

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

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

CERTIFICATE OF SUBDIVISION

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

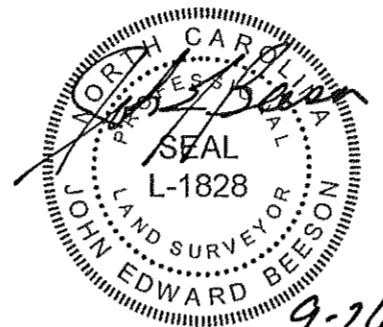
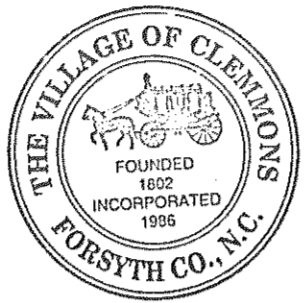
- That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
- That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
- That this plat is of a survey of an existing parcel or parcels of land;
- 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 L-1828
 John E. Beeson, Professional Land Surveyor Registration Number
 NORTH CAROLINA - FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

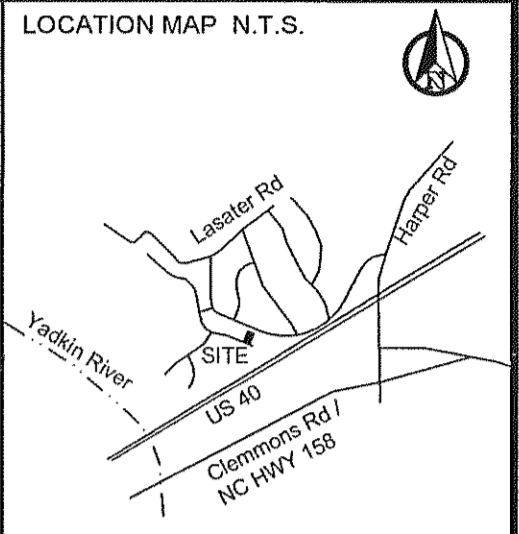
Filed for Registration at **10:57** o'clock **A** M
 This the **3rd** Day of **Oct**, 20 **19** and
 recorded in Plat Book **70**, Page **127**

Filing Fee Paid: **Lynne Johnson**, Register of Deeds
 By: **Sherri Brown**
 Deputy - Assistant
 NORTH CAROLINA - FORSYTH COUNTY



BOOK 70 PAGE 127

- 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

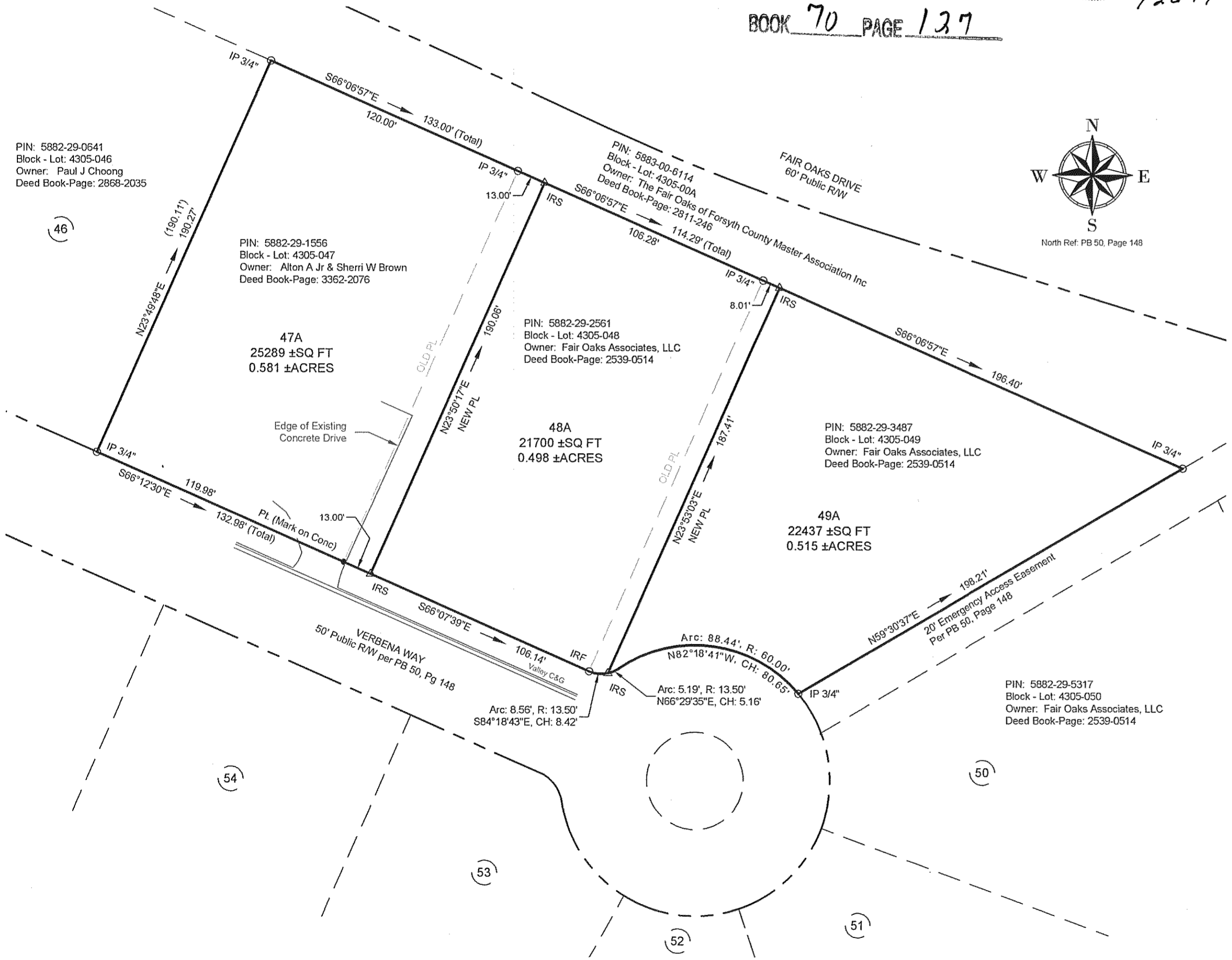
SCALE: 1" = 40'

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.
Approved: *Christopher Lee Murray*
Review Officer of Village of Clemmons, Forsyth County
This the 16th day of August, 2006
FORSYTH COUNTY, NORTH CAROLINA

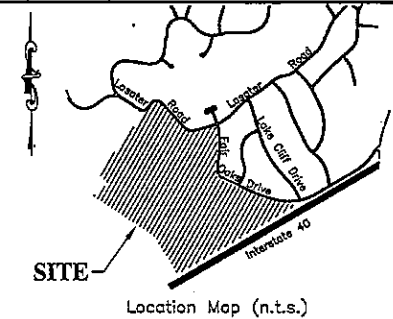
SURVEYORS CERTIFICATION

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.
Professional Land Surveyor
NORTH CAROLINA - FORSYTH COUNTY
L-1828

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

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for Registration at 3:13 o'clock P.M.
This the 17th day of August, 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.

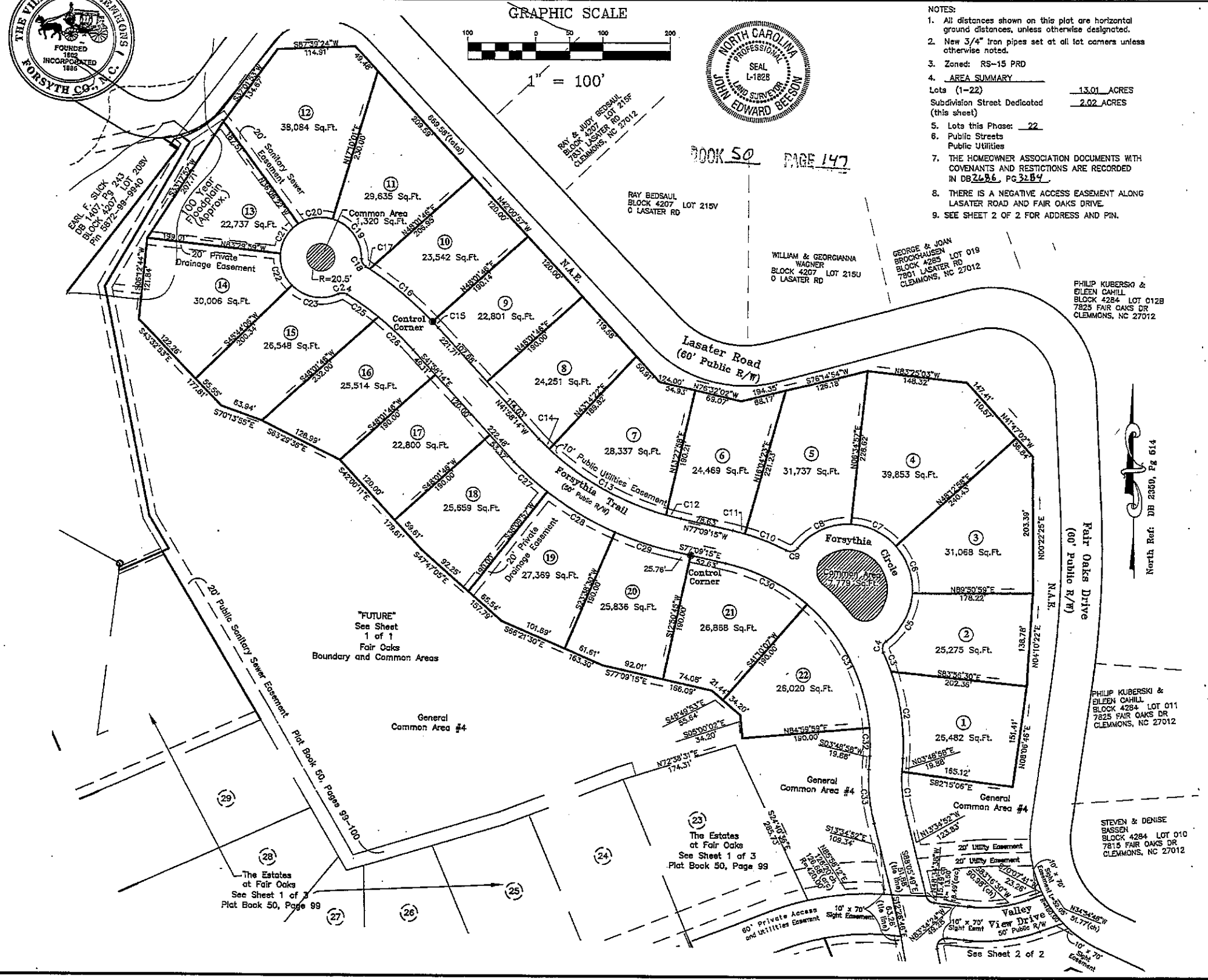
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	86.11	200.00	S05°39'15"E	85.81
C2	131.23	325.00	N07°45'05"W	130.34
C3	80.25	825.00	N21°59'06"W	80.23
C4	18.57	13.50	S14°41'11"W	17.14
C5	84.62	96.65	N29°00'15"E	81.94
C6	76.80	96.65	N18°50'22"W	74.80
C7	76.95	96.65	N64°24'46"W	74.94
C8	90.96	96.65	S65°49'07"W	87.84
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 CI DJ 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) and that the ratio of reduction is as calculated to 1/10000 that this plat was prepared in accordance with G.S. 47-39 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 not regulated 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 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

General Common Area #4
See Sheet 1 of 2

General Common Area
22,825 Sq. Ft.

The Estates at Fair Oaks
PB 50, Pg 99

"FUTURE" The Village at Fair Oaks

"FUTURE" See Sheet 1 of 1 Fair Oaks Boundary and Common Areas

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 (this sheet): 1.80 ACRES
- 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, PG 1284.
- THERE IS A NEGATIVE ACCESS EASEMENT ALONG LASATER ROAD AND FAIR OAKS DRIVE.

BOOK 50 PAGE 148

GRAPHIC SCALE

1" = 100'

BLK.	LOT	W/LOT	PIN	SYNUM	STPRE	STNAME	STTYPE	SUITE
4305	0040	40	5883-00-6518.00			FORSYTHA	TRL	
4305	0050	50	5882-28-0077.00			VERBERNA	WAY	
4305	0060	60	5882-19-4171.00			ABELIA	WAY	
4305	0001	1	5883-10-4294.00			FORSYTHA	TRL	
4305	0002	2	5883-10-6308.00			FORSYTHA	TRL	
4305	0003	3	5883-10-5512.00			FORSYTHA	TRL	
4305	0004	4	5883-10-4816.00			FORSYTHA	TRL	
4305	0005	5	5883-10-2893.00			FORSYTHA	TRL	
4305	0006	6	5883-10-1624.00			FORSYTHA	TRL	
4305	0007	7	5883-10-0658.00			FORSYTHA	TRL	
4305	0008	8	5883-10-5788.00			FORSYTHA	TRL	
4305	0009	9	5883-00-5871.00			FORSYTHA	TRL	
4305	0010	10	5883-00-7938.00			FORSYTHA	TRL	
4305	0011	11	5883-01-6040.00			FORSYTHA	TRL	
4305	0012	12	5883-01-6123.00			FORSYTHA	TRL	
4305	0013	13	5883-01-4902.00			FORSYTHA	TRL	
4305	0014	14	5883-00-0388.00			FORSYTHA	TRL	
4305	0015	15	5883-00-4881.00			FORSYTHA	TRL	
4305	0016	16	5883-00-5785.00			FORSYTHA	TRL	
4305	0017	17	5883-00-6687.00			FORSYTHA	TRL	
4305	0018	18	5883-00-7878.00			FORSYTHA	TRL	
4305	0019	19	5883-00-8688.00			FORSYTHA	TRL	
4305	0020	20	5883-00-8623.00			FORSYTHA	TRL	
4305	0021	21	5883-10-1386.00			FORSYTHA	TRL	
4305	0022	22	5883-10-2331.00			FORSYTHA	TRL	
4305	0042	42	5882-19-5890.00			VERBERNA	WAY	
4305	0043	43	5882-19-6794.00			VERBERNA	WAY	
4305	0044	44	5882-19-8730.00			VERBERNA	WAY	
4305	0045	45	5882-19-8626.00			VERBERNA	WAY	
4305	0046	46	5882-28-0641.00			VERBERNA	WAY	
4305	0047	47	5882-28-1656.00			VERBERNA	WAY	
4305	0048	48	5882-28-2261.00			VERBERNA	WAY	
4305	0049	49	5882-28-3487.00			VERBERNA	WAY	
4305	0050	50	5882-28-3317.00			VERBERNA	WAY	
4305	0051	51	5882-28-2940.00			VERBERNA	WAY	
4305	0052	52	5882-28-3125.00			VERBERNA	WAY	
4305	0053	53	5882-28-2205.00			VERBERNA	WAY	
4305	0054	54	5882-28-1301.00			VERBERNA	WAY	
4305	0055	55	5882-19-8387.00			VERBERNA	WAY	
4305	0056	56	5882-19-8472.00			VERBERNA	WAY	
4305	0057	57	5882-19-7465.00			VERBERNA	WAY	

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C34	289.44	325.00	S35°59'27"E	279.97
C35	40.25	325.00	S78°12'00"E	40.22
C36	61.34	225.00	N73°58'16"W	61.15
C37	13.76	13.50	N36°55'18"W	13.17
C38	52.90	60.00	S32°58'19"E	51.20
C39	53.15	60.00	S83°36'18"E	51.43
C40	53.15	60.00	N45°38'28"E	51.43
C41	43.10	60.00	N00°18'55"W	42.18
C42	20.09	60.00	N30°28'23"W	20.00
C43	88.44	60.00	N82°18'41"W	80.65
C44	13.76	13.50	N84°40'00"E	13.17
C45	74.87	275.00	N73°58'16"W	74.74
C46	26.94	275.00	S78°56'30"E	26.93
C47	138.37	275.00	S61°43'16"E	136.92
C48	132.21	275.00	S33°31'59"E	130.94
C49	44.55	275.00	S15°07'07"E	44.50

See Revised Plat Forsyth County Plat Book 70 Page 127