Random Line Table

Calls along creek are to a random line. Property line is centerline of creek.

LINE	BEARING	LENGTH
R– 1	N 36°21'35" E	18.23
R– 2	N 45°29'01" E	65.04
R– 3	S 78°29'16" E	36.31
R– 4	N 03°34'39" E	47.31
R– 5	N 18°53'14" E	20.29
R– 6	S 84°25'08" E	11.64
R– 7	N 39°59'31" E	42.84
R– 8	N 34°59'39" E	34.70
R– 9	S 68°15'24" E	28.97
R– 10	N 15°28'57" E	119.05
R– 11	N 01°11'41" W	40.18
R– 12	N 01°49'53" E	74.70
R– 13	N 07°46'26" W	33.47
R– 14	N 13°29'59" E	39.95

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.

1-12-05 signed
Date

Date signed

TOWN OF LEWISVILLE ESTABLISHED 1966 INCORPORATED 1979 NORTH CAROLINA

Planning Department/Review Officer
Final Subdivision Plat Approval

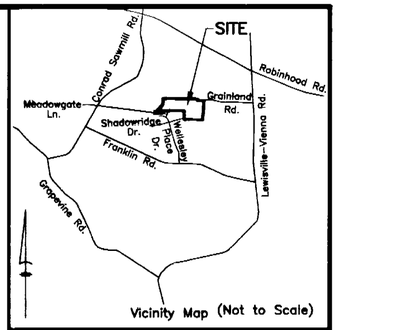
This is to certify that this plat meets the recording requirements of the Unified Development Ordinance Subdivision Regulations for the Town of Lewisville/Forsyth County.

I, Martin Myers, Review Officer of the Town of Lewisville, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Approved
Director of Planning/Review Officer

This the 12 Day of January, 05.
Forsyth County, North Carolina

Filed for registration at 1:28 o'clock P M
January 12, 20 05 and recorded
in Plat Book 48, Page 9.
Dickie C. Wood, Register of Deeds
Filing Fee Paid $21.00
by
DEPUTY–ASSISTANT



Vicinity Map (Not to Scale)

Plat Book 48 Page 9

The Homeowners Association documents with covenants and restrictions are recorded in Deed Book 2533, Page 3561

Arc Table

ARC	LENGTH	RADIUS	CHORD	CH. BEARING
A– 1	10.90'	300.00'	10.90'	N 25°38'07" E
A– 2	72.42'	525.00'	72.37'	S 72°05'13" E
A– 3	35.46'	525.00'	35.46'	S 85°50'24" E
A– 4	21.03'	25.00'	20.41'	S 26°19'11" W
A– 5	25.04'	50.00'	24.78'	N 36°04'07" E
A– 6	48.84'	50.00'	46.92'	N 06°15'45" W
A– 7	43.63'	50.00'	42.25'	N 59°14'34" W
A– 8	43.63'	50.00'	42.25'	S 70°45'57" W
A– 9	48.70'	50.00'	46.79'	S 17°52'12" W
A– 10	31.36'	50.00'	30.85'	S 27°59'51" E
A– 11	21.03'	25.00'	20.41'	N 21°52'12" W
A– 12	74.93'	375.00'	74.80'	N 20°31'49" E
A– 13	26.64'	4025.00'	26.64'	S 88°49'50" E

Arc Table

ARC	LENGTH	RADIUS	CHORD	CH. BEARING
A– 14	54.01'	325.00'	53.95'	N 06°07'11" E
A– 15	71.71'	775.00'	71.69'	N 82°24'42" W
A– 16	66.64'	275.00'	66.48'	S 05°33'27" E
A– 17	14.59'	225.00'	14.58'	N 10°38'35" W
A– 18	31.30'	225.00'	31.27'	N 04°48'04" W
A– 19	56.08'	275.00'	55.98'	N 06°39'29" W
A– 20	12.48'	225.00'	12.47'	S 10°54'42" E
A– 21	9.84'	725.00'	9.84'	N 89°20'57" W
A– 22	76.17'	725.00'	76.14'	N 79°49'29" W
A– 23	76.17'	725.00'	76.14'	N 67°47'07" W
A– 24	33.59'	725.00'	33.58'	N 57°25'42" W
A– 25	60.25'	525.00'	60.21'	S 59°23'19" E

Sanitary Sewer Centerline Call Table

LINE	BEARING	DISTANCE	
(Tie) 1/2" EIR	N 89°07'18" E	14.75	Easement Point A
Easement Point A	N 37°05'27" E	12.68	MH 1
MH 1	N 89°07'18" E	110.00	MH 2
MH 2	N 32°51'59" E	200.70	MH 3
MH 3	N 01°33'09" E	172.34	MH 4
MH 4	N 01°33'09" E	116.17	Easement Point B
Easement Point B	N 88°26'51" W	40.81	P (Tie)
MH 3	S 88°26'51" E	121.65	Easement Point C

Line Table

LINE	BEARING	LENGTH
L– 1	N 75°32'45" E	30.11
L– 2	S 76°22'02" W	13.47

Tax Block 4659, Lots 1 & 2
Country Side Acres Revision
PB 22 ⊙ 32
Zoned RS–30

Tie Line S 88°26'51" E 69.75'

Easement Point B — 3/4"EIP — P — S 88°26'51" E 169.20' — 20' Private Drainage Easement — 1.5"EIP — S 88°36'54" E 567.78' — 3/4"EIP — S 88°38'28" E 410.89' — 1/4"EIR — PLANTED STONE — S 89°01'13" E 272.22' — 1"EIP — 1/2"EIR

30' Road Right–of–way (Deed Book 509 ⊙ 1119)

S 88°53'42" E 30.07' — N 89°09'01" E 25.07'

Block 4615, Lot 33A
Anthony E. & Marilyn Dull
Deed Book 509 ⊙ 1119
Zoned RS–30

Block 4615, Lot 34B
Robert E. McCormick
Deed Book 1024 ⊙ 892
Zoned RS–30

Block 4615, Lot 34A
John H. Harris Family Trust
Deed Book 2088 ⊙ 3213
Zoned RS–30

30' Undisturbed Stream Buffer & 30' Type II Bufferyard Lots 28–30

Tax Block 4613, Lot 69
Northwest Forsyth American Little League, Inc.
Deed Book 1113 ⊙ 1034
Zoned RS–30

Ref. IRS, o/s 15'

Meadowgate Lane (50' Public R/W)

Ridgecrest Trail (50' Public R/W)

Grainland Drive (50' Public R/W)

Meadow Chase Drive (50' Public R/W)

Ridge Grove Court (50' Public R/W)

Control Corner — N 89°44'18" W 380.51' — Control Corner

N 88°13'59" W 304.08'

S 89°07'18" W 195.00' — 1/2"EIR o/s 18.0' — Easement Point A 208.07' Total — 3/4"EIP — S 89°07'00" W — 50.00'P — S 89°11'02" W 205.38' — CONC. MONUMENT — S 89°07'42" W 421.23'

Tax Block 4613E, Lots 98–102
Wellesley Place, Section Two
PB 38 ⊙ 194
Zoned RS–20

Tax Block 4613E, Lots 107–112
Wellesley Place, Section Three
PB 41 ⊙ 91
Zoned RS–20

Common Area A
39,101 sq. ft. ±
0.90 acres ±

Common Area B
94,122 sq. ft. ±
2.16 acres ±

FLAT IRON

N 03°05'54" E 76.20' — 3/4"EIP

N 03°08'40" E 173.03'

Shadowridge Drive (Public 50' R/W) — S 49°41'16" W R= 250.00' 212.05' CH — S 50°43'43" E 244.55' CH — R= 300.00'

3/4"EIP — N 03°12'11" E 68.28' — 15.61' — 2"EIP — N 89°01'06" W 338.40' — 3/4"EIP (bent) — N 89°07'10" W 321.57' — 1/2" EIR

Tax Block 4662
Vienna Acres
PB 21 ⊙ 108
Zoned RS–20

Block 4662, Lot 36B
Florence D. Shepherd
Deed Book 853 ⊙ 181
Zoned RS–20

Block 4613, Lot 67
Walter S. Fearrington
Deed Book 1039 ⊙ 1042
Zoned RS–30

Highway Department may have a 30.24' strip of land per Deed Book 1039 ⊙ 1042

Control Corner
NC Grid (NAD 83)
N = 865,108.96'
E = 1,583,513.71'
Combined Factor = 0.99995070

NC Grid (NAD 83)

LEGEND

R/W – Right–of–Way
EIR – Existing Iron Pipe
EIR – Existing Iron Rebar
P – Point
CM – Concrete Monument
IRS – Iron Rebar Set
P/L – Property Line
C A – Controlled Access
CP – Concrete Pipe
CMP – Corrugated Metal Pipe
CPP – Corrugated Plastic Pipe
–F– 100 year Flood Boundary
–O– Overhead Utilities
–X– Fence
Sq. Ft. – Square Feet
Ref. – Reference
o/s – offset
℄ – Center Line
℄ – Center Line
EOP – Edge of Pavement
EOC – Face of Curb
PP – Power Pole
LP – Light Pole
MH – Man Hole
R – Radius
CH – Chord Distance
P/O – Part of
SE – Sight Easement, 10'x70'
DB – Deed Book
PB – Plat Book
CB – Catch Basin
FP – Fence Post
–S– Sewer Line
SnE – Sign Easement, 20'x20'
BC – Back of Curb

NOTES

1. All distances are horizontal ground unless otherwise noted.
2. 10' Utility Easement along the front of all lots, unless otherwise noted.
3. Zoned RS–20–PRD. 10' Minimum Front Building Setback. (see UDO).
4. 20' Sewer Easement along centerline of all sewer lines, unless otherwise noted.
5. 10' X 70' Sight Easement at all intersections, unless otherwise noted.
6. 1/2" Rebar set at all lot corners, PC's and PT's unless otherwise noted.
7. 20' Drainage Easement is 10' each side of pipe, unless otherwise noted.

NOTES (continued)

8. Lot areas shown are based on a 1:10,000 precision.
9. Sediment traps and other erosion control structures not shown.
10. NC Grid tie based on GPS session of 05/29/03 tied to NCGS (W049) Fraternity (Forsyth County) NC Grid NAD 83 (June 26, 1996 adjustment): N = 831,345.45', E = 1,602,751.55', 797.56' (MSL) NGVD 29, Combined Factor = 0.99993101. Positional tolerance = 0.05'

☆11. Lots 9, 10 and 16 have a Negative Access Easement along Grainland Drive.

100 0 100 200 300
Graphic Scale 1" = 100'

Lot Area Table

Lot#	Area Sq.Ft.	Area Acres	Lot#	Area Sq.Ft.	Area Acres	Lot#	Area Sq.Ft.	Area Acres
1	13,683±	0.31±	15	11,555±	0.27±	29	13,297±	0.31±
2	11,133±	0.26±	16	11,853±	0.27±	30	14,712±	0.34±
3	9,985±	0.23±	17	12,826±	0.29±	31	21,973±	0.50±
4	9,620±	0.22±	18	9,668±	0.22±	32	32,090±	0.74±
5	12,220±	0.28±	19	10,956±	0.25±	33	15,267±	0.35±
6	12,400±	0.28±	20	16,962±	0.39±	34	14,927±	0.34±
7	12,013±	0.28±	21	16,448±	0.38±	35	14,822±	0.34±
8	13,365±	0.31±	22	15,783±	0.36±	36	14,714±	0.34±
9	16,565±	0.38±	23	14,639±	0.34±	37	14,606±	0.34±
10	14,155±	0.32±	24	14,746±	0.34±	38	12,802±	0.29±
11	13,247±	0.30±	25	14,854±	0.34±	39	12,390±	0.28±
12	11,519±	0.26±	26	14,961±	0.34±	40	11,564±	0.27±
13	12,119±	0.28±	27	15,621±	0.36±	41	10,861±	0.25±
14	14,327±	0.33±	28	18,050±	0.41±	42	12,070±	0.28±

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.

Professional Land Surveyor, No. 3176

NOTE:
This property is subject to all easements, right–of–ways, streets and 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, and were or were not visible at the time of my inspection. This survey is subject to any facts that may be disclosed by a full and accurate title search, NOT furnished as of this date.

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 noted, 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 signature, license number and seal

December, A.D. 2004

NORTH CAROLINA PROFESSIONAL SEAL L–3176 LAND SURVEYOR RICHARD PARKS BENNETT

Seal or Stamp

Surveyor
3176
License Number

Ridgecrest at Wellesley Place

Owner: Cambridge Isenhour Homes, Inc.
3411 Healy Drive
Winston Salem NC 27103

Tax Block 4613, Lot 71
Deed Book 2436 ⊙ Page 4023
13.57 acres ± in 42 Lots
3.06 acres ± in 2 Common Areas
20.33 acres ± Total
Areas by computer

SCALE	TOWNSHIP	COUNTY	STATE	DATE
1" = 100'	Lewisville	Forsyth	North Carolina	12/21/04

SURVEYED: DM,RR,EC
MAPPED: JM,CS,CE

Allied Land Surveying Co., P.A. JOB NO. ALS059/9255
Richard P. Bennett, PLS–3176
4720 Kester Mill Road Phone (336) 765–2377
Winston–Salem, N.C. 27103 FAX 760–8886
e–mail– info@allied–engsurv.com
MAP NO. survey.dwg plat

V:\CIVIL\ALS059\dwg\survey.dwg, plat, 1/5/2005 11:38:10 AM, 1:1