BOOK 71 PAGE 163

The undersigned hereby acknowledge that i am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt 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 5-7-2020
Owner Date
By: Bruce R. Hubbard, V.P.
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 Christopher Ray Murphy, Review Officer of Forsyth County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Approved
Director of Planning/Review Officer
This the 21st day of May 2020.
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 6 day of MAY, A.D., 2020.

John E. Beeson L-1828
John E. Beeson, 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:

X 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

John E. Beeson L-1828
John E. Beeson, Professional Land Surveyor Registration Number
NORTH CAROLINA - FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for Registration at 11:14 o'clock A M
This the 21st Day of May, 2020 and
recorded in Plat Book 71, Page 163.

Filing Fee Paid: Lynne Johnson, Register of Deeds
By: 21st Evelyn R. Dillon
Deputy - Assistant
NORTH CAROLINA - FORSYTH COUNTY

CITY OF WINSTON-SALEM STORMWATER DEPARTMENT

I, Keith Huff, Stormwater Engineer for the City of Winston-Salem, do hereby certify that the subject survey for this development is approved on the condition that "prior to any grading activities within the area of the subject survey, construction of structures on these lots, or roadways to access them, or any other impervious area associated with this overall development, the developer must submit for review and approval a set of Stormwater management plans and reports that show compliance with the current Stormwater regulations that are applicable to the areas in which the development (subject survey) is located.

5-21-2020
Stormwater ~~Engineer~~ Director Date

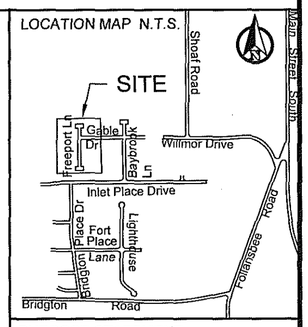
BLK	LOT	MLOT	TAXPIN	ADDRNUM	STNAME	STTYPE
6325A	292	292	6833-00-4710.00	599	FREEPORT	CT
6325A	293	293	6833-00-4735.00	593	FREEPORT	CT
6325A	294	294	6833-00-4821.00	587	FREEPORT	CT
6325A	295	295	6833-00-4825.00	581	FREEPORT	CT
6325A	296	296	6833-00-4920.00	575	FREEPORT	CT
6325A	297	297	6833-00-4935.00	569	FREEPORT	CT
6325A	298	298	6833-01-4030.00	563	FREEPORT	CT
6325A	299	299	6833-01-4035.00	557	FREEPORT	CT
6325A	300	300	6833-01-4140.00	551	FREEPORT	CT
6325A	301	301	6833-01-4145.00	545	FREEPORT	CT
6325A	302	302	6833-01-4247.00	533	FREEPORT	CT
6325A	303	303	6833-01-4342.00	527	FREEPORT	CT
6325A	304	304	6833-01-4356.00	521	FREEPORT	CT
6325A	305	305	6833-01-4462.00	515	FREEPORT	CT
6325A	309	309	6833-01-2376.00	520	FREEPORT	CT
6325A	310	310	6833-01-2371.00	526	FREEPORT	CT
6325A	311	311	6833-01-2276.00	532	FREEPORT	CT
6325A	312	312	6833-01-2271.00	538	FREEPORT	CT
6325A	313	313	6833-01-2166.00	544	FREEPORT	CT
6325A	314	314	6833-01-2161.00	550	FREEPORT	CT
6325A	315	315	6833-01-2066.00	556	FREEPORT	CT
6325A	316	316	6833-01-2061.00	562	FREEPORT	CT
6325A	317	317	6833-00-2956.00	568	FREEPORT	CT
6325A	318	318	6833-00-2951.00	574	FREEPORT	CT
6325A	319	319	6833-00-2856.00	580	FREEPORT	CT
6325A	320	320	6833-00-2851.00	586	FREEPORT	CT
6325A	321	321	6833-00-2746.00	592	FREEPORT	CT
6325A	322	322	6833-00-2740.00	598	FREEPORT	CT

NORTH CAROLINA PROFESSIONAL SEAL L-1828 LAND SURVEYOR JOHN EDWARD BEESON
5-6-2020

IMPORTANT NOTES:

1. All distances shown on this plat are horizontal distances.
2. 3/4" iron pipe at all corners unless otherwise noted.
3. There are no N.C.G.S. OR U.S.C.&G. or other Geodetic Survey Monuments within 2000' feet of this site.
4. All bearings shown on this plat are based on NCGRID - NAD83 (2011).
6. Deed bearing and distances are shown in parenthesis if variances were found in surveyed bearings and distances.
7. Parcel Areas are calculated using the coordinate method.
8. Total Number of Lots this Section: 28
9. Total Acreage in lots (excludes R/W): 3.732 ± Acres.
10. Total Acreage in R/W : 1.051 ± Acres.
11. 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.
12. Property shown is zoned: RS-9-PRD.
13. The Homeowners Assocation documents with covenants and restrictions are recorded in Deed Book 2125 - Page 1280. The original documents have been amended and supplemented in the following found deed books and pages: DB 3335 - PG 1156, DB 2979 - PG 4424, DB 2835 - PG 769, DB 3335-PG 1154, DB 2835, PG 773, DB 3336 - PG 2540, DB 3449 - PG 4049 and DB 3449 - PG 4051. All listed deeds may not apply to this section.

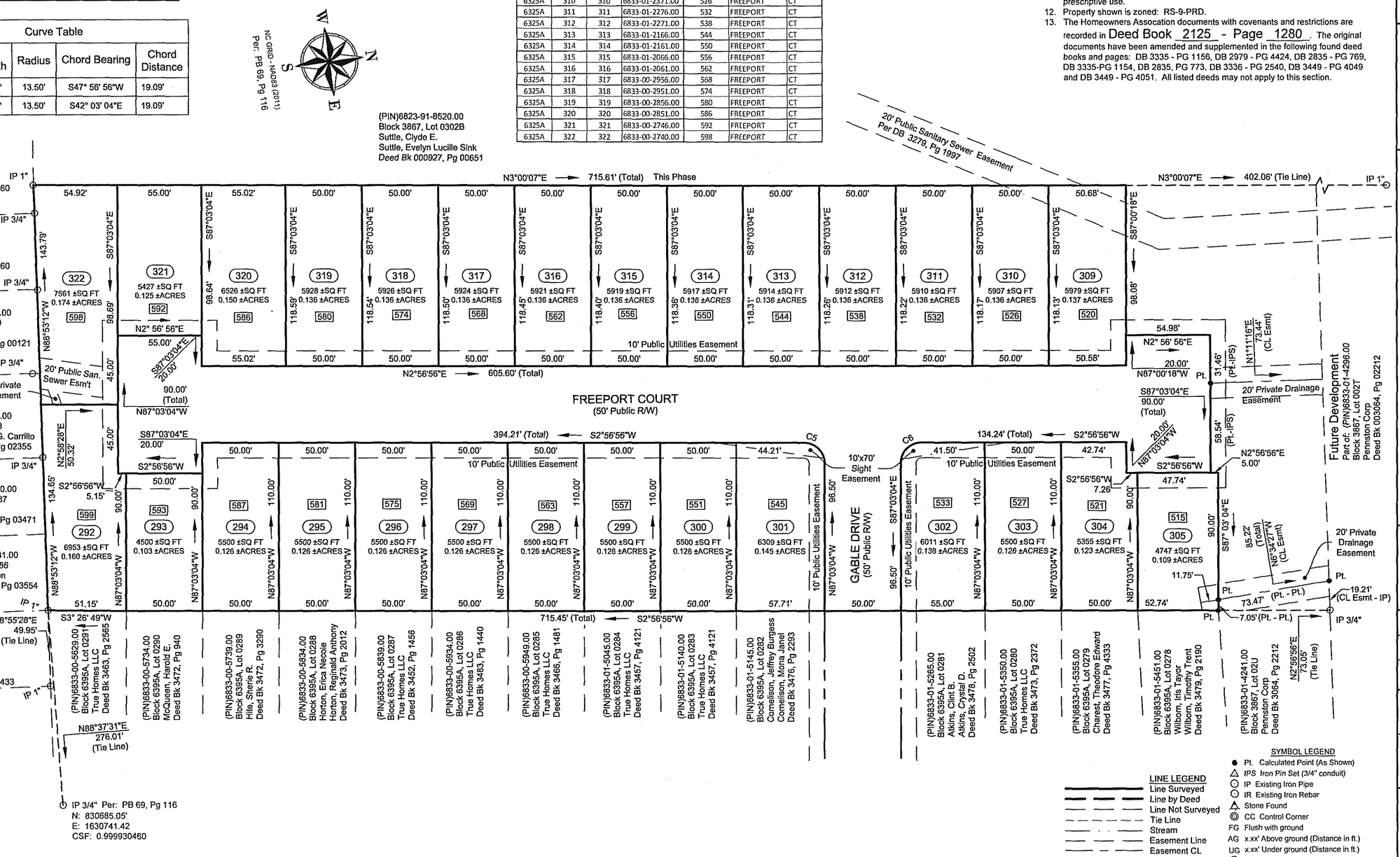
LOCATION MAP N.T.S.



PURPOSE STATEMENT:

The purpose of this plat is to record lots 292-305, 309-322, rights-of-way and easements.

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C5	21.21'	13.50'	S47° 56' 56"W	19.09'
C6	21.21'	13.50'	S42° 03' 04"E	19.09'



SYMBOL LEGEND

- Pt. 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
- 1234 Street Address

LINE LEGEND

- Line Surveyed
- Line by Deed
- Line Not Surveyed
- Tie Line
- Stream
- Easement Line
- Easement CL
- Right-of-Way

PROJECT:

#99049
THE GABLES AT BRIDGTON PLACE
Section III, Phase 2
Forsyth County
Winston Township
Winston Salem, NC
Blcok 3867, Lot 002U
Deed Book 3064, Page 2212
Pin No.: 6833-01-4241.00

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: 05.06.2020
JOB NO: 05-206
SCALE: 1" = 50'
SHEET NO: 1 of 1

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