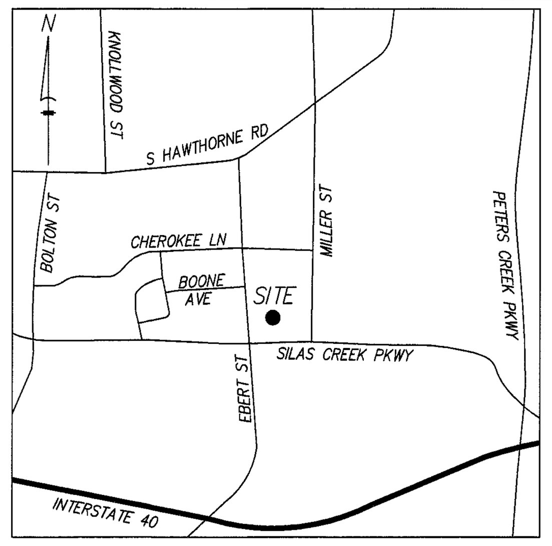
BOOK 78 PAGE 149



VICINITY MAP NOT TO SCALE

NOTES:

1. RAW ERROR OF CLOSURE 1:10,000+, MISCLOSURE WAS DISTRIBUTED BY COMPASS RULE.
2. AREA DETERMINED BY COORDINATE COMPUTATIONS.
3. DASHED LINES REPRESENT INFORMATION TAKEN FROM DEED OR PLAT.
4. PROPERTY ZONED: RM12-S
5. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
6. THIS PROPERTY IS IN ZONE X ACCORDING TO F.I.R.M. MAP NO. 3710682400J AND PANEL NO. 6824J EFFECTIVE DATE: 01/02/09.
7. OPPOSITE R/W ALONG EBERT ROAD AND SILAS CREEK PKWY WAS MAPPED FROM FORSYTH COUNTY GIS TAX MAPPING.
8. NC GRID/NAD 83 (NSRS 2011) COORDINATES WERE ESTABLISHED BY USING NCGS MONUMENT "IRVING". GRID BEARINGS WERE ESTABLISHED BY USING AN NCGS VRS (RTK) SOLUTION BETWEEN "IRVING" AND CONTROL POINT #1.
9. VERTICAL DATUM WAS ESTABLISHED BY USING AN NCGS VRS (RTK) SOLUTION (NAVD 88) ON CONTROL POINT #1.
10. TRAVEL LANES, EDGE OF PAVEMENT, CURBING, AND MEDIAN AS SHOWN HEREON FOR SILAS CREEK PARKWAY WAS MAPPED USING NC ONE MAP AND WAS NOT FIELD LOCATED. ONLY THE MOST NORTHERN EDGE OF PAVEMENT ALONG SILAS CREEK PKWY ADJACENT TO SITE WAS FIELD LOCATED.
11. ALL IMPROVEMENTS ON SUBJECT SITE MAY NOT BE SHOWN.
12. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, AND AGREEMENTS OF RECORD PRIOR TO THE DATE OF THIS MAP. INCLUDING ANY OTHER RIGHTS THAT MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE, AND 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, WHICH HAS NOT BEEN FURNISHED TO SURVEYOR AS OF THIS DATE.
13. RESTRICTED AREA (SHADED) – ACCESS LIMITED TO AUTHORIZED PERSONNEL ONLY.

STORMWATER EASEMENT NOTE:

THIS PROPERTY IS SUBJECT TO A STORMWATER MAINTENANCE BLANKET EASEMENT

PROPOSED BUS STOP EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	10.00'	S00°44'21"W
L2	20.00'	N89°18'40"W
L3	10.00'	N00°44'21"E

PROPOSED BUS STOP EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	20.00'	11404.16	N89°18'40"W	20.00'

PROPOSED UTILITY EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C2	20.00	11404.16	N88°39'00"E	20.00
C3 (TIE)	411.25	11404.16	N89°44'00"E	411.23
C4 (TIE)	25.95	11404.16	N88°32'04"E	25.95

NEW SIDEWALK EASEMENT

LINE	LENGTH	BEARING
E1	21.07'	N03°43'43"W
E2	29.44'	S17°29'03"E
E3	10.28'	N46°39'27"W

LEGEND

EXISTING IRON PIN	O EIP (OR AS DESCRIBED)
EXISTING IRON REBAR	O EIR
GPS CONTROL MONUMENT	(OR AS DESCRIBED)
CONCRETE R/W MONUMENT	
EASEMENT POINT	•
IRON REBAR SET	● IRS
MAG NAIL SET	● MNS
UTILITY POLE	
LIGHT POLE	
DROP INLET – CURB INLET	DI / CI
CATCH BASIN	CB
MANHOLE	
GUY	
RIGHT-OF-WAY	R/W
CONCRETE MONUMENT	CM
CHORD	CH
SIGHT EASEMENT	SE
DEED BOOK	DB
PLAT BOOK	PB
PAGE	PG
SQUARE FEET	S.F.
POINT OF BEGINNING	POB
FINISHED FLOOR ELEVATION	FFE
BACKGROUND SOIL SAMPLE	BG-#
REINFORCED CONCRETE PIPE	RCP
CORRUGATED METAL PIPE	CMP
DUCTILE IRON PIPE	DIP
TAX PARCEL ID NUMBER	PIN
BACK OF CURB	BC
CURB CUT	CC
CONCRETE	CONC.
PRESSURE RELEASE VALVE	PRV
FULL OF DEBRIS	FOD
CURB & GUTTER	C&G
TOP OF WALL	TW
TIE	(T)
BOUNDARY LINE	
RIGHT-OF-WAY LINE	
UNSURVEYED PROPERTY LINE	
EDGE OF PAVEMENT	EP
OVERHEAD UTILITY	OHU OHU
EASEMENT	
EDGE OF WATER	

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) 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.

PEM INVESTMENTS, LLC
BY: PENNSTON CORP, MANAGER

DATE: 11-14-2023 SIGNATURE: By: [signature] Vice Pres, Pennston Corp

DATE: ______________ SIGNATURE: ______________________

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

Approved [signature]
Director of Planning/Review Officer

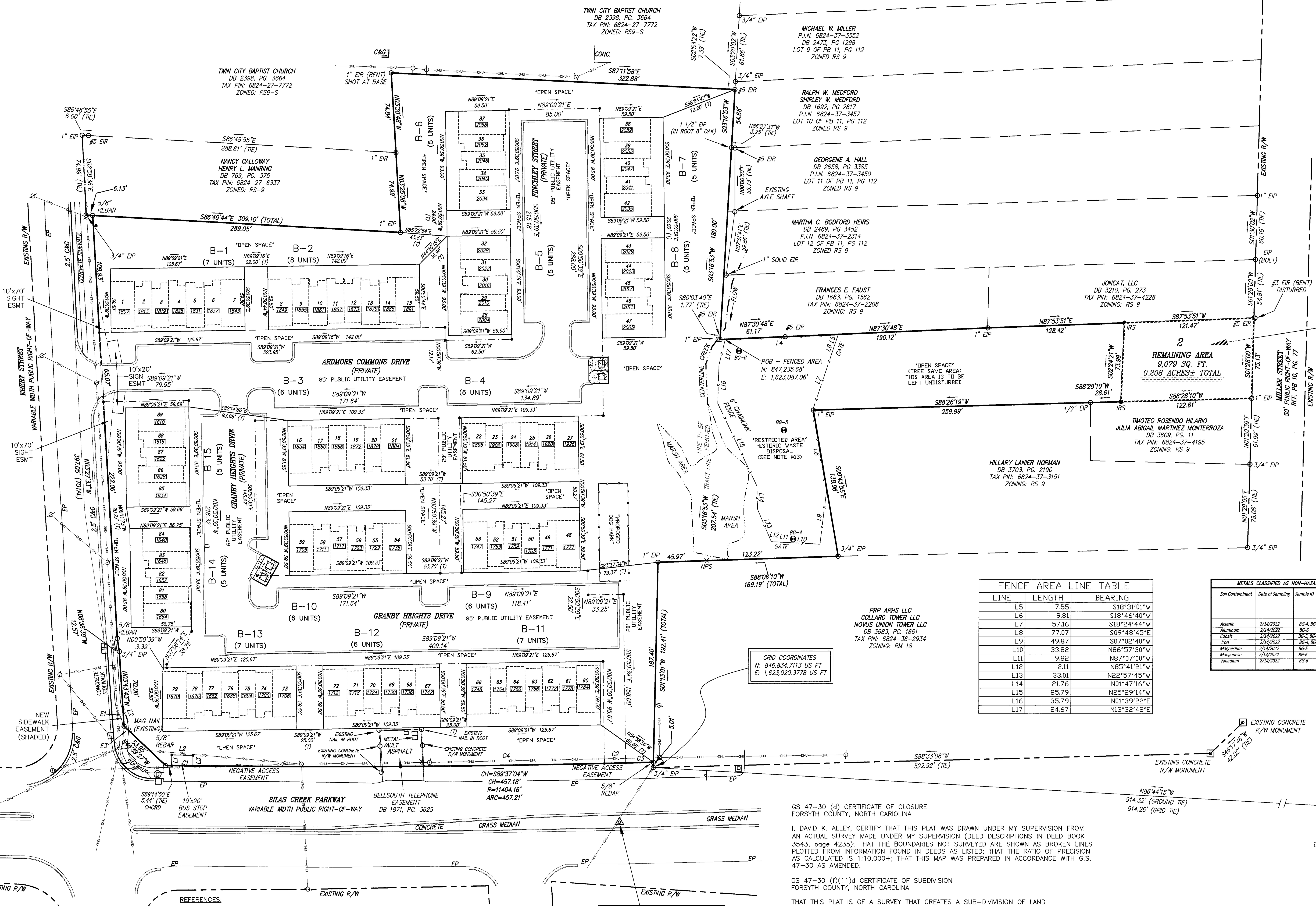
This the 11th Day of December, 2023.

Forsyth County, North Carolina

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for registration at 12:25 o'clock P M
This the 12 Day of December, 2023 and recorded
in Plat Book 78, Page 149.
Lynne Johnson, Register of Deeds
Filing Fee Paid $21.00
by Angela Bee
DEPUTY-~~ASSISTANT~~
FORSYTH COUNTY – NORTH CAROLINA

NAD 83/ NSRS 2011



REFERENCES:

1. DEED BOOK 1109, PAGE 1010; DEED BOOK 757, PAGE 507; DEED BOOK 913, PAGE 85; DEED BOOK 2949, PAGE 1406; DEED BOOK 3309, PAGE 1877
2. NCDOT STATE HIGHWAY PLANS (PROJECT 8.2832001)
3. UNRECORDED MAP BY ALLIED ASSOCIATES, P.A. ENTITLED "BOUNDARY SURVEY FOR: ARDMORE COMMONS" DATED JUNE 17, 2020.
4. RECORDED MAP FOR "ARDMORE COMMONS" IN PLAT BOOK 73, PAGE 80 ON MARCH 21, 2021, FORSYTH COUNTY REGISTRY.
5. ALL DEEDS AND MAPS SHOWN HEREON.

Winston-Salem, NC Fire Department Approval Notice

Approval of this design is granted conditionally by fire code officials of the Winston-Salem Fire Department, with the requirement that any ongoing or future development or construction at these locations shall comply with all applicable provisions of the North Carolina Fire Code including but not limited to those provisions regarding fire apparatus access roads and water supplies

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

FENCE AREA LINE TABLE

LINE	LENGTH	BEARING
L5	7.55	S18°31'01"W
L6	9.81	S18°46'40"W
L7	57.16	S18°24'44"W
L8	77.07	S09°48'45"E
L9	49.87	S07°02'40"W
L10	33.82	N86°57'30"W
L11	9.82	N87°07'00"W
L12	2.11	N85°41'21"W
L13	33.01	N22°57'45"W
L14	21.76	N01°47'16"W
L15	85.79	N25°29'14"W
L16	35.79	N01°39'22"E
L17	24.67	N13°32'42"E

METALS CLASSIFIED AS NON-HAZARDOUS SUBSTANCES WITHIN THE RESTRICTED/FENCED AREA

Soil Contaminant	Date of Sampling	Sample ID	Concentration Exceeding Screening Level (mg/kg)	Protection of Groundwater Screening Level (mg/kg)	Residential Screening Level (mg/kg)
Arsenic	2/14/2022	BG-4, BG-6	3.3	5.8	0.68
Aluminum	2/14/2022	BG-6	41,500	110,000	16,000
Cobalt	2/14/2022	BG-5, BG-6	1.8	0.9	4.7
Iron	2/14/2022	BG-4, BG-6	57,600	150	11,000
Magnesium	2/14/2022	BG-5	1,300	65	2,200
Manganese	2/14/2022	BG-6	140	65	380
Vanadium	2/14/2022	BG-6	102	350	78

GS 47-30 (d) CERTIFICATE OF CLOSURE
FORSYTH COUNTY, NORTH CARIOLINA

I, DAVID K. ALLEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS IN DEED BOOK 3543, page 4235); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS LISTED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

GS 47-30 (f)(11)d CERTIFICATE OF SUBDIVISION
FORSYTH COUNTY, NORTH CAROLINA

THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUB-DIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:
(1) CLASS OF SURVEY: CLASS A
(2) POSITIONAL ACCURACY: 0.07'±
(3) TYPE OF GPS FIELD PROCEDURE: RTK, NCGS REAL-TIME NETWORK
(4) DATES OF GPS SURVEY: JUNE 3, 2020.
(5) DATUM/EPOCH: NAD83/NSRS 2011
(6) PUBLISHED/FIXED CONTROL USED: FIXED CONTROL / NCGS VRS-NETWORK
(7) GEOID MODEL: GEOID 18
(8) COMBINED GRID FACTOR: 0.99993908
(9) UNITS: US SURVEY FEET

WITNESS MY HAND AND OFFICIAL SEAL THIS 14TH DAY OF NOVEMBER, 2023.

L-4492 [signature]
LICENSE NO. PROFESSIONAL LAND SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-4492 LAND SURVEYOR DAVID K. ALLEY

Revisions
06/14/23 – ADDED FENCED AREA
10/24/23 – ADDED METALS TABLE
11/04/23 – ADDED NCDEQ NOTES
11/09/23 – DELETED NCDEQ NOTES

#2021016

TENTATIVE BUILDING LOCATIONS, PUBLIC AND PRIVATE UTILITY EASEMENTS, PRIVATE ACCESS EASEMENTS, AND PUBLIC STREET RIGHT OF WAY DEDICATION FOR:

ARDMORE COMMONS

OWNER:

PEM INVESTMENTS, LLC
1598 WESTBROOK PLAZA DRIVE, SUITE 200
WINSTON-SALEM, NC 27103

TAX PIN# 6824-27-8165
DEED BOOK 3543, PAGE 4235

8.509 ACRES +/- (TOTAL)

Allied Associates, P.A.
4720 KESTER MILL ROAD Phone (336) 765-2377
WINSTON-SALEM, N.C. 27103 FAX 760-8886
Website: www.alliedapa.com NC LICENSE #C-2198

SCALE	TOWNSHIP	COUNTY	STATE	DATE
1" = 50'	WINSTON	FORSYTH	NORTH CAROLINA	05/31/23
SURVEYED:	MAPPED:	JOB NO.	MAP NO.	TDS
EG / TR	DA	PA200602	ACE_TENT PLAT.dwg	ACE

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