

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.

FAIROAKS ASSOCIATES, LLC
 Owner: **FAIROAKS ASSOCIATES, LLC** Date: _____
 By: **Paul J Choong** 9-27-19
 Owner: **Paul J Choong** Date: _____
 By: **Sherri W Brown** 9-27-19
 Owner: **Sherri W Brown** Date: _____
 By: **Sherri W Brown** 9-30-19
 Owner: **Sherri W Brown** Date: _____

PLANNING DEPARTMENT/REVIEW OFFICER CERTIFICATION
 STATE OF NORTH CAROLINA
 I, **Nasser Rahimzadeh**, Review Officer of The Village of Clemmons, certify that the map or plat to which this certification is affixed is exempt from review officer examination.

Nasser Rahimzadeh
 Director of Planning/Review Officer

This the **03** day of **October**, 20 **19**
 NORTH CAROLINA - VILLAGE OF CLEMMONS

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 as shown, Page as shown and/or Plat Book 50, Page 148; 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 **26** day of **SEPT**, A.D., 20 **19**

John E. Beeson
 John E. Beeson, Professional Land Surveyor Registration Number **L-1828**
 NORTH CAROLINA - FORSYTH COUNTY

CERTIFICATE OF SUBDIVISION

I, John E. Beeson, Professional Land Surveyor, certify to one of the following:

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

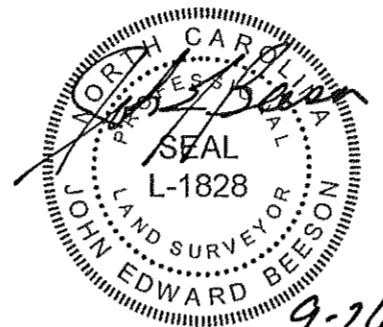
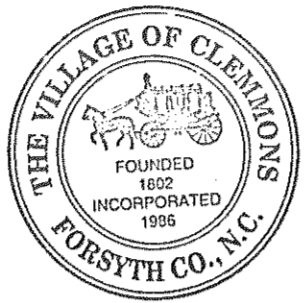
John E. Beeson
 John E. Beeson, Professional Land Surveyor Registration Number **L-1828**
 NORTH CAROLINA - FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for Registration at **10:57** o'clock **A** M
 This the **3rd** Day of **Oct**, 20 **19** and
 recorded in Plat Book **70**, Page **127**

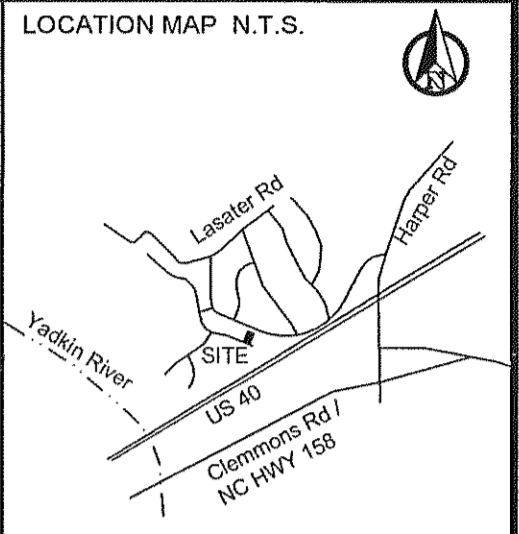
Filing Fee Paid: **\$ 21.00**
 Lynne Johnson, Register of Deeds

By: *Sherri W Brown*
 Deputy - Assistant
 NORTH CAROLINA - FORSYTH COUNTY



BOOK **70** PAGE **137**

- IMPORTANT NOTES:**
- All distances shown on this plat are horizontal distances.
 - 5/8" rebar set at all corners unless otherwise noted.
 - There are no N.C.G.S. OR U.S.C.&G. or other Geodetic Survey Monuments within 2000' feet of this site.
 - All bearings shown on this plat are based on Forsyth Register of Deeds Plat Book 50, Page 148.
 - Deed bearing and distances are shown in parenthesis if variances were found in surveyed bearings and distances.
 - This site is subject to the Yadkin River WS-IV Watershed Ordinance with a Maximum built upon area of 70%.
 - Yadkin River is on the 303 list of impaired streams.
 - Site is NOT located in a FEMA designated flood area.
 - Parcel Areas are calculated using the coordinate method.
 - Total Number of Lots: 3
 - Total Acreage: 1.594± Acres.
 - The lots are zoned RS-15PRD
 - The lots are subject to the Homeowners Association Documents with Covenants and Restrictions as Recorded in Deed Book 2686 Page 3284.
 - 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.



PURPOSE STATEMENT:

The purpose of this plat is to change the side property lines for lots 47-49 in order to resolve a driveway encroachment from lot 47 to lot 48.

PROJECT:

THE ENCLAVE AT FAIROAKS
 Recombination of Lots 47, 48, & 49

Clemmons, NC
 Forsyth County, NC; Clemmons Township
 Pin Nos.: 5882-29-1556.00, 5882-29-2561.00 & 5882-29-3487.00
 Block: 4305, Lots: 47, 48 & 49
 Current DB 3362 - Pg 2076, DB 2539 - Pg 514, Plat Book 50, Page 148

OWNERS:

Alton A Jr & Sherri W Brown
 3765 Verbena Way
 Clemmons NC 27012

Fair Oaks Associates, LLC
 1598 Westbrook Plaza Drive, Suite 200
 Winston Salem NC 27103

DRAWN BY: ATC/TLBC

DATE: 08.19.2019

JOB NO: 05-204

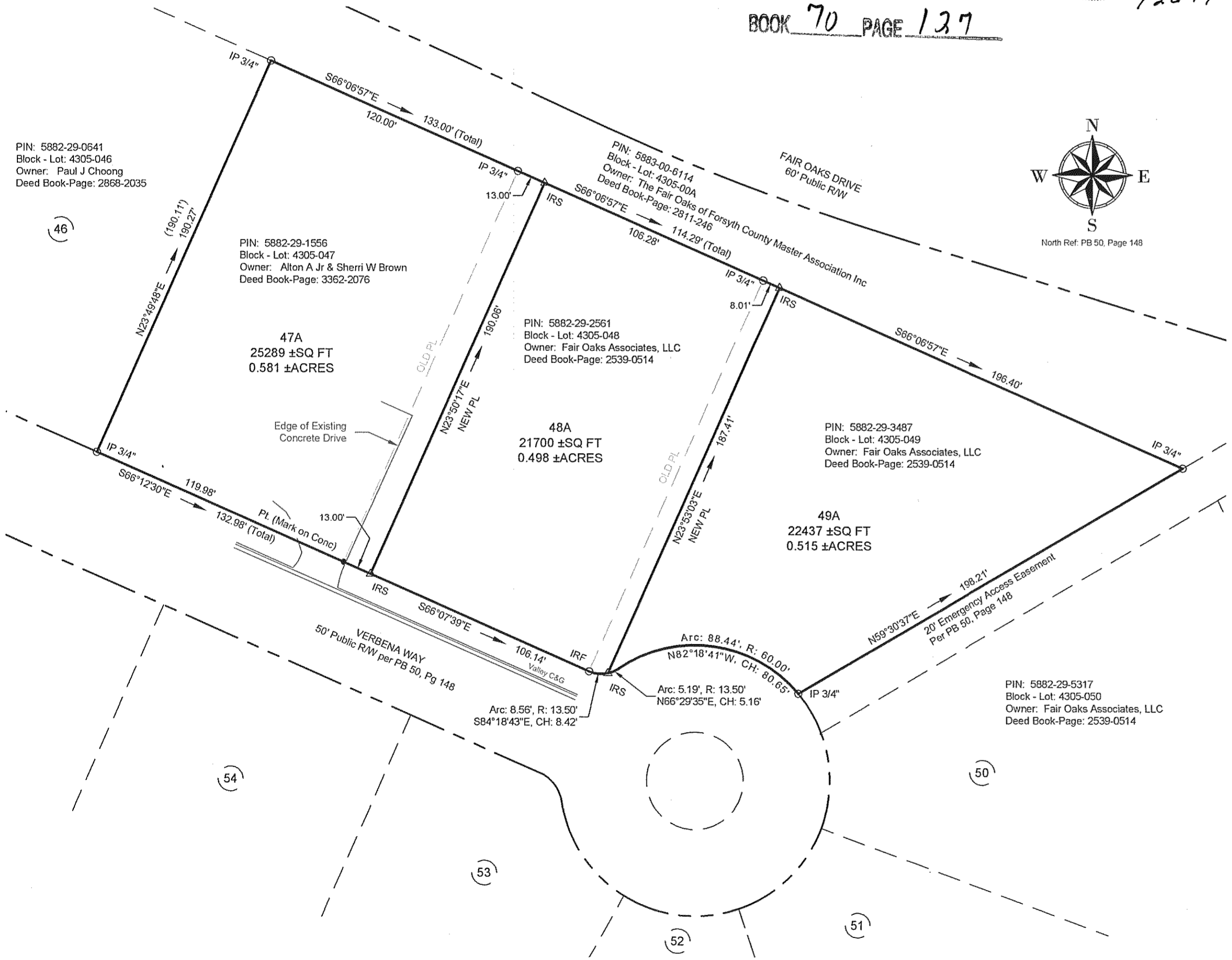
SCALE: 1" = 40'

SHEET NO:

1 of 1

BEESON & CARTER, P.A.
 CIVIL ENGINEERS LAND SURVEYORS
 LAND PLANNING

4970 US Highway 311 N #669, Walkertown, NC 27051
 OFFICE: (336) 748-0071 FAX: (336) 748-0470
 WEB: www.bc-eng.com
 Corp #: C-4017



LINE LEGEND

—	Line Surveyed
- - -	Line by Deed
---	Line Not Surveyed
---	Tie Line
---	Stream
---	Easement Line
---	Easement CL
---	Right-of-Way
---	Sewer Main
---	Water Main
---	100 Yr Flood
---	500 Yr Flood

SYMBOL LEGEND

●	Pl. Calculated Point (As Shown)
▲	IPS Iron Pin Set (3/4" conduit)
IP	Existing Iron Pipe
IR	Existing Iron Rebar
▲	Stone Found
◎	CC Control Corner
FG	Flush with ground
AG	x.xx' Above ground (Distance in ft.)
UG	x.xx' Under ground (Distance in ft.)
◎	Sanitary Sewer Manhole

VILLAGE OF CLEMMONS
DEPARTMENT OF PUBLIC WORKS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

Approved: *Travale E. Svecarski*
Title Clerk
Date: 8/16/2006

PLANNING DEPARTMENT/REVIEW OFFICER
FINAL SUBDIVISION PLAT APPROVAL

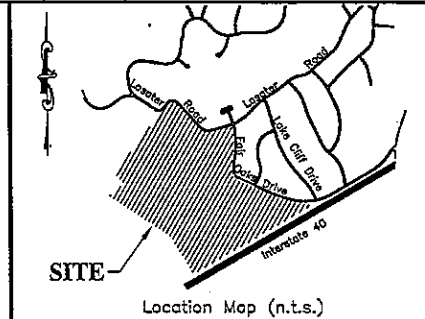
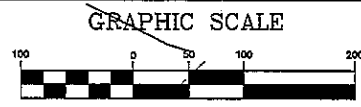
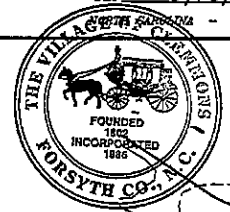
This is to certify that this plat meets the recording requirements of the Official Development Ordinance Subdivision Regulations for the Village of Clemmons, Forsyth County.
Reviewed by: *Christopher Lee Murray*
Title Clerk
Date: 8/16/2006

SURVEYORS CERTIFICATION

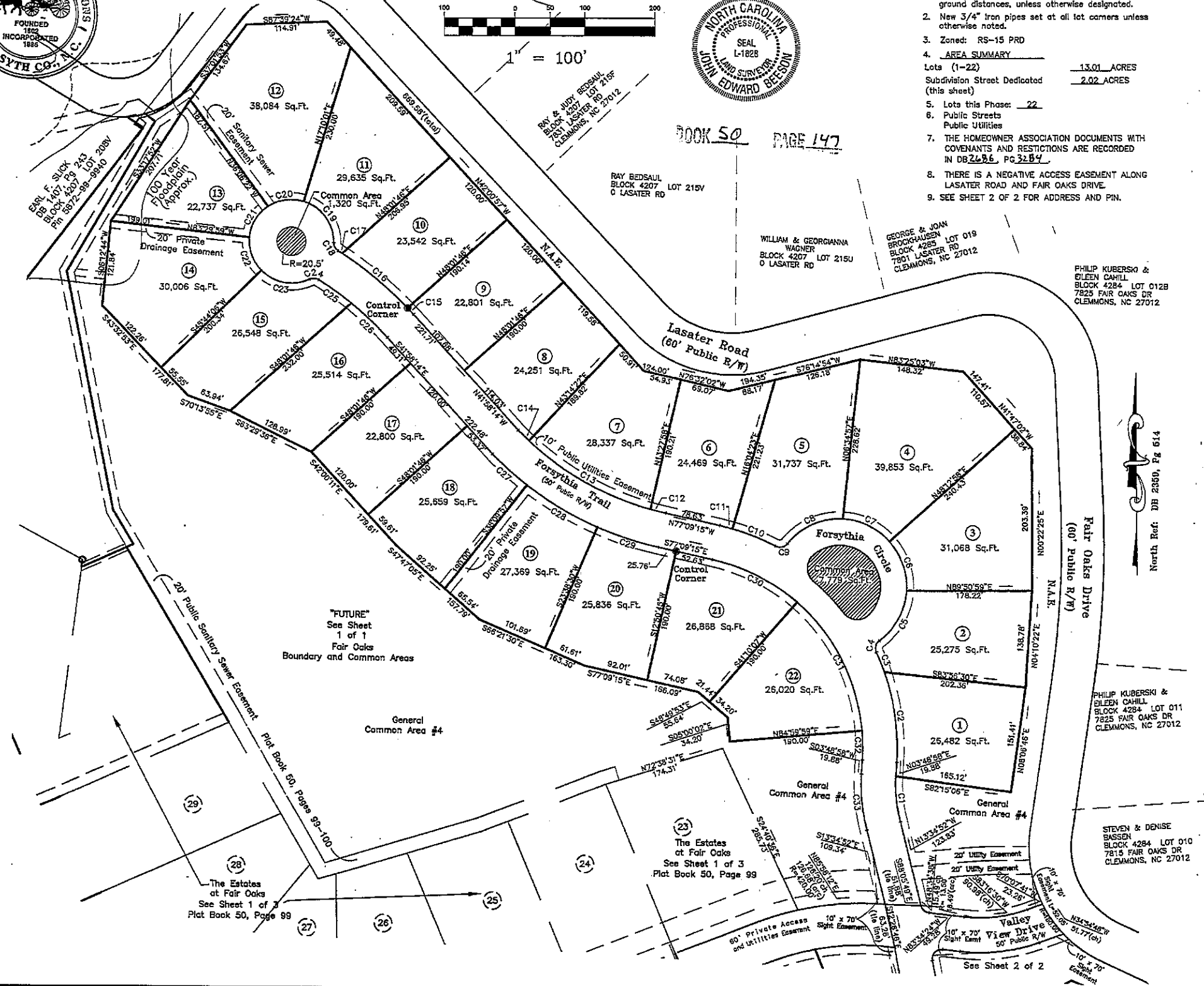
I, *John E. Beeson*, certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Deed Book Page or Plat Book Page of applicable) that the ratio of precision as calculated is 1/10000; that this plat was prepared in accordance with G.S. 47-50 as amended. Witness my original signature, registration number and seal this 15 day of *August*, A.D. 2006.
John E. Beeson
Professional Land Surveyor
L-1828
NORTH CAROLINA - FORSYTH COUNTY

I, *John E. Beeson*, Professional Land Surveyor, Number L-1828, certify to one of the following as indicated by an X:
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; 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
Professional Land Surveyor
L-1828
NORTH CAROLINA - FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION
Filed for Registration at 3:13 o'clock P.M.
This the 17 day of *Aug*, 2006 and recorded in Plat Book 50 Page 147
Filing Fee Paid: *Dickie C. Wood* Register of Deeds
By: *[Signature]* Deputy - Assistant



- NOTES:
- All distances shown on this plat are horizontal ground distances, unless otherwise designated.
 - New 3/4" Iron pipes set at all lot corners unless otherwise noted.
 - Zoned: RS-15 PRD
 - AREA SUMMARY
Lots (1-22) 13.01 ACRES
Subdivision Street Dedicated (this sheet) 2.02 ACRES
 - Lots this Phase: 22
 - Public Streets
Public Utilities
 - THE HOMEOWNER ASSOCIATION DOCUMENTS WITH COVENANTS AND RESTRICTIONS ARE RECORDED IN DB 2686, Pg 3284.
 - THERE IS A NEGATIVE ACCESS EASEMENT ALONG LASATER ROAD AND FAIR OAKS DRIVE.
 - SEE SHEET 2 OF 2 FOR ADDRESS AND PIN.



CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	86.11	200.00	S05°39'15"E	85.81
C2	131.23	325.00	N07°45'05"W	130.34
C3	80.25	825.00	N21°59'06"W	80.23
C4	18.57	13.50	S14°41'11"W	17.14
C5	84.62	96.65	N29°00'15"E	81.94
C6	76.80	96.65	N18°50'22"W	74.80
C7	76.95	96.65	N64°24'46"W	74.94
C8	90.96	96.65	S65°49'07"W	87.84
C9	18.57	13.50	S78°15'25"W	17.14
C10	85.69	325.00	N68°08'10"W	85.58
C11	18.31	325.00	N75°32'26"W	18.30
C12	22.70	413.19	N75°09'36"W	22.70
C13	200.67	413.19	S60°40'24"E	198.70
C14	21.44	413.19	S45°16'27"W	21.44
C15	12.32	525.00	N42°38'34"W	12.32
C16	121.44	525.00	N49°58'31"W	121.17
C17	8.88	525.00	S56°56'39"W	8.88
C18	13.87	13.50	S27°52'57"W	13.27
C19	77.90	80.00	N35°38'21"W	72.54
C20	52.86	80.00	S81°55'42"W	51.17
C21	53.86	80.00	S30°58'23"W	52.07
C22	51.86	80.00	S19°30'15"E	50.26
C23	74.35	80.00	S79°45'56"E	69.69
C24	13.64	13.50	N85°19'54"W	13.06
C25	56.73	475.00	N53°58'31"W	56.70
C26	71.16	475.00	N46°15'44"W	71.09
C27	85.86	463.19	S47°45'38"E	85.81
C28	117.42	463.19	S59°05'47"E	117.10
C29	91.70	463.19	S72°01'48"E	91.55
C30	135.94	275.00	N62°59'34"W	134.56
C31	210.37	275.00	N26°54'57"W	205.28
C32	42.32	275.00	N00°35'32"W	42.27
C33	81.93	250.00	S05°34'22"E	81.57

The Enclave at Fair Oaks
Owner/Developer:
Fair Oaks Associates, LLC.
2631 Reynolda Road
Winston-Salem, NC 27106
(336) 777-0078

FIELD WORK BY: CS PI CJ DH JB MC	CHECKED BY: JEB
Block / Lot PIN: 4207 / 405A 4207 / 408	Deed Book / Page: D.B. 2359, Pg. 514

TOWNSHIP: Clemmons	CITY: Village of Clemmons	COUNTY: FORSYTH
STATE: NORTH CAROLINA	DATE: August 14, 2006	SHEET NUMBER: 1 of 2
JOB NUMBER: 06204RP	DRAWN BY: DAW/tbc/DAS	

BEESON ENGINEERING INC.
ENGINEERS SURVEYORS PLANNERS
509 HIGH STREET
WINSTON-SALEM, NC 27101
TELEPHONE: (336) 748-0071
www.beesonengineering.com

VILLAGE OF CLEMMONS
DEPARTMENT OF PUBLIC WORKS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

Approved: Theresa E. Suclarski
Date: 8/16/2006

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 Village of Clemmons, Forsyth County, North Carolina.

Approved: Christopher Ray Murphy
Date: 8/16/2006

This the 16th day of August 2006
FORSYTH COUNTY, NORTH CAROLINA

SURVEYORS CERTIFICATION

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 50 Page 148 if applicable); that the ratio of reduction as calculated is 1:1000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 15 day of August A.D. 2006.

John E. Beeson
Professional Land Surveyor
NORTH CAROLINA - FORSYTH COUNTY

I, John E. Beeson, Professional Land Surveyor, Number 1-1828, certify to one of the following as indicated by an 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;

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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 e. above.

John E. Beeson
Professional Land Surveyor
NORTH CAROLINA - FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for Registration at 3:13 o'clock P
This the 17 day of Aug, 2006 and recorded
in Plat Book 50 Page 148

Filing Fee Paid: Diakie G. [Signature] Register of Deeds
21 Deputy Assistant

NOTES:

- All distances shown on this plat are horizontal ground distances, unless otherwise designated.
- New 3/4" Iron pipes set at all lot corners unless otherwise noted.
- Zoned: RS-15 PRD
- AREA SUMMARY
Lots 42-57 8.97 ACRES
Subdivision Street Dedicated 1.80 ACRES (this sheet)
- Lots this Phase: 16
- Public Streets
- Total Area This Phase: Acres ± Sq.Ft.
- THE HOMEOWNER ASSOCIATION DOCUMENTS WITH COVENANTS AND RESTRICTIONS ARE RECORDED IN DB2686, PG1284.
- THERE IS A NEGATIVE ACCESS EASEMENT ALONG LASATER ROAD AND FAIR OAKS DRIVE.

Location Map (n.t.s.)

BOOK 50 PAGE 148

GRAPHIC SCALE
1" = 100'

The Enclave at Fair Oaks

Owner/Developer:
Fair Oaks Associates, LLC.
2631 Reynolda Road
Winston-Salem, NC 27106
(336) 777-0078

FIELD WORK BY: GS PJ CJ DH JB MC CHECKED BY: JEB

Block / Lot / PIN: 4207 / 405A Deed Book / Page: D.B. 2859, Pg. 614
4207 / 408

TOWNSHIP: Clemmons CITY: Village of Clemmons COUNTY: FORSYTH

STATE: NORTH CAROLINA DATE: August 14, 2006 SHEET NUMBER: 2 of 2

JOB NUMBER: 05204RP DRAWN BY: DAW/Wbc/DAS

BEESON ENGINEERING INC.
ENGINEERS SURVEYORS PLANNERS
609 HIGH STREET
WINSTON-SALEM, NC 27101
TELEPHONE: (336) 748-0071

Lots 47, 48 & 49 Revised See Revised Plat Forsyth County Plat Book 70 Page 127