

P/U City of High Point

Book: 214 Page: 93

Statement that No Approval is
required by the NCDOT Division
of Highways

This plat does not require a certificate
of approval by the Division of Highways
as provided in G. S. 136-102.6,
subsection (G).

Surveyor Certification for Closure

I, BARRY I. CALLAHAN certify that this plat was drawn under my supervision
from an actual survey made under my supervision (description recorded in Deed Book
8782, Pages 2521 and Plat Book 20, Page 79, etc.) (other
that the boundaries not surveyed clearly indicated as drawn from information found in
Book 20, Page 79 for AS SHOWN HEREON); 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, license number and seal:

Signature [Signature] L-4774
Professional Land Surveyor License Number
This the 29th Day of NOVEMBER, 2023
Forsyth County, North Carolina



Surveyor Certification for Subdivision

I, BARRY I. CALLAHAN Registered Land Surveyor, Number L-4774
certify to one or more of the following as indicated by an X:
a. That this plat is of a survey that creates a subdivision of land within the area
of a county or municipality that has an ordinance that regulates parcels of land;
b. That this plat is of a survey that is located in such portion of a county or
municipality that is unregulated as to an ordinance that regulates parcels of land;
c. That this plat is of a survey of an existing parcel or parcels of land;
d. That this plat is of a survey of another category, such as the recombination of
existing parcels, a court-ordered survey or other exemption to the definition of
a subdivision;
e. That the information available to this surveyor is such that I am unable to make
a determination to the best of my professional ability as to provisions contained
in a. through d. above.

Signature [Signature] L-4774
Surveyor Forsyth County, North Carolina Registration Number

NOTES:

- ALL AREAS BY COORDINATE COMPUTATION.
TOTAL AREA FOR ANNEXATION:
14,913 Sq. Ft.± or 0.342 Ac.±
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL
GROUND DISTANCES UNLESS OTHERWISE NOTED HEREON.
- CURRENT PROPERTY ZONING PER CITY OF HIGH POINT
G.I.S. DATA: R-5.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD
AREA AS DETERMINED BY F.R.I.S. NORTH CAROLINA FLOODPLAIN
MAPPING PROGRAM, NATIONAL FLOOD INSURANCE RATE MAP: 3710781000J
MAP REVISED 06/18/07

NOW OR FORMERLY
TAX PIN: 181715
BRIAN W. DENNIS
SHERRY K. DENNIS
D.B. 3221, Pg. 573

NOW OR FORMERLY
TAX PIN: 181716
BRIAN W. DENNIS
SHERRY K. DENNIS
D.B. 3956, Pg. 58

NOW OR FORMERLY
TAX PIN: 181717
INTELLA INVESTMENT
GROUP, LLC
D.B. 7889, Pg. 2633

NOW OR FORMERLY
TAX PIN: 181718
KAY R. WORRELL
D.B. 2900, Pg. 546

NOW OR FORMERLY
TAX PARCEL: 155267
DOUBLE PLAY
PROPERTIES, LLC
D.B. 8783, Pg. 2521
{806 PINECROFT ST.}

14,913 Sq Ft±
or 0.342 Ac.±
TO BE
ANNEXED

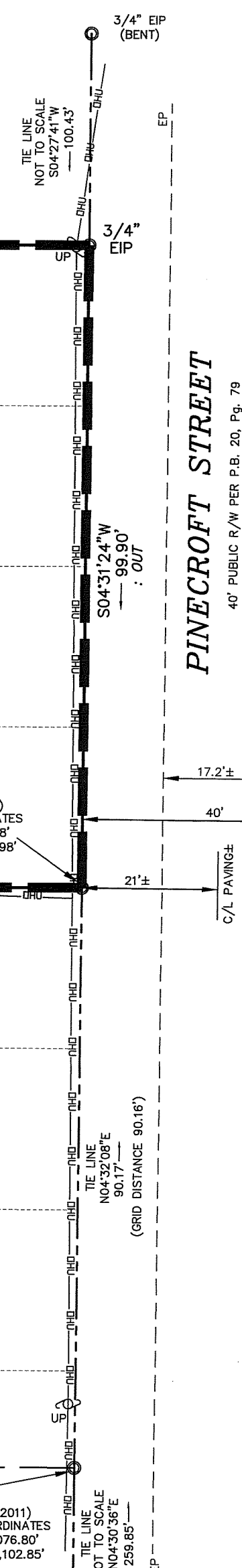
NOW OR FORMERLY
TAX PARCEL: 155267
DOUBLE PLAY
PROPERTIES, LLC
D.B. 8783, Pg. 2521
{814 PINECROFT ST.}

NOW OR FORMERLY
TAX PIN: 155264
EVERETT J. GUYNN
D.B. 7736, Pg. 2372

NOW OR FORMERLY
TAX PIN: 155259
ISRAEL A. QUINTANA
YADIRA A. QUINTANA
D.B. 8728, Pg. 931

1/2"
EIP
N.A.D. 83(2011)
GRID COORDINATES
N = 806,166.68'
E = 1,717,109.98'

N.A.D. 83(2011)
GRID COORDINATES
N = 806,076.80'
E = 1,717,102.85'



Certificate of Global Positioning Systems Surveys

I, BARRY I. CALLAHAN, certify that the site control (grid tie only) shown
hereon was established under my supervision from an actual GPS (or
GNSS) survey made under my supervision and the following information
was used to perform the GPS survey:

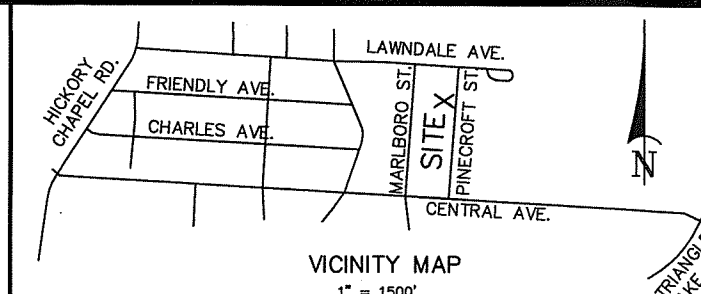
- Class of survey: Class A
- Positional accuracy: does not exceed 0.05'
- Type of GPS (or GNSS) field procedure: NC VRS
- Date of survey GPS: 12/05/2023
- Datum/Epoch: N.C. NAD 83 (NSRS 2011) NAVD 88
- Published/Fixed control: NCGS Network VRS
- Geoid model: (18)
- combined grid factor: 0.99991440
- Units: U.S. Survey Foot

and that this map was prepared in accordance with the standards and
practice for land surveying as outlined by the NC Administration
Code Title 21, Chapter 56.1607.

Witness my hand and official seal

this 5th day of DECEMBER 2023.

L-4774 Professional Land Surveyor
License No.



CITY COUNCIL ANNEXATION APPROVAL

The Annexation Ordinance for this property
was approved by High Point City Council on FEBRUARY 19, 2024

with effective date of annexation being FEBRUARY 19, 2024

and following ordinance number 7992/24-09

Signed: [Signature] Mayor

OWNER
DOUBLE PLAY PROPERTIES, LLC
C/O JEREMY S. GODFREY
5042 CARRIAGE TRAIL CT.
KERNERSVILLE, NC, 27284

OWNER
DOUBLE PLAY PROPERTIES, LLC
C/O LARRY K. BREWER, JR.
5042 CARRIAGE TRAIL CT.
KERNERSVILLE, NC, 27284

ANNEXATION MAP
PROPERTY OF

**DOUBLE PLAY
PROPERTIES, LLC**

BEING TAX PARCEL:
155267

ALSO KNOWN AS LOTS 38
THROUGH 41 OF BLOCK "F"
OF "AMOS BROTHERS
SUBDIVISION NUMBER TWO"
AS RECORDED IN PLAT BOOK
20, PAGE 79

**806 PINECROFT ST.
HIGH POINT, NC., 27260**

**JAMESTOWN TOWNSHIP,
GUILFORD COUNTY, N.C.**

SCALE: 1"= 20'
Graphic Scale

0' 10' 20' 40' 60'

PREPARED BY
TRIAD LAND SURVEYING, P.C.
935 EAST MOUNTAIN STREET, SUITE H
KERNERSVILLE, N.C., 27284
N.C. LICENSE: C-2142
TEL: (336)993-9650
FAX: (336)993-9654
WEB SITE: triadlandsurveying.com

SURVEY DATE: 11/29/2023
PLATTING DATE: 12/12/2023

BK: P 214
PG: 93-93
RECORDED:
02-21-2024
03:07:46 PM
BY: TERESA W. MONROE
DEPUTY-HP



2024007409
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$21.00

- LEGEND
- EIP - EXISTING IRON PIPE
 - NIP - NEW IRON PIPE
 - EIR - EXISTING IRON ROD
 - PT. - NON-MONUMENTED POINT
 - PT. - PT.
 - P.K. - PARKER KRYLON
 - MAG - MAGNETIC
 - D.B. - DEED BOOK
 - P.B. - PLAT BOOK
 - TBC - TOP BACK OF CURB
 - UP - UTILITY POLE
 - LP - LIGHT POLE
 - C/L - CENTER LINE
 - P.L. - PROPERTY LINE
 - R/W - RIGHT-OF-WAY
 - EP - EDGE OF PAVING
 - EC - EDGE CONCRETE
 - EG - EDGE GRAVEL
 - CC - CONCRETE
 - MHS - SEWER MAN HOLE
 - OHU - OVERHEAD UTILITY LINE(s)
 - N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
 - N.A.D. - NORTH AMERICAN DATUM
 - G.P.S. - GLOBAL POSITIONING SYSTEM

Note:
This plat was prepared without the benefit of
a full title search and is subject to any
Easements, Agreements, or Rights-of-Way of
record prior to the date of this plat, which was
not visible at the time of my inspection.

LEGAL DESCRIPTION 806 Pinecroft Street

Situated in State of North Carolina, Guilford County, Jamestown Township and more particularly described as follows:

Beginning at a 1/2" existing iron pipe (eip) located at the southeast corner of Lot 41 of block "F" of "Amos Brothers Subdivision Number Two" as recorded in Plat Book 20, Page 76, and lying in the western margin of the right-of-way for Pinecroft Street, a 40' public right-of-way per Plat Book 20, Page 76, having N.C. grid coordinates of: N = 806,166.68' & E = 1,717,109.98' (North American Datum 83(2011)); Thence running from the point of beginning along the common line of Lots 41 & 42 (P.B. 20, Pg. 76), N 85°55'14" W, 149.26' to a 1/2" eip, the southwest corner of Lot 41 and being the southeast corner of now of formerly Tax Parcel: 181716, the Brian W. Dennis & Sherry Dennis property as recorded in Deed Book 3956, Page 58; thence running with Dennis' eastern line and along the western lines of Lots 41 through 38 (P.B. 20, Pg. 76), N 04°30'58" E, 99.91' to a 1" eip the northwest corner of Lot 38 and being the southwest corner of now of formerly Tax Parcel: 155259, the Israel A. Quintana & Yadira A. Quintana property as recorded in Deed Book 8728, Page 931; thence running with Quintana's southern line and the northern line of Lot 38, S 85°54'54" E, 149.28' to a 3/4" eip in the western margin of the right-of-way for Pinecroft Street, the northeast corner of Lot 38; thence running with said western margin, S 04°31'24" W, 99.90' to the point and place of beginning, containing 14,913 sq. ft. or 0.342 acres more or less, as surveyed by Triad Land Surveying, P.C., on November 29, 2023, and having job #23167-3.

Being the same land conveyed to Double Play Properties, Inc by instrument recorded in Deed Book 8783, Page 2521.

All Deed Book, Plat Book and Page references are to the Guilford County Registry.

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