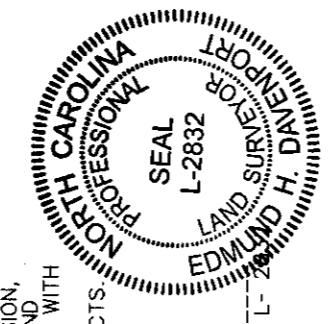


STATE OF NORTH CAROLINA
 EDWARD H. DAVENPORT, PROFESSIONAL LAND SURVEYOR NO. L-2832
 I, EDWARD H. DAVENPORT, A PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ATTACHED PLAT AND SUBDIVISION WAS MADE BY ORDER AND DIRECTION OF CROSSMANN COMMUNITIES OF NC, INC. & JOVEN GROUP SEVEN, THE OWNERS OF THE LAND SHOWN, AND THAT THE LAND SHOWN ON THIS PLAT IS ENTIRELY WITHIN THE BOUNDARIES OF CROSSMANN COMMUNITIES OF NC, INC. & JOVEN GROUP SEVEN. REFERENCES LISTED AND I FURTHER CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION, THAT THE RATION FOR PRECISION IS 1/70,000, AND GS-47-30 AS AMENDED.
 AND THAT THIS MAP IS CORRECT IN ALL RESPECTS.
 WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 23rd DAY OF JULY 2004.



I, EDWARD H. DAVENPORT, PROFESSIONAL LAND SURVEYOR NO. L-2832 CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED.
 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 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 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.

EDWARD H. DAVENPORT P.L.S. NO. 2832

FILED
 Plat Book 162 Page 231
 Date 7-27-04 Time 11:48 AM
 WILLIE L. COVINGTON
 REGISTER OF DEEDS
 DURHAM COUNTY, NC

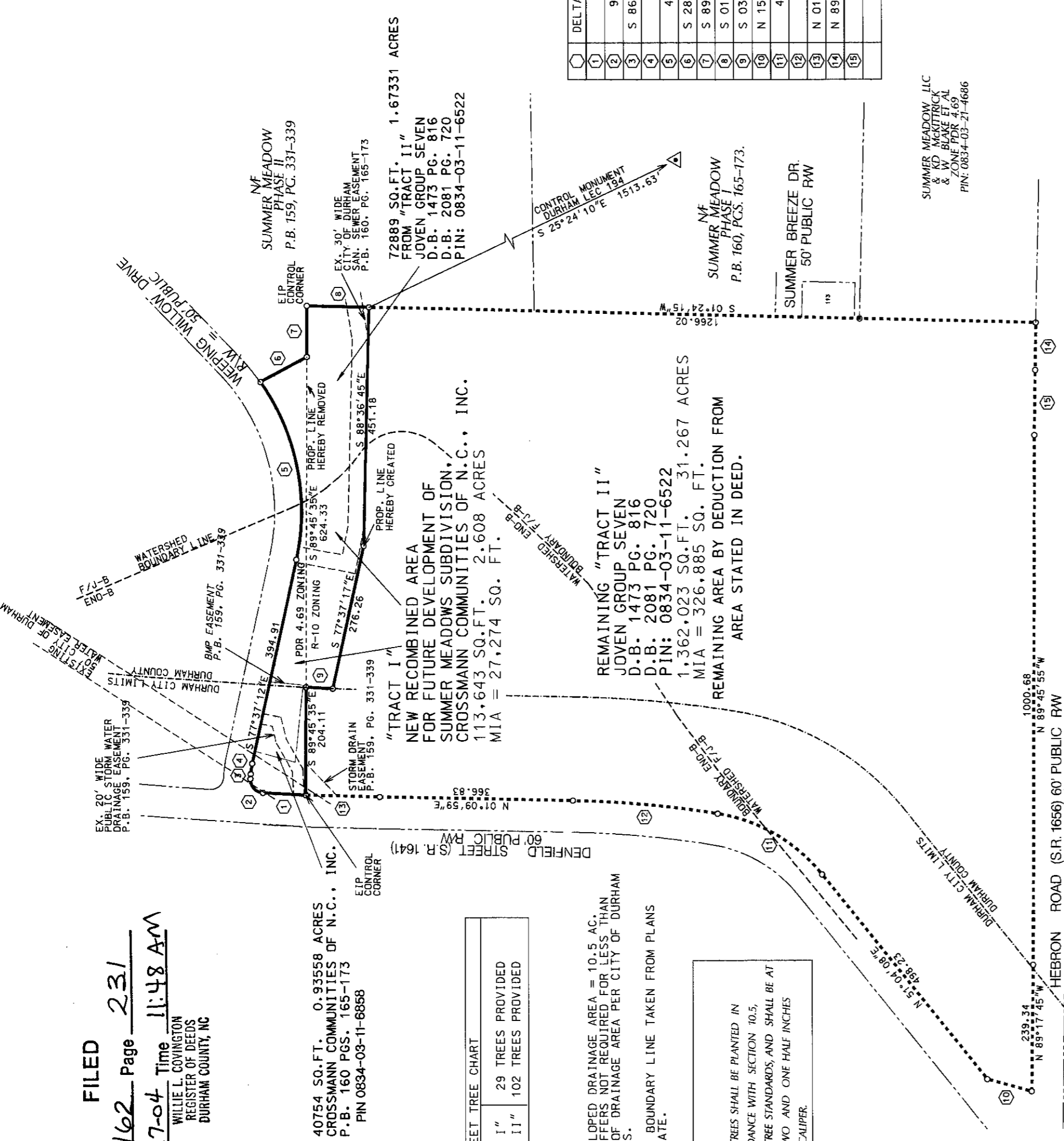
40754 SQ. FT.
 CROSSMANN COMMUNITIES OF N.C., INC.
 P.B. 160 PGS. 165-173
 PIN 0834-03-11-6888

STREET TREE CHART

*TRACT I"	29 TREES PROVIDED
*TRACT II"	102 TREES PROVIDED

NOTE:
 POST DEVELOPED DRAINAGE AREA = 10.5 AC.
 STREAM BUFFERS NOT REQUIRED FOR LESS THAN 25 ACRES OF DRAINAGE AREA PER CITY OF DURHAM ORDINANCES.
 WATERSHED BOUNDARY LINE TAKEN FROM PLANS BY TONY TATE.

NOTE:
 STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH SECTION 10.5, STREET TREE STANDARDS, AND SHALL BE AT LEAST TWO AND ONE HALF INCHES (2 1/2") CALIPER.



DATA

CHORD DIST.	CHORD BEARING	RADIUS	LEN./DIST.	TANGENT	CHORD DIST.
81.56	N 03°06'55"E	8573.95	81.56	40.78	81.56
35.44	N 48°31'46"E	25.00	39.39	25.12	35.44
9.07	S 86°19'45"E	9.07	9.07	9.07	9.07
19.80	S 81°58'28"E	130.41	19.82	9.93	19.80
342.77	N 78°35'53"E	425.00	352.81	187.29	342.77
		99.91	99.91		
		96.55	96.55		
		118.08	118.08		
		87.41	87.41		
228.82	N 30°07'56"E	320.17	233.99	122.50	228.82
276.05	N 05°10'53"E	1971.89	276.27	138.36	276.05
		140.66	140.66		
		89.56	89.56		
123.39	N 89°10'34"W	6008.37	123.39	61.70	123.39

* STORM DRAIN NOTE
 City storm drainage easements: Centerline of 20" width public storm water drainage easement. Ownership of, and responsibility for improvement and maintenance of, the easement shall remain with the City of Durham. If the property is within or becomes a part of the City the easement and access points are subject to the terms and restrictions noted in the "Revised Declaration of Rights and Privileges" of the City of Durham in Storm Water Management Facility Easements", recorded in Real Estate Book 2298, Page 208, which document is a condition to the public use of the easement. No buildings, structures, fill, embankments or obstructions permitted within the easement except according to those terms.

* Sanitary Sewer Note
 Centerline of 30" foot wide City of Durham Sanitary Sewer Easement. No buildings, structures, fill, embankments, trees or obstructions permitted within the easement except according to those terms.

THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM COUNTY PLANNING DEPARTMENT BY Phyllis D. Sexton
 DATE: 7-23-04
 APPROVAL VOID 60 DAYS FROM SAID DATE. 9-23-04

OWNER:
 CROSSMANN COMMUNITIES OF NC, INC.
 P.O. BOX 12033
 DURHAM, NORTH CAROLINA 27709-2033
 PHONE (919) 998-8500

JOVEN GROUP SEVEN
 P.O. BOX 1599
 APEX, N.C. 27502

SCALE: 1" = 200'

LEGEND
 ECM EXISTING CONCRETE MARKER
 EIP EXISTING IRON PIPE
 NIP NEW IRON PIPE
 R/W RIGHT OF WAY
 CP COMPUTED POINT

3120 DENOTES ADDRESS
 20 DENOTES LOT NUMBERS
 MIA = MAXIMUM IMPERVIOUS AREA

CERTIFICATE OF OWNER
 THE UNDERSIGNED OWNER OF THIS PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT JOVEN GROUP SEVEN BE DONE, AND THAT ALL PUBLIC STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE AND THAT ALL PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USE STIPULATED.

NOTARY PUBLIC OF HARNETT COUNTY, NORTH CAROLINA
 Phyllis D. Sexton
 My Commission Expires: 5-8-2006

NOTARY PUBLIC
 PHYLIS D. SEXTON
 HARNETT COUNTY, NC

BASS, NIXON & KENNEDY, INC.
 CONSULTING ENGINEERS
 6310 CHAPEL HILL ROAD, SUITE 250
 RALEIGH, NORTH CAROLINA 27607
 10405E LIGON MILL ROAD
 WAKE FOREST, NORTH CAROLINA 27587
 TELEPHONE: (919) 851-4422 OR (800) 345-1879
 FAX: (919) 851-8968 (Ral.), (919) 570-1362 (WF)

REV.	DATE	DESCRIPTION

Job Number _____ Book Number _____
 SHEET _____ OF _____



Willie L. Covington
Register of Deeds
Durham County, North Carolina

PLAT



FOR REGISTRATION REGISTER OF DEEDS
Willie L. Covington
DURHAM COUNTY, NC
2004 JUL 27 11:48:26 AM
BK:162 PG:231-233 FEE:\$21.00

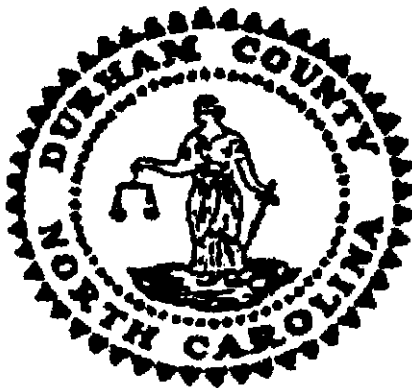
INSTRUMENT # 2004039079

GRANTOR(S): Crossmann Communities of NC Inc

OWNER(S): Joven Group Seven

Subdivision: _____

Phase: _____



WILLIE L. COVINGTON
REGISTER OF DEEDS, DURHAM COUNTY
DURHAM COUNTY COURTHOUSE
200 E. MAIN STREET
DURHAM, NC 27701

PLEASE RETAIN YELLOW TRAILER PAGE

It is part of recorded document, and must be submitted with original for re-recording
and/or cancellation.

Filed For Registration: 07/27/2004 11:48:26 AM

Book: PLAT 162 Page: 231-233

Document No.: 2004039079

PLAT 3 PGS \$21.00

Recorder: APRIL J WILLIAMS

State of North Carolina, County of Durham

WILLIE L. COVINGTON , REGISTER OF DEEDS

By: *April J Williams*
Deputy/Assistant Register of Deeds



2004039079