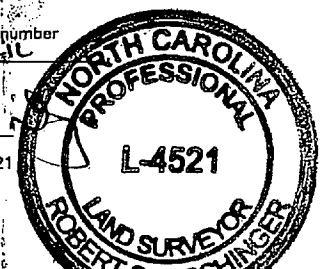


SURVEYOR'S

"I, **ROBERT S. DISCHINGER**, certify that this plat was drawn under my supervision from an actual survey made by my supervisory land description recorded in Book 6511, Page 1562, etc. (Other) that the boundaries not surveyed are clearly indicated as drawn from information found in Book SEC Page MAP; that the ratio of precision as calculated is 1: 30,000; that this plat was prepared in accordance with G.S. 47-30 as amended.

This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Witness my original signature, registration number and Seal this 24th day of April, A.D., 2006.



Robert S. Dischinger
Professional Land Surveyor L-4521

APPROVAL FOR RECORDATION

Approved by the Planning Department of Guilford County, North Carolina on the 4th day of June, 2007 pursuant to Article V of the Guilford County Development Ordinance.

Planning Director

State of North Carolina

Guilford County, Review Officer of the Register of Deeds of Guilford County, N.C. within thirty days from the effective date on this approval.

Review Officer

Approved by the Board of Commissioners of Guilford County, N.C. effective on the day of _____, A.D., 2006, provided that the plat is registered in the office of the Register of Deeds of Guilford County, N.C. within thirty days from the effective date on this approval.

Signed _____ (seal)
Chairman

OWNERSHIP AND DEDICATION:

The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision regulation jurisdiction of the Board of Commissioners of Guilford County and this plat and allotment to be their free act and deed, and hereby dedicate(s) to public use as roads, streets, and easements, forever all areas as shown or indicated on said plat.

STDM DEVELOPMENT, LLC

Signed _____
PRES: MHR

Department of Transportation

Division of Highways
Proposed subdivision Road
Construction Standards Certification

Approved _____
Date 5/11/2007

(COMMON ELEMENTS IN STONEBROOK ONLY)

STDM DEVELOPMENT, LLC, IN RECORDING THIS PLAT OF VENTURA DRIVE HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN ON SAID PLAT AS "COMMON ELEMENTS" (WHICH CONSISTS OF ALL LAND SHOWN, EXCEPT DRAINAGEWAY & OPEN SPACE, NUMBERED LOTS AND STREET RIGHT OF WAY), INTENDED FOR USE OF LOT OWNERS OF VENTURA DRIVE FOR RECREATION AND FOR OTHER RELATED ACTIVITIES.

THE "COMMON ELEMENTS" EXPRESSED IS NOT DEDICATED HEREBY FOR THE GENERAL PUBLIC, EXCEPT AS SHOWN BUT IS TO BE CONVEYED BY STDM DEVELOPMENT, LLC, FOR THE USE AND ENJOYMENT OF THE LOT OWNERS IN VENTURA DRIVE AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO VENTURA DRIVE WHICH DECLARATION IS DATED 6-7-07 AND IS HEREBY INCORPORATED IN AND MADE A PART OF THIS PLAT.

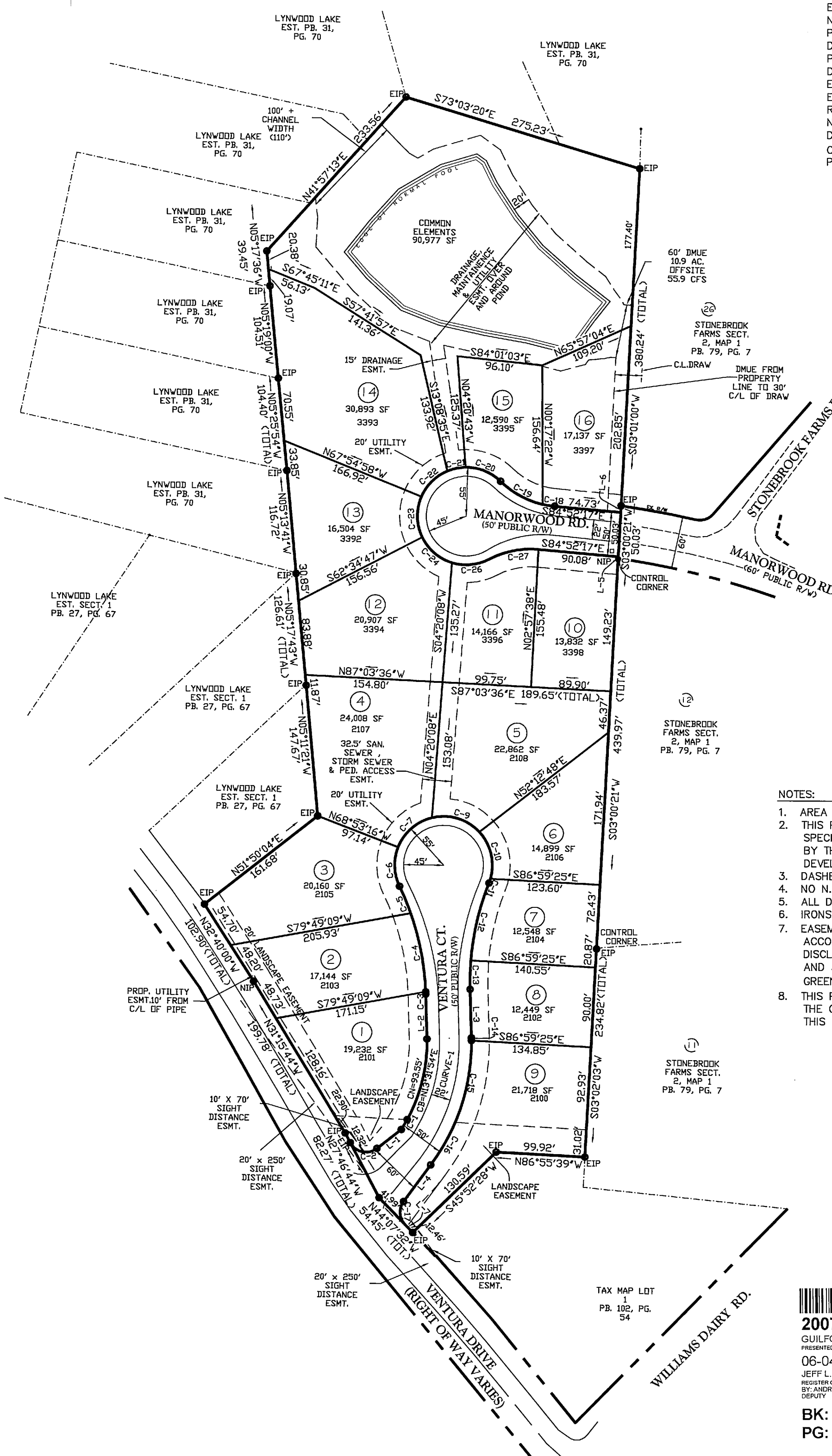
STDM DEVELOPMENT, LLC, BY RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS, AND CONVEYS TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, DUKE POWER COMPANY, FREDMONT NATURAL GAS COMPANY, THE WARNER CABLE, THE CITY OF GREENSBORO, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RIGHT OF WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE WIRES, LINES, CONDUITS, PIPES WITHIN THE "COMMON ELEMENTS" AS SHOWN HEREON TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND UPON SAID "COMMON ELEMENTS" FOR THE PURPOSE OF MAINTAINING AND SERVICING SAID LINES, WIRES, CONDUITS, AND PIPES.

THE UNDERSIGNED HEREBY ACKNOWLEDGES THIS PLAT TO BE ITS FREE ACT AND DEED.

STDM DEVELOPMENT, LLC

(PRESIDENT) MHR ATTEST (ASST. SECRETARY)

DECLARATION OF RESTRICTIONS FOR
LYNWOOD LAKES SECTION 9
DB 6735 PG 422



LEGEND:

EIP	EXISTING IRON PIPE
NIP	NEW IRON PIPE
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
DRNG.	DRAINAGE
ESM'T.	EASEMENT
EX.	EXISTING
ROW	RIGHT OF WAY
NGGS	NORTH CAROLINA GEODETIC SURVEY
DMD	DOUBLE MERIDIAN DISTANCE
C.L.	CENTER LINE
PED.	PEDESTRIAN

CENTERLINE CURVE DATA

CURVE	RADIUS	DELTA	TANGENT	LENGTH
C-1	205.00'	62° 02' 38"	211.30'	221.99'

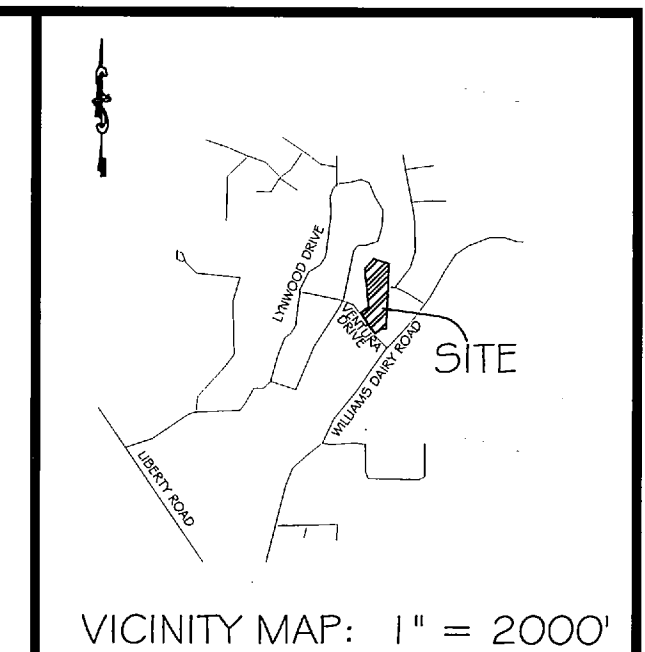
CURVE TABLE

CURVE	CHORD BEARING	CHORD DIST	RADIUS
C-1	S30°40'02"W	13.03	180.00
C-2	N77°55'24"W	30.71	20.00
C-3	N02°03'03"W	2.67	205.00
C-4	N10°55'59"W	90.01	300.00
C-5	N22°43'05"W	33.05	300.00
C-6	N02°13'38"W	44.12	55.00
C-7	N48°44'32"E	50.49	55.00
C-8	S73°28'10"E	55.77	55.00
C-9	S13°27'50"E	54.23	55.00
C-10	N18°49'17"E	5.27	55.00
C-11	N12°58'53"E	89.58	300.00
C-12	N01°17'21"E	32.51	300.00
C-13	N01°09'16"W	3.02	300.00
C-14	N10°59'30"E	93.84	205.00
C-15	N29°41'16"E	55.47	205.00
C-16	N03°53'17"W	25.84	20.00
C-17	S80°58'12"E	13.61	100.00
C-18	S61°21'09"E	54.17	100.00
C-19	S68°16'25"E	42.34	55.00
C-20	N78°05'57"E	20.97	55.00
C-21	N45°14'38"E	40.97	55.00
C-22	N01°13'58"W	45.81	55.00
C-23	N49°31'05"W	44.17	55.00
C-24	N84°27'04"E	41.84	55.00
C-25	N78°37'22"E	56.90	100.00

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S51°55'56"W	34.71
L-2	N01°39'47"W	50.50
L-3	N01°40'24"W	54.68
L-4	N36°22'24"E	51.41
L-5	S03°00'21"W	2.81
L-6	S03°02'21"W	7.40
L-7	N44°07'32"W	12.46

- NOTES:**
- AREA DETERMINED BY D.M.D. METHOD.
 - THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PER PANEL MAP 370111-113D.
 - DASHED LINES SHOWN NOT SURVEYED.
 - NO N.C.G.S. MONUMENTS WITHIN 2000' OF PROPERTY.
 - ALL DISTANCES SHOWN ARE GIVEN IN HORIZONTAL SURVEY FEET.
 - IRONS AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
 - EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF, AND THE DISCLAIMERS CONTAINED IN SECTION 30-6-13.6 (D) AND 30-6-13.7 (B) AND (D) OF THE CITY OF GREENSBORO DEVELOPMENT ORDINANCE.
 - THIS PROPERTY RECEIVES WATER AND SEWER SERVICE FROM THE CITY OF GREENSBORO. AN ANNEXATION PETITION COVERING THIS PROPERTY HAS BEEN SUBMITTED TO THE CITY.



RECORDED
JEFF L. THIGPEN
REGISTER OF DEEDS
GUILFORD COUNTY, N.C.
THIS _____ DAY OF _____
_____, TIME _____
BOOK _____ PAGE _____

SITE DATA:

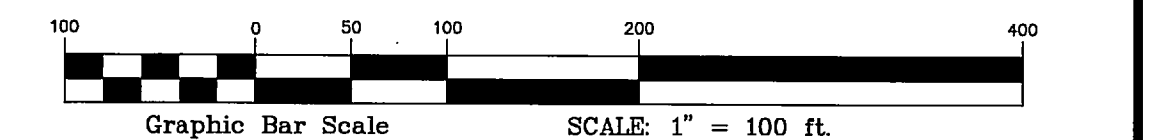
TOTAL AREA: ±9.7894 ACRES
AREA IN COMMON ELEMENTS: ±2.0885 ACRES
AREA IN LOTS: ±6.6815 ACRES
AREA IN RIGHT OF WAY: ±1.0194 ACRES
NUMBER OF LOTS: 16
LF. OF PUBLIC STREET: ±683 LF.
ZONE DISTRICT: RS-20 WITH RS-12 CLUSTER REQUIREMENTS
RS-20 WITH CLUSTER - RS-12

MINIMUM LOT SIZE	12,000
MINIMUM LOT WIDTH	
INTERIOR LOT	75'
CORNER LOT	85'
MINIMUM STREET FRONTAGE	45'
MINIMUM STREET SETBACK	
CENTERLINE SETBACK	55'
R/W SETBACK	30'
SIDE STREET SETBACK	15'
MINIMUM INTERIOR SETBACK	
SIDE YARD	10'
REAR YARD	30'

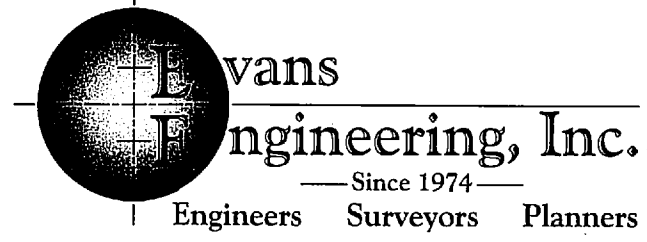
OWNER & DEVELOPER NAME & ADDRESS:
STDM Development, LLC
2110 Cloverdale Ave.
Winston-Salem, N.C. 27103
Phone: (336) 733-1529
Fax: (336) 725-6644

FINAL PLAT FOR
VENTURA DRIVE
AKA STONEBROOK FARM SUBDIVISION - SECTION 4 (LOTS 10-16)
& AKA LYNWOOD LAKES SUBDIVISION - SECTION 9 (LOTS 1-9)

FENTRESS TOWNSHIP GUILFORD COUNTY
NORTH CAROLINA DATE: 04-24-07



2007046329
GUILFORD CO, NC FEE \$21.00
PRESENTED & RECORDED:
06-04-2007 04:15:01 PM
JEFF L. THIGPEN
REGISTER OF DEEDS
BY: ANDREW S. ADKINS
DEPUTY
BK: P 169
PG: 142-142



4609 Dundas Drive
Greensboro, NC 27407
Phone 336-854-8877
Fax 336-854-8876

DRAWN BY: PJC PROJECT: 575-04 DWG: H:\DRAWINGS\HUBBARD REALTY\VENTURA-PLAT.DWG