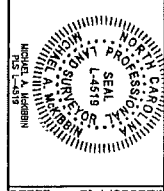


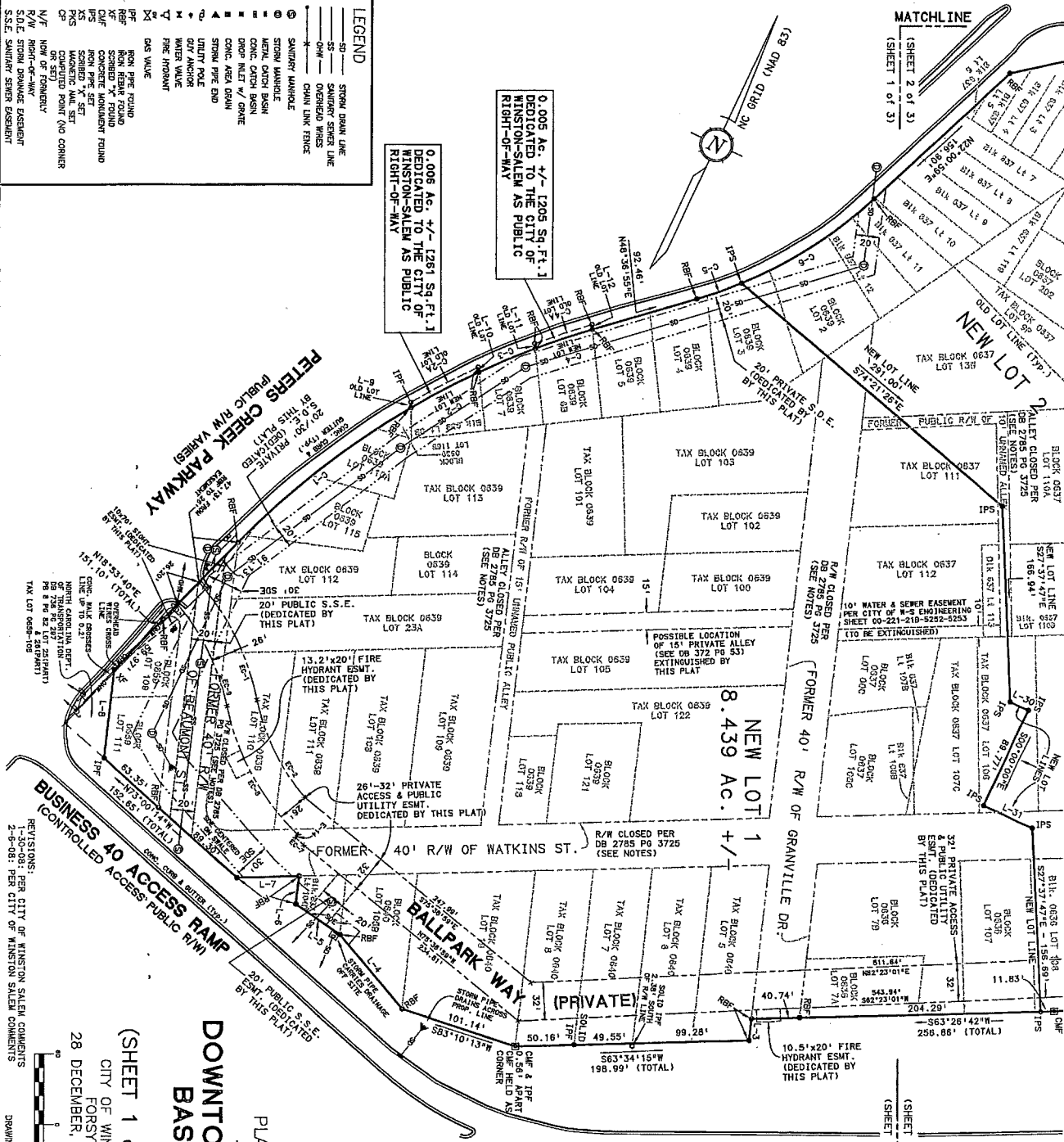
PLANNING DEPARTMENT / REVIEW OFFICER  
 This is to certify that this plan meets the recording requirements of the Unified Development Ordinance Subdivision Regulations for Winston-Salem, North Carolina.  
 Approved: *David E. Reed*  
 Director of Planning / Review Officer  
 For of March 2007  
 Forsyth County, North Carolina

I (OR US) THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT (FOR ME) A REASON AND THAT I (OR US) HEREBY ADAPT THIS PLAN AND BOUNDARIES AND THAT I (OR US) HEREBY CONSENT AND APPROVE OF THE RECORDING OF THIS PLAN IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.  
 I (OR US) HEREBY CERTIFY THAT I (OR US) AM THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAN.  
 I (OR US) HEREBY CERTIFY THAT I (OR US) AM THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.  
 I (OR US) HEREBY CERTIFY THAT I (OR US) AM THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.  
 I (OR US) HEREBY CERTIFY THAT I (OR US) AM THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.



FORSYTH COUNTY REGISTER OF DEEDS  
 This is the 5<sup>th</sup> day of March 2007  
 I hereby certify that this plan meets the recording requirements of the Unified Development Ordinance Subdivision Regulations for Winston-Salem, North Carolina.  
 Approved: *David E. Reed*  
 Director of Planning / Review Officer

FORSYTH COUNTY REGISTER OF DEEDS  
 This is the 5<sup>th</sup> day of March 2007  
 I hereby certify that this plan meets the recording requirements of the Unified Development Ordinance Subdivision Regulations for Winston-Salem, North Carolina.  
 Approved: *David E. Reed*  
 Director of Planning / Review Officer



**PLAT OF RECOMBINATION**  
 #2008003  
 at the site of the  
**DOWNTOWN WINSTON-SALEM  
 BASEBALL STADIUM**  
 PHASE ONE  
 (SHEET 1 of 3 - WESTERN PORTION)  
 CITY OF WINSTON-SALEM, WINSTON TOWNSHIP,  
 FORSYTH COUNTY, NORTH CAROLINA  
 28 DECEMBER, 2007 SCALE 1 INCH = 60 FEET

OWNER:  
 BROOKSTOWN DEVELOPMENT  
 101 N. CHERY ST.  
 WINSTON-SALEM, NC 27101  
 OWNER:  
 KIBER PROPERTIES, LLC  
 110 S. BROAD ST.  
 WINSTON-SALEM, NC 27115  
 SURVEYOR:  
 MICHAEL A. MCKIBBIN P.S. L-4519

**Saids**  
 Land Surveyors  
 Surveying & Mapping P.C.  
 2706 W. BROAD ST.  
 WINSTON-SALEM, NC 27103  
 336-733-9839

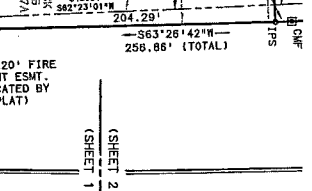
UNLESS THIS MAP IS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT, NOT FOR RECORDING, SALES OR CONVEYANCE.

**0.006 AC. +/- [281 Sq. Ft.]  
 DEDICATED TO THE CITY OF  
 WINSTON-SALEM AS PUBLIC  
 RIGHT-OF-WAY**

**0.005 AC. +/- [205 Sq. Ft.]  
 DEDICATED TO THE CITY OF  
 WINSTON-SALEM AS PUBLIC  
 RIGHT-OF-WAY**

**8.439 AC.  
 NEW LOT 1 +/-  
 FORMER 40' R/W OF GRANVILLE DR.**

**BUSINESS INTERSTATE 40  
 (CONTROLLED ACCESS PUBLIC R/W)**

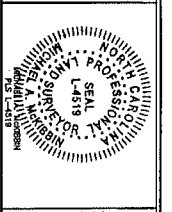


SEE SHEET 3 of 3  
 FOR NOTES  
 SEE SHEET 2 of 3  
 FOR GRID TIE

BOOK 54 PAGE 82

PLANNING DEPARTMENT / REVIEW OFFICER  
 This is to certify that this plat meets the recording requirements of the Unified  
 Ordinance Subdivision Regulations for Winston-Salem, Forsyth County.  
 Approved: *David F. Reed*, Director of Planning / Review Officer  
 Approved: *David E. Reed*, Director of Planning / Review Officer  
 This is the \_\_\_\_\_ Plat of \_\_\_\_\_  
 located in \_\_\_\_\_ North Carolina

I (OR WE) THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I (OR WE)  
 HERETOBY AND THAT I (OR WE) HEREBY ADAPT THIS PLAN AND RIGHT OF WAY  
 RECORDATION WITH MY OWN FREE CONSENT AND UNDER APPROVAL BY THE  
 RECORDING OFFICER OF THE COUNTY OF FORSYTH, NORTH CAROLINA.  
 THE PLAN BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS  
 OF FORSYTH COUNTY, NORTH CAROLINA.  
 2/19/08  
 KURB PROPERTIES, LLC  
 2121/2008  
 KURB PROPERTIES, LLC  
 2121/2008  
 KURB PROPERTIES, LLC  
 2121/2008



REGULATORY CLASSIFICATION:  
 I HEREBY ACKNOWLEDGE THAT THIS PLAT WAS DRAWN  
 BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND  
 THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF  
 NORTH CAROLINA AND THAT I AM REGISTERED IN THE STATE OF  
 NORTH CAROLINA AS A PROFESSIONAL ENGINEER.  
 I HEREBY CERTIFY THAT THE PLAT WAS DRAWN BY ME OR UNDER  
 MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED  
 PROFESSIONAL ENGINEER IN THE STATE OF NORTH CAROLINA AND  
 THAT I AM REGISTERED IN THE STATE OF NORTH CAROLINA AS A  
 PROFESSIONAL ENGINEER.

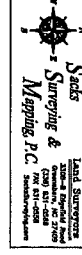
PLAT COUNTY REGISTER OF DEEDS  
 Fee for recording = \$ 53.00  
 This is the *3rd* Plat of *David E. Reed*  
 Filed for recording on *2/19/08*  
 Registered on *2/19/08*  
 Registered in *Book 54 Page 83*  
 Registered in *Winston-Salem, NC*

PLAT OF RECOMBINATION  
 - at the site of the -  
**DOWNTOWN WINSTON-SALEM  
 BASEBALL STADIUM**  
 PHASE ONE

(SHEET 2 of 3 - EASTERN PORTION)  
 CITY OF WINSTON-SALEM, WINSTON TOWNSHIP,  
 FORSYTH COUNTY, NORTH CAROLINA  
 28 DECEMBER, 2007 SCALE 1 INCH = 60 FEET

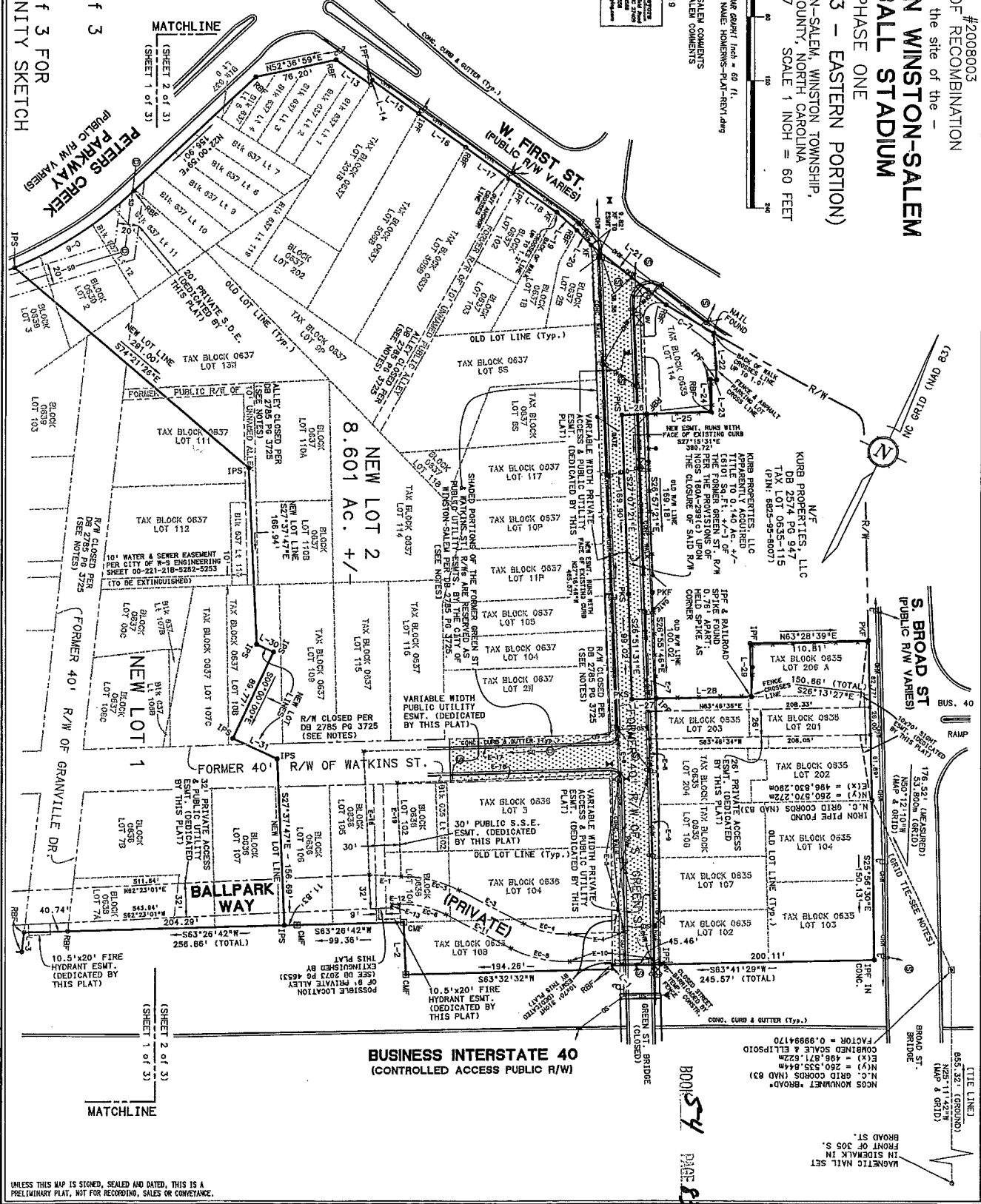


REVISIONS: PER CITY OF WINSTON-SALEM COMMENTS  
 2-6-08: PER CITY OF WINSTON-SALEM COMMENTS  
 SURVEYOR: MICHAEL A. MCKIBBIN P.L.S. L-4518



OWNER:  
 BROOKSTOWN DEVELOPMENT  
 101 N. CHERRY ST.  
 WINSTON-SALEM, NC 27101  
 OWNER:  
 KURB PROPERTIES, LLC  
 110 S. BROAD ST.  
 WINSTON-SALEM, NC 27115

SEE SHEET 3 of 3  
 FOR NOTES  
 SEE SHEET 1 of 3 FOR  
 LEGEND & VICINITY SKETCH



**BUSINESS INTERSTATE 40**  
 (CONTROLLED ACCESS PUBLIC R/W)

UNLESS THIS MAP IS SIGNED, SEALED AND DATED, THIS IS A  
 PRELIMINARY PLAT, NOT FOR RECORDING, SALES OR CONVEYANCE.

PLANNING DEPARTMENT / REVIEW OFFICER  
FINAL SUBMISSION PLAT APPROVAL  
This is to certify that the plat meets the recording requirements of the Uniform  
Recordation Act and the registration requirements of the North Carolina  
Condominium Act. The Registrar of Deeds has approved this plat for recording.  
Approved: *David F. Wood*, Registrar of Deeds  
This the *12th* Day of *March*, 2008  
Forsyth County, North Carolina

PLANNING DEPARTMENT / REVIEW OFFICER  
FINAL SUBMISSION PLAT APPROVAL  
This is to certify that the plat meets the recording requirements of the Uniform  
Recordation Act and the registration requirements of the North Carolina  
Condominium Act. The Registrar of Deeds has approved this plat for recording.  
Approved: *David F. Wood*, Registrar of Deeds  
This the *12th* Day of *March*, 2008  
Forsyth County, North Carolina

FOR AND THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I (OR WE)  
AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED  
HEREON AND I (WE) HEREBY APPROVE THIS PLAN AND RIGHT OF WAY  
AND I (WE) HEREBY AGREE TO SIGN AND RECORD THE NECESSARY  
INSTRUMENTS TO EFFECTUATE THE SAME.  
I (WE) HEREBY AGREE TO SIGN AND RECORD THE NECESSARY  
INSTRUMENTS TO EFFECTUATE THE SAME.  
I (WE) HEREBY AGREE TO SIGN AND RECORD THE NECESSARY  
INSTRUMENTS TO EFFECTUATE THE SAME.  
I (WE) HEREBY AGREE TO SIGN AND RECORD THE NECESSARY  
INSTRUMENTS TO EFFECTUATE THE SAME.

**NOTICE TO THE PUBLIC**  
This plat was prepared in accordance with the provisions of the  
Surveying and Mapping Act of 1992 and the Surveying and  
Mapping Regulations of 2001. The survey was conducted in  
accordance with the provisions of the Surveying and Mapping  
Act of 1992 and the Surveying and Mapping Regulations of 2001.  
The survey was conducted in accordance with the provisions of  
the Surveying and Mapping Act of 1992 and the Surveying and  
Mapping Regulations of 2001. The survey was conducted in  
accordance with the provisions of the Surveying and Mapping  
Act of 1992 and the Surveying and Mapping Regulations of 2001.

NOTES:

- a) REDUCTION OF 106 EXISTING TAX LOTS INTO TWO NEW LOTS
- b) DEDICATE PRIVATE STORM DRAINAGE, PRIVATE ACCESS, AND  
PUBLIC UTILITY EASEMENTS SERVING SAID NEW LOTS (AS SHOWN)
- c) DEDICATE RIGHT OF WAY ALONG PETERS GREEK PARKWAY  
d) EXTINGUISH TWO PRIVATE ALLEYS (AS SHOWN)

APPARENT SOURCES OF TITLE:

- TAX BLOCK 0635 LOTS 102-104
- DB 2729 PG 1228
  - DB 2731 PG 1249
  - DB 2716 PG 1270
  - DB 2723 PG 1272
  - DB 2738 PG 3942
  - DB 2693 PG 130
  - DB 2757 PG 3846
  - DB 2733 PG 541
  - DB 2719 PG 1329
  - DB 2716 PG 1270
  - DB 2723 PG 1272
  - DB 2738 PG 3942
  - DB 2693 PG 130
  - DB 2757 PG 3846
  - DB 2733 PG 541
  - DB 2719 PG 1329
  - DB 2716 PG 1270
  - DB 2723 PG 1272
  - DB 2738 PG 3942
  - DB 2693 PG 130
  - DB 2757 PG 3846
  - DB 2733 PG 541

- TAX BLOCK 0637 LOT 042
- DB 2693 PG 137
  - DB 2694 PG 157
  - DB 2719 PG 127
  - DB 2744 PG 3932
  - DB 2756 PG 4193
  - DB 2729 PG 3899
  - DB 2723 PG 4233
  - DB 2693 PG 200
  - DB 2732 PG 424
  - DB 2729 PG 423
  - DB 2723 PG 1099
  - DB 2744 PG 3932
  - DB 2756 PG 4193
  - DB 2729 PG 3899
  - DB 2723 PG 4233
  - DB 2693 PG 200
  - DB 2732 PG 424
  - DB 2729 PG 423
  - DB 2723 PG 1099

- TAX BLOCK 0639 LOTS 2-5, 7, 11, 11A, 11B, 11C, 11D, 11E, 11F, 11G, 11H, 11I, 11J, 11K, 11L, 11M, 11N, 11O, 11P, 11Q, 11R, 11S, 11T, 11U, 11V, 11W, 11X, 11Y, 11Z
- DB 2694 PG 157
  - DB 2719 PG 127
  - DB 2744 PG 3932
  - DB 2756 PG 4193
  - DB 2729 PG 3899
  - DB 2723 PG 4233
  - DB 2693 PG 200
  - DB 2732 PG 424
  - DB 2729 PG 423
  - DB 2723 PG 1099
  - DB 2744 PG 3932
  - DB 2756 PG 4193
  - DB 2729 PG 3899
  - DB 2723 PG 4233
  - DB 2693 PG 200
  - DB 2732 PG 424
  - DB 2729 PG 423
  - DB 2723 PG 1099

- TAX BLOCK 0640 LOTS 5-6
- DB 2729 PG 1099
  - DB 2727 PG 3899
  - DB 2723 PG 1099
  - DB 2729 PG 1099
  - DB 2727 PG 3899
  - DB 2723 PG 1099

- TAX BLOCK 0638 LOT 101
- DB 2694 PG 157
  - DB 2723 PG 423

THE RIGHTS-OF-WAY OF BEAUMONT ST., MARSHALL ST., GRANVILLE DR.,  
AND ANY OTHER UNDEVELOPED PUBLIC HIGHWAYS ARE SHOWN HEREON  
PURSUANT TO NCOS 1604-299 PER A RESOLUTION RECORDED IN  
DB 2706 PG 3125. APPARENT TITLE OVER SAID RIGHTS-OF-WAY  
EXISTS UNDER A MORTGAGE, LENDMENT, OR OTHER INSTRUMENT  
OR SAID FORMER RIGHTS-OF-WAY FOR THE CONSTRUCTION, OPERATION,  
MAINTENANCE AND REPAIRMENT OF ALL PUBLIC UTILITIES LOCATED  
UNDER DB 2765 PG 3725. EXCEPTING THOSE WITHIN THE TOWER  
RIGHTS-OF-WAY OF GREEN ST., AND A 150 FOOT PORTION OF MARSHALL  
ST. (USE OF SAID PORTION RESOLUTION D-27359, 11/15/07). THESE  
RIGHTS-OF-WAY AND INTERESTS NOT ABANDONED BY THE CITY  
COUNCIL ARE SHOWN ON THIS PLAT.

PLAT BOOK REFERENCES:

- DB 2 PG 31A LOTS 2-9
- DB 8 PG 103 LOTS 1-12
- DB 2 PG 30A LOTS 1-7
- DB 7 PG 159 LOTS 5-11
- DB 8 PG 98 LOTS 1-7
- DB 13 PG 62 LOTS 1-26
- DB 3 PG 82 LOTS 5-8
- DB 13 PG 13 LOTS 1-4

A BOUNDARY SURVEY AND PROFESSIONAL SURVEY PREPARED BY THIS FIRM DATED 18  
+ SITE PLANS PREPARED BY STIMMEL ASSOCIATES DATED 8/17/07 (REVISED  
9/10/07) JOB 07-2351

ALL DEPOS AND PLATS NOTED HEREON WERE USED AS REFERENCES  
IN THE PREPARATION OF THIS SURVEY. SEE ALSO:  
THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH.  
THERE MAY BE EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS  
AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.

AREA UNDER HEAVY LINE: 17,051 SQUARE FEET, MORE OR LESS  
(INCLUDES 0.011 AC. +/- (486 SQ. FT. +/-)  
PETERS GREEK PARKWAY.)

THE RIGHT-OF-WAY OF BRAD STREET WAS RE-ESTABLISHED WITH  
REFERENCE TO DB 1937 PG 2107 AND PER PROPERTY  
MONUMENTATION RECOVERED, AS SHOWN.

THE RIGHT-OF-WAY OF BUSINESS INTERSTATE 40 WAS  
RE-ESTABLISHED WITH REFERENCE TO N.C.D.O.T. PLANS FOR  
PROJECT 4747, SHEET 20, DB 1937 PG 2107, DB 1951 PG  
2882, DB 720 PG 493, DB 693 PG 310, PG 3 PG 82, AND PER  
PROPERTY MONUMENTATION RECOVERED, AS SHOWN.

THE RIGHT-OF-WAY OF THE BUSINESS 40/PETERS GREEK RAMP  
FOR HIGHWAY PROJECT B-17356, SHEET 19, DB 2192 PG 71,  
DB 774 PG 299, DB 732 PG 29, DB 762 PG 114, DB 836  
PG 184, AND PER MONUMENTATION RECOVERED, AS SHOWN.

THE RIGHT-OF-WAY OF PETERS GREEK PARKWAY WAS  
RE-ESTABLISHED WITH REFERENCE TO CITY OF WINSTON-SALEM  
ENGINEERING DRAWING F1536, "B", SECOND STREET EXTN.  
FROM BROAD STREET TO PETERS GREEK PARKWAY, DATED NOVEMBER  
17, 1988 (LAST REV. 2/12/84), CITY OF WINSTON-SALEM  
ENGINEERING SHEET F-1535, "WIDENING RIGHT OF WAY MAP OF  
WEST FIRST STREET", DATED JANUARY, 1985, CITY OF  
WINSTON-SALEM ENGINEERING SHEET F-1112 TO F-1176 PER DB 1039  
AND PER PROPERTY MONUMENTATION RECOVERED, AS  
SHOWN.

THE RIGHT-OF-WAY OF "FIRST ST." WAS RE-ESTABLISHED WITH  
REFERENCE TO "USE AND MONUMENTATION SHEET F-1535,  
ENGINEERING SHEET F-1535, "WIDENING RIGHT OF WAY MAP OF  
WEST FIRST STREET", DATED JANUARY, 1985, CITY OF  
WINSTON-SALEM ENGINEERING SHEET F-1112 TO F-1176 PER DB 1039  
AND PER PROPERTY MONUMENTATION RECOVERED, AS  
SHOWN.

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY  
MAP #2080003, EFFECTIVE 20 OCTOBER, 1998, THIS  
PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD ZONE.  
THIS PROPERTY IS LOCATED IN ZONE "X". AREA DETERMINED  
TO LIE OUTSIDE THE 500-YEAR FLOOD ZONE.)

ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS  
NOTED OTHERWISE.

AN "N" OR "S" GARDEN AND 83' AT WIDTH WAS ESTABLISHED FOR  
THIS SITE PER A STATIC GPS OPERATIONAL LINE ASHRESH  
PARKWAY. ALL GPS RECEIVERS HOLDING NCOS MONUMENT  
"BRAND" AS A FIXED HORIZONTAL REFERENCE. NO OTHER NCOS  
MONUMENTS WERE FOUND WITHIN 2000 FEET OF THIS SITE.

THIS SITE IS PRESENTLY UNDER CONSTRUCTION. THERE ARE  
IMPROVEMENTS TO THIS PROPERTY WHICH ARE NOT SHOWN HEREON.  
ANY UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON BASED  
ON SURFACE EVIDENCE ONLY. THIS SURVEYOR CANNOT  
CERTIFY TO OR ACCEPT LIABILITY FOR THE PRESENCE  
OF ANY UNDEVELOPED PUBLIC HIGHWAYS OR OTHER RIGHTS-OF-WAY  
TEMPORARY CONSTRUCTION FENCING RUNNING AROUND THE  
PERIMETER OF THE SITE IS NOT SHOWN HEREON.

PRIVATE STORM DRAINAGE & PUBLIC UTILITY EASEMENTS DEDICATED BY  
THIS PLAT ARE CENTERED ON THE UTILITY SERVED BY SAID EASEMENT  
UNLESS DIMENSIONED OTHERWISE.

NEW LOT INFORMATION:

BLK	LOT	W/OT	PLN	STNUM	STRSE	STNUM	STRSE
0637	001	1	6925-94-1624.00			BALLPARK	WAY
0637	002	2	6925-94-5935.00			BALLPARK	WAY

LEG TABLE:

Curve #	Delta	Delta	Delta	Delta	Delta	Delta	Delta	Delta	Delta	Delta	Delta	Delta	Delta	Delta	Delta
C-1	Δ	157°06'19"													
C-2	Δ	68°29'51"													
C-3	Δ	104°19'10"													
C-4	Δ	129°02'18"													
C-5	Δ	96°11'10"													
C-6	Δ	20°24'19"													
C-7	Δ	90°51'09"													
C-8	Δ	86°13'28"													
C-9	Δ	51°20'													
C-10	Δ	51°20'													
C-11	Δ	92°32'15"													
C-12	Δ	113°00'													
C-13	Δ	57°27'													
C-14	Δ	28°35'33"													
C-15	Δ	92°E													
C-16	Δ	187°00'													
C-17	Δ	113°34'													
C-18	Δ	113°34'													
C-19	Δ	83°18'													
C-20	Δ	28°54'35"													
C-21	Δ	113°00'													
C-22	Δ	92°E													
C-23	Δ	56°08'													
C-24	Δ	87°00'													
C-25	Δ	44.55'													
C-26	Δ	92°E													
C-27	Δ	113°00'													
C-28	Δ	28°35'33"													
C-29	Δ	92°E													
C-30	Δ	44.55'													
C-31	Δ	113°00'													
C-32	Δ	28°35'33"													
C-33	Δ	92°E													
C-34	Δ	44.55'													
C-35	Δ	113°00'													
C-36	Δ	28°35'33"													
C-37	Δ	92°E													
C-38	Δ	44.55'													
C-39	Δ	113°00'													
C-40	Δ	28°35'33"													
C-41	Δ	92°E													
C-42	Δ	44.55'													
C-43	Δ	113°00'													
C-44	Δ	28°35'33"													
C-45	Δ	92°E													
C-46	Δ	44.55'													
C-47	Δ	113°00'													
C-48	Δ	28°35'33"													
C-49	Δ	92°E													
C-50	Δ	44.55'													



at the site of the -  
#2008003  
PLAT OF RECOMBINATION  
DOWNTOWN WINSTON-SALEM  
BASEBALL STADIUM  
PHASE ONE  
(SHEET 3 OF 3 - NOTES)  
CITY OF WINSTON-SALEM, WINSTON-TOWNSHIP,  
FORSYTH COUNTY, NORTH CAROLINA  
28 DECEMBER, 2007  
SCALE 1 INCH = 60 FEET

OWNER:  
KIRBY PROPERTIES, LLC  
110 S. BROAD ST.  
WINSTON-SALEM, NC 27115

OWNER:  
RECREATION DEVELOPMENT  
PARTNERS, LLC  
101 N. CHERY ST.  
WINSTON-SALEM, NC 27101

DRAWING FILE NAME: HD80898-PLAT-RECH.dwg  
SURVEYOR: MICHAEL A. WICKBRAIN PLS L-4519

SEAL OF SURVEYOR  
MICHAEL A. WICKBRAIN  
PLS L-4519  
NOVEMBER 18, 2007

SEAL OF ENGINEER  
MICHAEL A. WICKBRAIN  
PLS L-4519  
NOVEMBER 18, 2007

SEAL OF SURVEYOR  
MICHAEL A. WICKBRAIN  
PLS L-4519  
NOVEMBER 18, 2007

SEAL OF ENGINEER  
MICHAEL A. WICKBRAIN  
PLS L-4519  
NOVEMBER 18, 2007

UNLESS THIS MAP IS SIGNED, SEALED AND DATED, THIS IS A  
PRELIMINARY PLAT, NOT FOR RECORDING, SALES OR CONVEYANCE.