

The undersigned hereby acknowledge that I am (we are) the owners of the property shown and described hereon and that I (we) hereby approve this plan and subdivision with my (our) free consent and upon approval by the City-County Planning Board of Winston-Salem and Forsyth County authorize that this plat be recorded in the office of the Register of Deeds of Forsyth County. Pennston Corp <u>2-6-2019</u> Owner Date By: <u>John E. Beeson, Professional Land Surveyor</u> Owner Date	PLANNING DEPARTMENT / REVIEW OFFICER FINAL SUBDIVISION PLAT APPROVAL This is to certify that this plat meets the recording requirements of the Unified Development Ordinance Subdivision Regulations for Winston-Salem/Forsyth County. I <u>David E Reed</u>, Review Officer of Forsyth County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording. Approved: <u>David E Reed</u> Director of Planning/Review Officer This the <u>14th</u> day of <u>March</u>, 20<u>19</u> NORTH CAROLINA - FORSYTH COUNTY	CERTIFICATE OF CLOSURE I, John E. Beeson, certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Deed Book 3064, Page 2212, and/or Plat Book _____, Page _____; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this <u>30</u> day of <u>JAN</u>, A.D., 20<u>19</u>. <u>John E. Beeson</u> L-1828 Professional Land Surveyor Registration Number NORTH CAROLINA - FORSYTH COUNTY	CERTIFICATE OF SUBDIVISION I, John E. Beeson, Professional Land Surveyor, certify to one of the following: ☒ 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 in such portion of a county or municipality that is unregulated 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 exception to the definition of a subdivision; ☐ e. That the 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 <u>John E. Beeson</u> L-1828 Professional Land Surveyor Registration Number NORTH CAROLINA - FORSYTH COUNTY	FORSYTH COUNTY REGISTER OF DEEDS PLAT REGISTRATION Filed for Registration at <u>10:57</u> o'clock <u>A</u> M This the <u>14</u> Day of <u>March</u>, 20<u>19</u> and recorded in Plat Book <u>69</u>, Page <u>116</u> <u>\$21.00</u> Filing Fee Paid: Lynne Johnson, Register of Deeds By: <u>Quinn Dargatzis</u> Deputy - Assistant NORTH CAROLINA - FORSYTH COUNTY																																																																																																																																																																																																												
CERTIFICATE OF POSITIONAL ACCURACY I, John E. Beeson, 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: ±0.03' or 1cm (3) Type of GPS field procedure: RTK (4) Dates of survey: July 3, 2018 (5) Datum/Epoch: NAD83(2011) (6) Published/Fixed-control use: NCGS VRS/RTN (7) Geoid model: 2012B (8) Combined grid factor(s): 0.999930460 (9) Units: US Survey Feet; all distances shown are ground <u>John E. Beeson</u> L-1828 Professional Land Surveyor Registration No.	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>BLK</th> <th>LOT</th> <th>MLOT</th> <th>PIN</th> <th>STNUM</th> <th>STNAME</th> <th>STTYPE</th> </tr> </thead> <tbody> <tr><td>6395A</td><td>264</td><td>264</td><td>6833-00-6688.00</td><td>291</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>265</td><td>265</td><td>6833-00-6783.00</td><td>285</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>266</td><td>266</td><td>6833-00-6789.00</td><td>279</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>267</td><td>267</td><td>6833-00-6884.00</td><td>273</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>268</td><td>268</td><td>6833-00-6888.00</td><td>267</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>269</td><td>269</td><td>6833-00-6983.00</td><td>261</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>270</td><td>270</td><td>6833-00-6998.00</td><td>255</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>271</td><td>271</td><td>6833-01-6093.00</td><td>249</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>272</td><td>272</td><td>6833-01-6099.00</td><td>243</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>273</td><td>273</td><td>6833-01-7104.00</td><td>237</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>274</td><td>274</td><td>6833-01-7214.00</td><td>225</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>275</td><td>275</td><td>6833-01-7310.00</td><td>219</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>276</td><td>276</td><td>6833-01-7315.00</td><td>213</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>277</td><td>277</td><td>6833-01-7421.00</td><td>207</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>278</td><td>278</td><td>6833-01-5451.00</td><td>208</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>279</td><td>279</td><td>6833-01-5355.00</td><td>214</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>280</td><td>280</td><td>6833-01-5350.00</td><td>220</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>281</td><td>281</td><td>6833-01-5265.00</td><td>226</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>282</td><td>282</td><td>6833-01-5145.00</td><td>238</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>283</td><td>283</td><td>6833-01-5140.00</td><td>244</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>284</td><td>284</td><td>6833-01-5045.00</td><td>250</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>285</td><td>285</td><td>6833-00-5949.00</td><td>256</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>286</td><td>286</td><td>6833-00-5934.00</td><td>262</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>287</td><td>287</td><td>6833-00-5839.00</td><td>268</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>288</td><td>288</td><td>6833-00-5834.00</td><td>274</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>289</td><td>289</td><td>6833-00-5739.00</td><td>280</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>290</td><td>290</td><td>6833-00-5734.00</td><td>286</td><td>Baybrook LN</td><td></td></tr> <tr><td>6395A</td><td>291</td><td>291</td><td>6833-00-5629.00</td><td>292</td><td>Baybrook LN</td><td></td></tr> </tbody> </table>			BLK	LOT	MLOT	PIN	STNUM	STNAME	STTYPE	6395A	264	264	6833-00-6688.00	291	Baybrook LN		6395A	265	265	6833-00-6783.00	285	Baybrook LN		6395A	266	266	6833-00-6789.00	279	Baybrook LN		6395A	267	267	6833-00-6884.00	273	Baybrook LN		6395A	268	268	6833-00-6888.00	267	Baybrook LN		6395A	269	269	6833-00-6983.00	261	Baybrook LN		6395A	270	270	6833-00-6998.00	255	Baybrook LN		6395A	271	271	6833-01-6093.00	249	Baybrook LN		6395A	272	272	6833-01-6099.00	243	Baybrook LN		6395A	273	273	6833-01-7104.00	237	Baybrook LN		6395A	274	274	6833-01-7214.00	225	Baybrook LN		6395A	275	275	6833-01-7310.00	219	Baybrook LN		6395A	276	276	6833-01-7315.00	213	Baybrook LN		6395A	277	277	6833-01-7421.00	207	Baybrook LN		6395A	278	278	6833-01-5451.00	208	Baybrook LN		6395A	279	279	6833-01-5355.00	214	Baybrook LN		6395A	280	280	6833-01-5350.00	220	Baybrook LN		6395A	281	281	6833-01-5265.00	226	Baybrook LN		6395A	282	282	6833-01-5145.00	238	Baybrook LN		6395A	283	283	6833-01-5140.00	244	Baybrook LN		6395A	284	284	6833-01-5045.00	250	Baybrook LN		6395A	285	285	6833-00-5949.00	256	Baybrook LN		6395A	286	286	6833-00-5934.00	262	Baybrook LN		6395A	287	287	6833-00-5839.00	268	Baybrook LN		6395A	288	288	6833-00-5834.00	274	Baybrook LN		6395A	289	289	6833-00-5739.00	280	Baybrook LN		6395A	290	290	6833-00-5734.00	286	Baybrook LN		6395A	291	291	6833-00-5629.00	292	Baybrook LN		IMPORTANT NOTES: - All distances shown on this plat are horizontal distances. 3/4" iron pipe at all corners unless otherwise noted. - There are no N.C.G.S. OR U.S.C.&G. or other Geodetic Survey Monuments within 2000' feet of this site. - All bearings shown on this plat are based on NAD83 (2011). - Deed bearing and distances are shown in parenthesis if variances were found in surveyed bearings and distances. - Parcel Areas are calculated using the coordinate method. - Total Number of Lots this Section: 28 - Total Acreage in lots (excludes R/W): 3.663± Acres. - Total Acreage in R/W: 1.197± Acres. - This Survey is subject to any facts that may be disclosed by a full and accurate title search, NOT furnished me as of this date and may be subject to easements, rights-of-way, restrictive covenants, assessments, if any as the same may appear of record in the office of the Register of Deeds, Clerk of Court, Town or County Tax Office or which may have been acquired by prescriptive use. - Property shown is zoned: RS-9-PRD. - The Homeowners Association documents with covenants and restrictions are recorded in Deed Book <u>2125</u>, Page <u>1280</u>, as amended and supplemented.	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PROJECT: #99049 THE GABLES AT BRIDGTON PLACE Section III, Phase 1 Forsyth County Winston Township Winston Salem, NC Block 3867, Lot 002T Deed Book 3064, Page 2212 Pin No.: 6833-01-4296.00					CLIENTS: PENNSTON CORP. 1598 Westbrook Plaza Dr., Suite 200 Winston Salem, NC 27103 Phone: 336.723-0303 Email: hubbard@hubbardcommercial.com																																																																																																																																																																																																											
DRAWN BY: ATC/TLBC/PE DATE: 8.14.2018 JOB NO: 05-206 SCALE: 1" = 50' SHEET NO: 1 of 1					SYMBOL LEGEND ● Pl. Calculated Point (As Shown) ● IPS Iron Pin Set (3/4" conduit) ○ IP Existing Iron Pipe ○ IR Existing Iron Rebar △ Stone Found ⊙ CC Control Corner - FG Flush with ground - AG x.xx' Above ground (Distance in ft.) - UG x.xx' Under ground (Distance in ft.) ⊙ Sanitary Sewer Manhole LINE LEGEND — Line Surveyed — Line by Deed --- Line Not Surveyed — Tie Line — Stream — Easement Line — Easement CL — Right-of-Way																																																																																																																																																																																																											