

OWNERSHIP AND DEDICATION:

The undersigned hereby acknowledge(s) ownership of the property shown and described hereon and hereby adopts this plat and Alignment to be a free act and deed and hereby dedicate(s) to Public use Streets, Playgrounds, Parks, Drainageway and Open Spaces, and Easements forever all areas 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 Davidson County, N.C.

SHUGART MANAGEMENT, INC.

Signature Brian Shugart
BRIAN SHUGART

APPROVAL FOR RECORDATION

Approved by the Planning Department of the city of High Point.

North Carolina on the 30th day of Dec 20 02
pursuant to the city of High Point Development Ordinance

Signature Karol L. Perkins
Planning Director

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

Signed Karol L. Perkins Date 30 Dec 02
Planning Director

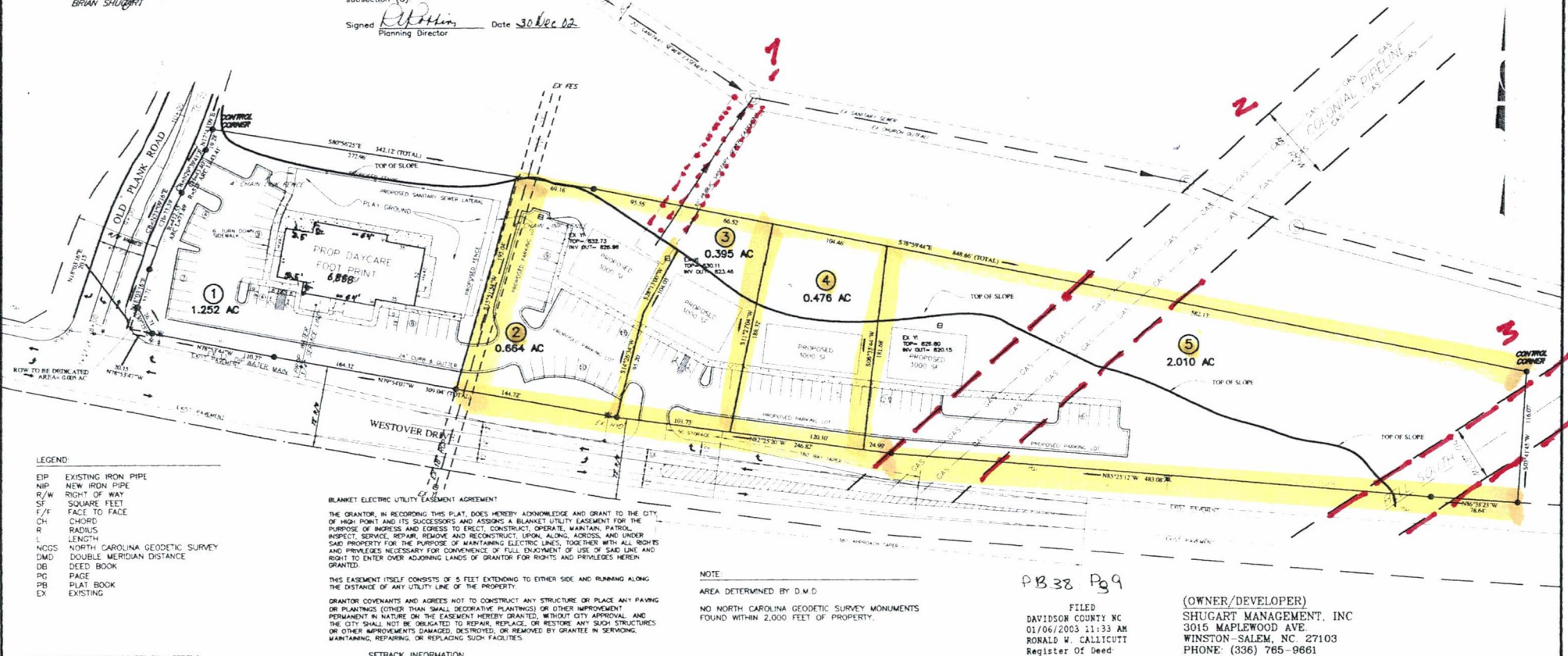
State of North Carolina
Davidson County

I, Scott Leann, Review Officer of Davidson County, certify that the map to which this certification is affixed meets all statutory requirements for recording.

REVIEW OFFICER Scott Leann DATE 1-3-03

I.M.U.D. NOTE

THIS PROPERTY MUST BE DEVELOPED WITH COMMON DRIVEWAYS AND OFF-STREET PARKING AND BE SUBJECT TO A COMMON SIGNAGE PLAN AND A COMMON LANDSCAPING PLAN. SHOULD THE PROPERTY CEASE TO CONFORM TO THE DEFINITION OF AN INTEGRATED MULTIPLE USE 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.



LEGEND

- EIP EXISTING IRON PIPE
- NIP NEW IRON PIPE
- R/W RIGHT OF WAY
- SF SQUARE FEET
- F/F FACE TO FACE
- CH CHORD
- R RADIUS
- L LENGTH
- NGCS NORTH CAROLINA GEODETIC SURVEY
- DMD DOUBLE MERIDIAN DISTANCE
- DB DEED BOOK
- PG PAGE
- PB PLAT BOOK
- EX EXISTING

BLANKET ELECTRIC UTILITY EASEMENT AGREEMENT

THE GRANTOR, IN RECORDING THIS PLAT, DOES HEREBY ACKNOWLEDGE AND GRANT TO THE CITY OF HIGH POINT AND ITS SUCCESSORS AND ASSIGNS A BLANKET UTILITY EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS TO DIRECT, CONSTRUCT, OPERATE, MAINTAIN, PATROL, INSPECT, SERVICE, REPAIR, REMOVE AND RECONSTRUCT UPON, ALONG, ACROSS, AND UNDER SAID PROPERTY FOR THE PURPOSE OF MAINTAINING ELECTRIC LINES, TOGETHER WITH ALL RIGHTS AND PRIVILEGES NECESSARY FOR CONVENIENCE OF FULL ENJOYMENT OF USE OF SAID LINE AND RIGHT TO ENTER OVER ADJOINING LANDS OF GRANTOR FOR RIGHTS AND PRIVILEGES HEREIN GRANTED.

THIS EASEMENT ITSELF CONSISTS OF 5 FEET EXTENDING TO EITHER SIDE AND RUNNING ALONG THE DISTANCE OF ANY UTILITY LINE OF THE PROPERTY.

GRANTOR COVENANTS AND AGREES NOT TO CONSTRUCT ANY STRUCTURE OR PLACE ANY PAVING OR PLANTINGS (OTHER THAN SMALL DECORATIVE PLANTINGS) OR OTHER IMPROVEMENT PERMANENT IN NATURE ON THE EASEMENT HEREBY GRANTED, WITHOUT CITY APPROVAL, AND THE CITY SHALL NOT BE OBLIGATED TO REPAIR, REPLACE, OR RESTORE ANY SUCH STRUCTURES OR OTHER IMPROVEMENTS DAMAGED, DESTROYED, OR REMOVED BY GRANTEE IN SERVING, MAINTAINING, REPAIRING, OR REPLACING SUCH PLANTINGS.

SETBACK INFORMATION

FRONT MINIMUM SETBACK 35/80
WESTOVER DRIVE (MAJOR THOROUGHFARE)
INTERIOR SETBACK 0/5
ZERO SETBACK IF NO SETBACK IS PROVIDED
IF SETBACK IS PROVIDED IT MUST BE A MINIMUM OF 5'

SITE DATA:

LOT	AREA
LOT 1	1.252 ACRES
LOT 2	0.664 ACRES
LOT 3	0.395 ACRES
LOT 4	0.476 ACRES
LOT 5	2.010 ACRES
DEDICATED R/W	0.005 ACRES
TOTAL AREA:	4.802 ACRES

ZONING INFORMATION

LOTS 1, 2, 3, 4, & 5. CONDITIONAL USE PERMIT 98-12
LOTS 1, 2, 3, 4, & 5 WILL BE DEVELOPED AS I-MUD

TAX MAP INFORMATION

LOTS 1, 2, 3, 4, & 5

DEED REFERENCE:

NO. OF LOTS 5

EXISTING L.F. IN WESTOVER DRIVE 1,440
EXISTING L.F. IN STREETS 1,440

NOTE

AREA DETERMINED BY D.M.D.

NO NORTH CAROLINA GEODETIC SURVEY MONUMENTS FOUND WITHIN 2,000 FEET OF PROPERTY.

GENERAL NOTES:

- ALL PUBLIC WATER, SEWER, STORM DRAINAGE AND ROADWAY IMPROVEMENTS WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF HIGH POINT STANDARDS.
- LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 9-5-11 OF THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE AND AS STIPULATED BY THE CONDITIONAL USE PERMIT FOR THIS PROJECT.
- A LANDSCAPE PLAN FOR THE DEVELOPMENT MUST BE APPROVED PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT FOR ANY PHASE OR PORTION THEREOF.
- ALL DRIVEWAY ENTRANCES FROM THIS PROPERTY SHALL CONFORM WITH THE CONDITIONAL USE PERMIT AND THE CITY OF HIGH POINT DRIVEWAY ORDINANCE.
- SIGN DRAWINGS CONSISTENT WITH COMMON SIGNAGE PLAN CRITERIA SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR EACH PHASE OR PORTION THEREOF, OR EACH STRUCTURE.
- THE PROPERTY OWNER SHALL DEDICATE ADDITIONAL RIGHT-OF-WAY ALONG THE DEVELOPMENT STREET FRONTS EQUIVALENT TO 42-FOOT FROM THE ROAD CENTERLINE. DEDICATION SHALL OCCUR AT THE TIME OF FINAL PLAT RECORDATION(S).
- THE PROPERTY OWNER SHALL DEDICATE, IN ADDITION TO THE RIGHT OF WAY, A 5-FOOT ELECTRIC UTILITY EASEMENT ALONG ALL RIGHT-OF-WAYS ON BOTH SIDES OF ROAD.

FILED
DAVIDSON COUNTY NC
01/06/2003 11:33 AM
RONALD W. CALICUTTI
Register Of Deed

(OWNER/DEVELOPER)

SHUGART MANAGEMENT, INC.
3015 MAPLEWOOD AVE.
WINSTON-SALEM, NC 27103
PHONE: (336) 765-9661

INTEGRATED MULTIPLE USE DEVELOPMENT LAUREL OAK RANCH COMMERCIAL TRACT

HIGH POINT
NORTH CAROLINA

DAVIDSON COUNTY
SEPTEMBER 30, 2002

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft

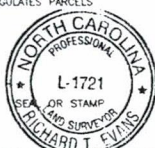
EVANS ENGINEERING, INC.
ENGINEERS, PLANNERS, SURVEYORS

4609 DUNDAS DRIVE
PHONE: (336) 854-8877

GREENSBORO, N.C. 27407
FAX: (336) 854-8876

PROJ. 1082-89 DWG. LAUREL OAK RANCH/COMMERCIAL TRACT

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



Signature Richard T. Evans
L-1721
Registration Number