BOOK 16 PAGE 38

TOWN OF WALKERTOWN

Proposed Subdivision Road Construction Standards Certification

Approved _____ Walkertown Director of Public Works/Designee

This the 5 Day of July, 2022

Walkertown, North Carolina

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

Approved _____ Director of Planning/Review Officer

This the 8 day of July, 2022

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 3367, Page 1052 and/or Plat Book 46, Page 86), 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 21 day of June, A.D., 2022.

John E. Beeson, Professional Land Surveyor — L-1828 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, Professional Land Surveyor — L-1828 Registration Number

NORTH CAROLINA - FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS PLAT REGISTRATION

Filed for Registration at 8:25 o'clock A M This the 8th Day of July, 2022 and recorded in Plat Book 16, Page 38

Filing Fee Paid: $17.00 Lynne Johnson, Register of Deeds By: _____ Deputy - Assistant

NORTH CAROLINA - FORSYTH COUNTY

OWNERS ACKNOWLEDGEMENT AND ACCEPTANCE

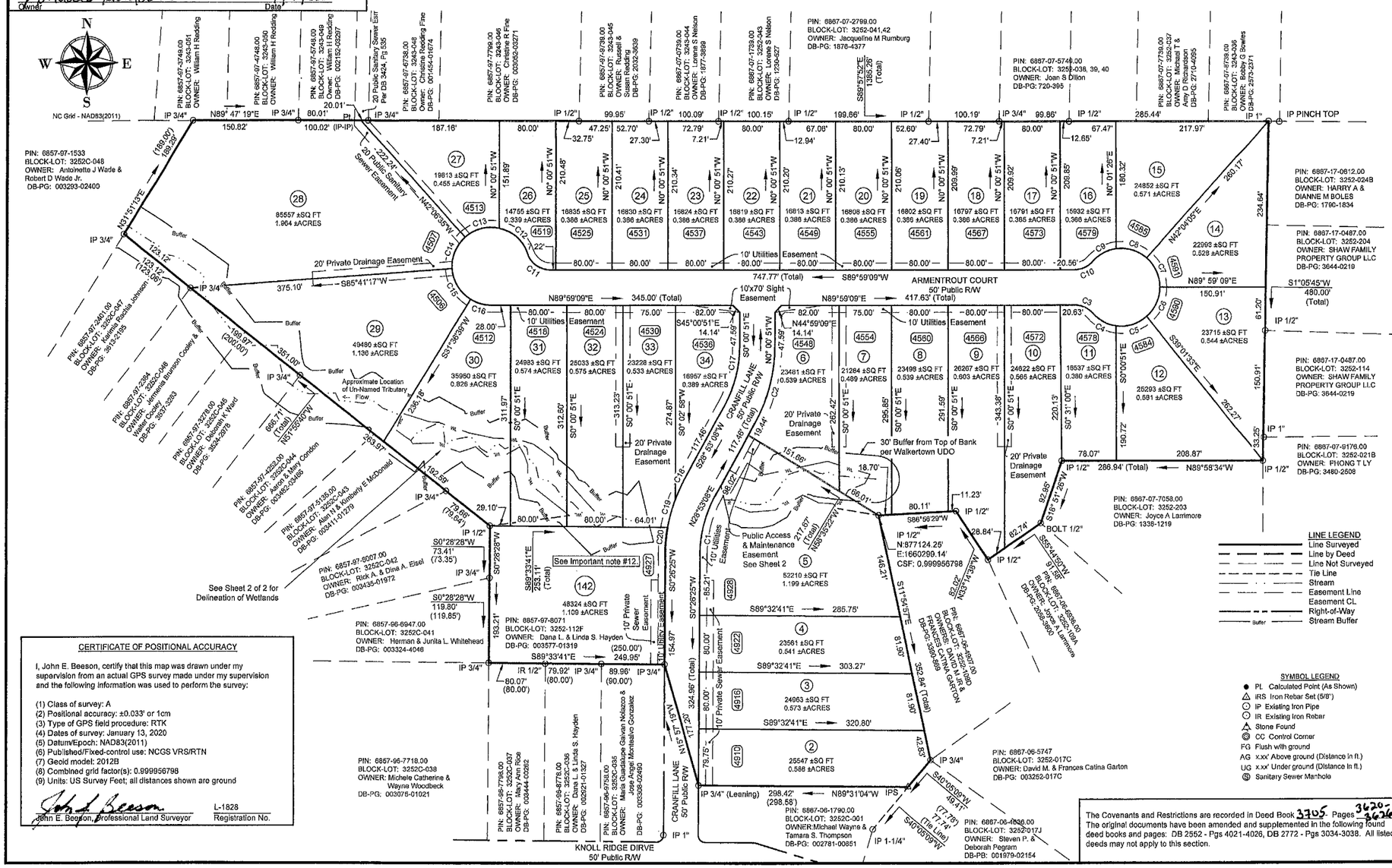
The undersigned hereby acknowledge that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plan and subdivision with my (our) free consent and upon approval by the City-County Planning Board of Winston-Salem and Forsyth County authorize that this plat be recorded in the office of the Register of Deeds of Forsyth County.

Hubbard Realty of Winston Salem, Inc By: Barney Richardson Jr. Pres — Owner — Date 7-6-2022
Ramey Properties, LLC — Owner — Date Mngr. 7/7/22
Dana L. Hayden — Owner — Date 07.07.22
Linda S. Hayden — Owner — Date 7/7/22

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: 34
8. Total Site Acreage: 960,500 Sq.Ft.; 22.05± Acres.
9. Total Acreage in Right-of-Way: 90,338 Sq.Ft.; 2.074± Acres.
10. Total Acreage in Delinieated Wetlands: 18,704 Sq.Ft.; 0.529± Acres.
11. Sheet 2 shows Pins, Addresses, Wetland Delineations and Mail Kiosk Easement Only.
12. Lot 142 was transferred per Deed Book 3577, Page 1319. Deed does not contain enough accurate meets and bounds information and subsequently does not close. It is included on this record plat per request by planning department and is subject to restrictions recorded in Deed Book 2552, Pages 4021-4026.
13. 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.

NORTH CAROLINA PROFESSIONAL SEAL L-1828 LAND SURVEYOR JOHN EDWARD BEESON — John E. Beeson 6-22-22



CERTIFICATE OF POSITIONAL ACCURACY

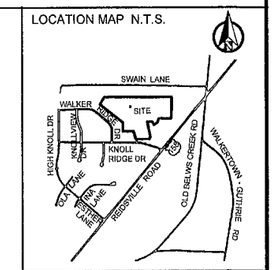
I, John E. Beeson, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

(1) Class of survey: A
(2) Positional accuracy: ±0.033' or 1cm
(3) Type of GPS field procedure: RTK
(4) Dates of survey: January 13, 2020
(5) Datum/Epoch: NAD83(2011)
(6) Published/Fixed-control use: NCGS VRS/RTN
(7) Geoid model: 2012B
(8) Combined grid factor(s): 0.999956798
(9) Units: US Survey Feet; all distances shown are ground

John E. Beeson, Professional Land Surveyor — L-1828 Registration No.

The Covenants and Restrictions are recorded in Deed Book 3705, Pages 3620-3636. The original documents have been amended and supplemented in the following found deed books and pages: DB 2552 - Pgs 4021-4026, DB 2772 - Pgs 3034-3038. All listed deeds may not apply to this section.

LOCATION MAP N.T.S.



PURPOSE STATEMENT:

The purpose of this plat is to record lots 2-34 & 142 as well as common areas, right-of-way and easements.

PROJECT: WA04001

HIGH KNOLL, SECTION 3

Walkertown, NC
Forsyth County, NC; Middlefork II Township
Pin No.: 6867-07-0481 & 6857-97-8071
Block: 3252, Lot: 112G
Current DB 3367, Page 1052

CLIENTS:
RAMEY PROPERTIES LLC
HUBBARD REALTY OF WINSTON-SALEM INC

PO Box 10
Bethania, NC 27010

DRAWN BY: ATC/TLBC
DATE: 02.23.2022
JOB NO: 02-202
SCALE: 1" = 100'
SHEET NO: 1 of 2

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

TOWN OF WALKERTOWN

Proposed Subdivision Road Construction Standards Certification

Approved _____
Walkertown Director of Public Works/Town Manager

This the 5 Day of July, 2022

Walkertown, North Carolina

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

Approved _____
Director of Planning/Review Officer

This the 8 day of July, 2022

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 3367, Page 1052 and/or Plat Book 48, Page 86; 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 21 day of JUNE, A.D., 2022.

John E. Beeson, Professional Land Surveyor — L-1828 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, Professional Land Surveyor — L-1828 Registration Number

NORTH CAROLINA - FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for Registration at 8:25 o'clock A M
This the 8th Day of July, 2022 and
recorded in Plat Book 76, Page 39

Filing Fee Paid: Lynne Johnson, Register of Deeds
By: Chelsea Pollard
Deputy - Assistant

NORTH CAROLINA - FORSYTH COUNTY

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 1cm
(3) Type of GPS field procedure: RTK
(4) Dates of survey: January 13, 2020
(5) Datum/Epoch: NAD83(2011)
(6) Published/Fixed-control use: NCGS VRS/RTN
(7) Geoid model: 2012B
(8) Combined grid factor(s): 0.999956798
(9) Units: US Survey Feet; all distances shown are ground

John E. Beeson, Professional Land Surveyor — L-1828 Registration No.

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 of Deeds of Forsyth County.

Hubbard Realty of W-S, Inc. By: Bruce Hubbard, Pres. — Owner — Date 7-6-2022

Ramey Properties, LLC — Owner — Date 7/7/22 Mgr

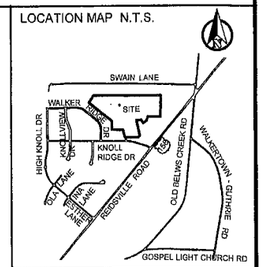
Dana L. Hayden — Owner — Date 07.07.22

Linda S. Hayden — Owner — Date 7/7/22

The Covenants and Restrictions are recorded in Deed Book _____ - Pages _____.
The original documents have been amended and supplemented in the following found deed books and pages: DB 2552 - Pgs 4021-4026, DB 2772 - Pgs 3034-3038. All listed deeds may not apply to this section.

NORTH CAROLINA PROFESSIONAL SEAL L-1828 LAND SURVEYOR JOHN EDWARD BEESON — 6-21-22

LOCATION MAP N.T.S.



BLK	LOT	PIN	STNUM	STNAME	STTYPE
3252C	2	6867-06-1797.00	4910	Cranfill	LN
3252C	3	6867-06-1896.00	4916	Cranfill	LN
3252C	4	6867-06-1994.00	4922	Cranfill	LN
3252C	5	6867-07-1087.00	4928	Cranfill	LN
3252C	6	6867-07-1391.00	4548	Armentrout	CT
3252C	7	6867-07-2380.00	4554	Armentrout	CT
3252C	8	6867-07-3350.00	4560	Armentrout	CT
3252C	9	6867-07-4239.00	4566	Armentrout	CT
3252C	10	6867-07-5229.00	4572	Armentrout	CT
3252C	11	6867-07-5299.00	4578	Armentrout	CT
3252C	12	6867-07-6298.00	4584	Armentrout	CT
3252C	13	6867-07-7378.00	4590	Armentrout	CT
3252C	14	6867-07-7581.00	4591	Armentrout	CT
3252C	15	6867-07-7600.00	4585	Armentrout	CT
3252C	16	6867-07-5598.00	4579	Armentrout	CT
3252C	17	6867-07-5528.00	4573	Armentrout	CT
3252C	18	6867-07-4548.00	4567	Armentrout	CT
3252C	19	6867-07-3558.00	4561	Armentrout	CT
3252C	20	6867-07-2588.00	4555	Armentrout	CT
3252C	21	6867-07-2507.00	4549	Armentrout	CT
3252C	22	6867-07-1527.00	4543	Armentrout	CT
3252C	23	6867-07-0547.00	4537	Armentrout	CT
3252C	24	6857-97-9567.00	4531	Armentrout	CT
3252C	25	6857-97-8577.00	4525	Armentrout	CT
3252C	26	6857-97-8509.00	4519	Armentrout	CT
3252C	27	6857-97-7601.00	4513	Armentrout	CT
3252C	28	6857-97-4575.00	4507	Armentrout	CT
3252C	29	6857-97-5378.00	4506	Armentrout	CT
3252C	30	6857-97-7207.00	4512	Armentrout	CT
3252C	31	6857-97-8217.00	4518	Armentrout	CT
3252C	32	6857-97-8297.00	4524	Armentrout	CT
3252C	33	6857-97-9267.00	4530	Armentrout	CT
3252C	34	6867-07-0356.00	4536	Armentrout	CT
3252C	142	6857-97-8031.00	4927	Cranfill	LN

Wetland Delineation Table			Wetland Delineation Table			Wetland Delineation Table		
Line #	Distance	Bearing	Line #	Distance	Bearing	Line #	Distance	Bearing
L1	9.13'	N41° 43' 34"W	L17	30.15'	S31° 32' 56"W	L33	37.66'	S72° 32' 33"E
L2	20.39'	N86° 57' 56"W	L18	69.49'	N51° 51' 27"W	L34	14.58'	S86° 06' 41"E
L3	25.23'	N64° 41' 04"W	L19	13.24'	N20° 32' 37"W	L35	10.69'	S69° 38' 54"E
L4	45.49'	S62° 18' 49"W	L20	17.20'	N0° 43' 46"W	L36	34.22'	S71° 21' 29"E
L5	34.56'	S85° 20' 12"W	L21	14.42'	N20° 16' 53"W	L37	36.66'	S78° 31' 03"E
L6	34.00'	N70° 03' 41"W	L22	12.50'	N31° 23' 28"W	L38	31.44'	S87° 39' 47"E
L7	5.31'	N15° 49' 12"E	L23	20.63'	S59° 59' 35"W	L39	25.54'	S73° 49' 37"E
L8	5.58'	N17° 56' 33"W	L24	28.62'	S82° 57' 00"W	L40	35.16'	S53° 40' 54"E
L9	12.36'	N34° 05' 35"E	L25	21.14'	N49° 08' 16"W	L41	10.37'	S0° 50' 06"E
L10	42.57'	N29° 51' 19"E	L26	23.40'	S71° 20' 45"W	L42	87.47'	S42° 30' 52"E
L11	28.91'	S55° 33' 39"E	L27	39.47'	N71° 08' 39"W	L43	18.06'	S77° 01' 06"E
L12	92.51'	N78° 13' 10"E	L28	30.27'	S67° 49' 58"W	L44	14.63'	S82° 36' 40"E
L13	31.10'	S72° 07' 16"E	L29	5.37'	N31° 42' 49"W	L45	34.24'	S64° 30' 45"W
L14	31.99'	S74° 11' 01"E	L30	25.71'	N54° 31' 16"W	L46	21.05'	N45° 01' 03"W
L15	15.13'	S29° 44' 59"W	L31	21.42'	N21° 12' 09"E	L47	23.24'	N87° 57' 22"W
L16	25.19'	S68° 17' 09"W	L32	4.54'	N48° 41' 48"E			

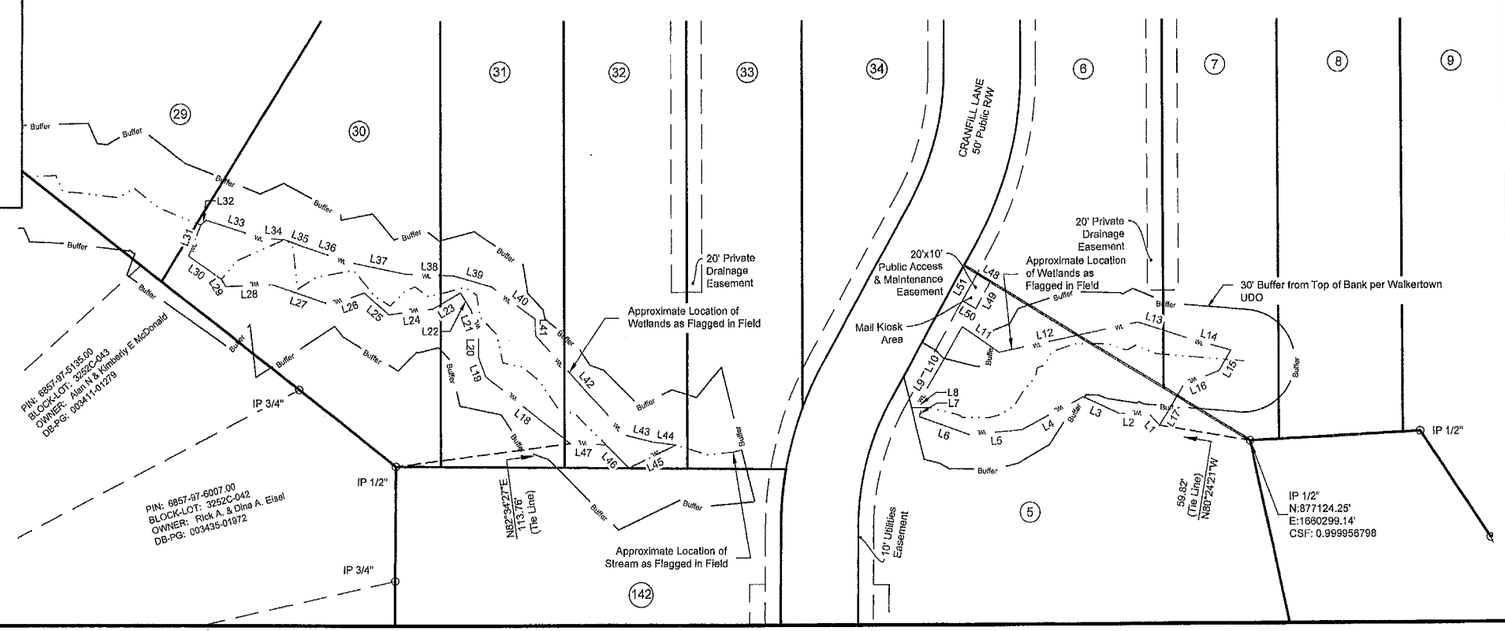
Right-of-Way Curve Table					Right-of-Way Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance	Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	86.88'	175.00'	N14° 39' 47"E	85.99'	C16	30.36'	55.00'	S74° 12' 06"E	29.97'
C2	113.49'	225.00'	N14° 26' 09"E	112.29'	C17	88.27'	175.00'	S14° 26' 09"W	87.34'
C3	29.44'	35.00'	S65° 55' 09"E	28.58'	C18	32.91'	225.00'	S24° 41' 45"W	32.88'
C4	38.52'	55.00'	S61° 53' 25"E	37.74'	C19	40.37'	225.00'	S15° 22' 00"W	40.31'
C5	47.06'	55.00'	N73° 31' 45"E	45.64'	C20	38.43'	225.00'	S5° 20' 02"W	38.39'
C6	47.06'	55.00'	N24° 30' 01"E	45.64'					
C7	47.03'	55.00'	N24° 30' 34"W	45.61'					
C8	47.03'	55.00'	N73° 30' 01"W	45.61'					
C9	38.60'	55.00'	S61° 54' 01"W	37.81'					
C10	29.44'	35.00'	S65° 53' 28"W	28.58'					
C11	43.08'	35.00'	N54° 44' 59"W	40.41'					
C12	55.53'	55.00'	N48° 24' 36"W	53.20'					
C13	52.58'	55.00'	S75° 16' 40"W	50.60'					
C14	49.30'	55.00'	S22° 12' 39"W	47.67'					
C15	52.72'	55.00'	S30° 55' 44"E	50.72'					

Mail Kiosk Easement Table		
Line #	Distance	Bearing
L48	10.01'	N58° 35' 22"W
L49	20.02'	N28° 53' 08"E
L50	9.99'	N58° 35' 23"W
L51	20.02'	N28° 53' 08"E

N W E S
NC Grid - NAD83(2011)

LINE LEGEND
- Line Surveyed
- Line by Deed
- Line Not Surveyed
- Tie Line
- Stream
- Easement Line
- Easement CL
- Right-of-Way
- Buffer — Stream Buffer

SYMBOL LEGEND
- Pt. Calculated Point (As Shown)
- IRS Iron Rebar Set (5/8")
- 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



PURPOSE STATEMENT:

The purpose of this plat is to record lots 2-34 & 142 as well as common areas, right-of-way and easements.

PROJECT: WA04001

HIGH KNOLL, SECTION 3

Walkertown, NC
Forsyth County, NC; Middlefork II Township
Pin No.: 6867-07-0481 & 6857-97-8071
Block: 3252, Lot: 112G
Current DB 3367, Page 1052

CLIENTS:
RAMEY PROPERTIES LLC
HUBBARD REALTY OF WINSTON-SALEM INC

PO Box 10
Bethania, NC 27010

DRAWN BY: ATC/TLBC
DATE: 02.23.2022
JOB NO: 02-202
SCALE: 1" = 60'

SHEET NO:
2 of 2

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