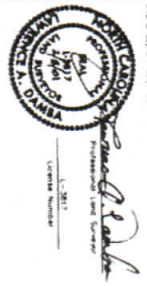


Final Plat Book 101 Page 68



1. I, Mark S. Schaefer, a Professional Engineer, License No. 12022, State of North Carolina, hereby certify that the plat shown hereon was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of North Carolina.

2. I am not aware of any fraud, misstatement, or omission in the preparation of this plat.

3. I am not aware of any fraud, misstatement, or omission in the preparation of this plat.

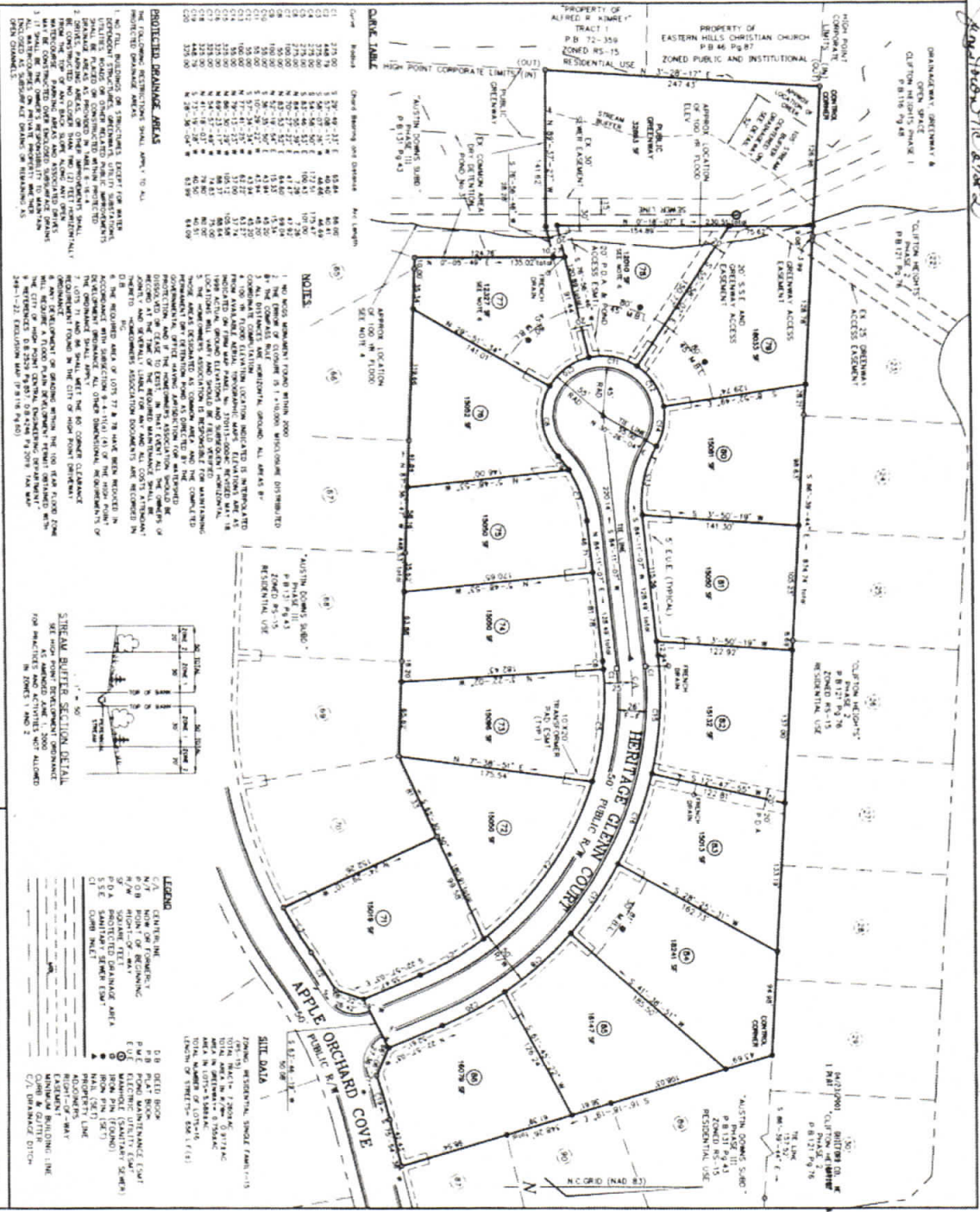
STATE OF NORTH CAROLINA  
 COUNTY OF GUILFORD  
 Mark S. Schaefer, REGISTERED ENGINEER  
 RECEIVED OFFICE DATE: 2/18/01

THE UNDERSIGNED HEREBY ACKNOWLEDGES HIS NAME AND ADDRESS TO BE AS FOLLOWS: MARK S. SCHAEFER, REGISTERED ENGINEER, 100 EAST MAIN STREET, SUITE 200, JAMESTOWN, NORTH CAROLINA 27858. HE IS THE REGISTERED ENGINEER OF RECORD FOR THIS PLAT.

DATE: 2/18/01

APPROVED BY THE PLANNING DEPARTMENT OF HIGH POINT, NORTH CAROLINA, ON THE DATE OF APPROVAL: 2/18/01.  
 APPROVED BY THE DIVISION OF HIGHWAYS AS PROVIDED IN G.S. 16-102E, SUBSECTION (6):  
 SIGNATURE: [Signature] DATE: 2/18/01  
 PLANNING DIRECTOR

APPROVED BY THE PLANNING DEPARTMENT OF HIGH POINT, NORTH CAROLINA, ON THE DATE OF APPROVAL: 2/18/01.  
 APPROVED BY THE DIVISION OF HIGHWAYS AS PROVIDED IN G.S. 16-102E, SUBSECTION (6):  
 SIGNATURE: [Signature] DATE: 2/18/01  
 PLANNING DIRECTOR

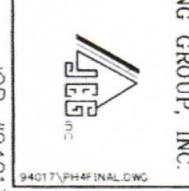


OWNER: DOUBLE D DEVELOPERS, LLC  
 995 NOTTINGHAM DR  
 HIGH POINT, N.C. 27862  
 (336) 884-9016

FINAL PLAT  
 PHASE IV  
 AUSTIN DOWNS SUBDIVISION

RECORDED  
 449103  
 117 EAST MAIN STREET  
 JAMESTOWN, N.C. 27858  
 Telephone: (336) 886-5523

DATE: 2/18/01  
 BY: J.O.T.  
 NAME: J.A.D.



JOB #94A017

I, Lawrence A. Damba PLS, certify that this plat 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 plat was prepared in accordance with G. S. 47-30 as amended.

Witness my original signature, registration number and seal this 8 day of Feb., 2001 A.D.



*Lawrence A. Damba*  
Professional Land Surveyor

L-3817  
License Number

I, Lawrence A. Damba PLS, Professional land surveyor, No. L-3817, certify that this is of a survey that:

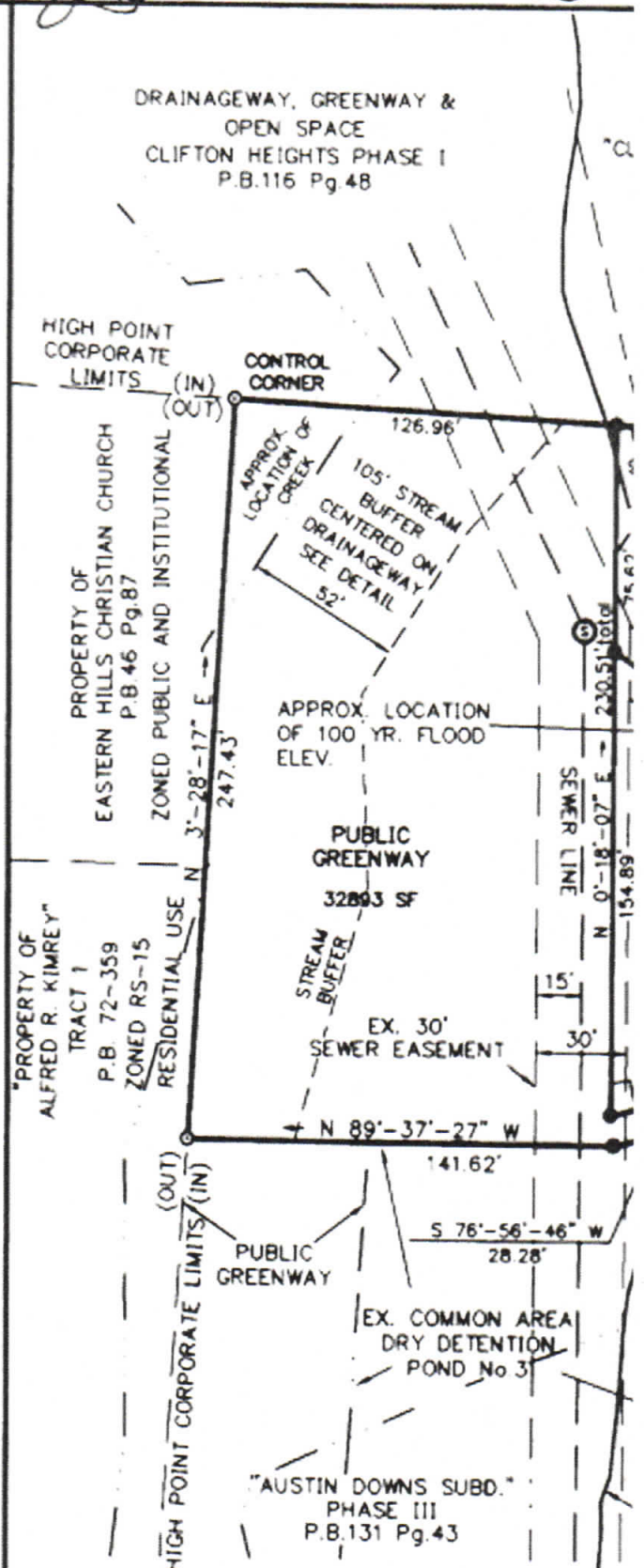
- 1. Creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- 2. Is of another category, such as the recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision.
- 3. Is of an existing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

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

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

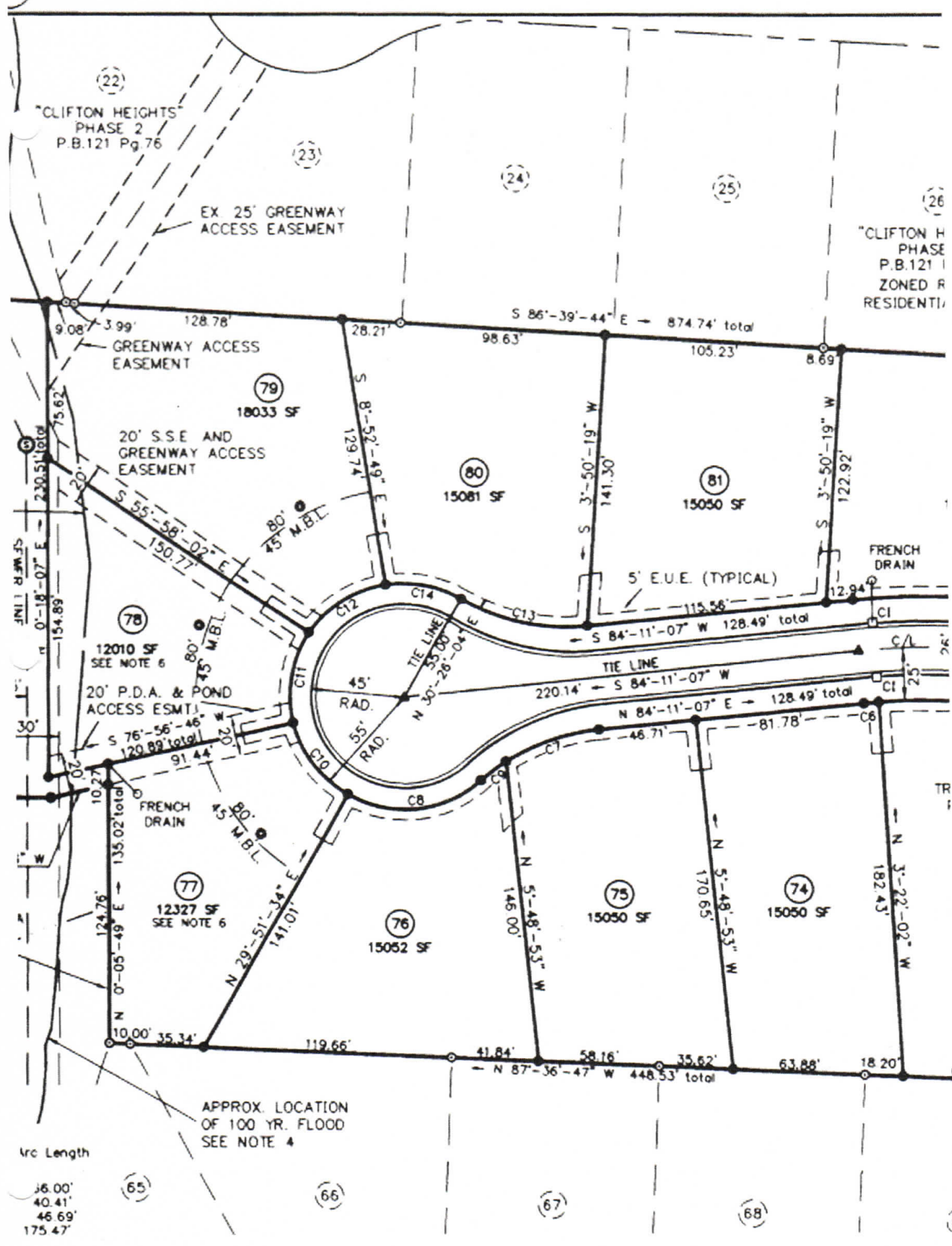
*Mark Schneider*      2/12/01  
REVIEW OFFICER      DATE

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLOTMENT TO BE OUR FREE ACT AND DEED AND



**CURVE TABLE**

Curve	Radius	Chord Bearing and Distance	Arc Len
C1	275.00'	S 29°-49'-33" E 65.84'	66.00
C2	448.79'	S 57°-08'-11" W 40.40'	40.41
C3	375.00'	S 58°-07'-26" W 46.66'	46.66
C4	275.00'	S 54°-58'-50" E 172.51'	175.47
C5	275.00'	S 83°-45'-53" E 100.43'	101.00



(22)  
"CLIFTON HEIGHTS"  
PHASE 2  
P.B.121 Pg.76

(26)  
"CLIFTON H  
PHASE  
P.B.121 I  
ZONED R  
RESIDENTI

EX 25' GREENWAY  
ACCESS EASEMENT

GREENWAY ACCESS  
EASEMENT

20' S.S.E AND  
GREENWAY ACCESS  
EASEMENT

20' P.D.A. & POND  
ACCESS ESMT

5' E.U.E. (TYPICAL)

FRENCH  
DRAIN

APPROX. LOCATION  
OF 100 YR. FLOOD  
SEE NOTE 4

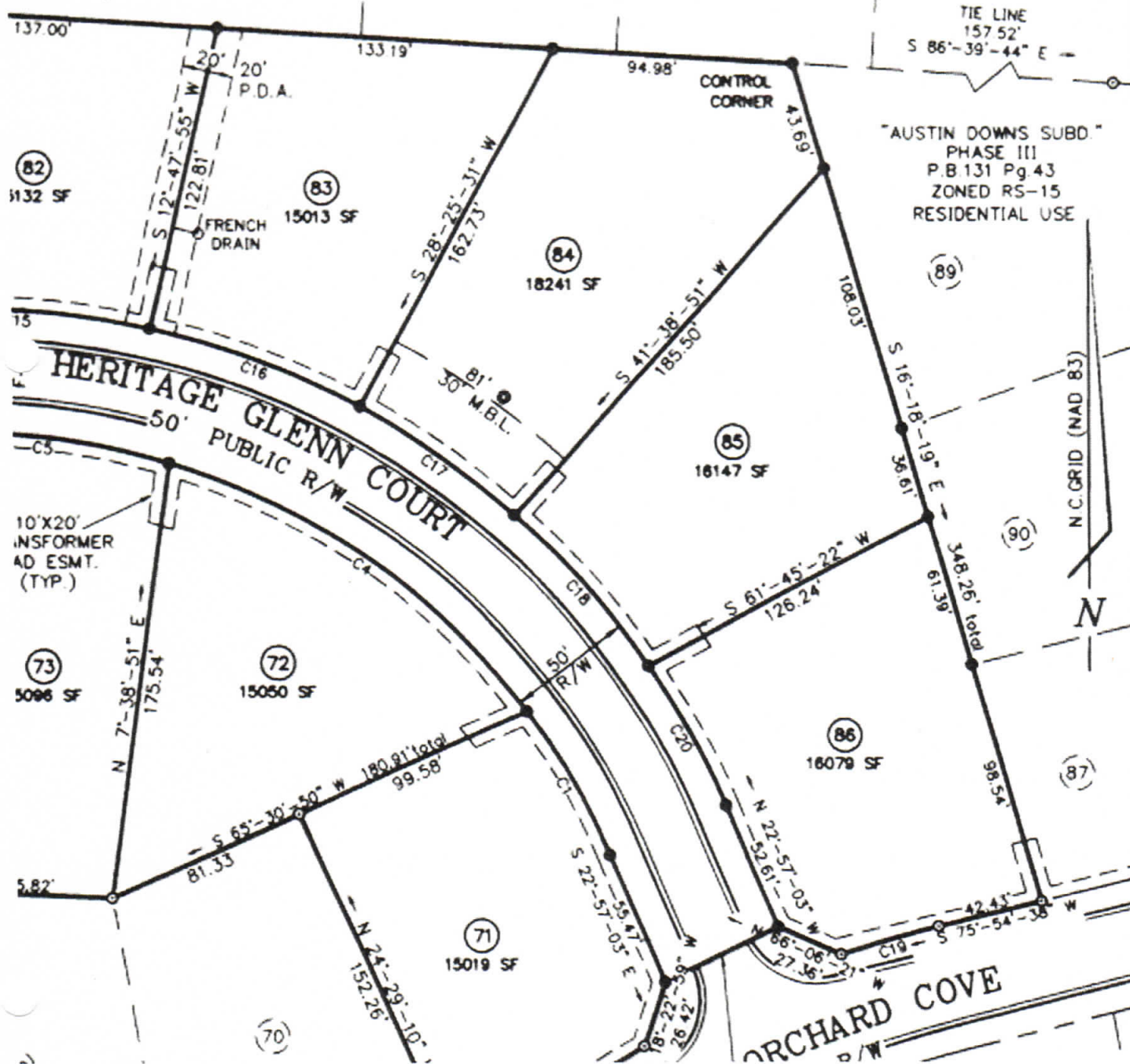
arc Length

36.00'
40.41'
46.69'
175.47'

RIGHTS\*  
2  
9.76  
i-15  
L USE

04/23/2001  
1 PLAT  
GUILFORD CO., NC  
CLIFTON HEIGHTS  
PHASE 2  
P.B.121 Pg.76  
TIE LINE  
157.52'  
S 86°-39'-44" E

"AUSTIN DOWNS SUBD"  
PHASE III  
P.B.131 Pg.43  
ZONED RS-15  
RESIDENTIAL USE



HERITAGE GLENN COURT  
50' PUBLIC R/W

ORCHARD COVE  
R/W

N.C. GRID (NAD 83)

N

AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Don R. Scott 2/12/01  
 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.

SIGNED Don R. Scott 2/9/01  
 DON R. SCOTT, MANAGING MEMBER DATE  
 DOUBLE D DEVELOPERS, L.L.C.

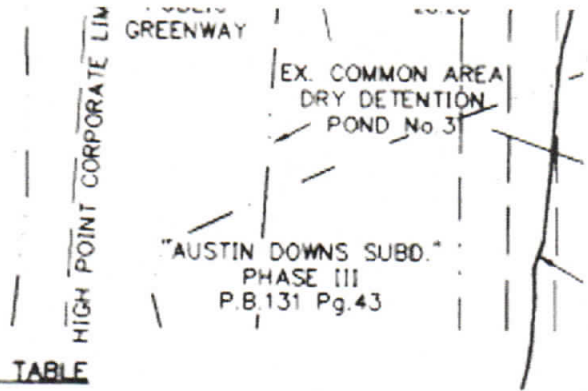
WITNESS [Signature] 2/9/01  
 DATE

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

SIGNED H. Lee Burt 2-12-01  
 PLANNING DIRECTOR DATE

APPROVED BY THE PLANNING DEPARTMENT OF HIGH POINT, NORTH CAROLINA ON THE 12 DAY OF Feb, 2001 PURSUANT TO THE High Point DEVELOPMENT ORDINANCE

H. Lee Burt  
 PLANNING DIRECTOR



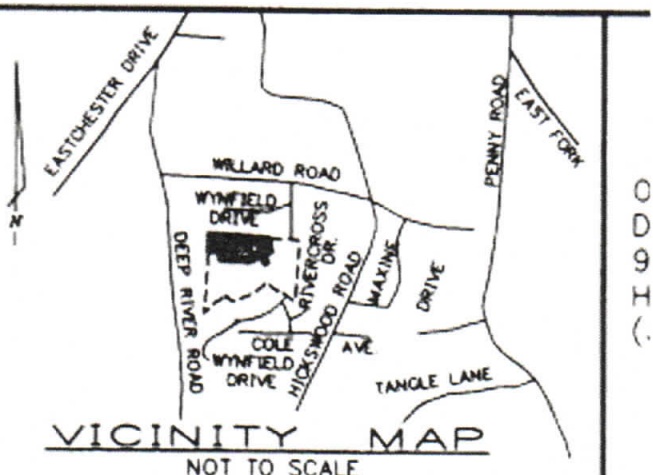
**CURVE TABLE**

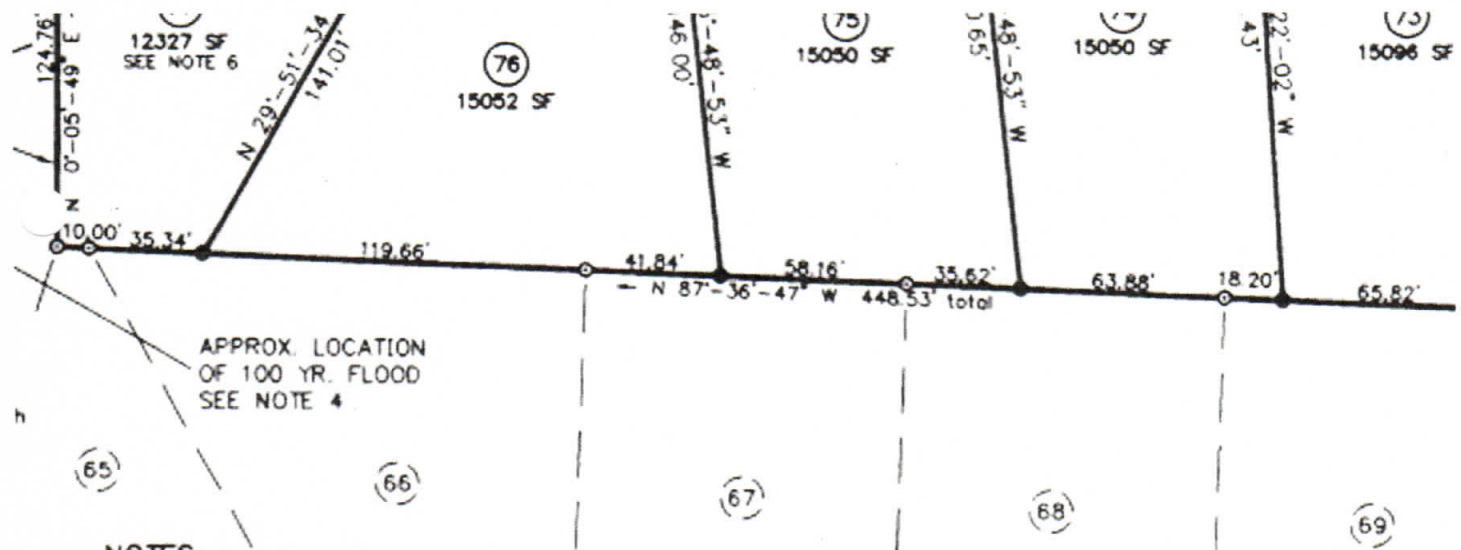
Curve	Radius	Chord Bearing and Distance	Arc Length
C1	275.00'	S 29°-49'-33" E 65.84'	66.00'
C2	448.79'	S 57°-08'-11" W 40.40'	40.41'
C3	375.00'	S 58°-07'-26" W 46.66'	46.69'
C4	275.00'	S 54°-58'-50" E 172.51'	175.47'
C5	275.00'	S 83°-46'-53" E 100.43'	101.00'
C6	275.00'	N 84°-55'-39" E 7.26'	7.26'
C7	100.00'	N 70°-27'-22" E 47.47'	47.92'
C8	55.00'	N 83°-53'-52" E 64.60'	69.04'
C9	100.00'	N 52°-19'-54" E 15.33'	15.34'
C10	55.00'	S 36°-35'-50" E 43.94'	45.20'
C11	55.00'	S 10°-29'-22" W 43.94'	45.20'
C12	55.00'	S 57°-34'-34" W 43.94'	45.20'
C13	100.00'	N 77°-41'-25" W 62.22'	63.27'
C14	55.00'	N 79°-13'-23" W 37.00'	37.74'
C15	325.00'	N 86°-30'-29" W 105.12'	105.58'
C16	325.00'	N 69°-23'-17" W 88.37'	88.64'
C17	325.00'	N 54°-57'-49" W 74.83'	75.00'
C18	325.00'	N 41°-18'-03" W 79.80'	80.00'
C19	448.79'	S 73°-19'-28" W 40.50'	40.51'
C20	325.00'	N 28°-36'-04" W 63.99'	64.09'

**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 HORIZONTAL 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.



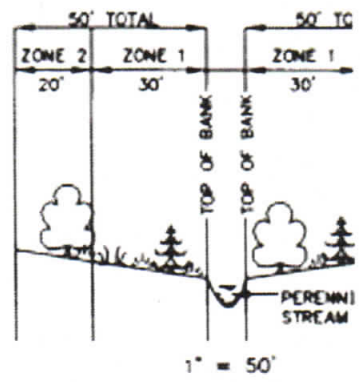


APPROX. LOCATION  
OF 100 YR. FLOOD  
SEE NOTE 4

"AUSTIN DOWNS SUBD."  
PHASE III  
P.B.131 Pg.43  
ZONED RS-15  
RESIDENTIAL USE

**NOTES:**

1. NO NCGS 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 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 AND SHOULD BE FIELD VERIFIED.
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, IN THAT EVENT ALL THE OWNERS OF RECORD AT THE TIME OF THE REQUIRED MAINTENANCE SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ANY AND ALL COSTS ATTENDANT THERETO HOMEOWNERS ASSOCIATION DOCUMENTS ARE RECORDED IN D.B. PG.
6. THE REQUIRED AREA OF LOTS 77 & 78 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.
7. LOTS 71 AND 86 SHALL MEET THE 60' CORNER CLEARANCE REQUIREMENT FOUND IN THE CITY OF HIGH POINT DRIVEWAY ORDINANCE.
8. ANY DEVELOPMENT OR GRADING WITHIN THE 100 YEAR FLOOD ZONE WILL REQUIRE A FLOOD PLAIN DEVELOPMENT PERMIT OBTAINED WITH THE CITY OF HIGH POINT CENTRAL ENGINEERING DEPARTMENT."
9. REFERENCES: D.B.2529 Pg.857, D.B.4246 Pg.2019, TAX MAP 249-1-22, EXCLUSION MAP (P.B.116 Pg.60).

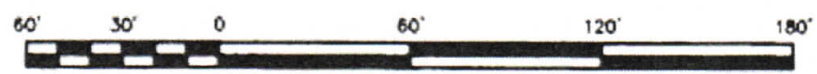


**STREAM BUFFER SECTION**  
SEE HIGH POINT DEVELOPMENT O  
AS AMENDED JUNE 1, 200  
FOR PRACTICES AND ACTIVITIES NC  
IN ZONES 1 AND 2

# FINAL PLAT AUSTIN DOWNS SUBDIVISION PHASE IV

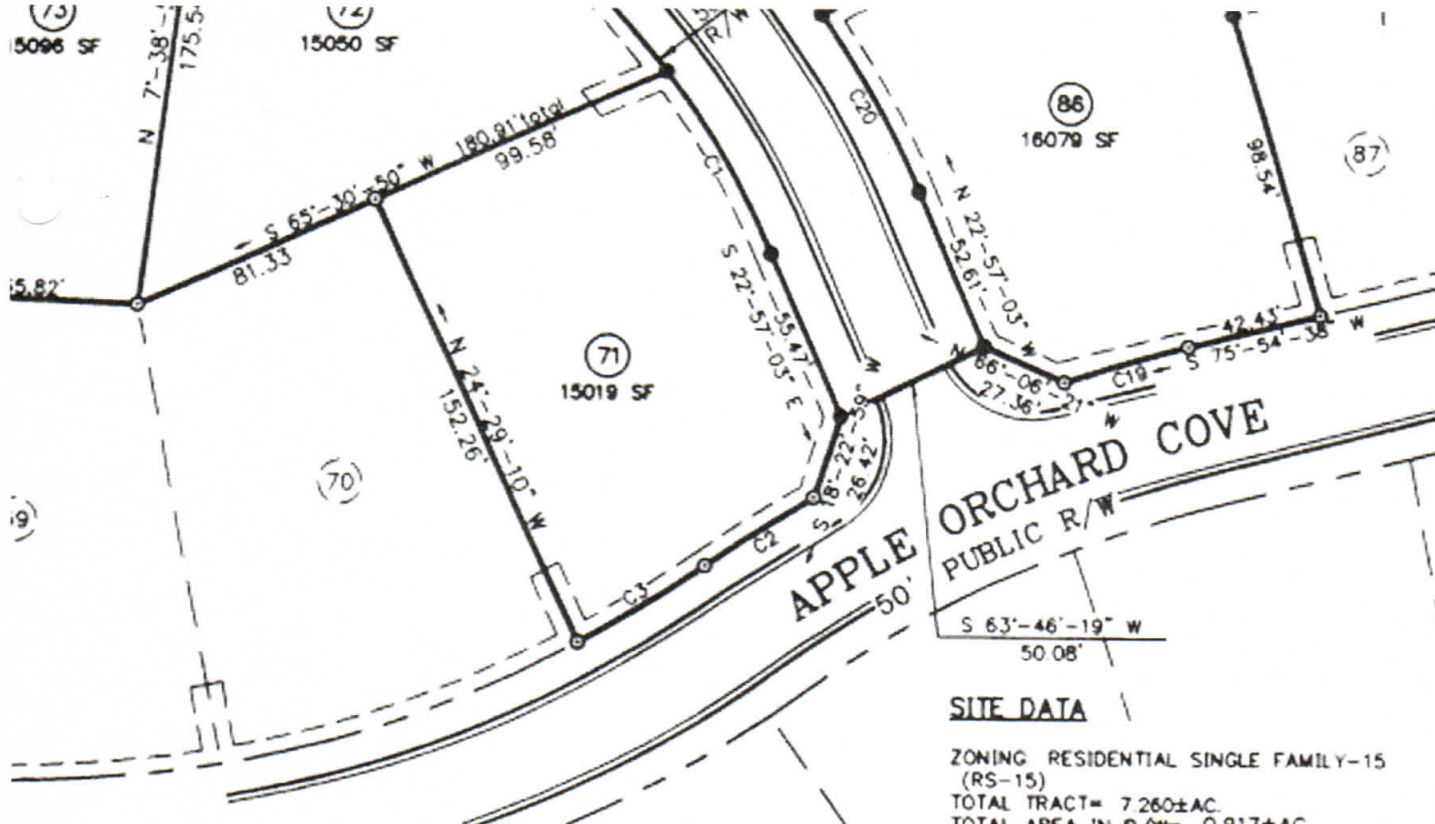
OWNERS:  
DOUBLE D DEVELOPERS, LLC  
95 NOTTINGHAM DR.  
HIGH POINT N.C. 27262  
(336)884-9016

DOUBLE D DEVELOPERS, L.L.C.,  
CITY OF HIGH POINT - HIGH POINT TOWNSHIP  
GUILFORD COUNTY - NORTH CAROLINA



SCALE: 1" = 60'

DATE  
RE: G  
GUILFC  
THIS 2  
2001 TO  
BOOK 14

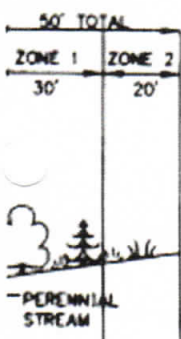


**SITE DATA**

ZONING RESIDENTIAL SINGLE FAMILY-15 (RS-15)  
 TOTAL TRACT= 7.260±AC.  
 TOTAL AREA IN R/W= 0.917±AC.  
 AREA IN GREENWAY= 0.755±AC.  
 AREA IN LOTS= 5.588±AC.  
 TOTAL NUMBER OF LOTS=16  
 LENGTH OF STREETS= 656 L.F.(±)

**LEGEND**

- |        |                         |        |                          |
|--------|-------------------------|--------|--------------------------|
| C/L    | CENTERLINE              | D.B.   | DEED BOOK                |
| N/F    | NOW OR FORMERLY         | P.B.   | PLAT BOOK                |
| P.O.B. | POINT OF BEGINNING      | P.M.E. | POND MAINTENANCE ESMT.   |
| R/W    | RIGHT-OF-WAY            | E.U.E. | ELECTRIC UTILITY ESMT.   |
| SF     | SQUARE FEET             | ⊙      | MANHOLE (SANITARY SEWER) |
| P.D.A. | PROTECTED DRAINAGE AREA | ⊙      | IRON PIN (FOUND)         |
| S.S.E. | SANITARY SEWER ESMT.    | ●      | IRON PIN (SET)           |
| CI     | CURB INLET              | ▲      | NAIL (SET)               |
|        |                         |        | PROPERTY LINE            |
|        |                         |        | ADJOINERS                |
|        |                         |        | RIGHT-OF-WAY             |
|        |                         |        | EASEMENT                 |
|        |                         |        | MINIMUM BUILDING LINE    |
|        |                         |        | CURB & GUTTER            |
|        |                         |        | C/L DRAINAGE DITCH       |



**SECTION DETAIL**  
 PLATMENT ORDINANCE  
 E 1, 2000  
 DISTURBANCES NOT ALLOWED  
 SECTION 2

**JAMESTOWN ENGINEERING GROUP, INC.**

117 EAST MAIN STREET  
 P.O. BOX 365  
 JAMESTOWN, N.C 27282  
 Telephone (336) 886-5523



DATE 6 DEC. 1999  
 DATE 3 DEC. 1998 SCALE 1" = 60'  
 JOB No. 94017  
 SURVEY BY J.D.T. PLATTED BY L.A.D.

449103  
 RECORDED  
 MATHERINE LEE PAYNE  
 REGISTER OF DEEDS  
 GUILFORD COUNTY, NC  
 THIS 23<sup>RD</sup> DAY OF JAN  
 21. TIME 16:35  
 BK 141 PAGE 68

94017\PH4\FINAL.DWG