

NOTES

- 1. All distances are horizontal ground unless otherwise noted.
2. Zoned RS-20. 30' Minimum Front Building Setback (95' lot width at B/L). (see UDO).
3. 20' Sewer Easement along centerline of all sewer lines, unless otherwise noted.
4. 10' X 70' Sight Easement at all intersections, unless otherwise noted.
5. 1/2" Rebar set at all lot corners, PC's and PT's unless otherwise noted.
6. 20' Drainage Easement is 10' each side of pipe, unless otherwise noted.
7. Lot areas shown are based on a 1:10,000 precision.
8. Approximate location of 35' Piedmont Natural Gas Easement shown. Actual limits of easement and uses (buildings, activities, etc.) within easement and in proximity of lines should be verified with Piedmont Natural Gas.
9. Control Corners are not shown on this revised plat. See Plat Book 33 @ 89 for Control Corner locations.
10. No NCGS Grid monuments found intact within 2000'.

NOTE:

This property is subject to all easements, right-of-ways, streets and 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, and were or were not visible at the time of my inspection. This survey is subject to any facts that may be disclosed by a full and accurate title search, NOT furnished as of this date. Therefore, this survey may not necessarily indicate all encumbrances on the property.

Tax Lot Table
Table with columns: Lot#, Tax PIN, Street, Address, Street Number. Lists lots 17 through 36B with their respective addresses and street names like Dallas Drive and Martin's Dairy Road.

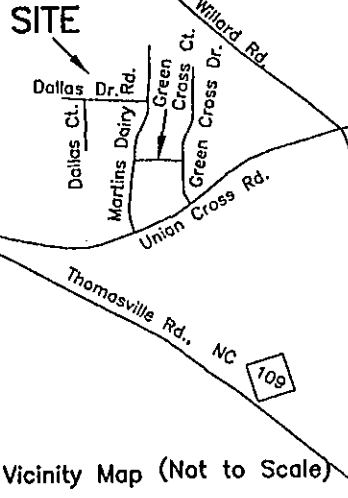
Planning Department/Review Officer
Final Subdivision Plat Approval

This is to certify that this plat meets the recording requirements of the Unified Development Ordinance Subdivision Regulations for Winston-Salem/Forsyth County.

Approved by [Signature] Director of Planning/Review Officer
This is the 14 Day of August 2007 by [Signature] Deputy-Assistant

Filed for registration at 12:32 o'clock P.M.
August 14, 2007 and recorded
In Plot Book 52 Page 190
Dickie C. Wood, Register of Deeds
Filing Fee Paid \$21

Plat Book 52 Page 190

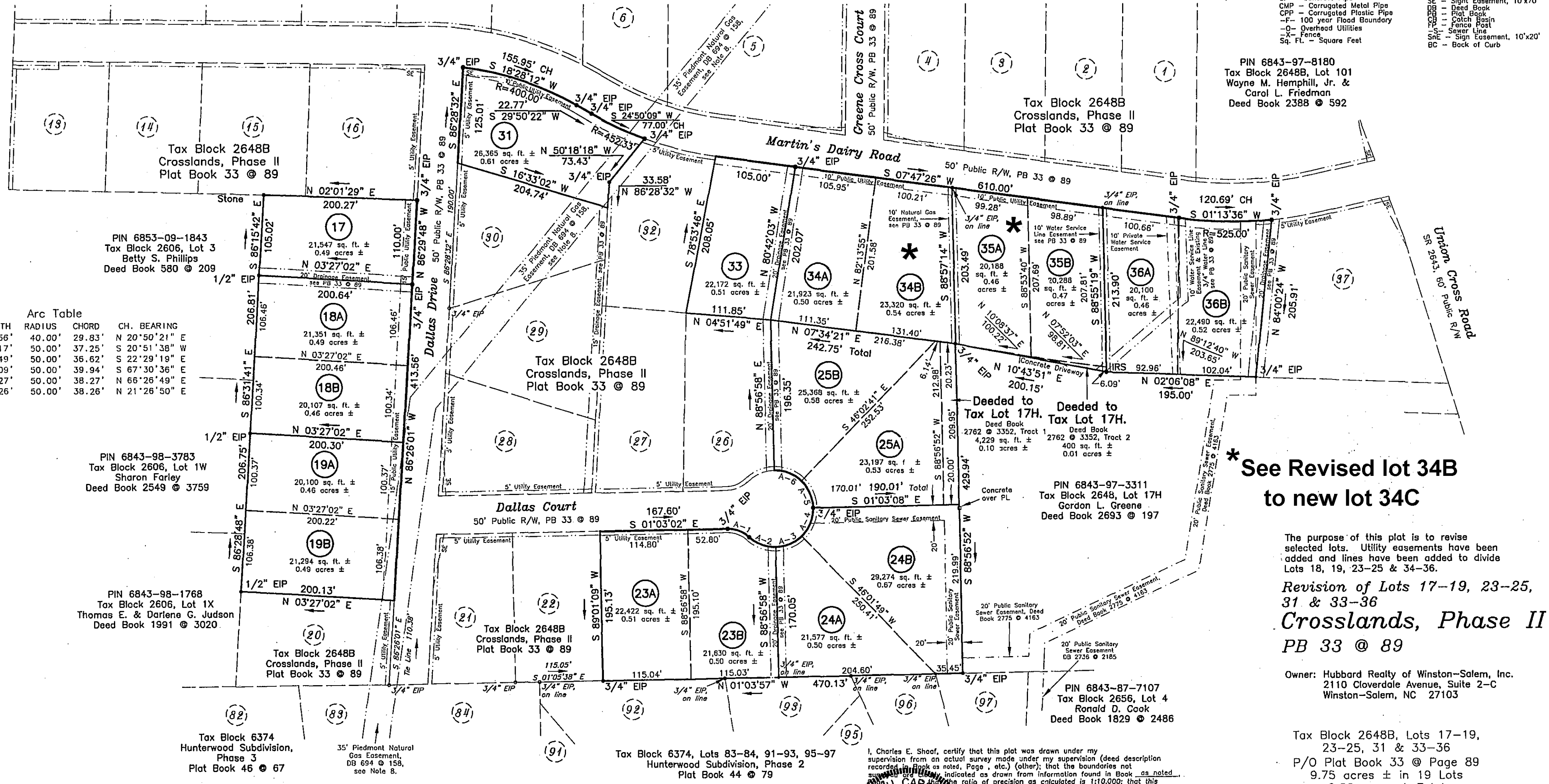


The undersigned hereby acknowledge that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan and subdivision with my (our) free consent and upon approval by the City-County Planning Board of Winston-Salem and Forsyth County authorizes that this plat be recorded in the office of the Register of Deeds of Forsyth County.
Hubbard Realty of Winston-Salem, Inc.
8.14.07 signed [Signature]

LEGEND

- R/W - Right-of-Way
EIP - Existing Iron Pipe
EIR - Existing Iron Rebar
P - Point
CM - Concrete Monument
IRS - Iron Rebar Set
P/L - Property Line
C/A - Controlled Access
CH - Chord Distance
P/O - Part of
CMP - Corrugated Metal Pipe
CPP - Corrugated Plastic Pipe
-F - 100 year Flood Boundary
-U - Overhead Utilities
-X - Fence
Snr - Sign Easement, 10'x20'
BC - Back of Curb

Arc Table
Table with columns: ARC, LENGTH, RADIUS, CHORD, CH. BEARING. Lists arcs A-1 through A-6 with their respective measurements.



* See Revised lot 34B to new lot 34C

The purpose of this plat is to revise selected lots. Utility easements have been added and lines have been added to divide Lots 18, 19, 23-25 & 34-36.
Revision of Lots 17-19, 23-25, 31 & 33-36
Crosslands, Phase II
PB 33 @ 89

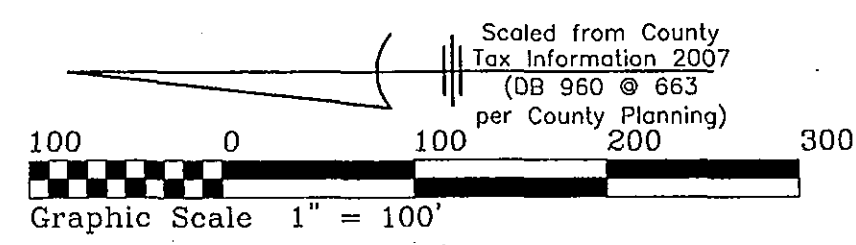
Owner: Hubbard Realty of Winston-Salem, Inc.
2110 Cloverdale Avenue, Suite 2-C
Winston-Salem, NC 27103

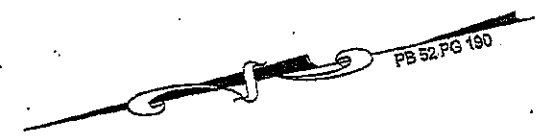
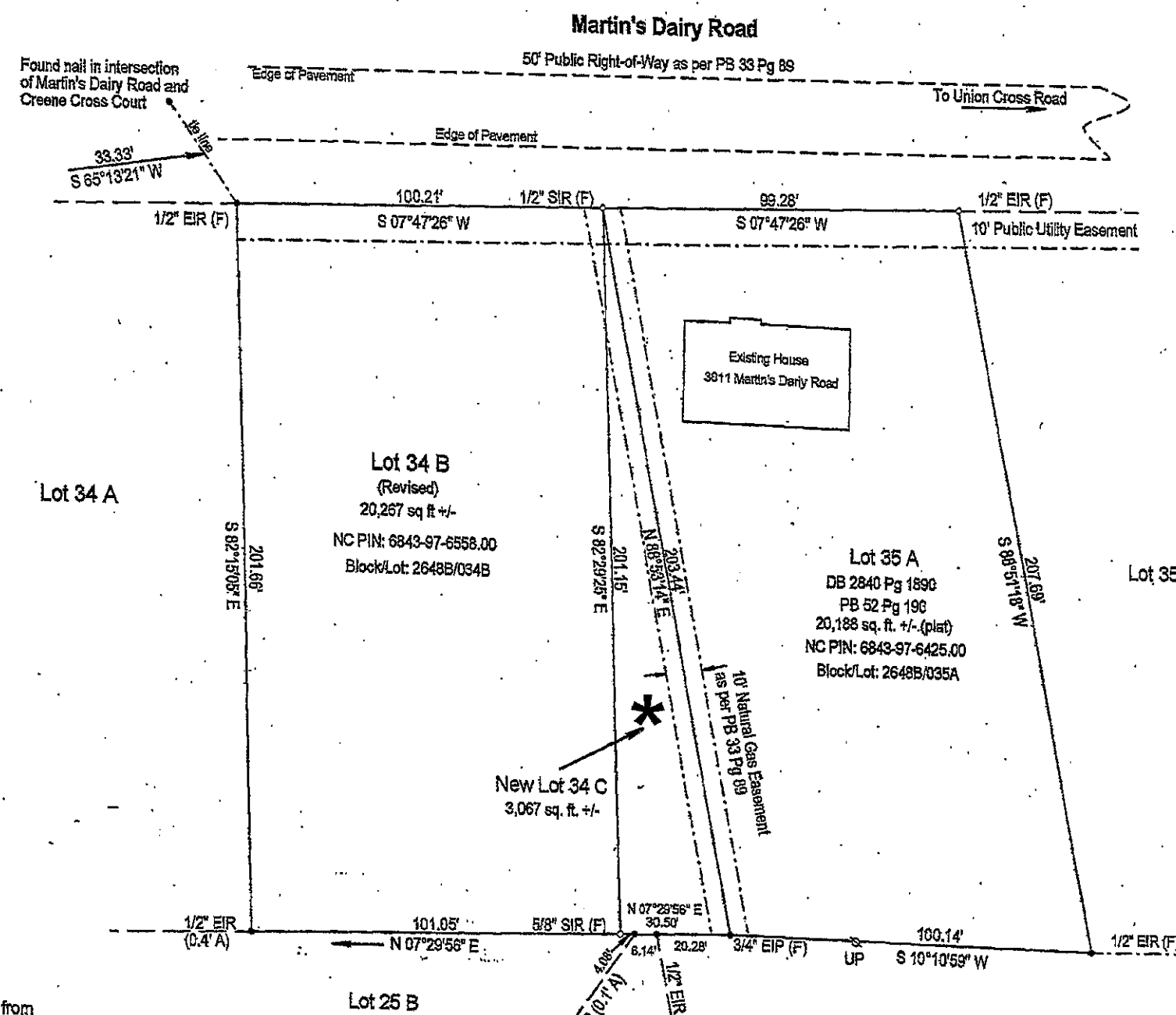
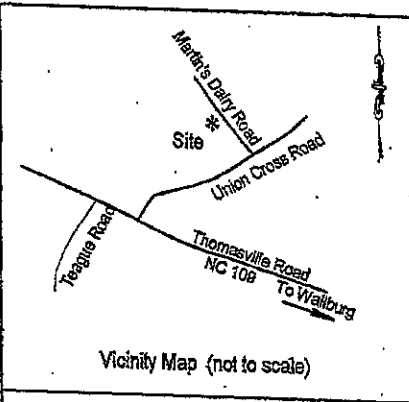
Tax Block 2648B, Lots 17-19, 23-25, 31 & 33-36
P/O Plat Book 33 @ Page 89
9.75 acres ± in 19 Lots
9.86 acres ± Total
Areas by computer

SCALE 1" = 100'
TOWNSHIP COUNTY STATE DATE
Winston Forsyth North Carolina 06/07/07
SURVEYED: Allied Land Surveying Co., P.A. JOB NO. 10-167
RR Winston-Salem, N.C. 27103 FAX 760-8886survey2.dwg
CES MAPPED: 4720 Kester Mill Road Phone (336) 765-2377 MAP NO.
e-mail - info@allied-engrsurv.com

I, Charles E. Shoaf, Professional Land Surveyor No. 3983, certify 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.
Professional Land Surveyor, No. 3983

Seal of Charles E. Shoaf, Professional Land Surveyor No. 3983, dated June 7th, 2007. Includes signature and license number.





Notes:
 Areas computed by coordinate method unless noted
 All distances are horizontal ground, US Survey foot, unless noted
 This map is subject to any facts that may be disclosed by a full and accurate title search
 This map is subject to any easements, agreements, or rights-of-way of record prior to the date of this map, which were not visible at the time of my inspection.

Legend:
 EIR=Existing Iron Rod
 EIP=Existing Iron Pipe
 SIR=Set Iron Rod
 SIP=Set Iron Pipe
 X = Calculated Point
 (F)=Flush with ground
 (0.0'A)=Distance above ground
 (0.0'B)=Distance below ground
 — =Property lines surveyed
 - - - =Lines plotted from deeds or plats
 ····· =Tie lines
 UP=Utility Pole

Plat not prepared for recordation

I certify that this map was drawn under my supervision from an actual survey made under my supervision from Plat Book 52 Page 190 or other reference sources as shown; that the boundaries not surveyed are indicated as drawn from sources as shown; that the ratio of precision is 1:10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
 This 30th day of June, 2009.

Sidney H. Autry
 Sidney H. Autry, PLS, L-1420



*** Revised lot lines.
 New lot 34C is part of 35A.**

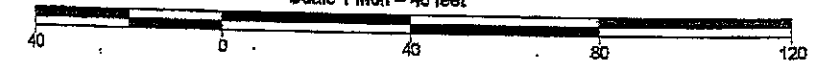
Surveyed By:
 Autry-Abemathy, P.A. C-2341
 6801 Skylark Road
 Pfafftown, N.C. 27040
 336-922-4335
 336-922-4624 Fax

Gordon L. Greene
 DB 2693 Pg 197
 DB 2762 pg 3352
 NC PIN: 6843-97-3345.00

Division of Lot 34 B of Crosslands,
 Phase II to Create Lot 34 C; Plat
 Book 52 Page 190

Survey For
FLPN Investments Incorporated
 Winston Township - Forsyth County, NC
 City of Winston-Salem, NC

Scale 1 inch = 40 feet



Date of Survey: June 27, 2009 Project ID: FOR09108

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED *H. S. Satterthwaite*
DISTRICT ENGINEER
DATE 2-8-89
NORTH CAROLINA - FORSYTH COUNTY

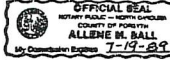
FINAL SUBDIVISION PLAT APPROVAL
This is to certify that this plat meets the recording requirements of the Subdivision Regulations for Winston-Salem/Forsyth County and, if applicable, that a certificate of approval has been issued by the Division of Highways pursuant to Article 7, Chapter 136 of the General Statutes, State of North Carolina.
This the 8th day of February 1989
Ronald B. Shubler
DIRECTOR OF PLANNING

I, PHILLIP R. BALL
certify that this map was drawn from an actual survey made by me (last name) and is correct in all particulars. I am a duly Licensed Surveyor in the State of North Carolina. I am duly sworn and qualified in the State of North Carolina. I am duly sworn and qualified in the State of North Carolina. I am duly sworn and qualified in the State of North Carolina.
Book Page 21, 064
Witness my hand and seal this 21st day of December, 1988
Phillip R. Ball
SURVEYOR
NORTH CAROLINA - FORSYTH COUNTY

I, ALLENE M. BALL
Register of Deeds - Forsyth County
of Forsyth County, N. C. do hereby certify that PHILLIP R. BALL, a duly Licensed Surveyor in the State of North Carolina, is duly sworn and qualified in the State of North Carolina. I am duly sworn and qualified in the State of North Carolina. I am duly sworn and qualified in the State of North Carolina.
Witness my hand and seal this 21st day of December, 1988
Allene M. Ball
REGISTER OF DEEDS
NORTH CAROLINA - FORSYTH COUNTY

The following certificate is given in accordance with the provisions of Article 7, Chapter 136 of the General Statutes, State of North Carolina.
I, ALLENE M. BALL, Register of Deeds - Forsyth County, do hereby certify that the following certificate was passed upon and approved by me on this day of February, 1989.
The 13th day of February, 1989.
L. E. Soper, Register of Deeds
Kathleen Krueger, Deputy - ASSISTANT

Filed for registration at 3:39
Feb. 13, 1989
33
in Plat Book Page 89
L. E. Soper, Register of Deeds
Kathleen Krueger, Deputy - ASSISTANT
Filing Fee \$200.00 Paid \$200.00
by Karen Pierce
DENTY - ASSISTANT

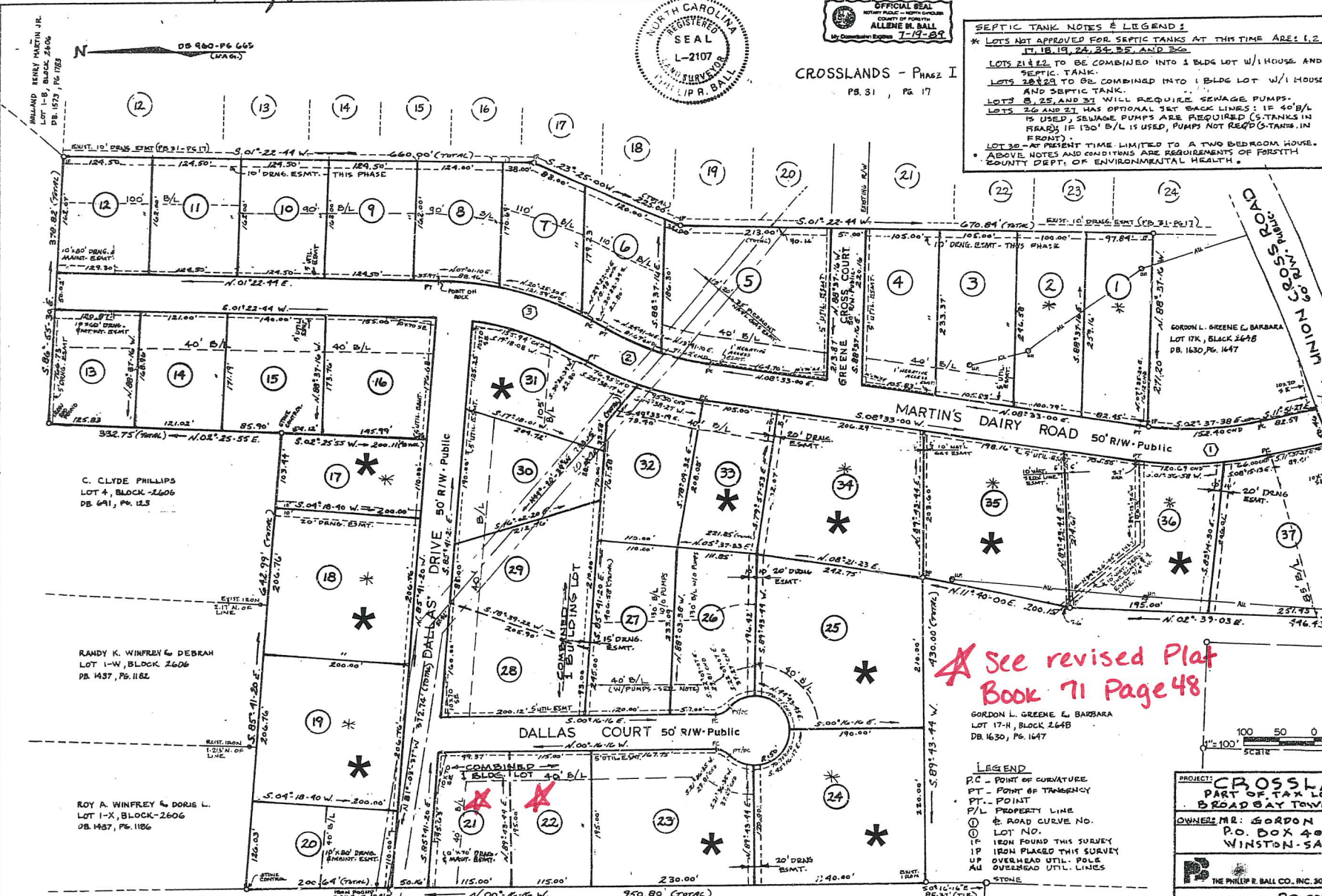


CROSSLANDS - Phase II
PB. 31, PG. 17

SEPTIC TANK NOTES & LEGEND:
* LOTS NOT APPROVED FOR SEPTIC TANKS AT THIS TIME ARE L, 2, 11, 18, 19, 22, 25, 26, 27, AND 30.
LOTS 21 & 22 TO BE COMBINED INTO 1 BLDG LOT W/ HOUSE AND SEPTIC TANK.
LOTS 28 & 29 TO BE COMBINED INTO 1 BLDG LOT W/ HOUSE AND SEPTIC TANK.
LOTS 8, 25, AND 31 WILL REQUIRE SEWAGE PUMPS.
LOTS 22 AND 23 HAS OPTIONAL 12" GAS LINES: IF 40" B/L IS USED, SEWAGE PUMPS ARE REQUIRED (S. TANKS IN REAR); IF 120" B/L IS USED, PUMPS NOT REQUIRED (S. TANKS IN FRONT).
LOT 30 - NO PRESENT TIME LIMITED TO A TWO BEDROOM HOUSE.
* ABOVE NOTES AND CONDITIONS ARE REQUIREMENTS OF FORSYTH COUNTY DEPT. OF ENVIRONMENTAL HEALTH.



- NOTES
1. ALL 50' STREETS TO HAVE 5' UTILITY EASEMENT EACH SIDE.
 2. LOTS ARE NOT IN DESIGNATED FLOODPLAIN OR FLOODWAY AREA.
 3. IRONS PLACED AT ALL CORNERS UNLESS NOTED OTHERWISE.
 4. TEMP. TURN-A-ROUNDS TO HAVE 10' WIDE DRUGS & MAINT. STRIPS - SEE PLAN FOR LENGTH.
 5. CENTER LINE OF GAS LINE EXH. SHOWN IS 6" OF 12" GAS LINE, THE MOST NORTHERLY LINE.
 6. BOUNDARY SURVEY BY THE PHILIP R. BALL CO., INC. COMPLETED ON 8-19-86.



See revised Plat Book 71 Page 48

LEGEND
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.T. - POINT
P/L - PROPERTY LINE
P/C - ROAD CURVE NO.
① - LOT NO.
IP - IRON FOUND THIS SURVEY
UP - IRON PLACED THIS SURVEY
OP - OVERHEAD UTIL. POLE
AU - OVERHEAD UTIL. LINES
STONE



CURVE DATA

| CURVE | RADIUS | DELTA | D | L | LC | T | E |
|-------|---------|-----------|------------|---------|---------|---------|--------|
| 1 | 500.00' | 20°24'27" | 117.27'33" | 178.09' | 177.15' | 90.00' | 8.04' |
| 2 | 425.00' | 21°07'34" | 132.80'53" | 163.14' | 162.14' | 82.58' | 7.95' |
| 3 | 425.00' | 27°07'20" | 132.80'53" | 216.35' | 214.00' | 110.56' | 14.15' |

See revised Plat Book 52, Page 190

NOTE: THIS PLAT SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, OR AGREEMENTS OF RECORD PRIOR TO THE DATE OF THIS PLAT AND WHICH WERE NOT VISIBLE AT THE TIME OF OUR INSPECTION.

PROJECT: CROSSLANDS - PHASE II
PART OF TAX LOT 1-17, T-2, BLOCK 2648
BROADWAY TOWNSHIP - FORSYTH CO., N.C.
OWNER: MR. GORDON L. GREENE
P.O. BOX 4011
WINSTON-SALEM, N.C. 27105
CONSULTING ENGINEERS & LAND SURVEYORS
THE PHILIP R. BALL CO., INC. 565 DOUG RD., LEWISVILLE, N.C. 27040
1-715-045-0911

December, 1988

| ISSUE DATE | FIELD | JOB NUMBER | TYPE |
|------------|-------|------------|--------|
| | P.C. | E 2451-2 | SURVEY |

| REVISIONS | NO. | DATE | DESIGN | DRAWING NO. |
|-----------|-----|------|--------|-------------|
| | | | | |

CHECKED: [Signature] DATE: [Date]

SCALE: HORIZ. 1" = 100'

1 of 1

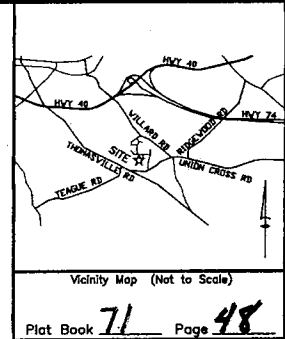
The undersigned hereby certifies that I am (an) the owner of the property shown and described herein and that I (we) hereby adopt this plan and subdivision with no (we) free consent and upon approval by the City-County Planning Board of Winston-Salem and Forsyth County authorities that this plat be recorded in the office of the Register of Deeds of Forsyth County.

PLANNING DEPARTMENT/REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA

Felix E. Grisson
Felix E. Grisson, Review Officer of Forsyth County, certifies that the map or plat to which this certification is affixed is exempt from review officer examination.
Felix E. Grisson
Director of Planning/Review Officer
This the 15TH Day of February, 2020
Forsyth County, North Carolina

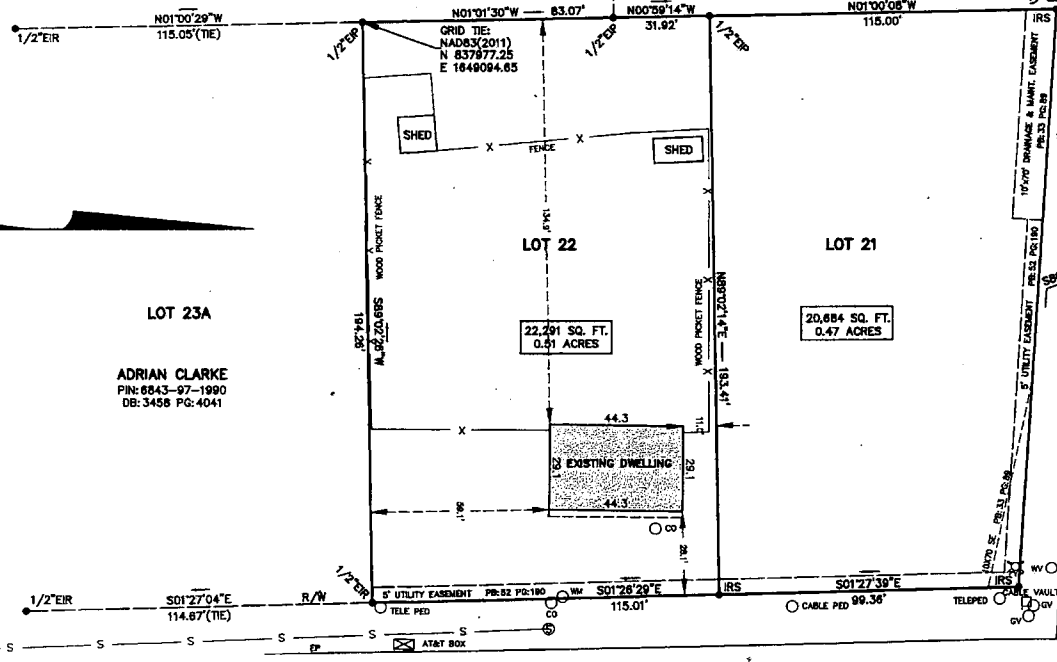
NOTE:
This property is subject to all assessments, right-of-way, streets and easements, if any, as the same may appear of record in the office of the Register of Deeds, Clerk of Court, Town or County Tax Office or which may have been acquired by prescriptive use, and were or were not visible at the time of my inspection. This survey is subject to any facts that may be disclosed by a full and accurate title search, NOT furnished as of the date.

Filed for registration at 10:13 o'clock A.M.
February 11, 2020 and recorded
in Plot Book 71 Page 48
Lynne Johnson, Register of Deeds
Filing Fee Paid \$210
Evelyn R. Dwyer
DEPT. ASSISTANT



JOHN PATRICK AND CURRYTA L. SMITH
PIN: 6843-97-0828
DB: 2317 PG: 1410

TERRY L. AND KEISA L. WILLIAMSON
PIN: 6843-98-0131
DB: 2281 PG: 591



ADRIAN CLARKE
PIN: 6843-97-1990
DB: 3458 PG: 4041



I, Jason Morehead, certify that this plat was drawn under my supervision from an actual survey made under my supervision (dead description recorded in Book or note, Page, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book or note, Page _____ that the notes of previous as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal
this 31ST day of JANUARY, A.D. 2020

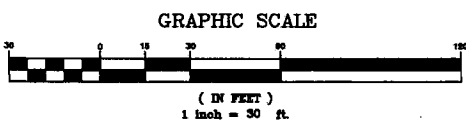
I, Jason Morehead, Professional Land Surveyor No. 4584, that this plat of a survey of another category, such as the recombination of existing parcels, a court-ordered survey to the definition of a subdivision.
Jason Morehead
Professional Land Surveyor, No. 4584

Replat of Lots 21 and 22
Crossland Phase II
Plat Book 33, Page 89

Recombination Survey for:
Hubbard Realty

Owner: HUBBARD REALTY OF WINSTON SALEM, INC
2800 DALLAS COURT
WINSTON-SALEM, NC 27107
JOHN W. ANTIGNANO
2904 DALLAS COURT
WINSTON-SALEM, NC 27107

PIN: 6843-98-1182 & 6843-98-1082
Tax Block 2648B, Lot 21 and Lot 22
Deed Book 2840, Page 1902
Deed Book 3329, Page 4136
Plat Book 33, Page 89
Plat Book 52, Page 190
0.98 AC.± Total
Area by computer



- LEGEND
- R/W - Right-of-Way
 - IRP - Existing Iron Pipe
 - FRP - Existing Iron Rebar
 - P - Point
 - CM - Concrete Monument
 - RS - Iron Rebar-Set
 - P/L - Property Line
 - P/L - Property Line
 - CA - Controlled Access
 - CP - Concrete Pipe
 - CMP - Corrugated Metal Pipe
 - CP - Corrugated Plastic Pipe
 - 100 - 100 year Flood Boundary
 - UD - Overhead Utilities
 - SP - Sprinkler Fast
 - SM - Sanitary/Storm Manhole
 - WV - Water Valve
 - XX - Address
 - CL - Center Line
 - DL - Center Line
 - EP - Edge of Pavement
 - FL - Fence Line
 - LP - Light Pole
 - MP - Man Hole
 - RD - Right of Way
 - SD - Sight Distance
 - SP - Part of
 - SB - Deed Book
 - CP - Chain Post
 - CP - Chain Post
 - SP - Sight Easement, 10'x20'
 - AC - Access, Utility, and Drainage Easement
 - MAE - Negative Access Easement
 - HTD - Fire Hydrant
 - WM - Water Meter

SCALE 1" = 30'
TOWNSHIP Winston COUNTY Forsyth STATE North Carolina DATE 01/31/20
SURVEYED: Allied Land Surveying Co., P.A. JOB NO. 12-982
JN/crw Corporate Number: C-0721
MAPPED: 4720 Keeler MD Road Phone (336) 785-2377 MAP NO. Winston-Salem, N.C. 27103 FAX 760-8856 survey.org
JCM/nfz e-mail: info@Allied-EngSurv.com

#2020