

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.

Owner Robert W. Hall Date 12-19-19

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, David E. Reed, Review Officer of Forsyth County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Approved David E. Reed
Director of Planning/Review Officer
This the 19th day of December, 2019
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 3448, Page 1736 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 18 day of DEC, A.D., 20 19.

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 8:34 o'clock A M
This the 21st Day of DEC, 20 19 and
recorded in Plat Book 71, Page 19

Filing Fee Paid: Lynne Johnson, Register of Deeds
By: Erin R. Day
Deputy - Assistant
NORTH CAROLINA - FORSYTH COUNTY

CERTIFICATE OF POSITIONAL ACCURACY

I, John E. Beeson, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- (1) Class of survey: A
- (2) Positional accuracy: $\pm 0.033'$ or 1 cm
- (3) Type of GPS field procedure: RTK
- (4) Dates of survey: March 22, 2019
- (5) Datum/Epoch: NAD83(2011)
- (6) Published/Fixed-control use: NCGS VRS/RTN
- (7) Geoid model: 2012B
- (8) Combined grid factor(s): 0.999938579
- (9) Units: US Survey Feet; all distances shown are ground

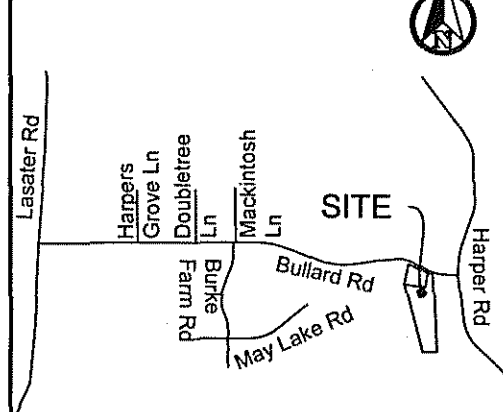
John E. Beeson L-1828
John E. Beeson, Professional Land Surveyor Registration No.

The Forsyth County Health Department has NOT evaluated any of the lots represented on this plat for the purpose of issuing improvement permits.

IMPORTANT NOTES:

1. All distances shown on this plat are horizontal distances.
2. 5/8" rebar set at all corners unless otherwise noted.
3. All bearings shown on this plat are based on NCGRID - NAD83 (2011).
4. Deed bearing and distances are shown in parenthesis if variances were found in surveyed bearings and distances.
5. Site is located in the Yadkin River WS-IV Watershed.
6. Parcel Areas are calculated using the coordinate method.
7. Total Number of Lots: 4
8. Total Acreage: 4.902± Acres.
9. All existing residences and accessory structures to be demolished.
10. Public water and Private On-Site Septic systems.
11. Zoning: RS40
12. 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.

LOCATION MAP N.T.S.



PURPOSE STATEMENT:

The purpose of this plat is to re-divide the two existing parcels into four (4) residential lots using current zoning requirements.

PROJECT:

#2019114
BULLARD PLACE
Winston Salem, NC
Forsyth County, NC; Winston Township
Pin Nos.: 5884-41-9172 & 5884-50-0727
Block: 4401, Lots: 078F & 078H
Current DB 3448, Page 1736

CLIENTS:

WEIDL PROPERTIES LLC
2806 Reynolda Road #172
Winston Salem, NC 27106

DRAWN BY: ATC/TLBC/PE

DATE: 11.21.2019

JOB NO: 19-013

SCALE: 1" = 60'

SHEET NO:

1 of 1

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