

CERTIFICATIONS

Certificate of Accuracy

I hereby certify that under proper and described herein, was given from an actual survey, deed reference in Book 1102, Page 302, that the area of closure as calculated by latitude and meridian is 1.10,000; that the boundaries not surveyed are shown on broken lines, and that this plat is prepared in accordance with G.S. 47-30 as amended.

Witness my hand and seal this 20th day of September 2002.
Jeffrey H. Rudd
Professional Land Surveyor L-4009



Certificate of Purpose of Plat

- This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
- The survey is of an existing building or other structure, or natural feature, such as a watercourse, or
- This survey is a control survey.
- This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.
- The information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to processes contained in (c) through (d) above.



Certificate of Ownership and Dedication

The undersigned hereby acknowledge(s) that the land shown on this plat is within the addressable regular jurisdiction of the Board of Commissioners of Guilford County, and that this plat and document to be my (our) free act and deed, and hereby dedicated(s) to public use as streets, rights-of-way, and easements (where applicable) as shown or indicated on this plat.

Carroll M. Shoffner
Jeffrey H. Rudd
Attest

Certificate of Approval

Department of Transportation
Division of Highways
Proposed Subdivision Road(s)
Construction Standards Certification
Approved: [Signature]
Date: 10-14-02 District Engineer

Certificate of Local Jurisdiction Approval for Recordation

Approved by the Planning Department of Guilford County, North Carolina on the 24th day of October, 2002, pursuant to Article V of the Guilford County Development Ordinance.
[Signature]
Planning Director

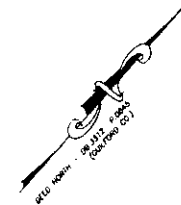
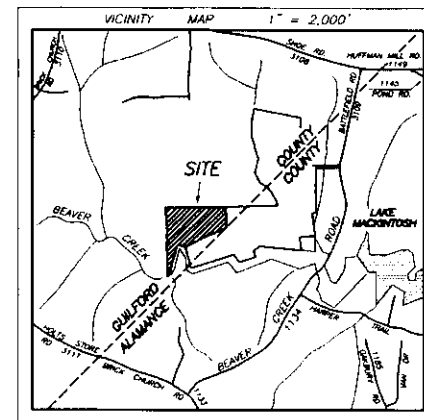
Recorder's Certificate

State of North Carolina, County of Guilford
I, [Signature], County Clerk, do hereby certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
[Signature]
Date: 10-24-02

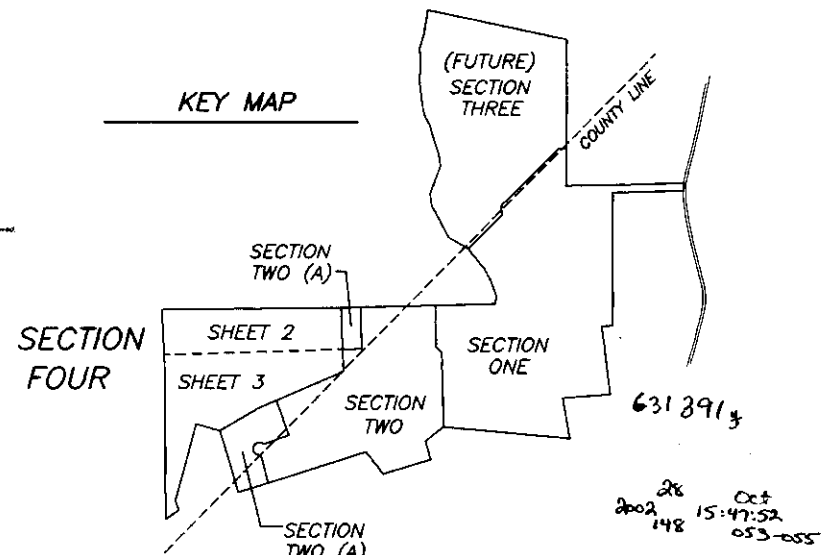
LEGEND

Existing Iron Pipe
New Iron Pipe

NOTE: STREET ADDRESSES ARE SHOWN AS #3500...



KEY MAP



WATERSHED DEVELOPMENT DATA

DENSITY EQUATION:
SECTION FOUR, TIER 4 1 DU/1 AC X 26.66 AC ± = 26.66 DU, - 16 DU'S PROPOSED
TOTAL BUILT-UPON AREA:
SECTION FOUR, TIER 4 16 LOTS @ 3,000 S.F. PER LOT = 1.10 AC ±
2438' ROADWAY @ 20' WIDTH = 1.12 AC ±
TOTAL = 2.22 AC ± = 8.59% BUILT-UPON AREA PROPOSED

STORM WATER RUNOFF TO BE CONVEYED ALONG NATURAL DRAINAGEWAYS.
AND PERMANENT DIVERSIONS. — PROTECTED AND/OR ENHANCED AS REQUIRED
D.M.U.E. = DRAINAGE MAINTENANCE AND UTILITY EASEMENT
W.Q.C.E. = WATER QUALITY CONSERVATION EASEMENT — AREAS TO BE LEFT UNDISTURBED
AND USED FOR NATURAL INFILTRATION OF RUNOFF
SOIL TYPES FOUND ON SOIL SURVEY: MHB2 (PREDOMINANT), MNC2, JCB, CXC,
AND MGD (LEAST PREVALENT)

NOTES / DATA

SITE DATA

TOTAL ACREAGE BEING SUBDIVIDED = 26.66 AC ±
16 LOTS — ALL IN MCA TIER 4
ZONED RS-40 ADJACENT ZONING IS AG
PARENT TAX PARCEL 2-3-42 2-3-5-49 ALAMANCE CO
PARENT TAX PARCEL AGL 2-76-21-2 GUILFORD CO
REFERENCE PLATS
LOT 2, PROPERTY OF W. D. BOWMAN
PLAT BOOK 35, PAGE 98 (ALAMANCE COUNTY)
LOT 1, PROPERTY OF CARROLL M. SHOFFNER
AND WIFE JACQUELINE S. SHOFFNER
PLAT BOOK 48, PAGE 130 (ALAMANCE COUNTY)
OTHER REFERENCES
DEED BOOK 533, PAGE 544 (ALAMANCE COUNTY)
DEED BOOK 541, PAGE 181 (ALAMANCE COUNTY)

- NOTES: A) NO TITLE SEARCH WAS PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY
B) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME
C) THIS FIRM MAKES NO GUARANTEE AS TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS ON OR ACROSS THIS PROPERTY. ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE AND AVAILABLE INFORMATION.
D) NO NORTH CAROLINA GEODETIC CONTROL MONUMENTS WERE FOUND WITHIN 2,000 FEET OF THIS PROPERTY.

MINIMUM BUILDING SETBACKS

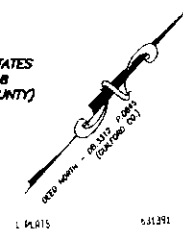
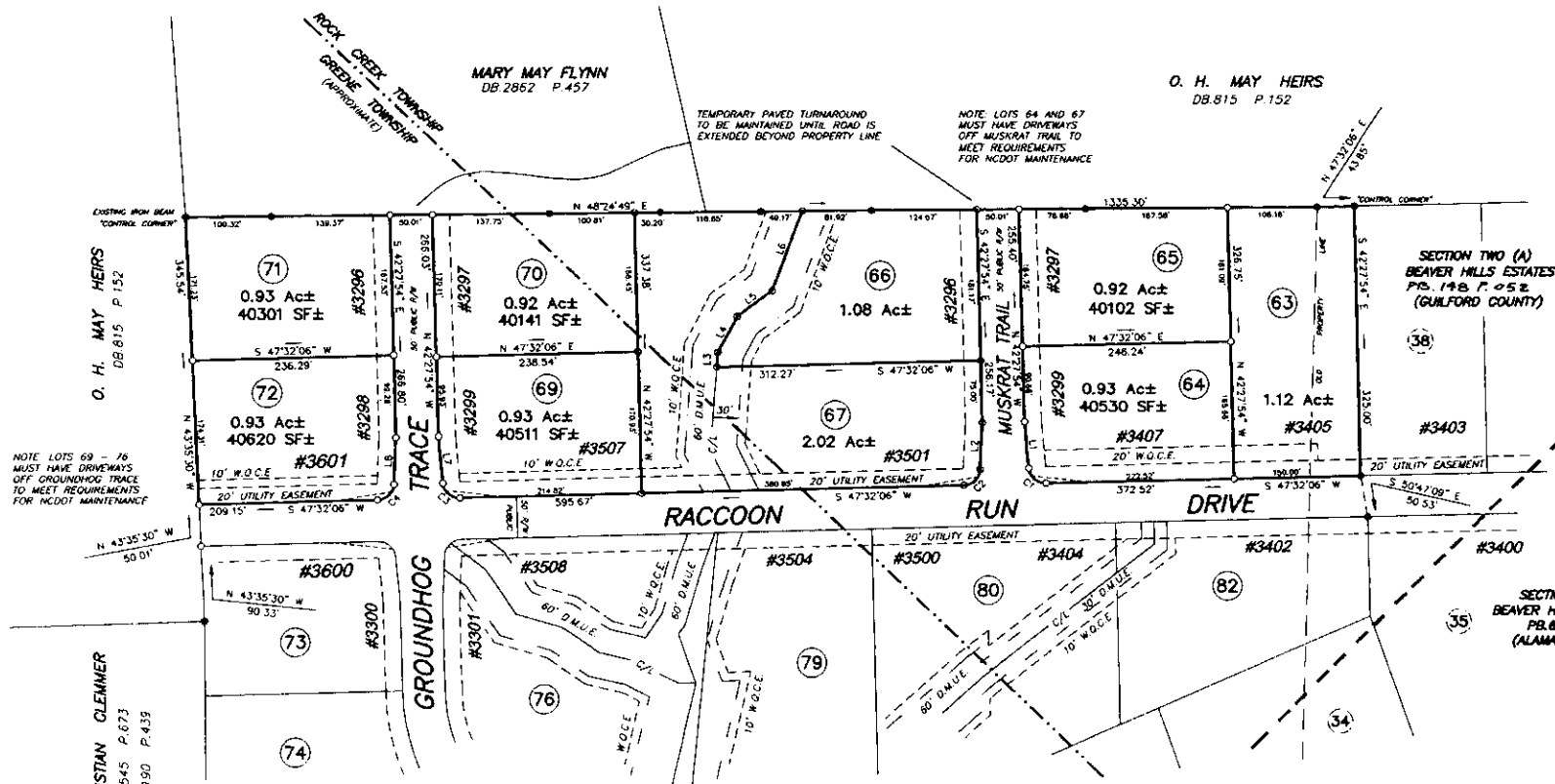
FRONT	4'-0"
SIDE STREET	4'-0"
SIDE	1'-5"
REAR	3'-0"

FLOOD NOTE: THIS PROPERTY IS LOCATED NEAR ZONE A OF FLOOD INSURANCE RATE MAP COMMUNITY—PANEL NO. 170001 0065 B (ALAMANCE COUNTY) AND COMMUNITY—PANEL NO. 170111 0210 B (GUILFORD COUNTY). NO DETAILED STUDY HAS BEEN PERFORMED AND NO BASE FLOOD ELEVATION HAS BEEN DETERMINED. A COMMUNITY ADOPTED MINIMUM ELEVATION OF LOWEST FLOOR OF 575.00 FEET HAS BEEN SET FOR LOTS 29 AND 30. THIS ALLOWS CONSTRUCTION OR PLACEMENT OF HOUSE ON LOWER GROUND ELEVATION AS LONG AS THE LOWEST FLOOR, AS DEFINED BY F.E.M.A., IS AT OR ABOVE AN ELEVATION OF 575 MEAN SEA LEVEL.

OWNERS / SUBDIVIDERS:
CARROLL M. SHOFFNER,
SHOFFNER INVESTMENTS, LLC
5831 S. NC 62
BURLINGTON, N.C. 27215
(336) 226-9356 BUSINESS

SHEET 1 OF 3
FINAL PLAT
SECTION FOUR
BEAVER HILLS ESTATES
ROCK CREEK TOWNSHIP GUILFORD COUNTY NORTH CAROLINA
GREENE TOWNSHIP GUILFORD COUNTY NORTH CAROLINA

DATE: 05/27/02 NO SCALE THIS SHEET
SIMMONS ENGINEERING & SURVEYING, INC. JOB # R-60325V SURVEY BY JLA
115 GLENDALE AVENUE BURLINGTON, N.C. 27215 DWG BY RWJ APP'D BY JHR
PHONE: (336) 222-9700 FACSIMILE: (336) 222-9637
REVISED: 09/19/02 JACKET # 1998 - 165



LINE	BEARING	LENGTH
L1	N46°16'45"W	56.46'
L2	S38°29'03"E	56.46'
L3	N52°52'14"W	17.54'
L4	N12°22'01"W	48.60'
L5	N12°40'13"E	51.65'
L6	N20°58'28"W	102.20'
L7	N46°16'45"W	56.46'
L8	S38°29'03"E	56.46'

CURVE	CH. BEARING	CHORD	RADIUS	LENGTH
C1	N89°22'19"W	27.33'	20.00'	30.08'
C2	S04°26'31"W	27.33'	20.00'	30.08'
C3	N89°22'19"W	27.33'	20.00'	30.08'
C4	S04°26'31"W	27.33'	20.00'	30.08'

*** SEE SHEET 1 FOR OTHER CERTIFICATIONS AND NOTES.

Certificate of Accuracy

I hereby certify that under my direction and supervision the plat, shown and described herein, was drawn from an actual survey, dated reference in Book 1102, Page 202, that the error of closure as computed by intersection and least squares is 1:10,000, that the boundaries not surveyed are shown as broken lines, and that the plat is prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this _____ day of _____, 2002.

September 20, 2002
Professional Land Surveyor 1-1000



6313914

SHEET 2 OF 3
FINAL PLAT
SECTION FOUR

BEAVER HILLS ESTATES

ROCK CREEK TOWNSHIP GUILFORD COUNTY NORTH CAROLINA
GREENE TOWNSHIP GUILFORD COUNTY NORTH CAROLINA

DATE: 05/27/02 SCALE: 1"=100'

SIMMONS ENGINEERING & SURVEYING, INC. JOB # R060325V SURVEY BY JLA
115 GLENDALE AVENUE BURLINGTON, N.C. 27215 DWG BY RWJ APP'D BY JHR
PHONE: (336) 222-9700 FACSIMILE: (336) 222-9637
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