

DIVISION OF HIGHWAYS  
 PROPOSED SUBDIVISION ROAD CONSTRUCTION  
 STANDARDS CERTIFICATION  
 APPROVED James M. Gray  
 District Engineer  
 This the 25<sup>th</sup> Day of August, 2020  
 NORTH CAROLINA - FORSYTH COUNTY

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, RICK STEIN, Review Officer of Forsyth County,  
 certify that the map or plat to which this certification is affixed meets all statutory  
 requirements for recording.  
 Approved John E. Beeson  
 Director of Planning/Review Officer  
 This the 26 day of January, 2020  
 NORTH CAROLINA - FORSYTH COUNTY

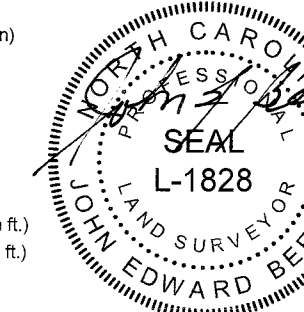
CERTIFICATE OF CLOSURE  
 I, John E. Beeson, certify that this plat was drawn under my supervision from an actual survey  
 made under my supervision (description recorded in Deed Book 3387, Page 2121 and/or  
 Deed Book 3391, Page 1004; that the ratio of precision as calculated is 1:10,000+; that  
 this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original  
 signature, registration number and seal this 10 day of AUG, A.D., 2020  
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:  
 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;  
 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 L-1828  
 John E. Beeson, Professional Land Surveyor Registration Number  
 NORTH CAROLINA - FORSYTH COUNTY

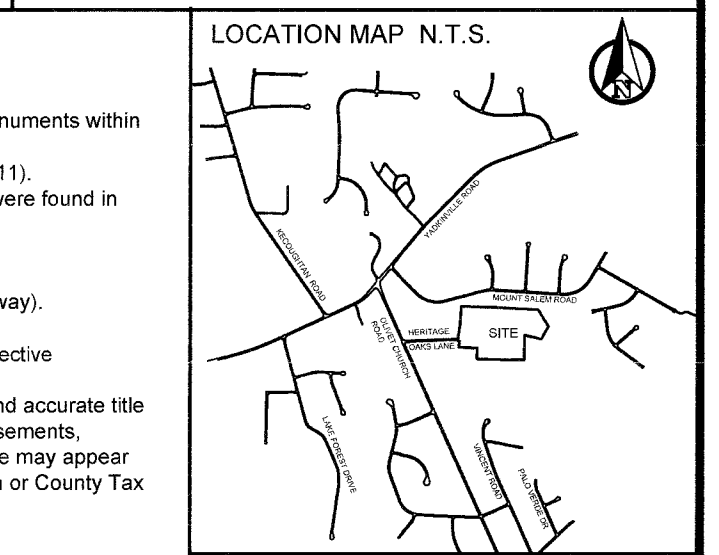
FORSYTH COUNTY REGISTER OF DEEDS  
 PLAT REGISTRATION  
 Filed for Registration at 12:10 o'clock P M  
 This the 11 Day of February, 2021 and  
 recorded in Plat Book 73 Page 65-66  
 Filing Fee Paid: Lynne Johnson, Register of Deeds  
 By: Angela Booe  
 Deputy-Assistant  
 NORTH CAROLINA - FORSYTH COUNTY

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 accept 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.  
Heritage Oaks Holdings, LLC 8/11/20  
 Owner Date  
Winston Scott Craver 8/11/20  
 Owner Date  
Winston Scott Craver, manager

CERTIFICATE OF POSITIONAL ACCURACY  
 I, John E. Beeson, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision  
 and the following information was used to perform the survey:  
 (1) Class of survey: A  
 (2) Positional accuracy: ±0.033' or 1 cm  
 (3) Type of GPS field procedure: RTK  
 (4) Dates of survey: April 10, 2020  
 (5) Datum/Epoch: NAD83(2011)  
 (6) Published/Fixed-control use: NCGS VRS/RTN  
 (7) Geoid model: 2012B  
 (8) Combined grid factor(s): 0.999953709  
 (9) Units: US Survey Feet; all distances shown are ground  
John E. Beeson L-1828  
 John E. Beeson, Professional Land Surveyor Registration No.

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)  
 Iron Pin Set (3/4" conduit)  
 Existing Iron Pipe  
 Existing Iron Rebar  
 Stone Found  
 CC Control Corner  
 Flush with ground  
 Above ground (Distance in ft.)  
 Under ground (Distance in ft.)  
 Sanitary Sewer Manhole  


IMPORTANT NOTES:  
 1. All distances shown on this plat are horizontal distances.  
 2. 5/8" Rebar at all corners unless otherwise noted.  
 3. There are no N.C.G.S. OR U.S.C.&G. or other Geodetic Survey Monuments within  
 2000' feet of this site.  
 4. All bearings shown on this plat are based on NCGRID - NAD83 (2011).  
 5. Deed bearing and distances are shown in parenthesis if variances were found in  
 surveyed bearings and distances.  
 6. Parcel Areas are calculated using the coordinate method.  
 7. Total Number of Lots this Section: 10  
 8. Total Acreage in Lots: 4.108± Acres (this phase excluding right-of-way).  
 9. Total Acreage in Right-of-way: 0.833± Acres (this phase)  
 10. The Low Density Residential Subdivisions Deed Restrictions and Protective  
 Covenances are recorded in DB 3586 PG 386-390  
 11. 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.

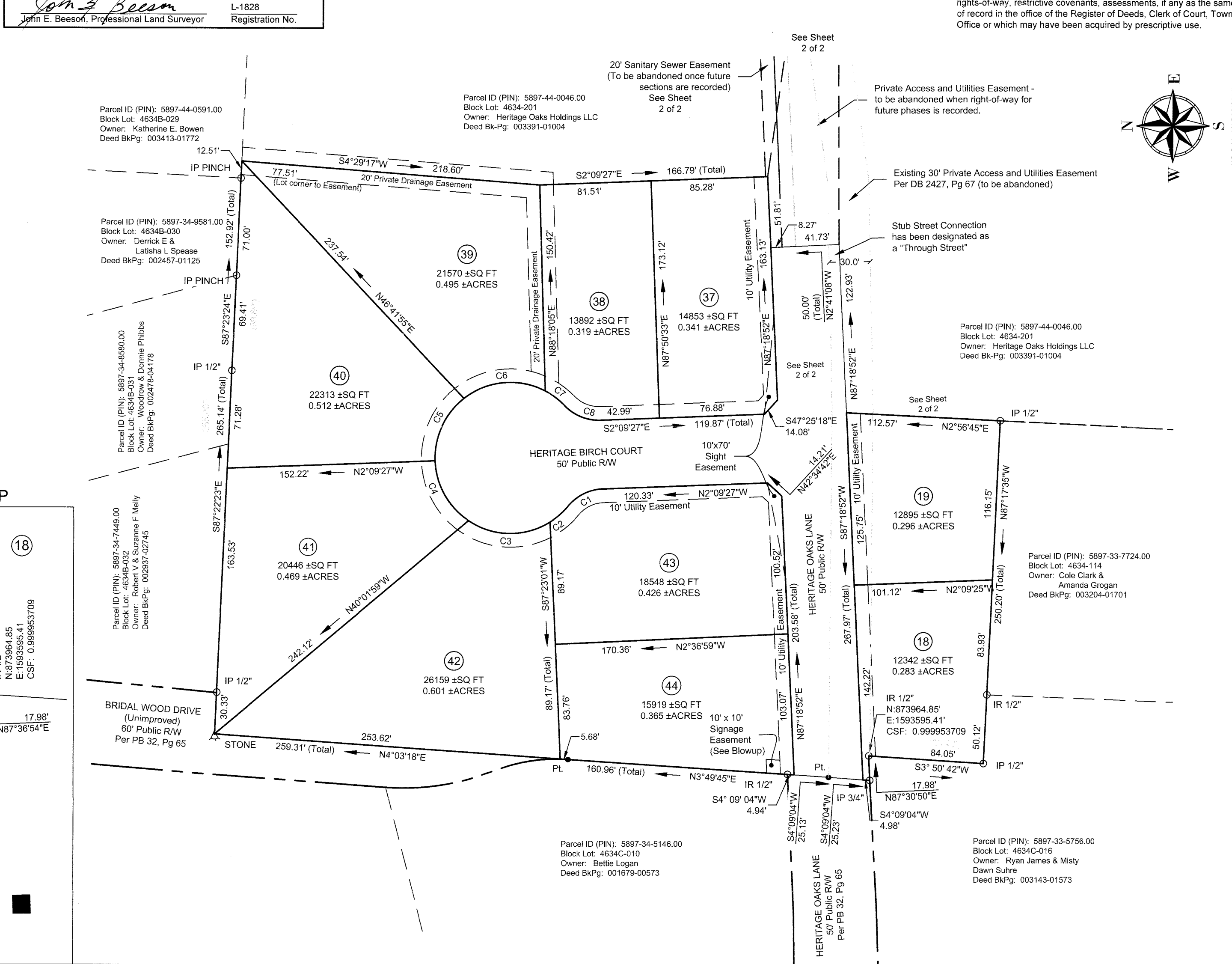
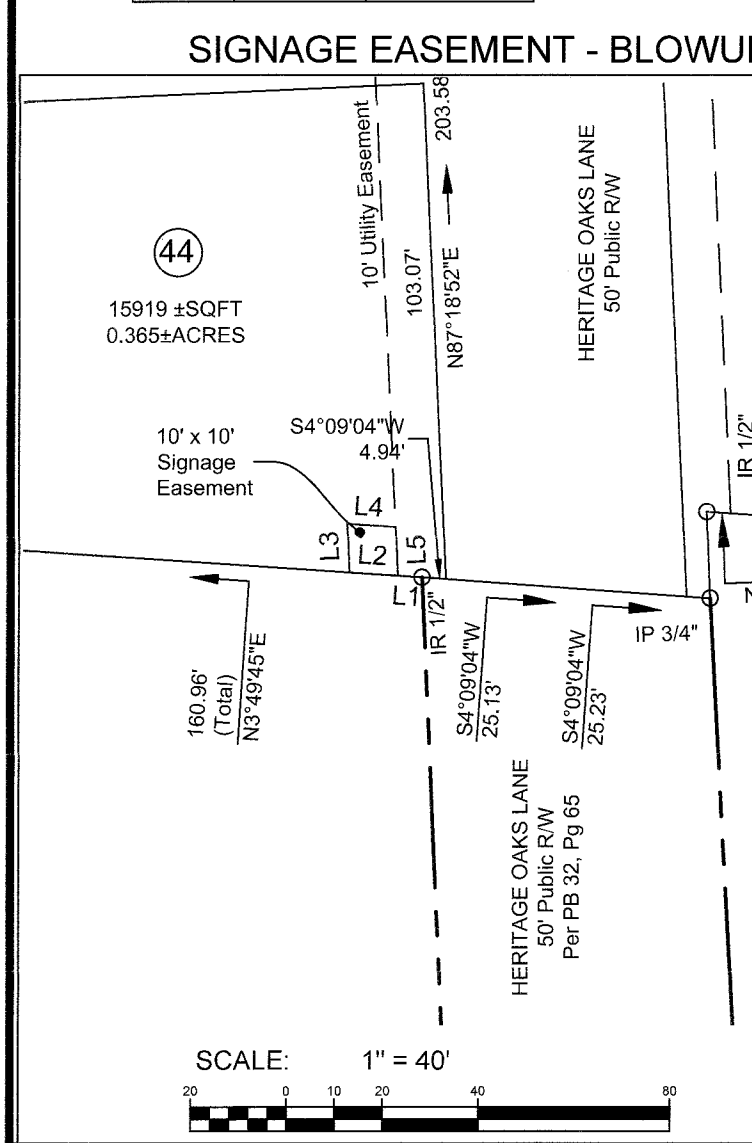


Curve Table

Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	29.44'	35.00'	N26° 15' 08"W	28.58'
C2	17.62'	55.00'	N41° 10' 07"W	17.55'
C3	63.13'	55.00'	N0° 53' 26"E	59.72'
C4	51.90'	55.00'	N60° 48' 25"E	50.00'
C5	51.90'	55.00'	S65° 07' 18"E	50.00'
C6	63.13'	55.00'	S5° 12' 19"E	59.72'
C7	17.62'	55.00'	S36° 51' 14"W	17.55'
C8	29.44'	35.00'	S21° 56' 15"W	28.58'

Signage Easement Line Table

Line #	Distance	Bearing
L1	5.13'	N3° 49' 45"E
L2	10.06'	N3° 49' 45"E
L3	10.06'	S87° 18' 52"W
L4	10.06'	N3° 49' 45"E
L5	10.06'	S87° 18' 52"W



PURPOSE STATEMENT:  
 The purpose of this plat is to record lots 18-19  
 & 37-44 as well as record right-of-ways and  
 easements.

PROJECT:  
 HERITAGE OAKS, SEC II  
 Winston Salem, NC  
 Forsyth County, NC; Vienna Township  
 Pin No.: 5897-34-7233 & Part of: 5897-44-0046  
 Block: 4634, Lot: 030G & Part of: Block: 4634, Lot: 201  
 Current DB 3387, Page 2121 & DB 3391, Page 1004

CLIENTS:  
 Heritage Oaks Holdings LLC  
 5426 Heritage Oaks Lane  
 Winston Salem, NC 27106

DRAWN BY: ATC/TLBC  
 DATE: 1.20.2020  
 JOB NO: 17-202  
 SCALE: 1" = 60'  
 SHEET NO: 1 of 2

**BEESON & CARTER, P.A.**  
 CIVIL ENGINEERS LAND SURVEYORS  
 LAND PLANNING  
 4870 US Highway 311 N #669, Walkertown, NC 27051  
 OFFICE: (336) 748-0071 FAX: (336) 748-0470  
 WEB: www.bc-eng.com  
 Corp #: C-4017

DIVISION OF HIGHWAYS  
 PROPOSED SUBDIVISION ROAD CONSTRUCTION  
 STANDARDS CERTIFICATION  
 APPROVED John W. Ely  
 District Engineer  
 This the 25<sup>th</sup> Day of August, 20 20  
 NORTH CAROLINA - FORSYTH COUNTY

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 EDICSON, Review Officer of Forsyth County,  
 certify that the map or plat to which this certification is affixed meets all statutory  
 requirements for recording.  
 Approved John E. Beeson  
 Director of Planning/Review Officer  
 This the 26 day of January, 20 20  
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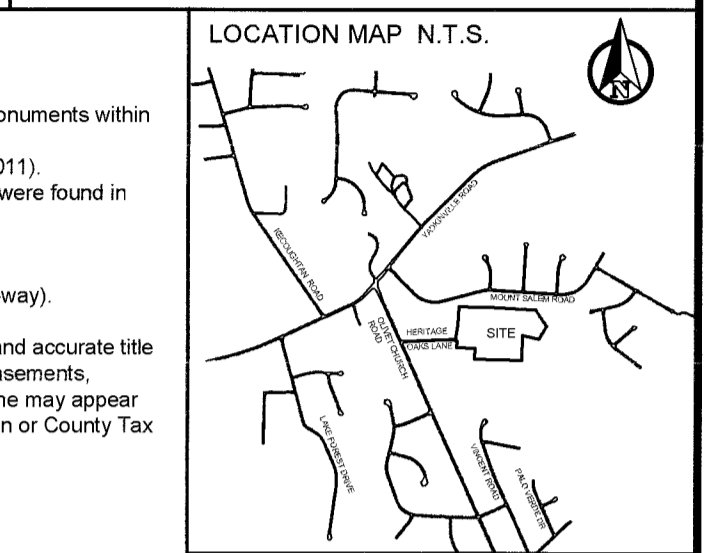
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 Deputy - Assistant  
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OWNERS ACKNOWLEDGEMENT AND ACCEPTANCE  
 The undersigned hereby acknowledge that I am (we are) the owners of  
 the property shown and described hereon and that I (we) hereby adopt  
 this plan and subdivision with my (our) free consent and 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  
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Heritage Oaks Holdings, LLC 8/11/20  
 Owner Date  
Winston Scott Craver 8/11/20  
 Owner Date  
Winston Scott Craver, Manager

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BLK	LOT	PIN	STNUM	STNAME	STTYPE
4634C	18	5897-33-6961.00	5460	HERITAGE OAKS	LN
4634C	19	5897-33-7991.00	5454	HERITAGE OAKS	LN
4634C	37	5897-34-9057.00	2610	HERITAGE BIRCH	CT
4634C	38	5897-34-9156.00	2616	HERITAGE BIRCH	CT
4634C	39	5897-34-9278.00	2622	HERITAGE BIRCH	CT
4634C	40	5897-34-8386.00	2628	HERITAGE BIRCH	CT
4634C	41	5897-34-7366.00	2627	HERITAGE BIRCH	CT
4634C	42	5897-34-6277.00	2621	HERITAGE BIRCH	CT
4634C	43	5897-34-7150.00	5453	HERITAGE OAKS	LN
4634C	44	5897-34-6150.00	5459	HERITAGE OAKS	LN

