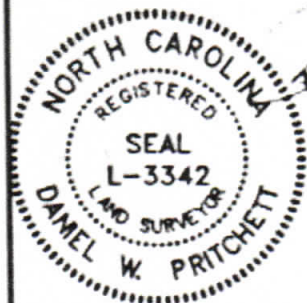


I, Daniel W. Pritchett, certify that this plot was drawn under my supervision from an actual survey made under my supervision; deed description recorded in Book 4246, page 2019; that the boundaries not surveyed are clearly indicated as drawn from information found in referenced deeds; that the ratio of precision as calculated is 1:10,000; that this plot was prepared in accordance with G. S. 47-30 as amended.
 Witness my original signature, registration number and seal this 17 day of Dec, A.D., 1998.



[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.

STATE OF NORTH CAROLINA
 COUNTY OF GUILFORD

I, Mark Schroeder, REVIEW OFFICER OF THE CITY OF HIGH POINT, GUILFORD COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

[Signature] 12.18.98
 REVIEW OFFICER DATE

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAN AND ALLOTMENT TO BE OUR FREE ACT AND DEED AND HEREBY DEDICATE(S) TO PUBLIC USE AS STREETS, PLAYGROUNDS, PARKS, DRAINAGE WAY AND OPEN SPACE, GREENWAY AND EASEMENTS FOREVER ALL AREA SO SHOWN OR INDICATED ON SAID PLAN AND AUTHORIZE(S) THE

Curve	Radius	Chord Bearing and Distance
C1	472.00'	N 7°-51'-08" E 209.1
C2	398.79'	S 72°-18'-11" W 50.1
C3	398.79'	S 61°-37'-35" W 98.1
C4	425.00'	S 55°-14'-39" W 10.1
C5	425.00'	S 61°-10'-10" W 77.1
C6	425.00'	S 71°-32'-11" W 76.1
C7	425.00'	S 81°-47'-45" W 76.1
C8	356.64'	N 16°-22'-00" E 88.1
C9	425.00'	N 89°-39'-22" E 40.1
C10	55.00'	N 85°-20'-45" E 87.1
C11	356.64'	S 29°-52'-35" W 79.1
C12	100.00'	N 28°-50'-03" E 56.1
C13	356.64'	N 40°-47'-59" E 56.1
C14	55.00'	S 16°-46'-43" E 43.1
C15	55.00'	S 30°-18'-29" W 43.1

N 3' / 2

Line	Bearing	Distance
L1	N 4°-57'-10" W	14.65'
L2	N 5°-50'-35" W	14.84'
L3	N 55°-24'-33" W	30.04'
L8	S 3°-04'-28" E	153.23'
L9	N 50°-49'-05" E	26.54'
L10	S 87°-36'-47" E	44.12'
L12	S 75°-56'-49" W	80.11'
L13	N 49°-40'-41" E	23.60'
L14	S 39°-24'-55" E	64.60'
L18	N 26°-40'-46" W	89.95'
L21	N 3°-28'-17" E	9.87'
L22	N 42°-33'-31" E	51.44'
L23	S 87°-36'-47" E	59.79'
L24	S 38°-05'-48" E	30.42'
L25	N 12°-20'-10" E	62.00'
L26	N 3°-28'-17" E	23.33'
L27	N 30°-11'-19" E	10.29'
L28	N 30°-11'-19" E	81.82'
L29	N 17°-56'-59" E	64.44'
L30	S 87°-36'-47" E	10.00'
L31	N 70°-32'-37" E	40.14'
L35	S 22°-57'-03" E	55.47'
L36	S 18°-22'-59" W	26.42'
L38	N 66°-06'-21" W	27.36'
L39	N 22°-57'-03" W	52.61'
L41	S 28°-52'-29" W	29.27'
L47	N 74°-04'-05" E	106.38'
L48	S 4°-57'-10" E	14.65'
L49	N 3°-28'-17" E	14.37'
L51	S 73°-29'-26" E	69.40'
L55	S 73°-33'-37" W	45.25'
L56	N 76°-56'-46" E	28.28'
L57	N 13°-20'-02" W	5.09'
L58	N 63°-46'-19" E	50.08'

OWNERS
 DOUBLE D DEVELOPERS, LLC
 995 NOTTINGHAM DR.
 HIGH POINT N.C. 27262
 (336)884-9016

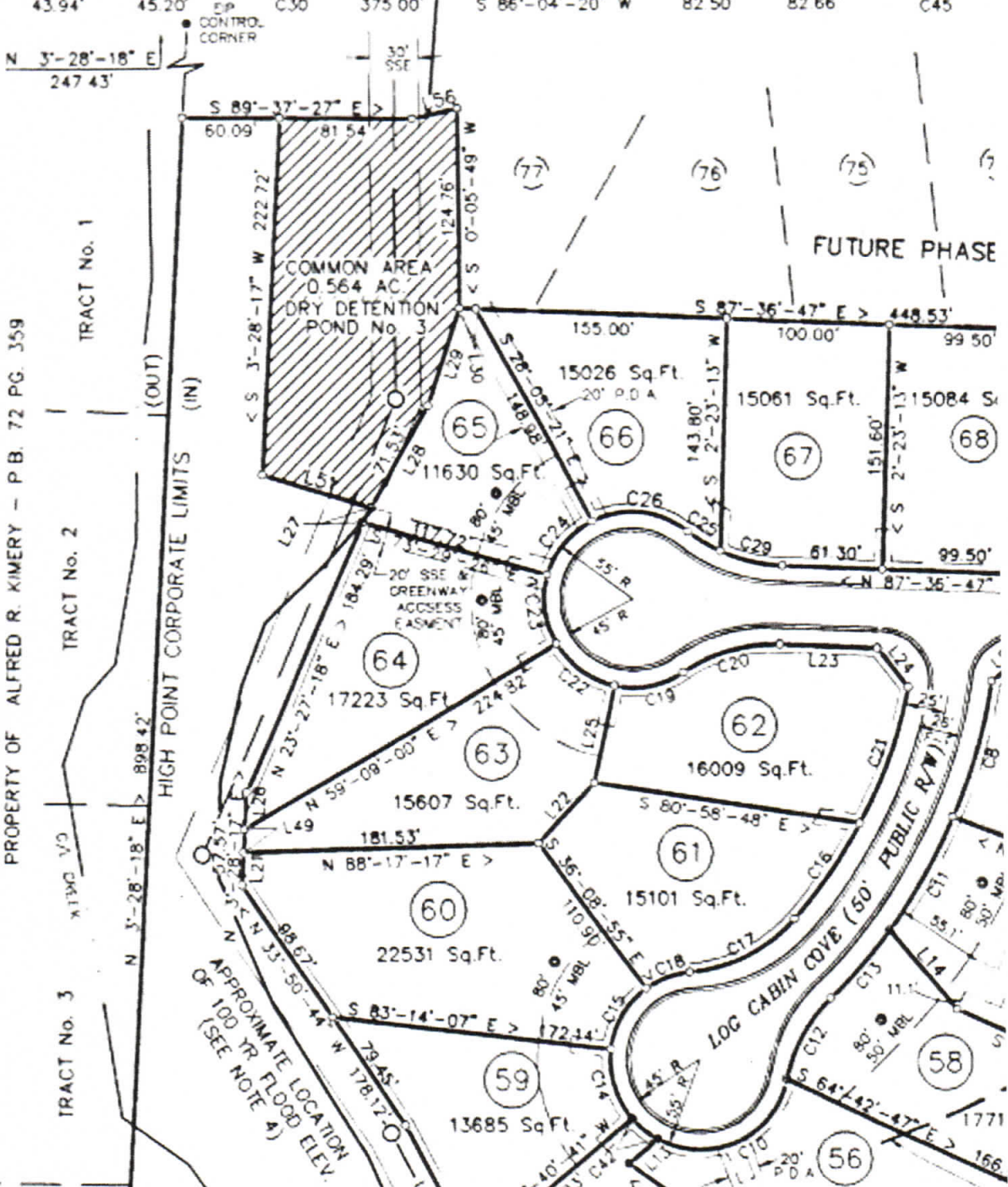
C. MICHAEL AUSTIN &
 MARY JEAN H. AUSTIN
 2434 WILLARD ROAD
 HIGH POINT, N.C. 27265
 (336)454-1944

PROPERTY OF ALFRED R. KIMERY - P.B. 72 PG. 359

TRACT No. 3

Chord Bearing and Distance	Arc Length	Curve	Radius	Chord Bearing and Distance	Arc Length	Curve
N 7°-51'-08" E	209.22'	C16	306.64'	S 35°-01'-13" W	71.03'	C31
S 72°-18'-11" W	50.18'	C17	100.00'	S 63°-00'-46" W	72.79'	C32
S 61°-37'-35" W	98.16'	C18	55.00'	S 69°-06'-10" W	28.94'	C33
S 55°-14'-39" W	10.20'	C19	55.00'	N 79°-14'-13" E	43.16'	C34
S 61°-10'-10" W	77.59'	C20	100.00'	N 74°-15'-45" E	62.22'	C35
S 71°-32'-11" W	76.00'	C21	306.64'	S 19°-53'-40" W	90.38'	C36
S 81°-47'-45" W	76.00'	C22	55.00'	S 54°-07'-14" E	43.94'	C37
N 16°-22'-00" E	88.38'	C23	55.00'	S 7°-02'-02" E	43.94'	C38
N 89°-39'-22" E	40.50'	C24	55.00'	S 40°-03'-10" W	43.94'	C39
N 85°-20'-45" E	87.86'	C25	100.00'	N 58°-06'-16" W	23.48'	C40
S 29°-52'-35" W	79.41'	C26	55.00'	N 83°-53'-01" W	59.14'	C41
N 28°-50'-03" E	56.79'	C27	528.00'	S 25°-30'-47" W	89.39'	C42
N 40°-47'-59" E	56.35'	C28	528.00'	S 34°-40'-58" W	79.42'	C43
S 16°-46'-43" E	43.94'	C29	100.00'	N 76°-13'-45" W	39.48'	C44
S 30°-18'-29" W	43.94'	C30	375.00'	S 86°-04'-20" W	82.50'	C45

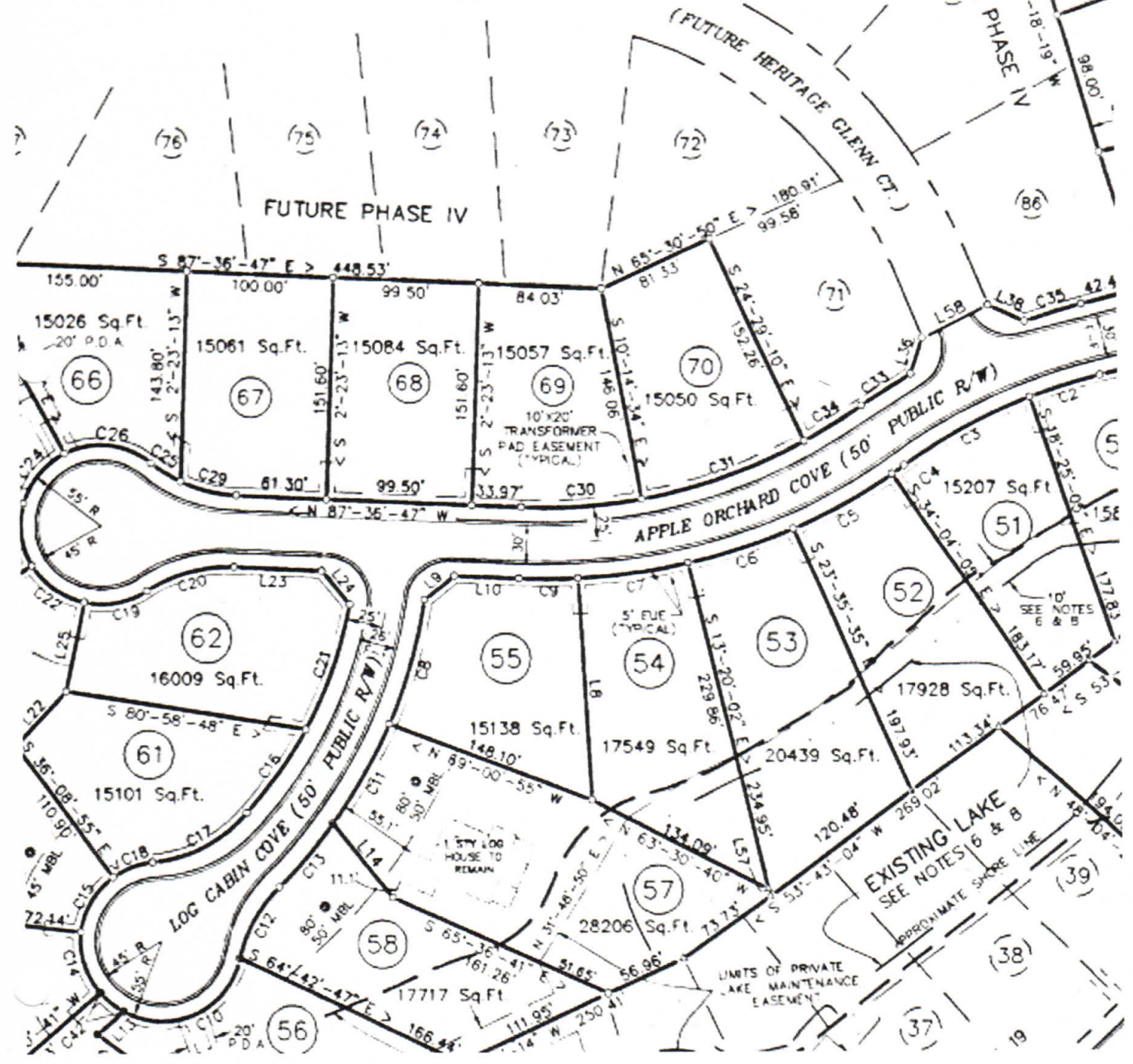
Bearing	Distance
57°-10" W	14.65'
50°-35" W	14.64'
24°-33" W	30.04'
04°-28" E	153.23'
49°-05" E	26.54'
36°-47" E	44.12'
56°-49" W	80.11'
40°-41" E	23.60'
24°-55" E	64.60'
40°-46" W	89.95'
28°-17" E	19.87'
33°-31" E	51.44'
36°-47" E	59.79'
05°-48" E	30.42'
10" E	62.00'
17" E	23.33'
11°-19" E	10.29'
11°-19" E	81.82'
56°-59" E	64.44'
36°-47" E	10.00'
32°-37" E	40.14'
57°-03" E	55.47'
22°-59" W	26.42'
06°-21" W	27.36'
57°-03" W	52.61'
52°-29" W	29.27'
04°-05" E	106.38'
57°-10" E	14.65'
28°-17" E	14.37'
29°-26" E	69.40'
33°-37" W	45.25'
56°-46" E	28.28'
20°-02" W	5.09'
46°-19" E	50.08'



DEVELOPERS, LLC
 HAM DR.
 I.C. 27262
 16

AUSTIN &
 T. AUSTIN
 ROAD
 V.C. 27265
 44

Bearing and Distance	Arc Length	Curve	Radius	Chord Bearing and Distance	Arc Length
0°-3' W	71.03'	C31	375.00'	S 70°-43'-27" W	117.75'
00°-46' W	72.79'	C32	275.00'	S 29°-49'-33" E	65.84'
06°-10' W	28.94'	C33	448.79'	S 57°-08'-11" W	40.40'
14°-13' E	43.16'	C34	375.00'	S 58°-07'-26" W	46.66'
15°-45' E	62.22'	C35	448.79'	S 73°-19'-28" W	40.50'
53°-40' W	90.38'	C36	325.00'	N 28°-36'-04" W	63.99'
07°-14' E	43.94'	C37	472.00'	S 18°-54'-42" E	12.37'
02°-02' E	43.94'	C38	528.00'	S 16°-32'-33" E	57.47'
03°-10' W	43.94'	C39	528.00'	S 9°-11'-17" E	77.99'
06°-16' W	23.48'	C40	528.00'	S 1°-55'-55" W	126.58'
53°-01' W	59.14'	C41	528.00'	S 14°-44'-13" W	108.92'
30°-47' W	89.39'	C42	55.00'	N 50°-59'-02" W	20.35'
40°-58' W	79.42'	C43	472.00'	S 38°-39'-29" W	92.85'
13°-45' W	39.48'	C44	472.00'	S 26°-50'-10" W	101.59'
04°-20' W	82.50'	C45	472.00'	N 5°-50'-35" W	14.64'



RECORDING.

Andy Schneider 12-18-98
REVIEW OFFICER DATE

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, DRAINAGE WAY AND OPEN SPACE, GREENWAY 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.
C. MICHAEL AUSTIN &
MARY JEAN H. AUSTIN

SIGNED Don R. Scott 12-17-98
DON R. SCOTT, MANAGING MEMBER DATE
DOUBLE D DEVELOPERS, L.L.C.

WITNESS [Signature] 12-17-98
DATE

SIGNED C. Michael Austin 12/17/98
C. MICHAEL AUSTIN, OWNER DATE

WITNESS [Signature] 12-17-98
DATE

SIGNED Mary Jean H. Austin 12-17-98
MARY JEAN H. AUSTIN, OWNER DATE

WITNESS [Signature] 12-17-98
DATE

THIS PLAT DOES NOT REQUIRE CERTIFICATE OF APPROVAL BY THE DIVISION OF HIGHWAYS AS PROVIDED IN G.S. 136-026, SUBSECTION (g)

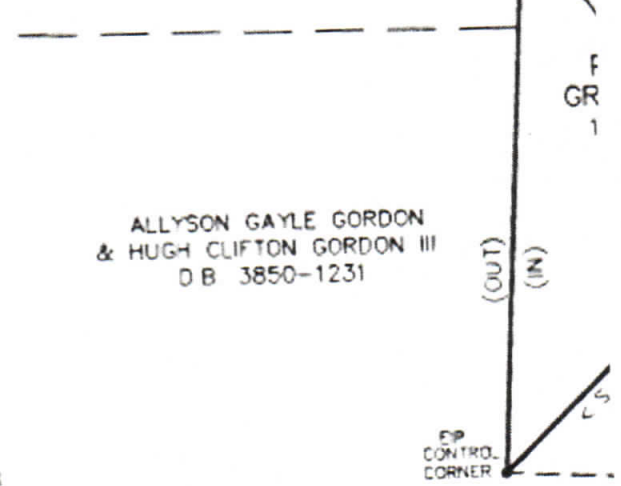
SIGNED H. Free Bunnett 12-18-98
PLANNING DIRECTOR DATE

APPROVED BY THE PLANNING DEPARTMENT OF HIGH POINT, NORTH CAROLINA ON THE 18 DAY OF December, 1998 PURSUANT TO THE High Point DEVELOPMENT ORDINANCE.

H. Free Bunnett
PLANNING DIRECTOR

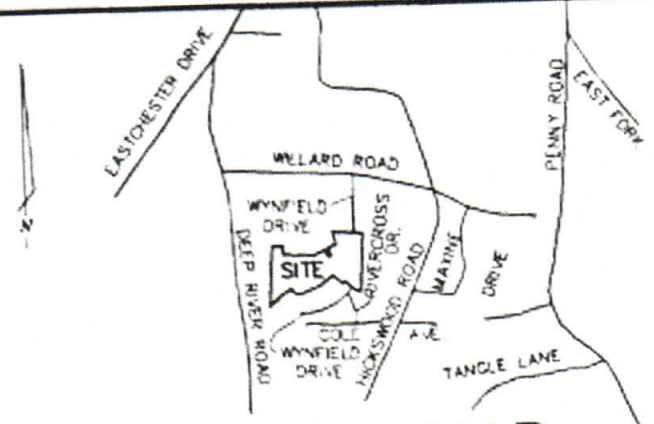
DOUBLE D DEVELOPERS, L.L.C.
995 NOTTINGHAM DR.
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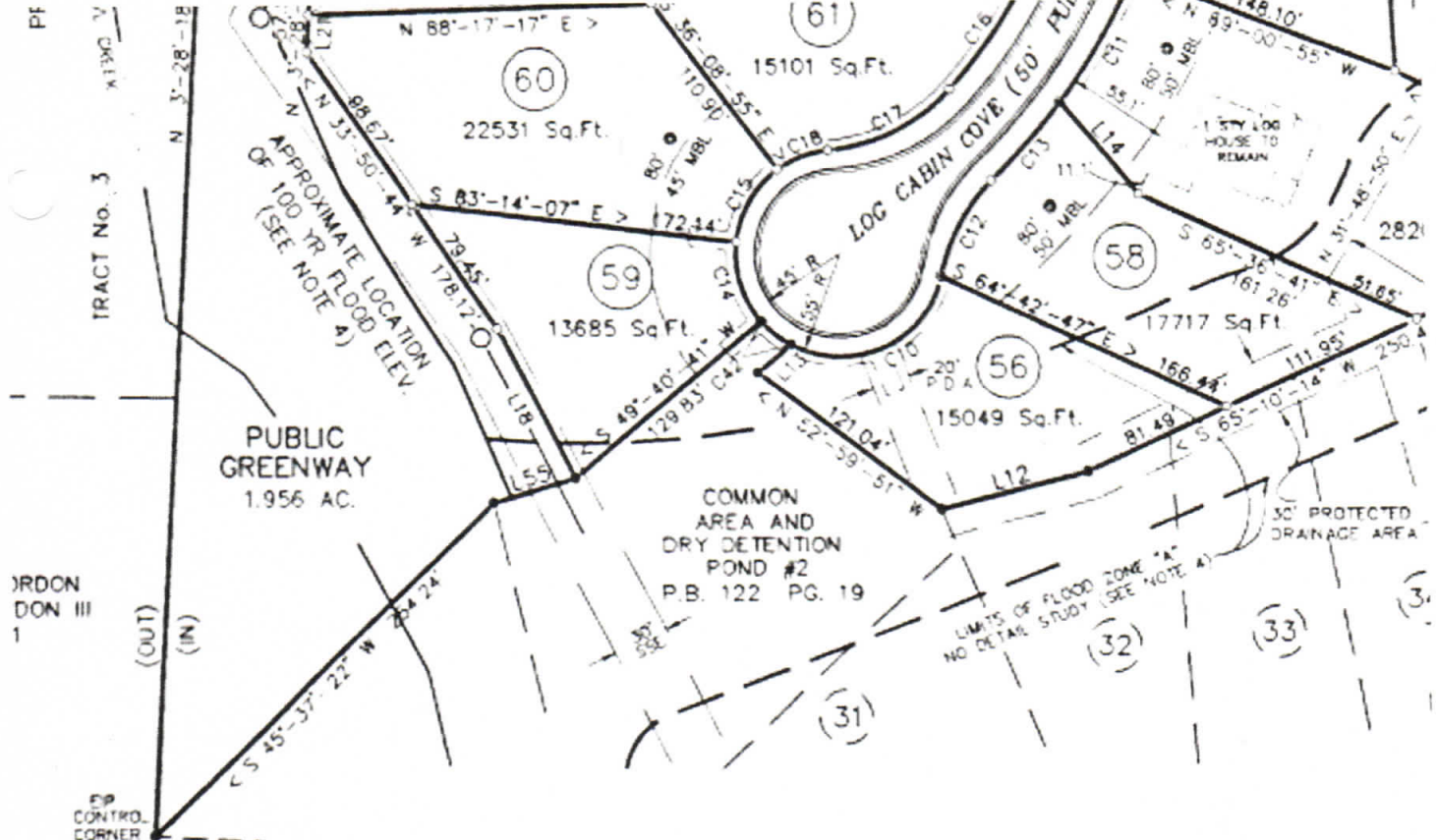


NOTES

1. NO COCS MONUMENT FOUND WITHIN 2000'
2. THE ERROR OF CLOSURE IS 1 +10,000. MISCLOSURE DISTRIBUTED BY THE COMPASS RULE
3. ALL DISTANCES ARE HORIZONTAL GROUND. ALL AREAS BY COORDINATE COMPUTATION.
4. 100 YR FLOOD ELEVATION (789.0 - 794.0±) LOCATION INDICATED IS INTERPOLATED FROM AVAILABLE AERIAL TOPOGRAPHIC MAPS. ELEVATIONS ARE AS INDICATED ON FIRM MAP PANEL No. 370113-0004C REVISED MAY 18, 1998. ACTUAL GROUND ELEVATIONS AND SUBSEQUENT HORIZONTAL LOCATIONS WILL VARY.
5. LIMITS OF ZONE A, WHICH IS OUTSIDE LIMITS OF DETAILED STUDY, ARE INDICATED ACCORDING TO THE REFERENCED FIRM MAP.
6. 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 DB 4791 PG 1076



VICINITY MAP
NOT TO SCALE

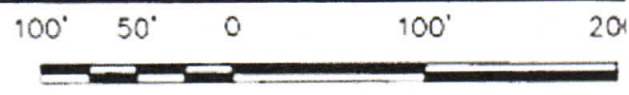


ENCLOSURE
 ALL
 LOCATION INDICATED
 TOPOGRAPHIC
 MAP
 B. 1998
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 TS OF DETAILED
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 VISIBLE FOR
 COMMON AREA
 DETENTION POND AS
 HAVING JURISDICTION
 HOMEOWNERS
 EASE TO EXIST, THEN
 3RD AT THE TIME OF
 AND SEVERALLY LIABLE
 RETO HOMEOWNERS
 N D B 4/91 PG 1076

6. A 10' P.D.A. AND PRIVATE LAKE MAINTENANCE EASEMENT SHALL EXTEND AROUND THE PERIMETER OF THE EXISTING LAKE, 10' PARALLEL TO THE SHORELINE AT NORMAL WATER LEVEL AND OTHER AREAS INDICATED. ALL FINISHED FLOOR ELEVATIONS SHOULD BE MAINTAINED A MINIMUM OF 1 FOOT ABOVE THE TOP OF DAM (820.0±) (SEE NOTE 8)
7. THE REQUIRED AREA OF LOTS 59 & 65 HAVE BEEN REDUCED IN ACCORDANCE WITH SUBSECTION 9-4-11(a) (4) OF THE HIGH POINT DEVELOPMENT ORDINANCE. ALL OTHER DIMENSIONAL REQUIREMENTS OF THE ORDINANCE SHALL APPLY.
8. SEE SPECIAL POND COVENANTS FOR PROVISIONS REGARDING REPAIRS AND MAINTENANCE OF LAKE AND DAM
9. ALL ADJOINING PROPERTY IS ZONED RS-15 AND THE CURRENT USE OF ALL ADJOINING PROPERTY IS RESIDENTIAL.

REFERENCES:
 DB 2529 PG 857
 DB 4246 PG 2019
 TAX MAP 249-1-22
 EXCLUSION MAP: PB 116 P

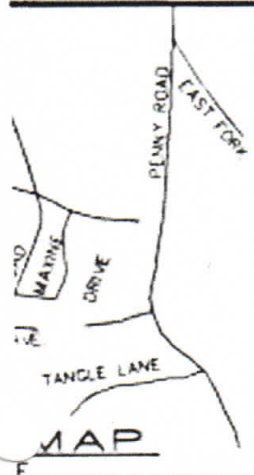
SITE DATA
 ZONING: RESIDENTIAL SINGLE F/A
 TOTAL TRACT=18.613 AC.
 TOTAL AREA IN R/W= 2.801 A
 AREA IN GREENWAY= 1.956 AC.
 AREA IN LOTS= 13.292 AC.
 TOTAL NUMBER OF LOTS=34
 LENGTH OF STREETS= 2100 LF
 COMMON AREA= 0.564 AC.

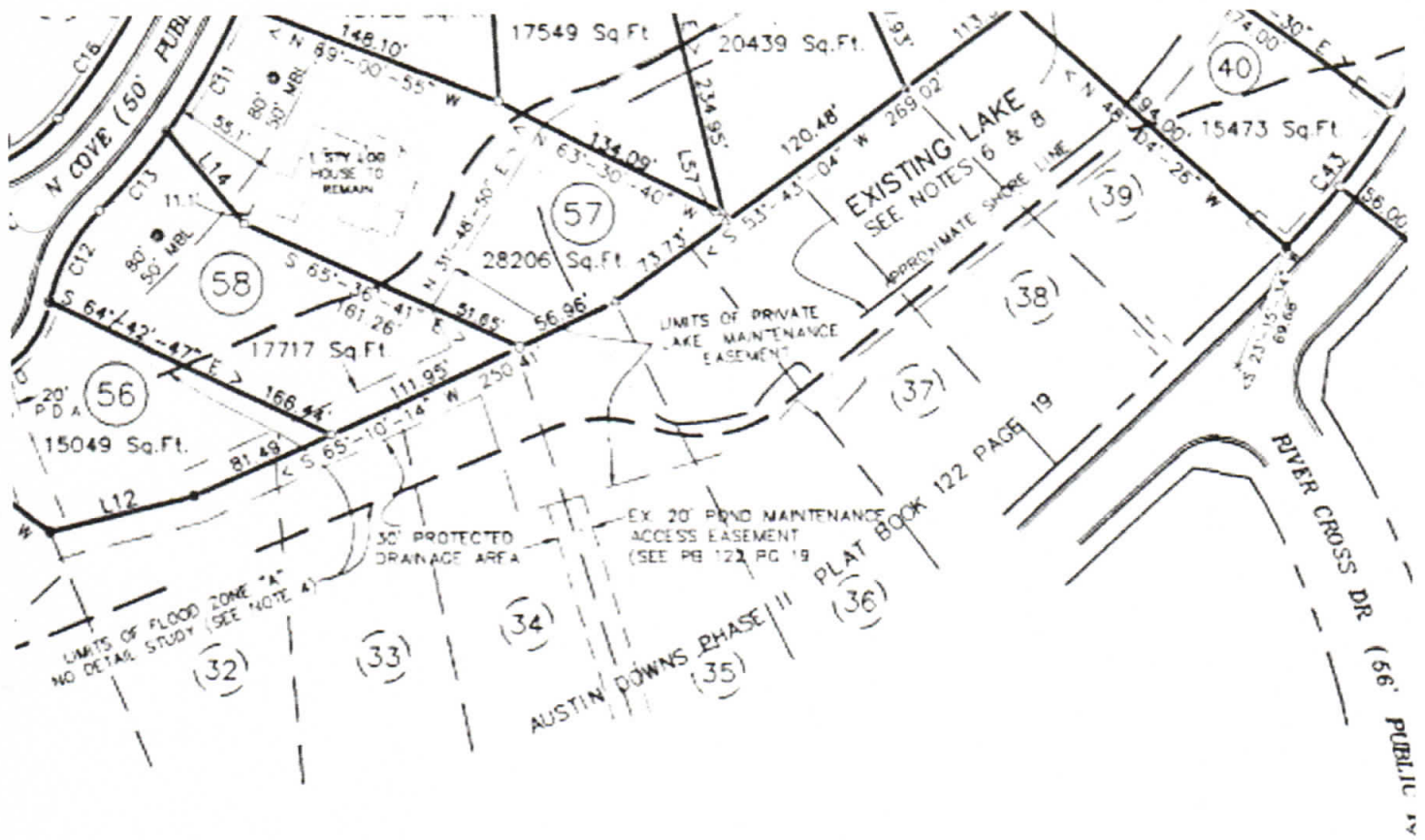


SCALE: 1" = 100'
FINAL PLAT

**AUSTIN DOWNS SUBDIV
 PHASE III**

DOUBLE D DEVELOPERS, L.L.
 C. MICHAEL AUSTIN and
 MARY JEAN H. AUSTIN (OWNE
 CITY OF HIGH POINT - HIGH POINT
 GUILFORD COUNTY - NORTH CAR





EXTEND AROUND
LINE AT NORMAL
VARIATIONS SHOULD
(0±)

CORDANCE
ORDINANCE.
ALL APPLY.

DAM
OF ALL

REFERENCES:
DB 2529 PG 857
DB 4246 PG 2019
TAX MAP 249-1-22
EXCLUSION MAP: PB 116 PG 60

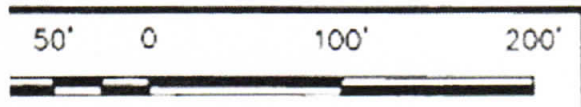
SITE DATA

ZONING: RESIDENTIAL SINGLE FAMILY-15 (RS-15)
TOTAL TRACT=18.613 AC
TOTAL AREA IN R/W= 2.801 AC
AREA IN GREENWAY= 1.956 AC
AREA IN LOTS= 13.292 AC
TOTAL NUMBER OF LOTS=34
LENGTH OF STREETS= 2100 LF.(±)
COMMON AREA= 0.564 AC

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 6-16-4
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.



SCALE: 1" = 100'

FINAL PLAT
**AUSTIN DOWNS SUBDIVISION
PHASE III**

DEVELOPERS, L.L.C.,
MICHAEL AUSTIN and
JEAN H. AUSTIN (OWNERS)
HIGH POINT - HIGH POINT TOWNSHIP
COUNTY - NORTH CAROLINA

1 PLAT

200463

\$21.00

JAMESTOWN ENC

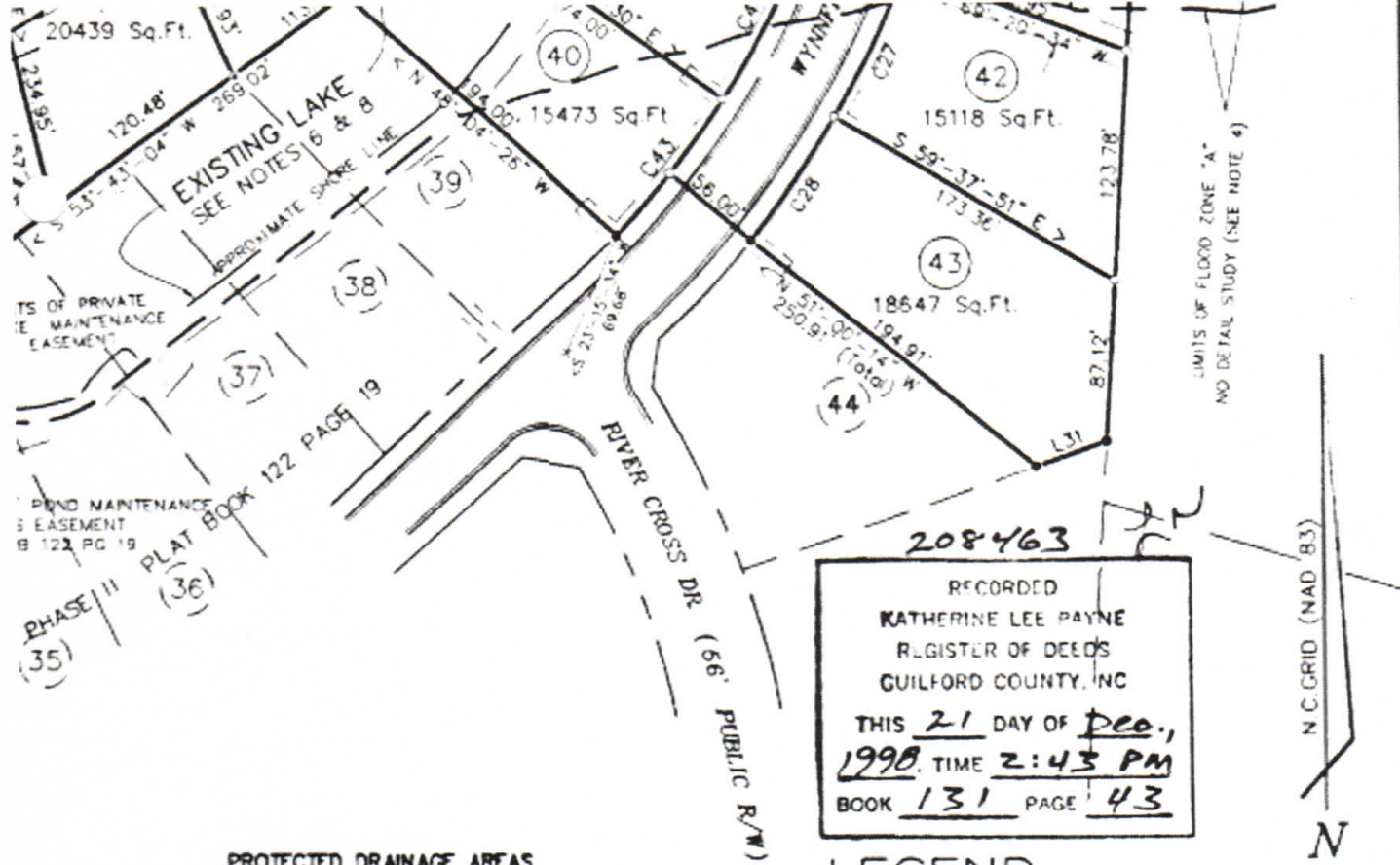
117 EAST MAIN STREET
P.O. BOX 365
JAMESTOWN, N.C 27281

Telephone (336) 886-1

DATE 3 DEC. 1998 SCALE

JOB No 94017

SURVEY BY J.D.T. PLAT



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

LEGEND

- EXISTING IRON PIN FOUND
- NEW IRON PIN SET
- △ COMPUTED POINT
- ⊕ 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
- EUE ELECTRIC UTILITY EASEMENT

1 PLAT

200463

\$21.00

JAMESTOWN ENGINEERING GROUP, INC.

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

Telephone (336) 886-5523

DATE 3 DEC. 1998 SCALE 1" = 100'
JOB No 94017
SURVEY BY J.D.T. PLATTED BY _____



94017\PH3\FINAL.DWG