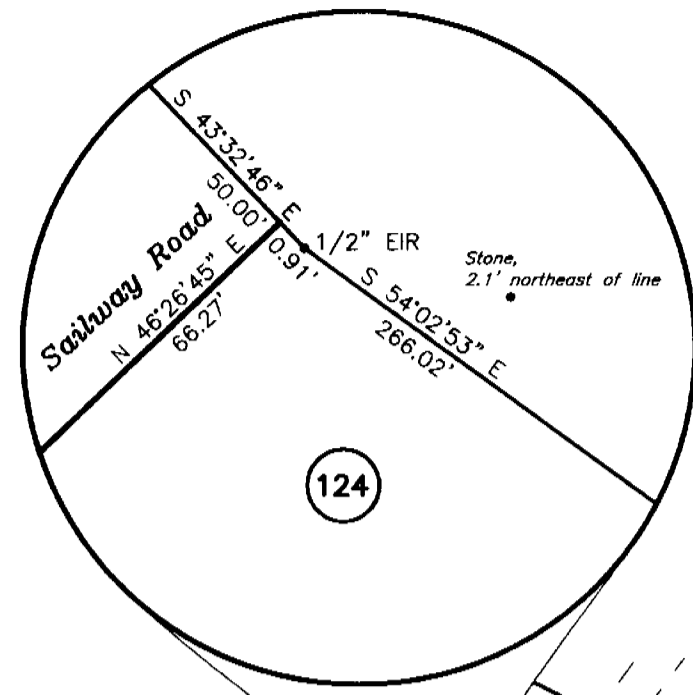


The undersigned hereby acknowledge that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan and subdivision with my (our) free consent and upon approval by the City-County Planning Board of Winston-Salem and Forsyth County authorize that this plat be recorded in the Office of the Register of Deeds of Forsyth County.

9-14-04 Date signed
9-14-04 Date signed

Hubbard Realty of Winston-Salem, Inc.
by *Lennie S. Hubbard, V.P.*
Ramey Development Corporation
by *J. P. Bennett* J.P.

Area Summary (PRD)
9 Lots This Phase
3.22 Acres ± in Davidson and Forsyth Counties

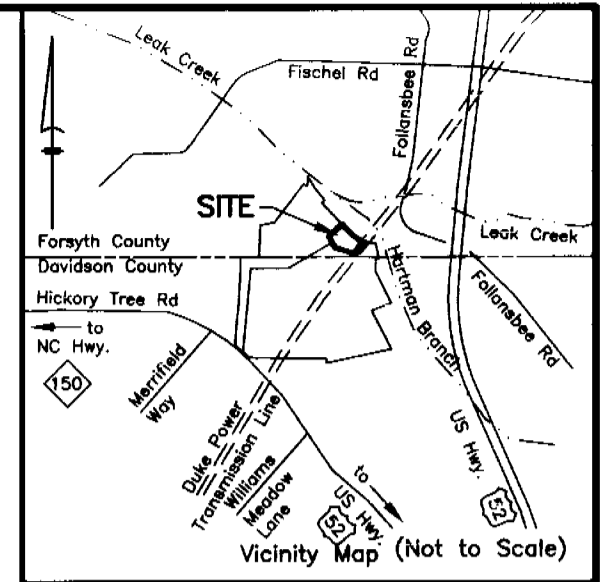


Planning Department/Review Officer
Final Subdivision Plat Approval

This is to certify that this plat meets the recording requirements of the Unified Development Ordinance Subdivision Regulations for Winston-Salem/Forsyth County. I **GLENN W. SIMMONS JR.** Review Officer of Forsyth County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

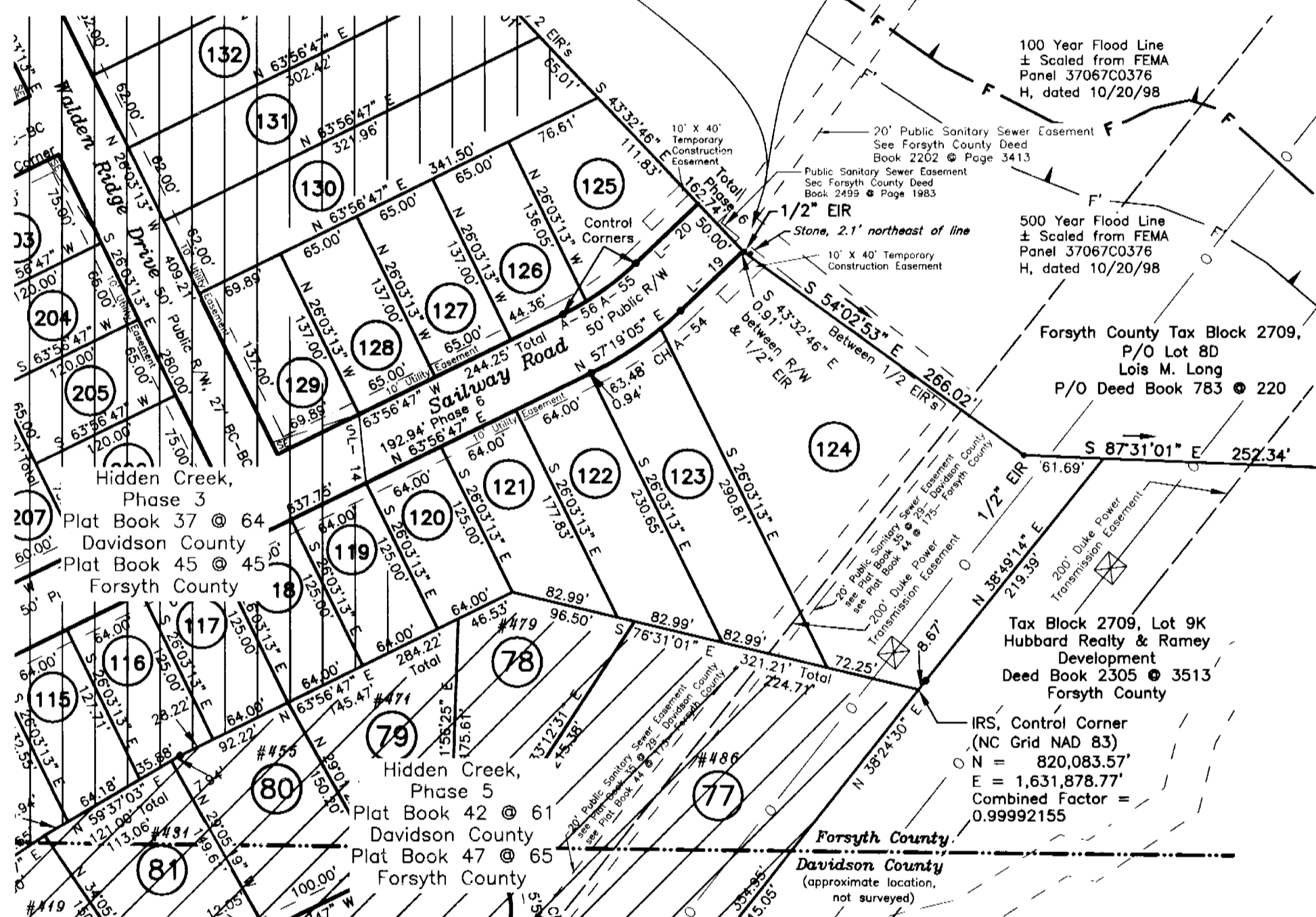
Approved *Glenn W. Simmons Jr.*
Director of Planning/Review Officer
This the **14TH** Day of **SEPTEMBER** 2004
Forsyth County, North Carolina

Filed for registration at **3:21** o'clock **P.**M.
September 14, 20**04** and recorded
in Plat Book **47**, Page **108**
Filing Fee Paid **21.00**
by *J. P. Bennett*
DEPUTY-ASSISTANT
Dickie C. Wood, Register of Deeds



Plat Book **47** Page **108**

The Homeowners Association documents with covenants and restrictions are recorded in Deed Book 2277, Page 936.



100 Year Flood Line
± Scaled from FEMA
Panel 37067C0376
H. dated 10/20/98

500 Year Flood Line
± Scaled from FEMA
Panel 37067C0376
H. dated 10/20/98

Forsyth County Tax Block 2709,
P/O Lot 8D
Lois M. Long
P/O Deed Book 783 @ 220

Tax Block 2709, Lot 9K
Hubbard Realty & Ramey
Development
Deed Book 2305 @ 3513
Forsyth County

IRS, Control Corner
(NC Grid NAD 83)
N = 820,083.57'
E = 1,631,878.77'
Combined Factor = 0.99992155

LEGEND

R/W - Right-of-Way	C - Center Line
EIP - Existing Iron Pipe	CP - Center Point
EIR - Existing Iron Rebar	EP - Edge of Pavement
P - Point	FC - Face of Curb
CM - Concrete Monument	FP - Face of Pole
IRS - Iron Rebar Set	LP - Light Pole
P/L - Property Line	MH - Man Hole
C.A. - Controlled Access	R - Radius
IRS - Reinforced Concrete Pipe	CH - Chord Distance
CM - Corrugated Metal Pipe	P/O - Part of
CP - Corrugated Plastic Pipe	SE - Sight Easement, 10'x70'
-f- 100 year Flood Boundary	DB - Deed Book
-O- Overhead Utilities	Pl - Plat Book
-X- Fence	CB - Catch Basin
Sq. Ft. - Square Feet	FL - Fence Line
FH - Fire Hydrant	S - Sewer Line
	Sne - Sign Easement, 10'x20'
	#000 - House Numbers

Lot Area Table
Lot areas shown are based on a 1:10,000 precision

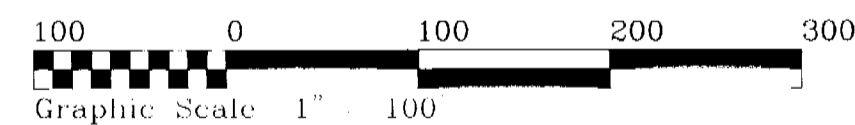
Lot#	Sq.Ft.	Acres
120	8,000±	0.18±
121	9,690±	0.22±
122	13,071±	0.30±
123	16,605±	0.38±
124	54,224±	1.24±
125	11,794±	0.27±
126	8,898±	0.20±
127	8,905±	0.20±
128	8,905±	0.20±

Line Table

LINE	BEARING	LENGTH
L-14	N 05°39'59" W	53.34
L-19	N 46°26'45" E	66.27
L-20	N 46°26'45" E	66.28

Arc Table

ARC	LENGTH	RADIUS	CHORD	CH. BEARING
A-54	20.37'	275.00'	20.37'	N 48°34'04" E
A-55	48.05'	225.00'	47.96'	N 52°33'51" E
A-56	20.67'	225.00'	20.66'	N 61°18'52" E



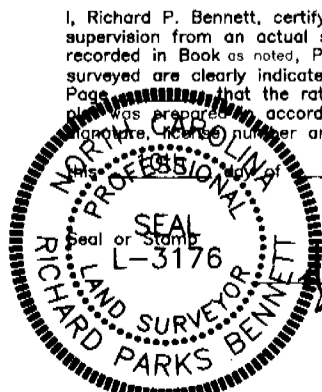
Rotation to NC Grid
00°00'31" counter-clockwise
Kenneth L. Foster & Associates, PA
Job 1981-99D

NOTES

- All distances are horizontal ground unless otherwise noted.
- 10' Utility Easement along the front of all lots.
- 20' Sewer Easement along centerline of all sewer lines.
- 10' X 70' Sight Easement at all intersections.
- 1/2" Rebar set at all lot corners, PC's and PT's unless otherwise noted.
- 20' Drainage Easement is 10' each side of pipe, unless otherwise noted.
- NC Grid tie based on GPS session of 09/26/01 tied to NCGS (W049) Fraternity (Forsyth County) [Preliminary] (NAD 83): N = 831,345.45', E = 1,602,751.55', 797.56' MSL, Combined Factor = 0.99993101. Positional tolerance = 0.06'
- Bearings shown on plat are referenced to Map by Kenneth L. Foster & Associates, PA, Job 1981-99D, unless otherwise noted. Grid North is 00°00'31" counter-clockwise from Plat North. Add 00°00'31" to plat bearings for grid bearings.
- Sediment traps and other erosion control structures not shown.
- Lot areas shown are based on a 1:10,000 precision.
- Zoned RS-9-PRD. 10' Minimum Front Building Setback. (see UDO).

I, Richard P. Bennett, Professional Land Surveyor No. 3176, 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.

Richard P. Bennett
Professional Land Surveyor, No. 3176



I, Richard P. Bennett, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book as notes, Page, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book as noted. 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 hand and seal

September _____, A.D. 2004

Surveyor
3176
License Number

SCALE 1" = 100'
TOWNSHIP Broadway
COUNTY Forsyth
STATE North Carolina
DATE 09/10/04

SURVEYED: **Allied Land Surveying Co., P.A.**
DM,RR Richard P. Bennett, PLS-3176
MAPPED: 4720 Kester Mill Road Phone (336) 765-2311
CS,CE Winston-Salem, N.C. 27103 FAX 760-8886 survey.dwg
e-mail: info@allied-engsurv.com

JOB NO. 8692
MAP NO. 108
DATE 09/10/04

W-00046