

SURVEY AND ACCURACY

I, BRADLEY D. PHILLIPS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN D.B. 7997, PG. 2833, D.B. 8002, PG. 1766, D.B. 7977, PG. 585, D.B. 8002, PG. 1766, D.B. 7990, PG. 1922, D.B. 8004, PG. 405, D.B. 8024, PG. 1065, D.B. 8020, PG. 1499, D.B. 8010, PG. 1406, D.B. 8001, PG. 2741, D.B. 8062, PG. 562, D.B. 8042, PG. 1845 AND IN P.B. 2, PG. 14, P.B. 195, PG. 127 AND P.B. 1801, PG. 168 AND OTHER REFERENCE SOURCES AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK (AS SHOWN), PAGE (AS SHOWN); THAT THE RATIO OF PRECISION IS 1:10,000+; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED, UNLESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF 4-15-2019

PROFESSIONAL LAND SURVEYOR L-5088

CERTIFICATE OF G.S. 47-30(1)(1)(a)

I, BRADLEY D. PHILLIPS, PLS CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED

a. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND

BRADLEY D. PHILLIPS, PLS REGISTRATION NO. 4-5088

I, BRADLEY D. PHILLIPS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: A
- (2) POSITIONAL ACCURACY: 0.07'
- (3) TYPE OF GPS FIELD PROCEDURE: RTK
- (4) DATES OF SURVEY: 11-29-2018
- (5) DATUM/EPOCH: NAD 83 (2011)
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRs
- (7) GEOD MODEL: 12A
- (8) COMBINED GRID FACTOR(S): 0.999909645
- (9) UNITS: U.S. FEET

OWNERSHIP AND DEDICATION:

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) OWNERSHIP OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND HEREBY ADOPTS THIS PLAT AND ALLOTMENT TO BE A FREE ACT AND DEED AND HEREBY DEDICATE(S) TO PUBLIC USE STREETS, PLAYGROUNDS, PARKS, DRAINAGEWAY AND OPEN SPACE, AND EASEMENTS FOREVER ALL AREA SO SHOWN OR INDICATED ON SAID PLAT, AND AUTHORIZES(S) THE CITY OF HIGH POINT TO RECORD THIS PLAT IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA

SIGNED: *David J. Fencil* 4-15-2019
ATTEST: *David J. Fencil* 4-15-2019

STATEMENT THAT NO APPROVAL IS REQUIRED BY NCDDP FOR THIS PLAT DOES NOT REQUIRE CERTIFICATE OF APPROVAL BY THE N.C. DIVISION OF HIGHWAYS AS PROVIDED IN G.S. 136-102.6 SUBSECTION (G).

STATE OF NORTH CAROLINA COUNTY OF GUILFORD:

DAVID J. FENCIL 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
DATE 4/15/2019

APPROVAL FOR RECORDATION:

APPROVED FOR RECORDATION BY THE CITY OF HIGH POINT, NORTH CAROLINA ON THE 15th DAY OF April 2019
PURSUANT TO THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE.
Robert L. Robinson 04/15/19
DIRECTOR OF PLANNING & DEVELOPMENT

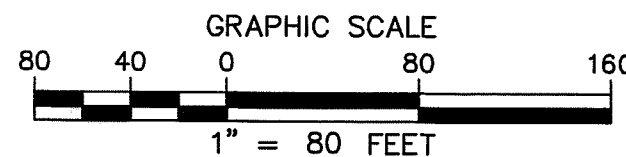
GENERAL NOTES

- 1) THIS SURVEY IS OF AN EXISTING PARCEL(S) OF LAND AND IS BASED ON EXISTING CORNERS FOUND ON SITE.
- 2) FLOOD CERTIFICATION: THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM MAPS FURNISHED BY NORTH CAROLINA FLOOD PLAIN MAPPING PROGRAM DATED JUNE 18, 2002. SUBJECT TO VERIFICATION BY DETAILED FLOOD MAP STUDY. SEE COMMUNITY PANEL NO. 37102800000.
- 3) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
- 4) EXISTING BUILDINGS NOT SHOWN AT THIS TIME.
- 5) IRON PIPES AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 6) METHOD OF COMPUTATION IS BY COORDINATE CALCULATION.
- 7) THE RATIO OF PRECISION IS 1:10,000+.
- 8) THE PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT APPARENT AT THE TIME OF MY INSPECTION AND MIGHT OTHERWISE BE DISCLOSED BY AN ATTORNEY'S TITLE OPINION WHICH AS OF DATE SHOWN HEREON HAS NOT BEEN SUPPLIED TO DAVIS-MARTIN-POWELL ENGINEERS & SURVEYORS. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY NOT SHOWN HEREON.
- 9) COORDINATES SHOWN ARE BASED ON THE NORTH CAROLINA GRID SYSTEM (NCG200), NAD 83 (2011), AND NAVD 88 (GEOD 12A), AND COORDINATES WERE OBTAINED USING THE NCVRs SYSTEM.
- 10) ZONED: MIXED USE DOWNTOWN (MX-D)
- 11) LAND USE: GENERAL BUSINESS AND OFFICE INSTITUTIONAL
- 12) STREET ABANDONMENT CASE 17-04 (D.B. 8001, PG. 2727)

- 1) RETENTION OF A 30-FOOT WIDE CITY OF HIGH POINT ELECTRICAL EASEMENT CENTERED OVER THE EXISTING CITY OF HIGH POINT ELECTRICAL POLE AND SERVICE LINES WITHIN AND CROSSING THESE RIGHT-OF-WAYS.
- 2) RETENTION OF A 20-FOOT WIDE SEWER LINE EASEMENT CENTERED OVER EXISTING SEWER LINES WITHIN OR CROSSING THESE RIGHT-OF-WAYS.
- 3) RETENTION OF A 20-FOOT WIDE WATER LINE EASEMENT CENTERED OVER EXISTING WATER LINES WITHIN OR CROSSING THESE RIGHT-OF-WAYS.
- 4) RETENTION OF A 20-FOOT WIDE STORMWATER LINE EASEMENT CENTERED OVER EXISTING STORMWATER LINES WITHIN OR CROSSING THESE RIGHT-OF-WAYS.
- 5) RETENTION OF A 20-FOOT WIDE PEDIMENT NATURAL GAS EASEMENT CENTERED OVER EXISTING GAS LINES WITHIN OR CROSSING THESE RIGHT-OF-WAYS.
- 6) RETENTION OF A 30-FOOT WIDE DUKE ENERGY EASEMENT CENTERED OVER EXISTING DUKE POWER LINES (OVERHEAD AND UNDERGROUND) WITHIN OR CROSSING THESE RIGHT-OF-WAYS.

MULTIPLE LOT DEVELOPMENT
THE PROPERTY MUST BE DEVELOPED WITH COMMON PRIVATE STREETS OR DRIVES AND OFF-STREET PARKING AND BE SUBJECT TO A COMMON SIGNAGE PLAN AND COMMON LANDSCAPING PLAN. SHOULD THE PROPERTY CEASE TO CONFORM TO THE DEFINITION OF A MULTIPLE LOT DEVELOPMENT, THE PROPERTY WILL THEN BE IN VIOLATION OF THIS ORDINANCE AND SHALL BE RETROFITTED WITH CONVENTIONAL PARKING AND LANDSCAPING, EVEN IF DOING SO REQUIRES THE REMOVAL OF PREVIOUSLY INSTALLED IMPROVEMENTS.

OWNER:
CITY OF HIGH POINT
P.O. BOX 230
HIGH POINT NC 27262



LEGEND

- IP = EXISTING IRON PIPE/PIV
- IR = EXISTING IRON ROD
- NIP = NEW 1/2" IRON PIPE (SET)
- ECM = EXISTING CONCRETE MONUMENT
- EPK = EXISTING P-K NAIL
- NPX = NEW P-K NAIL (SET)
- R/W = RIGHT OF WAY
- CONC. = CONCRETE
- P/L = PROPERTY LINE
- AG = ABOVE GROUND
- BG = BELOW GROUND
- FL = FLUSH WITH GROUND
- CGF = COMBINED GRID FACTOR
- EP = EDGE OF PAVEMENT
- ECN = EXISTING CONCRETE NAIL
- COMPUTED POINT (POINT NOT SET)
- 1/2" NEW IRON PIPE (SET)
- EXISTING IRON PIPE
- EXISTING MONUMENT
- LINE TO BE REMOVED
- ADJOINER LINE
- LINE SURVEYED
- CURB & GUTTER
- RIGHT OF WAY

BK: P 200
PG: 6-6
RECORDED:
04-15-2019
04:27:51 PM
BY: MARY JANE YATES
DEPUTY-HP



2019018312
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$21.00

THE PURPOSE OF THIS FINAL PLAT IS TO SUBDIVIDE PROPERTY INTO 7 LOTS, DEDICATE NEW RIGHT-OF-WAY FOR APPLYING WAY, DEDICATE ADDITIONAL RIGHT-OF-WAY FOR N ELM STREET AND DEDICATE NO-BUILD EASEMENTS.

FINAL PLAT FOR HIGH POINT MIXED-USE DEVELOPMENT

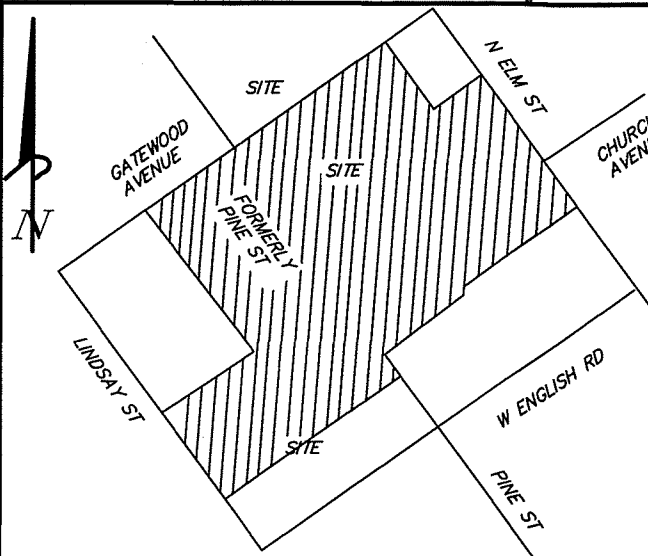
PARCEL NO: 186812, DEED BOOK 8002, PAGE 1766
PARCEL NO: 186810, DEED BOOK 7977, PAGE 585
PARCEL NO: 186814, DEED BOOK 8002, PAGE 1766
PARCEL NO: 186835, DEED BOOK 7997, PAGE 2835
PARCEL NO: 228751, DEED BOOK 8114, PAGE 2250
PARCEL NO: 186838, DEED BOOK 8002, PAGE 1766
PARCEL NO: 186825, DEED BOOK 8001, PAGE 2741
PARCEL NO: 186828, DEED BOOK 8001, PAGE 2741
PARCEL NO: 186827, DEED BOOK 8001, PAGE 2741
PARCEL NO: 186828, DEED BOOK 8002, PAGE 1766
PARCEL NO: 186818, DEED BOOK 8010, PAGE 1406
PARCEL NO: 186832, DEED BOOK 8010, PAGE 1406
PARCEL NO: 186817, DEED BOOK 8020, PAGE 1499
PARCEL NO: 186831, DEED BOOK 8024, PAGE 1065
PARCEL NO: 186830, DEED BOOK 8004, PAGE 405
PARCEL NO: 186829, DEED BOOK PAGE

PLAT BOOK 195, PAGE 127
PLAT BOOK 190, PAGE 129
PLAT BOOK 180, PAGE 68
PLAT BOOK 2, PAGE 14

HIGH POINT, NORTH CAROLINA
HIGH POINT TOWNSHIP, GUILFORD COUNTY

PREPARED BY
DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS
6415 OLD PLANK RD., HIGH POINT, NC 27265
(336) 886-4821 | WWW.DMP-INC.COM | LICENSE: F-0245

DATE: 4-15-2019 SCALE: 1"=80'
SURVEYED BY: JP DRAWN BY: ARG PROJECT: 180150
CHECKED BY: BDP



AREA IN DEDICATED R/W
0.03± AC.
1,496± SQ. FT.

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N54°27'56"E	165.03	L32	S36°26'55"E	16.62
L2	N53°32'35"E	49.85	L33	N36°37'44"W	5.28
L3	N54°29'04"E	76.80	L34	S37°48'23"E	6.14
L4	N54°18'57"E	60.21	L35	N37°28'45"W	2.85
L5	S35°03'49"E	143.09	L36	S35°07'44"E	26.64
L6	S35°25'53"E	13.92	L37	S30°16'26"W	50.15
L7	S34°12'14"E	35.76	L38	N37°45'44"W	34.76
L8	N60°07'58"E	6.01	L39	S37°27'10"E	76.02
L9	N54°44'10"E	113.55	L40	S08°39'29"W	14.17
L10	S54°44'10"W	40.30	L41	S37°39'15"E	11.74
L11	S37°39'15"E	44.45	L42	S52°13'06"W	10.08
L12	S54°41'47"W	9.14	L43	S13°00'04"W	42.34
L13	S06°46'03"W	36.84	L44	N54°41'47"E	106.88
L14	N82°31'51"W	13.98	L45	N54°41'47"E	6.28
L15	S07°20'45"W	113.41	L46	S37°47'44"E	38.79
L16	S30°24'04"E	52.78	L47	S35°04'23"E	138.22
L17	S51°52'23"W	1.95	L48	S30°24'04"E	19.76
L18	S52°13'36"W	15.38	L49	N52°20'45"E	63.84
L19	N36°37'44"W	41.39	L50	N37°39'15"W	18.22
L20	N37°58'18"W	10.74	L51	N53°22'55"E	7.55
L21	S37°47'44"E	38.19	L52	N66°16'29"W	37.23
L22	S30°24'04"E	19.50	L53	N54°40'35"E	40.07
L23	S30°24'04"E	49.75	L54	N37°04'29"W	3.66
L24	N37°39'13"W	9.60	L55	N37°39'13"W	9.59
L25	N37°39'15"W	8.28	L56	N37°39'13"W	19.60
L26	S54°41'47"W	40.30	L57	S72°25'21"E	69.09
L27	S35°19'12"E	3.01	L58	S37°39'13"E	9.60
L28	S23°37'46"W	19.48	L59	S52°21'10"W	196.98
L29	S23°37'46"W	74.60	L60	N59°11'46"E	132.82
L30	S23°37'46"W	43.43	L61	N37°39'15"W	7.60
L31	S53°22'30"W	28.04	L62	N52°20'45"E	4.05

NCGS "TRUST"
OBSERVED
NAD 83 (2011) NSRS
N = 802,329.72
E = 1,702,717.48

FP-19-0008