

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 BOOK 2299, PAGE 713; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK (AS SHOWN ON MAP), PAGE (AS SHOWN ON MAP); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAD 56.1600); THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 23rd DAY OF MARCH, A.D., 2016

Bradley D. Phillips
PROFESSIONAL LAND SURVEYOR L-5088

CERTIFICATE OF G.S. 47-30(f)(1)d

I, BRADLEY D. PHILLIPS, PLS CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED
d. THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

THE PURPOSE OF PLAT IS TO RECOMBINE PARCEL NO. 0186962 INTO "LOT 1" & "LOT 2". "LOT 3" SOUTHERN AND EASTERN PROPERTY LINES HAVE BEEN ADJUSTED TO RECTIFY BUILDING OVERLAPPING PROPERTY LINES.

Bradley D. Phillips
BRADLEY D. PHILLIPS, PLS REGISTRATION NO. L-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: 9-7-16
- (5) Datum/Epoch: NAD 83 (2011)
- (6) Published/Fixed-control use: NCVRS
- (7) Geoid Model: 12A
- (8) Combined grid factor(s): 0.999935646
- (9) Units: U.S. Feet

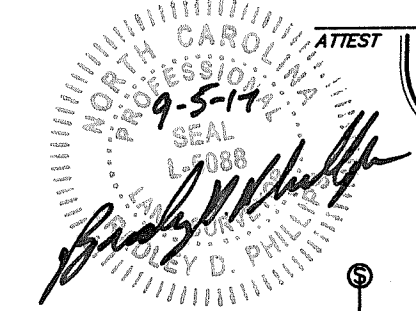
ABBREVIATIONS

- IP = EXISTING IRON PIPE/PIN
- IR = EXISTING IRON ROD/REBAR
- NIP = NEW IRON PIPE/PIN
- ECM = EXISTING CONCRETE MONUMENT
- EPK = EXISTING FK-NAIL
- NPK = NEW FK-NAIL SET
- R/W = RIGHT OF WAY
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- CPP = CORRUGATED PLASTIC PIPE
- HDPE = HIGH DENSITY POLYETHYLENE
- CONC. = CONCRETE
- AC = AIR CONDITIONER
- H/C = HANDICAP
- POB = POINT OF BEGINNING
- MBL = MINIMUM BUILDING LINE
- GM = GAS METER
- AG = ABOVE GROUND
- BG = BELOW GROUND
- FL = FLUSH WITH GROUND
- EX = EXISTING
- MAG = MAGNATE

LEGEND

- IRRIGATION CONTROL VALVE
- CATCH BASIN
- CLEAN OUT
- DROP INLET
- ELECTRIC MANHOLE
- GAS MANHOLE
- GAS VALVE
- GAS METER
- HYDRANT
- EXISTING IRON PIPE
- UTILITY BOX
- LAMP
- MAILBOX
- MONUMENT
- GRATE INLET
- NEW IRON PIPE
- POWER PEDESTAL
- POLE
- SANITARY MANHOLE
- SHRUB
- SIGN
- STORM DRAINAGE MANHOLE
- TELEPHONE PEDESTAL
- TREE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- MONITORING WELL
- COMPUTED POINT
- YARD INLET

- ADJOINER LINE
- UTILITY EASEMENT
- FENCE LINE
- LINE SURVEYED
- OVERHEAD POWER
- BUILDING OVERHANG
- RIGHT OF WAY
- SANITARY SEWER
- STORM SEWER
- CURB & GUTTER
- WATER LINE
- MBL



OWNERSHIP AND DEDICATION

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

Simon A. Oldham 9/30/17
AUTHORIZED REPRESENTATIVE DATE

APPROVAL FOR RECORDATION

APPROVED FOR RECORDATION BY THE CITY OF HIGH POINT, NORTH CAROLINA ON THE 31st DAY OF September, 2017 PURSUANT TO THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE.

Robert I. Rossini
DIRECTOR OF PLANNING & DEVELOPMENT

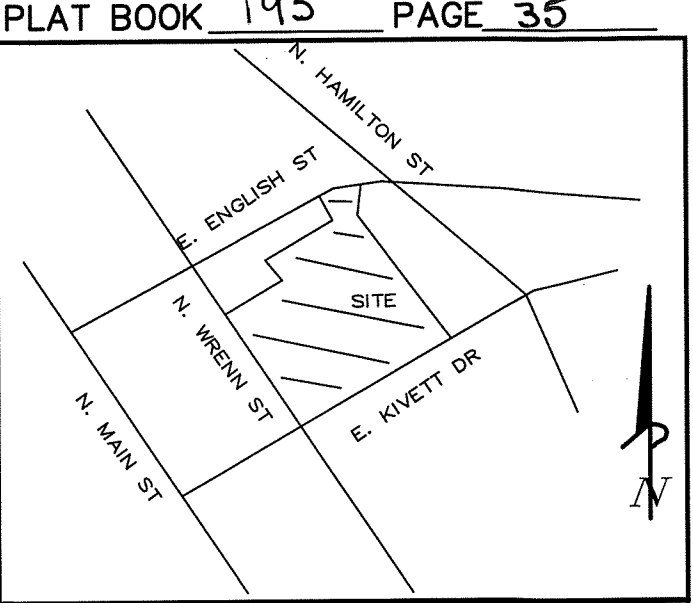
REVIEW OFFICER CERTIFICATION

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 APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE: 9/8/2017

NO APPROVAL IS REQUIRED BY NCDOT DIVISION OF HIGHWAYS

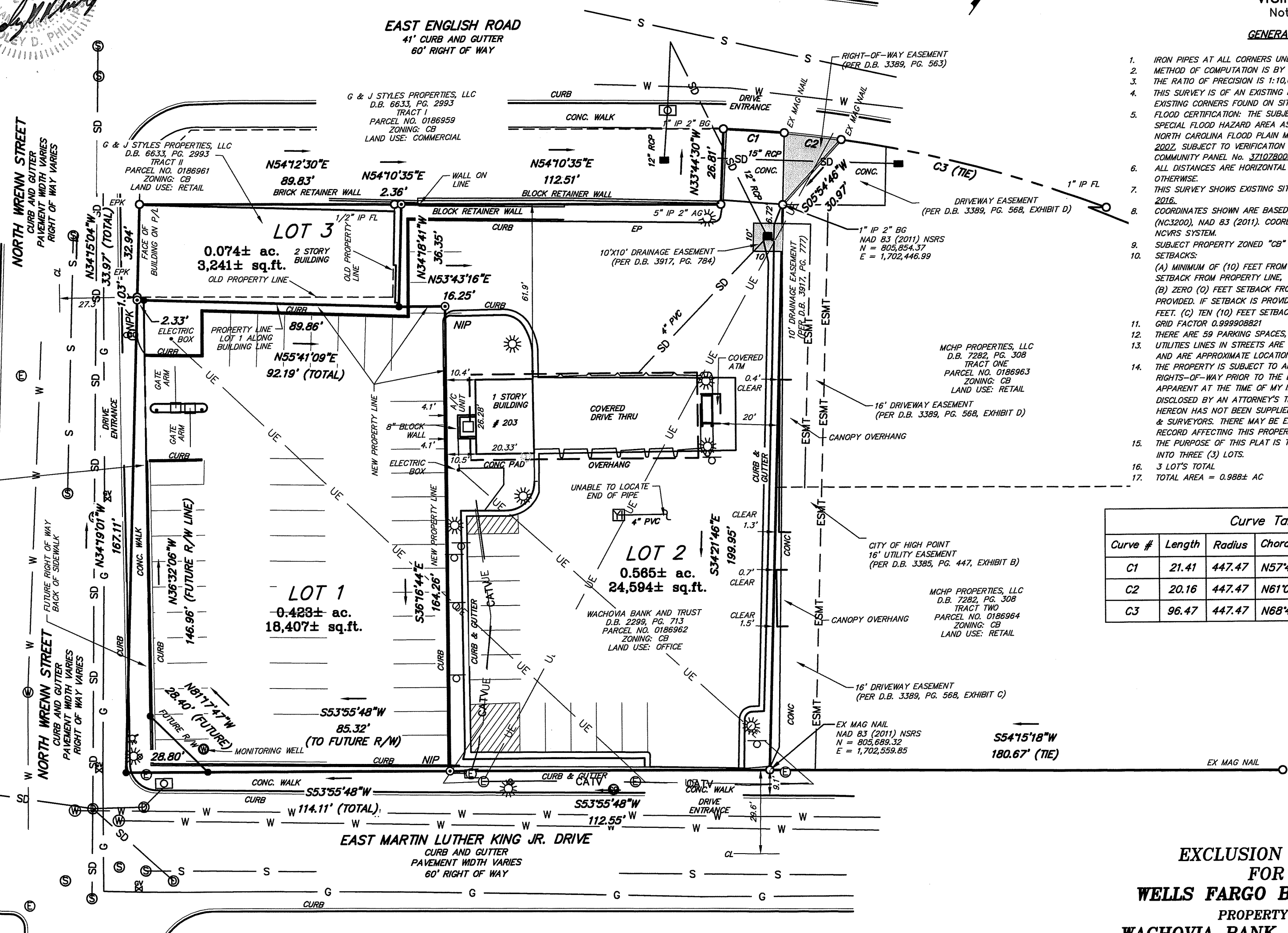
THIS PLAT DOES NOT REQUIRE CERTIFICATE OF APPROVAL BY THE N.C. DIVISION OF HIGHWAYS AS PROVIDED IN G.S. 136-102.6 SUBSECTION (G).



VICINITY MAP Not to scale

GENERAL NOTES

- 1. IRON PIPES AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2. METHOD OF COMPUTATION IS BY COORDINATE CALCULATION.
- 3. THE RATIO OF PRECISION IS 1:10,000+.
- 4. THIS SURVEY IS OF AN EXISTING PARCEL(S) OF LAND AND IS BASED ON EXISTING CORNERS FOUND ON SITE.
- 5. 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. 3210ZB0000L.
- 6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
- 7. THIS SURVEY SHOWS EXISTING SITE CONDITIONS AS PER NOVEMBER 30, 2016.
- 8. COORDINATES SHOWN ARE BASED ON THE NORTH CAROLINA GRID SYSTEM (NC3200), NAD 83 (2011). COORDINATES WERE OBTAINED USING THE NCVRS SYSTEM.
- 9. SUBJECT PROPERTY ZONED "CB"
- 10. SETBACKS:
(A) MINIMUM OF (10) FEET FROM THE EXISTING BACK OF CURB OR 0 SETBACK FROM PROPERTY LINE, WHICH EVER IS GREATER
(B) ZERO (0) FEET SETBACK FROM NON-RESIDENTIAL IF NO SETBACK IS PROVIDED. IF SETBACK IS PROVIDED IT MUST BE A MINIMUM OF FIVE (5) FEET. (C) TEN (10) FEET SETBACK ADJACENT TO RESIDENTIAL.
- 11. GRID FACTOR 0.999908821
- 12. THERE ARE 59 PARKING SPACES, 1 OF WHICH IS HANDICAP.
- 13. UTILITIES LINES IN STREETS ARE TAKEN FROM CITY OF HIGH POINT GIS AND ARE APPROXIMATE LOCATIONS.
- 14. 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.
- 15. THE PURPOSE OF THIS PLAT IS TO DIVIDE PARCEL NO: 0186962, 0186961 INTO THREE (3) LOTS.
- 16. 3 LOT'S TOTAL
- 17. TOTAL AREA = 0.9882 AC



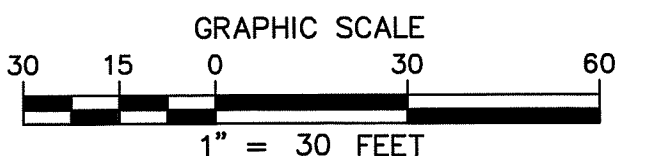
Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	21.41	447.47	N57°48'09"E	21.41
C2	20.16	447.47	N61°05'46"E	20.15
C3	96.47	447.47	N68°42'02"E	96.28

BK: P 195
PG: 35-35
RECORDED:
09-08-2017
10:44:01 AM
BY: JANE SCHULTZ
DEPUTY-HPL

2017050831
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$21.00



OWNER:
WACHOVIA BANK AND TRUST COMPANY
1525 WEST WT HARRIS BLVD
CHARLOTTE, North Carolina 28262
704-715-2520

EXCLUSION PLAT FOR WELLS FARGO BANK, N.A.
PROPERTY OF
WACHOVIA BANK AND TRUST
PARCEL NO. 0186962
DEED BOOK 2299, Page 713

203 East Martin Luther King, Jr. Drive
High Point, North Carolina
High Point Township, Guilford County

PREPARED BY
DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS *dmp*

6415 OLD PLANK RD, HIGH POINT, NC 27265
(336) 886-4821 | WWW.DMP-INC.COM | LICENSE: F-0245
DATE: 12/7/16 SURVEYED BY: RD
SCALE: 1" = 30'
DRAWN BY: ARG PROJECT: 160414
CHECKED BY: BDP

EX-16-0024

DRAWING NAME: P:\2016\160414\Survey\160414_record.dwg - 18:24 SURV - 8/13/2017 8:51:08 AM