

I, KEVIN C. WALL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1183, PAGE 0487). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS MONTH DAY OF NOVEMBER, AD. 2004.



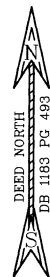
Kevin C. Wall
LICENSE NO. L-4228

* See Minutes From November 8, 2004
Board of Commissioners Meeting.

SETBACK REQUIREMENTS

Front	30'
Side	10'
Rear	20'
Average Minimum Width	90'
Average Minimum Depth	200'
Minimum Road Frontage	35'
Minimum Width at Building Line	90'

Owner/Developer
Bluebird Corp.
c/o Anthony A. Susi
665 Brush Hill Road
Milton, Ma. 02186
Phone: 617-333-0556



G.S. 47-30 (f)(1)(a)

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

STATE OF NORTH CAROLINA, COUNTY OF DAVIDSON

I, *Scott L. Lamm*, REVIEW OFFICER OF DAVIDSON COUNTY CERTIFY THAT THE PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

12-23-04
DATE

Scott L. Lamm
REVIEW OFFICER

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR DAVIDSON COUNTY, NORTH CAROLINA, AND THAT SUCH PLAT HAS BEEN APPROVED BY THE DAVIDSON COUNTY PLANNING BOARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF DAVIDSON COUNTY.
ANY DEVELOPMENT OR CONSTRUCTION ON THE LOTS SHOWN ON THIS PLAT MUST MEET ALL THE BUILDING AND DEVELOPMENT REGULATIONS OF THE APPROPRIATE LOCAL GOVERNMENT UNIT OR AGENCY.

12-23-04
DATE

Kevin C. Wall
SUBDIVISION ADMINISTRATOR

12/16/04
DATE

Kevin C. Wall
CHAIRMAN, BOARD OF COMMISSIONERS

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE WATERSHED PROTECTION ORDINANCE AND IS APPROVED BY THE WATERSHED ADMINISTRATOR FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

12-23-04
DATE

Kevin C. Wall
WATERSHED ADMINISTRATOR

CERTIFICATE OF OWNERSHIP AND DEDICATION. I HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF DAVIDSON COUNTY AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, WALLS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

Kevin C. Wall
OWNER/AGENT
12/9/04
DATE

Charles W. Bortner
ATTEST
12/9/04
DATE

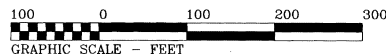
NOTES:
EXISTING UTILITIES THROUGHOUT NEW HARBORGATE COMMUNITY.

EXISTING REBAR OR IRON PIPE FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED.

AREA COMPUTED BY COORDINATE METHOD.
SCALE: ONE INCH EQUALS ONE-HUNDRED FEET.

THIS SURVEY PLAT IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING LOCATION, SIZE, DEPTH, CONDITION, CAPACITY, OR EXISTENCE OF ANY UTILITY OR PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCY.



ABBREVIATIONS AND LEGEND

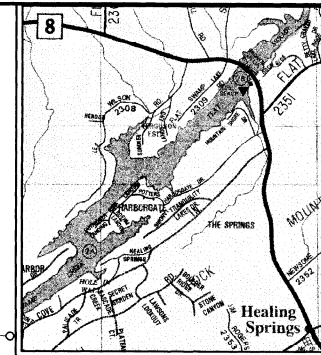
DB	DEED BOOK
PB	PLAT BOOK
PC	PAGE
SF	SQUARE FOOT
UE	UTILITY EASEMENT
Δ	COMPUTED POINT
●	NEW IRON PIPE SET
○	REBAR FOUND
○	IRON PIPE FOUND
—	MINIMUM BUILDING LINE

AREA SUMMARY	
Dedicated Rights-of-Way	0
Dedicated Common and Buffer Area	±0.82 Acres
Total Lot Area	±5.31 Acres
Total Area	±6.13 Acres

FILED
DAVIDSON COUNTY NC
12/23/2004 2:36 PM
RONALD W. CALLICUTT
Register of Deeds

SURVEYED AND MAPPED BY:
JONES AND WALL
P.O. BOX 697
DENTON, N.C. 27239
336-859-1955

PRELIMINARY PLAT APPROVAL AND LOT LAYOUT BY LEVEL CROSS SURVEYING



VICINITY MAP (NOT TO SCALE)

Bluebird Corp.
DB 1115 PG 052
PB 29 PG 77

(Tie Line Calls)

Course	Bearing	Distance
L4	N 01°04'41" E	50.15'
L5	N 01°16'43" E	19.38'
L6	S 88°54'30" E	110.23'

Course	Bearing	Distance
L1	N 89°32'01" E	52.64'
L2	S 08°57'27" E	28.14'
L3	S 42°00'31" E	10.00'

Curve	Radius	Length	Chord	Chord Bear.
C1	625.00'	128.20'	127.97'	N 83°59'27" E
C2	625.00'	87.99'	87.92'	N 73°44'53" E
C3	625.00'	6.83'	6.83'	N 69°24'39" E
C4	625.00'	104.12'	104.00'	N 64°20'04" E
C5	625.00'	100.98'	100.87'	N 54°55'59" E
C6	625.00'	99.99'	99.88'	N 45°43'17" E
C7	625.00'	6.72'	6.72'	N 40°49'49" E
Curve	Radius	Length	Chord	Chord Bear.
C8	205.00'	87.09'	86.44'	N 55°41'42" E
C9	205.00'	58.65'	58.65'	N 72°48'36" E
Curve	Radius	Length	Chord	Chord Bear.
C10	627.48'	169.65'	169.15'	N 86°20'02" E
C11	20.00'	32.82'	29.26'	S 55°30'48" E
C12	225.00'	83.36'	82.88'	S 01°39'22" W

Final Plat Of NEW HARBORGATE PHASE III SECTION 1

DAVIDSON COUNTY, NORTH CAROLINA		
HEALING SPRINGS TOWNSHIP	Part of: TAX MAP# 21	PARCEL# 8
DEED BOOK 1183 PAGE 487		
FIELD WORK BY: BJ-SK-WC MAPPED BY: KW		
DATE OF SURVEY: NOVEMBER, 2004 JOB# D 1495 K		