| | | | | WWW. International Control of the Co | |
|--|---|--|---|--|--|
| The undersigned hereby acknowledge that i am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt | PLANNING DEPARTMENT / REVIEW OFFICER FINAL SUBDIVISION PLAT APPROVAL | CERTIFICATE OF CLOSURE | 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 count | 1. | RSYTH COUNTY REGISTER OF DEEDS PLAT REGISTRATION |
| this plan and subdivision with my (our) free consent and upon approval by the City-County Planning Board of Winston-Salem and Forsyth | This is to certify that this plat meets the recording requirements of the Unified Development Ordinance Subdivision Regulations for Winston-Salem/Forsyth County. | 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 Book3448, Page1736and/or | 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 th | | tration at 8:34 o'clock_A M |
| County authorize that this plat be recorded in the office of the Register of Deeds of Forsyth County. | David E Reed , Review Officer of Forsyth County, | Plat Book , Page ; that the ratio of precision as calculated is 1:10,000+; that this | ordinance that regulates parcels of land; | This the 7 | tration at 8.31 o'clock A M Day of DFC 20.7 and at Book 1 Page 19 |
| Jub Werel 12-19-19 | certify that the map or plat to which this certification is affixed meets all statutory requirements for recording. | plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this | d. That this plat is of a survey of another category, such as the recombination of existing survey or other exception to the definition of a subdivision: | parceis, a court-ordered | d: Lynne Johnson, Register of Deeds |
| Owner Date | Approved Swif E Reed | 1111 | e. That the information available to this surveyor is such that I am unable to make a deter professional ability as to provisions contained in a. through d. above | | |
| | This the 19th day of December 2019 NORTH CAROLINA - FORSYTH COUNTY | John E. Beesoy, Professional Land Surveyor Registration Number | Jan E. Beeson, Professional Land Surveyor Registration Number | | Evel R. D. J. |
| Owner Date | NORTH CAROLINA - FORSYTH COUNTY | NORTH CAROLINA - FORSYTH COUNTY | NORTH CAROLINA - FORSYTH COUNTY | NC | DKTH CAROLINA - PORST TH COURT |
| CERTIFICATE OF POSITIONAL ACCURACY | | | IMPORTANT NOTES | | LOCATION MAP N.T.S. |
| I, John E. Beeson, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision | | THUMITH CAPON | IMPORTANT NOTES: 1. All distances shown on this plat are horizontal distances. | | |
| and the following information was used to perform the survey: | | | 5/8" rebar set at all corners unless otherwise noted All bearings shown on this plat are based on NCGF | RID - NAD83 (2011). | 7 |
| (1) Class of survey: A (2) Positional accuracy: ±0.033' or 1cm | | The state of the s | 4. Deed bearing and distances are shown in parenthe surveyed bearings and distances. | | tree tree |
| (3) Type of GPS field procedure: RTK | | ₹2. £-1828 ° | 5. Site is located in the Yadkin River WS-IV Watershe 6. Parcel Areas are calculated using the coordinate m | | |
| (4) Dates of survey: March 22, 2019 (5) Datum/Epoch: NAD83(2011) | | SURVE ! | 7. Total Number of Lots: 4 8. Total Acreage: 4.902± Acres. 9. All existing residences and accessory structures to | | Harring Harrin |
| (6) Published/Fixed-control use: NCGS VRS/RTN (7) Geoid model: 2012B | | THINKOWARD BE | 9. All existing residences and accessory structures to 10. Public water and Private On-Site Septic systems. | be demolished. | Burke Farm |
| (8) Combined grid factor(s): 0.999938579 (9) Units: US Survey Feet; all distances shown are ground | | The state of the s | 11. Zoning: RS40 12. This Survey is subject to any facts that may be disc | closed by a full and accurate title | May Lake Ru |
| 1110 | | | search, NOT furnished me as of this date and may rights-of-way, restrictive covenants, assessments, i | be subject to easements, | |
| John E. Beeson, Professional Land Surveyor Registration No. | } | | of record in the office of the Register of Deeds, Cle | rk of Court, Town or County Tax | |
| The Forsyth County Health Department has NOT evaluated any of the lots | 1 | | Office or which may have been acquired by prescri | ptive use. | |
| represented on this plat for the purpose of issuing improvement permits. | | | | | PURPOSE STATEMENT: |
| | J | | ≠ | | |
| | | | NO CO | | The purpose of this plat is to re-divide the two existing parcels into four (4) residential lots |
| | | | id - | | using current zoning requirements. |
| | | | ADESI VI | | |
| | | | (2011) | | |
| | | | | | PROJECT: |
| | Tay Pl | ock-Lot: 4401-078C3 | | | |
| | PIN#: : | 5884-40-7709.00 | | | |
| | Deed E | s: Byers, Virginia Louise Bullard & Byers, Donald C. k-Pg: 001234-00078 | IP 1/2" N:84 | IP 3/4" \$1298.74'/ | |
| | | | E:158 41.64' N9"30'46"E CSF: 0.99 | 34890.82' / / / / / / / / / / / / / / / / / / / | |
| · · | | 100 | 11.04 | | _ |
| | | | GRAND DE & PRIVATE IS | | nip 727 |
| | | 177.73 | 30' PRIVATE ACCESS & PRIVATE UTILITIES EASEN GRAND PINE LANE (Private) | MENT PRO PRO | nsh 0-0 |
| | | - | ੋ | \$500 | o. v. 4-5- |
| | | | | CH. 104 06"E | on To 5884 378H |
| | 817.53' (Total) 530.46' | 1-+ | _ // | R. 625 74 | 8 & 5 736 |
| | N12°43'00"W | 241 | 19 / 5 2425 | | Wir 172 78F ge 1 |
| | N12 A | 2413 | Line 86 | | Pag 9 9 9 9 |
| _ | | (3) (2) (2) (40226 ±S | (| 7 × 1 | M, N, N, M, |
| Свае | | 40195 ±SQ FT | SQ FT / 41783 ±SQ FT CRES 0.959 ±ACRES | (& d 2) | em nty 3844 |
| IP 1/2" | | ew P | | © / | RE Sal |
| Hnute . | 2407 | √ ⁷⁰ Peer 1 | | | 117 Oos.:: 44: |
| m 74' & | <u></u> | .6. A | Sn. " | , | ULL instructions of the contract of the contra |
| 038 00 00 20 28 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 | (4) | | CH, 29'32'E | | #20 Win Win Pin Bloc Curr |
| (9045. (9045. (1) (2047. (1) (1) (1) (1) (1) (1) (1) (1) (1) (1) | 91346 ±SQ FT 2.097 ±ACRES | IR 1" | ODP | | CLIENTS: |
| Tax Block-Lot: 4401-038 PIN#: 5884-50-0045.00 Owners: Hunter, Gay Harp Deed Bk-Pg: 001821-0285 88°54'19"W — 138.7 Approx. Location Stream | | | IR 1" S63° 46'10" | | OLILIATO. |
| 96. BR-7 - 19. W - 19. | | | Arc: 50.04* | LINE LEGEND | WEIDL PROPERTIES LLC 2806 Reynolda Road #172 |
| Tax E Dwne Deed Appl | | 145.27' | R: 437.00.06 | Line Surveyed Line by Deed | Winston Salem, NC 27106 |
| N N N N N N N N N N N N N N N N N N N | 476.15' | 155.47' | IP 3/4" 113.69' — S2°14'31"E IP PINCH — | Line Not Surveyed | |
| | 776.88' (Total) S2°23'14"E | | / / / | | DRAWN BY: ATC/TLBC/PE |
| STONE W/TACK | | Tax Block-Lot: 4401-036B | Tax Block-Lot: 4401-036A PIN#: 5884-51-2066.00 | Easement CL Right-of-Way | DATE: 11.21.2019 |
| Tax Block-Lot: 4401-01 | | PIN#: 5884-50-2776 Owner: Boyer, Elaine H. | Owner: Boyer, Elaine H. | Sewer Main Water Main | 100 NO |
| PIN#: 5884-50-3279.00 Owners: Guffey Jr., Bas | il M. & | | Deed Bk-Pg: 001234-00078 / | 100 Yr Flood 500 Yr Flood | 13-013 |
| Guffery, Julie I Deed Bk-Pg: 002089-03 | ₹. } | | | 222 71 7284 | SCALE: 1" = 60' |
| 2004 2A 1 g. 0024000 0A | | | 1 1 | | 30 0 15 30 60 120 |
| 1 | 1 | | 1 | ewinal Leceus | SHEET NO: |
| |] | | ! | SYMBOL LEGEND Pt. Calculated Point (As Shown) | 1 of 1 |
| | | | 1 | L IRS Iron Rebar Set (5/8") IP Existing Iron Pipe | 1 01 1 |
| | ı | | | IR Existing fron Rebar Stone Found | BEESON & CARTER, PA. |
| | | | © | CC Control Comer Flush with ground | CIVIL ENGINEERS LAND SURVEYORS LAND PLANNING |
| | | | AG | G x.xx' Above ground (Distance in ft.) G x.xx' Under ground (Distance in ft.) | 4970 US Highway 311 N #669, Walkertown, NC 27051 |
| | | | UC | Sanitary Sewer Manhole | OFFICE:(336) 748-0071 FAX:(336) 748-0470 WEB: www.bc-eng.com Corp #: C-4017 |
| | | | | | Corp #: C-4017 |