

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.

Filed for registration at 3:15 o'clock P.M.  
 Presented according to 9 / 20 / 2021  
 recorded in Plat Book 74 Page 119  
 Fee \$21.00  
 Lyrone Johnson, Register of Deeds  
 Angela Boase  
 Deputy Assistant



VICINITY (no scale)

Douglas H. Steadman, Jr.  
 PIN 6812-66-5092

BOOK 74 PAGE 119

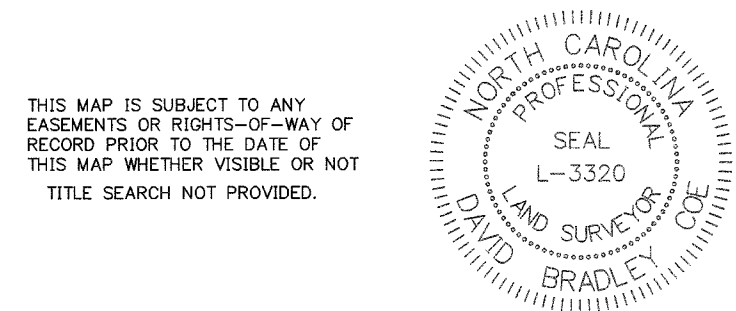
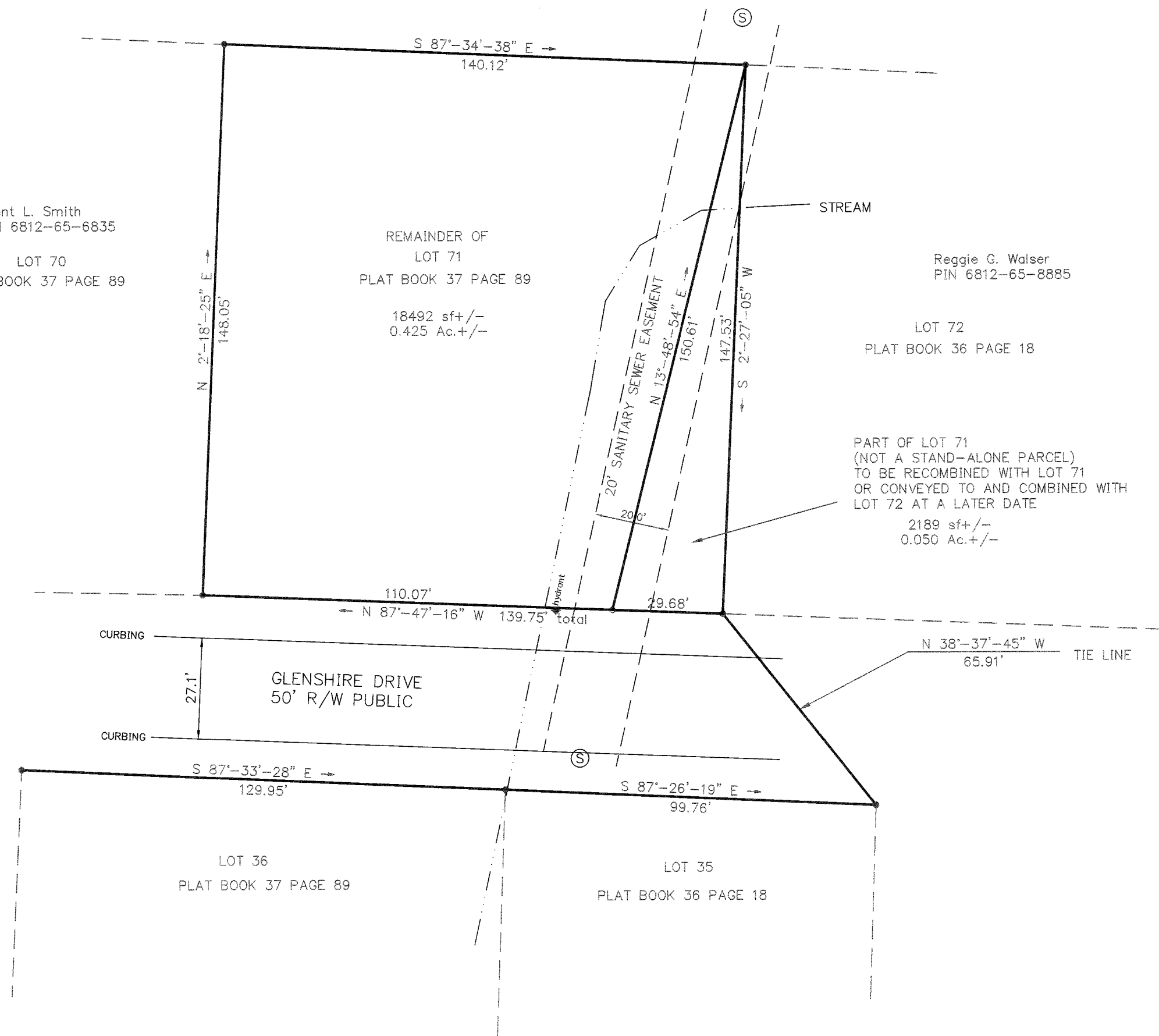
Brent L. Smith  
 PIN 6812-65-6835  
 LOT 70  
 PLAT BOOK 37 PAGE 89

REMAINDER OF  
 LOT 71  
 PLAT BOOK 37 PAGE 89  
 18492 sf +/-  
 0.425 Ac. +/-

Reggie G. Walser  
 PIN 6812-65-8885

LOT 72  
 PLAT BOOK 36 PAGE 18

PART OF LOT 71  
 (NOT A STAND-ALONE PARCEL)  
 TO BE RECOMBINED WITH LOT 71  
 OR CONVEYED TO AND COMBINED WITH  
 LOT 72 AT A LATER DATE  
 2189 sf +/-  
 0.050 Ac. +/-



- I, David B. Coe, PLS #3320, certify to one or more of the following as indicated:
- a. That this plat 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 survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
  - c. Any of the following:
    1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.
    2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
    3. That the survey is a control survey. For the purpose of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights of ownership.
    4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
  - d. That this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception of the definition of subdivision.
  - e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

*David B. Coe*  
 David B. Coe, PLS #3320

**SURVEYOR CERTIFICATION FOR CLOSURE**  
 I, David B. Coe, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (description recorded in DB xxx PG xxx), that the boundaries not surveyed are clearly indicated as such, that the ratio of precision as calculated is 1:10,000+, and that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 21st day of September, in the year of our Lord 2021.

*David B. Coe*  
 David B. Coe  
 NC PLS #3320

**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, *Kirk Ericson*, Review Officer of Forsyth County, certify that the map or plat of which this certification is affixed meets all statutory requirements for recording.

Approved: *Kirk Ericson*  
 ASST Director of Planning/Review Officer

This the 20th day of September 2021 FORSYTH COUNTY NORTH CAROLINA

**OWNERS ACKNOWLEDGEMENT AND ACCEPTANCE**

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 hereby dedicate to public use any roads, streets, and easements forever all areas so shown or indicated on said plat.

*Hubbard Realty of Winston-Salem, Inc*  
 By: *James R. Reed* 8/31/21  
 Signature Date  
*RAMBER DEVELOPMENT CORP*  
 By: *James R. Reed* 8/31/21  
 Signature Date

The purpose of this plat is to create a portion of Lot 71 to be combined with Lot 72 at a later date. The new lot being created is not a buildable lot.

**LEGEND**

|  |                              |  |                     |
|--|------------------------------|--|---------------------|
|  | WATER METER                  |  | R/W RIGHT-OF-WAY    |
|  | SEWER MANHOLE                |  | STREAM              |
|  | POWER POLE                   |  | OVERHEAD POWER LINE |
|  | IRON FOUND                   |  | WELL                |
|  | IRON SET                     |  | STREET ADDRESS      |
|  | MONUMENT                     |  |                     |
|  | PROPERTY LINE (surveyed)     |  |                     |
|  | PROPERTY LINE (not surveyed) |  |                     |
|  | POINT NOT MONUMENTED         |  |                     |

#2021099

MAP OF  
**Lot 71 Darwick Sec 4 PH 1**

|   |   |                   |             |              |
|---|---|-------------------|-------------|--------------|
| SCALE   | COUNTY  | TOWNSHIP          | DATE        | PREC. RATIO  |
| 1" = 30'                                      | Forsyth   | City of W/S       | 11 AUG 2021 | 1 : 10,000 + |
| TAX PIN 6812-65-7865                          |   |                   |             |              |
| OWNER: HUBBARD REALTY OF WINSTON-SALEM        |   |                   |             |              |
| DEED BOOK 1725 PG 1551 / PLAT BOOK 37 PAGE 89 |   |                   |             |              |
| AREA BY COORDINATES                           | COE FORESTRY & SURVEYING F-0141<br>P.O. BOX 36<br>WALLEBURG, N.C. 27373 | JOB #<br>21150    |             |              |
| DRAFTED BY:                                   | PHONE/FAX (336) 769-4673<br>EMAIL: coe4or@gmail.com                     | SURVEYED BY<br>DK |             |              |

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: *H.S. Lathrop*  
DISTRICT ENGINEER

DATE: 5-31-94  
NORTH CAROLINA-FORSYTH COUNTY

FINAL SUBMISSION PLAT APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT MEETS THE RECORDING REQUIREMENTS OF THE SUBDIVISION REGULATIONS FOR WINSTON-SALEM/FORSYTH COUNTY AND, IF APPLICABLE, THAT A CERTIFICATE OF APPROVAL HAS BEEN ISSUED BY THE DIVISION OF HIGHWAYS PURSUANT TO ARTICLE 7, CHAPTER 136 OF THE GENERAL STATUTES, STATE OF NORTH CAROLINA.

THIS THE 2nd DAY OF June, 1994

*Ronald B. Grubbs*  
DIRECTOR OF PLANNING

*Kenneth L. Foster*  
SURVEYOR

NORTH CAROLINA-FORSYTH COUNTY

SEAL  
KENNETH LEE FOSTER

NORTH CAROLINA  
DAVIDSON COUNTY  
NOTARY PUBLIC  
*Denise M. Gupton*  
NOTARY PUBLIC

11-15-98  
NORTH CAROLINA-FORSYTH COUNTY

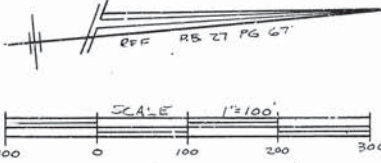
THE FOREGOING CERTIFICATE (HERE GIVE NAME)  
*Denise M. Gupton, NIP*  
AND OFFICIAL TITLE OF THE OFFICER SIGNING  
*Denise M. Gupton*  
DAVIDSON CO NC  
IS CERTIFIED  
THE 3 DAY OF June, 1994  
BY *Kathy Franklin*  
LE. SPEAK, REGISTER OF DEEDS  
DEPUTY - ASSISTANT

FILED FOR REGISTRATION AT 4:15 P.M. ON 06/03/94  
IN PLAT BOOK 37, PAGE 89  
21.00  
PLNG. FILE # 7700 PND  
L.E. SPEAK, REGISTER OF DEEDS  
BY *Kathy Franklin*  
DEPUTY - ASSISTANT

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (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 AUTHORITY. THAT THIS PLAT BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY.

SIGNED: *Hubbard Realty of Winston-Salem, Inc.*  
DATE: 5-26-94  
SIGNED: *Ronald B. Grubbs*  
DATE: 5-26-94  
SIGNED: *C. T. Kimel*  
DATE: 5-26-94

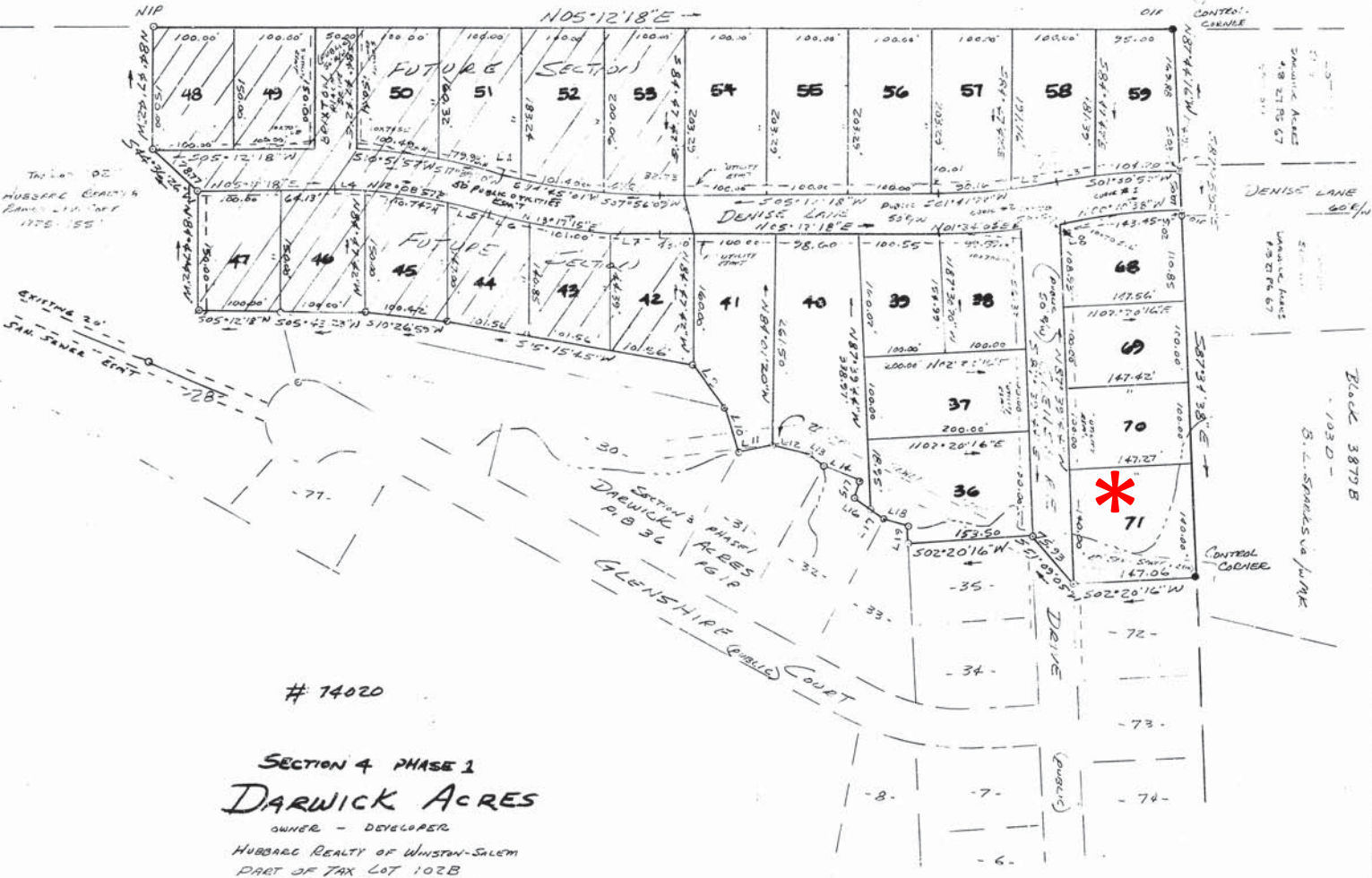
*Kenneth L. Foster*  
REG # 1-2552



CENTERLINE CURVE DATA

| DELTA     | RADIUS | ARC    | CHORD  | TAN.   |
|-----------|--------|--------|--------|--------|
| 11°49'32" | 724.17 | 149.47 | 149.70 | 75.00  |
| 11°16'13" | 760.11 | 149.52 | 149.28 | 75.00  |
| 15°27'14" | 737.01 | 198.79 | 198.18 | 100.00 |
| 15°27'14" | 737.01 | 198.79 | 198.18 | 100.00 |

|     |             |        |
|-----|-------------|--------|
| L1  | S17°44'47"W | 22.68' |
| L2  | S03°56'45"E | 54.37' |
| L3  | S04°16'03"E | 46.76' |
| L4  | N06°38'56"E | 35.88' |
| L5  | N18°25'56"E | 55.33' |
| L6  | N18°52'24"E | 47.45' |
| L7  | N07°20'47"E | 56.74' |
| L8  | N05°54'07"W | 4.48'  |
| L9  | N66°03'52"E | 70.14' |
| L10 | N82°36'13"E | 55.00' |
| L11 | N09°46'27"W | 52.09' |
| L12 | N18°28'45"E | 48.83' |
| L13 | N70°35'02"E | 19.76' |
| L14 | N22°41'59"E | 50.75' |
| L15 | S81°13'56"E | 18.26' |
| L16 | N47°03'11"E | 21.56' |
| L17 | N47°03'11"E | 21.78' |
| L18 | N21°24'09"E | 32.82' |
| L19 | S87°39'44"E | 25.00' |



# 14020

SECTION 4 PHASE 1  
**DARWICK ACRES**  
OWNER - DEVELOPER  
HUBBARD REALTY OF WINSTON-SALEM  
PART OF TAX LOT 102B  
BLOCK 3880 SOUTHFORK TWP  
FORSYTH CO., N.C.  
TOTAL ACRES 8.399  
SURVEYED MAY 1994

GUPTON-FOSTER ASSOCIATES, P.A.  
2200 SILAS CREEK PARKWAY  
SUITE 2B  
WINSTON-SALEM, N.C. 27103  
919-723-2459

\* See revised Plat in Plat Book 74, Page 119