1133~~

DOUB  
 995 f  
 HIGH  
 (910)



VICINITY MAP  
 NOT TO SCALE



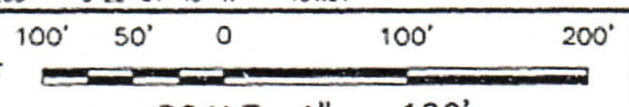
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 P.B. 55-45  
 DB 2745-759  
 TM 249-1-14  
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REFERENCES  
 T.M. No. 249-1-22  
 DB 4246-2019  
 DB 3117-564

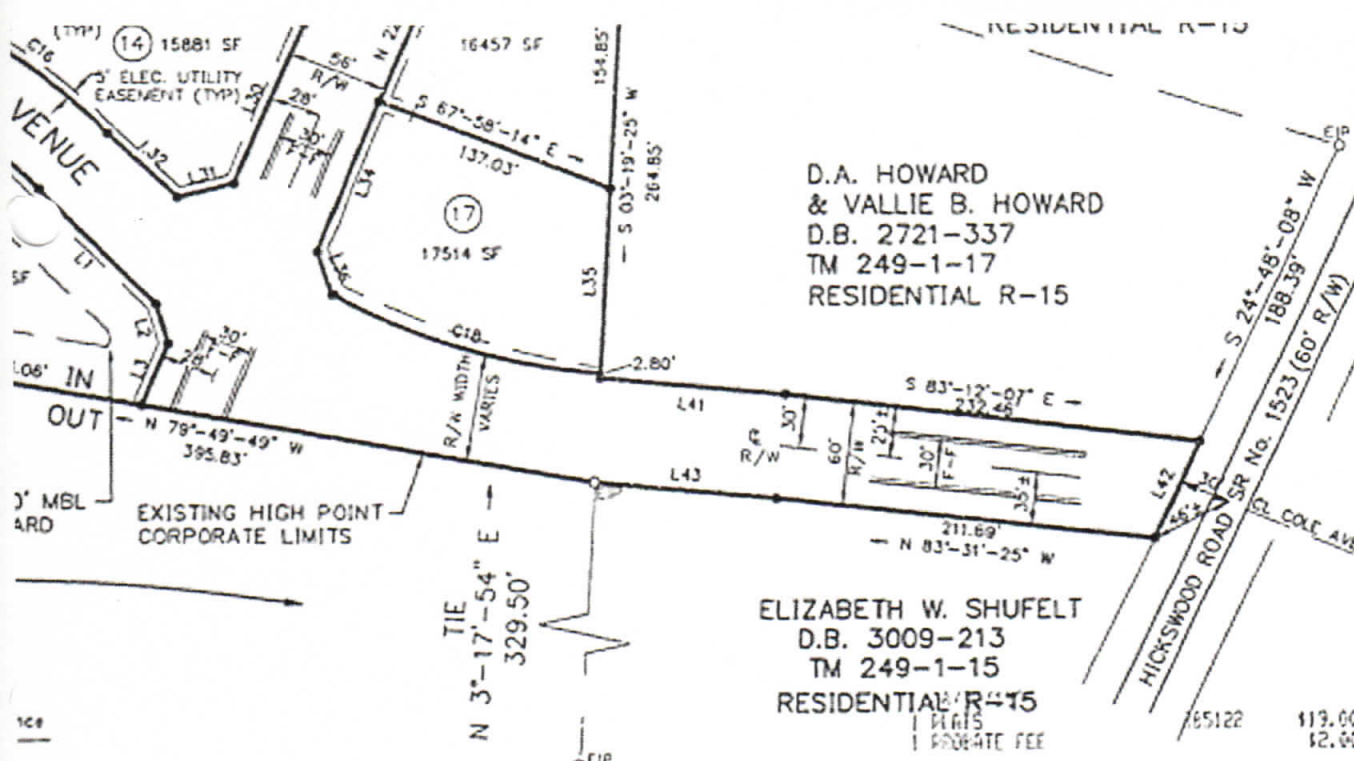
OWNER  
 DOUBLE D DEVELOPERS, L.L.C.  
 NOTTINGHAM DRIVE  
 HIGH POINT, N.C. 27262  
 84-9016

Line	Bearing	Distance	Line	Bearing	Distance	Curve	Rc
L1	S 47°-14'-47" E	84.06'	L31	S 76°-31'-53" W	32.29'		
L2	S 15°-09'-24" E	33.23'	L32	N 45°-54'-17" W	54.83'		
L3	S 22°-01'-46" W	38.84'	L33	S 22°-01'-46" W	11.70'		
L4	N 88°-34'-59" W	84.00'	L34	N 22°-01'-46" E	93.63'		
L5	N 88°-34'-59" W	71.73'	L35	S 03°-19'-25" W	107.20'		
L6	N 84°-50'-50" E	46.84'	L36	N 18°-43'-31" W	26.11'	C1	2
L7	N 88°-34'-59" W	80.41'	L37	S 67°-58'-14" E	87.37'	C2	2
L8	N 88°-34'-59" W	88.62'	L38	N 22°-01'-46" E	17.36'	C3	2
L9	N 88°-28'-48" W	51.65'	L39	S 04°-09'-57" W	105.00'	C4	1
L10	N 22°-43'-31" E	64.79'	L40	N 71°-42'-10" W	103.53'	C5	2
L11	S 70°-36'-14" E	107.14'	L41	S 84°-35'-37" E	101.68'	C6	
L12	N 76°-21'-24" E	63.74'	L42	S 24°-53'-53" W	61.29'	C7	1
L13	N 76°-21'-24" E	71.87'	L43	N 84°-48'-29" W	99.95'	C8	
L14	N 78°-29'-00" E	29.26'	L44	N 88°-28'-48" W	13.34'	C9	
L15	N 32°-48'-55" E	24.77'	L45	N 59°-27'-20" E	14.09'	C10	
L16	N 84°-19'-02" E	24.75'	L46	N 12°-11'-23" E	51.29'	C11	
L17	S 61°-05'-42" E	12.34'	L47	N 35°-41'-17" E	51.89'	C12	1
L18	S 84°-50'-50" W	46.84'	L48	N 14°-31'-33" W	95.31'	C13	3
L19	S 61°-05'-42" E	26.81'	L49	N 20°-08'-36" E	60.74'	C14	3
L20	N 76°-00'-59" E	32.00'	L50	S 76°-37'-54" E	20.65'	C15	3
L21	N 76°-00'-59" E	110.28'	L51	S 12°-17'-17" E	68.33'	C16	3
L22	N 76°-00'-59" E	62.29'	L52	S 61°-05'-42" E	30.15'	C17	4
L23	N 14°-59'-58" E	16.93'	L53	S 77°-15'-09" E	56.00'	C18	3
L24	N 67°-22'-38" E	26.86'	L54	N 49°-14'-33" E	78.75'	C19	5
L25	S 77°-33'-36" E	33.52'	L55	N 76°-09'-05" E	96.16'	C20	5
L26	S 06°-17'-08" W	72.87'	L56	S 70°-36'-14" E	20.03'		
L27	S 64°-26'-38" E	99.79'	L57	S 87°-51'-29" W	102.66'		
L28	S 23°-33'-54" W	114.09'					
L29	S 33°-33'-41" W	95.00'					
L30	S 22°-01'-46" W	101.04'					

- LEGEND**
- o EXISTING IRON PIN FOUND
  - NIP NEW IRON PIN SET
  - ⊕ CENTERLINE
  - R/W RIGHT-OF-WAY
  - Sq. Ft. SQUARE FEET
  - D.B. DEED BOOK
  - P.B. PLAT BOOK
  - T.M. TAX MAP
  - PDA PROTECTED DRAINAGE AREA
  - SSE SANITARY SEWER EASEMENT
  - PME POND MAINTENANCE EASEMENT



SCALE: 1" = 100'  
**FINAL PLAT**  
**AUSTIN DOWNS SUBDIVISION**  
**PHASE I**  
 PROPERTY OF  
 DOUBLE D DEVELOPERS, L.L.C.  
 CITY OF HIGH POINT - HIGH POINT TOWNSHIP  
 GUILFORD COUNTY - NORTH CAROLINA



D.A. HOWARD  
 & VALLIE B. HOWARD  
 D.B. 2721-337  
 TM 249-1-17  
 RESIDENTIAL R-15

ELIZABETH W. SHUFELT  
 D.B. 3009-213  
 TM 249-1-15  
 RESIDENTIAL R-15

**PROTECTED DRAINAGE AREAS**

THE FOLLOWING RESTRICTIONS SHALL APPLY TO ALL PROTECTED DRAINAGE AREAS:

1. NO FILL, BUILDINGS OR STRUCTURES, EXCEPT FOR WATER DEPENDENT STRUCTURES, GREENWAYS, UTILITY SUBSTATIONS, UTILITIES, ROADS OR OTHER RELATED PUBLIC IMPROVEMENTS SHALL BE PLACED OR CONSTRUCTED WITHIN PROTECTED DRAINAGE AREAS AS PROVIDED IN TABLE 6-18-4.
2. DRIVES, PARKING AREAS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED NO CLOSER THAN TWO (2) FEET HORIZONTALLY FROM THE TOP OF ANY BACK SLOPE ALONG ANY OPEN WATERCOURSE. PARKING AREAS AND ASSOCIATED DRIVES MAY BE CONSTRUCTED OVER ENCLOSED SUBSURFACE DRAINS.
3. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL WATERCOURSES ON PRIVATE PROPERTY WHETHER ENCLOSED AS SUBSURFACE DRAINS OR REMAINING AS OPEN CHANNELS.

#885122 *ji*

RECORDED  
 KATHERINE LEE PAYNE  
 REGISTER OF DEEDS  
 SUILFOORD COUNTY, NC  
 THIS 30<sup>th</sup> DAY OF Aug  
 1995. TIME 11:00:45  
 BOOK 117 PAGE 101

Curve	Radius	Chord Bearing and Distance	Arc Length
C1	284.80'	S 49°-07'-01" E 66.96'	67.11'
C2	284.80'	S 65°-43'-31" E 97.52'	98.00'
C3	284.80'	S 84°-33'-49" E 88.91'	89.27'
C4	100.00'	N 75°-59'-18" E 30.80'	30.92'
C5	284.80'	N 85°-39'-07" E 8.00'	8.00'
C6	55.00'	N 78°-34'-01" E 54.95'	57.54'
C7	100.00'	N 57°-51'-49" E 32.20'	32.34'
C8	55.00'	S 47°-59'-57" E 43.80'	45.05'
C9	55.00'	S 01°-04'-07" E 43.80'	45.05'
C10	55.00'	S 46°-06'-13" W 44.23'	45.51'
C11	55.00'	N 84°-32'-47" W 47.60'	49.23'
C12	100.00'	N 77°-01'-41" W 62.22'	63.27'
C13	334.80'	N 88°-27'-07" W 78.13'	78.31'
C14	334.80'	N 75°-25'-23" W 73.81'	73.96'
C15	334.80'	N 62°-46'-00" W 73.81'	73.96'
C16	334.80'	N 49°-24'-11" W 82.02'	82.22'
C17	472.00'	S 17°-23'-19" W 76.38'	76.46'
C18	347.01'	N 72°-22'-12" W 154.82'	156.14'
C19	528.00'	N 17°-45'-15" E 78.72'	78.79'
C20	528.00'	S 13°-06'-47" W 6.74'	6.74'

**JAMESTOWN ENGINEERING GROUP, INC.**

117 EAST MAIN STREET  
 P.O. BOX 365  
 JAMESTOWN, N.C. 27282

Telephone (919) 886-5523

DATE APRIL 5, 1995 SCALE 1" = 100'

JOB No. 94017

SURVEY BY J.D.T. PLATTED BY \_\_\_\_\_



94017\PH1\FINAL.DWG

JOB #94017