

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.

PHR, LLC by Hubco, LLC ITS MANAGER
Owner: BRANT H. GODFREY, MANAGER
Date: 1-19-21

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

Approved: Kirk E. Beeson, Director of Planning/Review Officer
This the 22 day of January, 2021
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 2927, Page 3018 and/or Plat Book , Page ; 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 19 day of JAN, A.D., 20 21

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, Professional Land Surveyor
Registration Number L-1828
NORTH CAROLINA - FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS PLAT REGISTRATION

Filed for Registration at 9:41 o'clock A M
This the 22 Day of January, 20 21
and recorded in Plat Book 73 Page 46

Filing Fee Paid: Lynne Johnson, Register of Deeds
By: Ongela Boase, 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: June 25, 2020
(5) Datum/Epoch: NAD83(2011)
(6) Published/Fixed-control use: NCGS VRS/RTN
(7) Geoid model: 2012B
(8) Combined grid factor(s): 0.999961991
(9) Units: US Survey Feet; all distances shown are ground

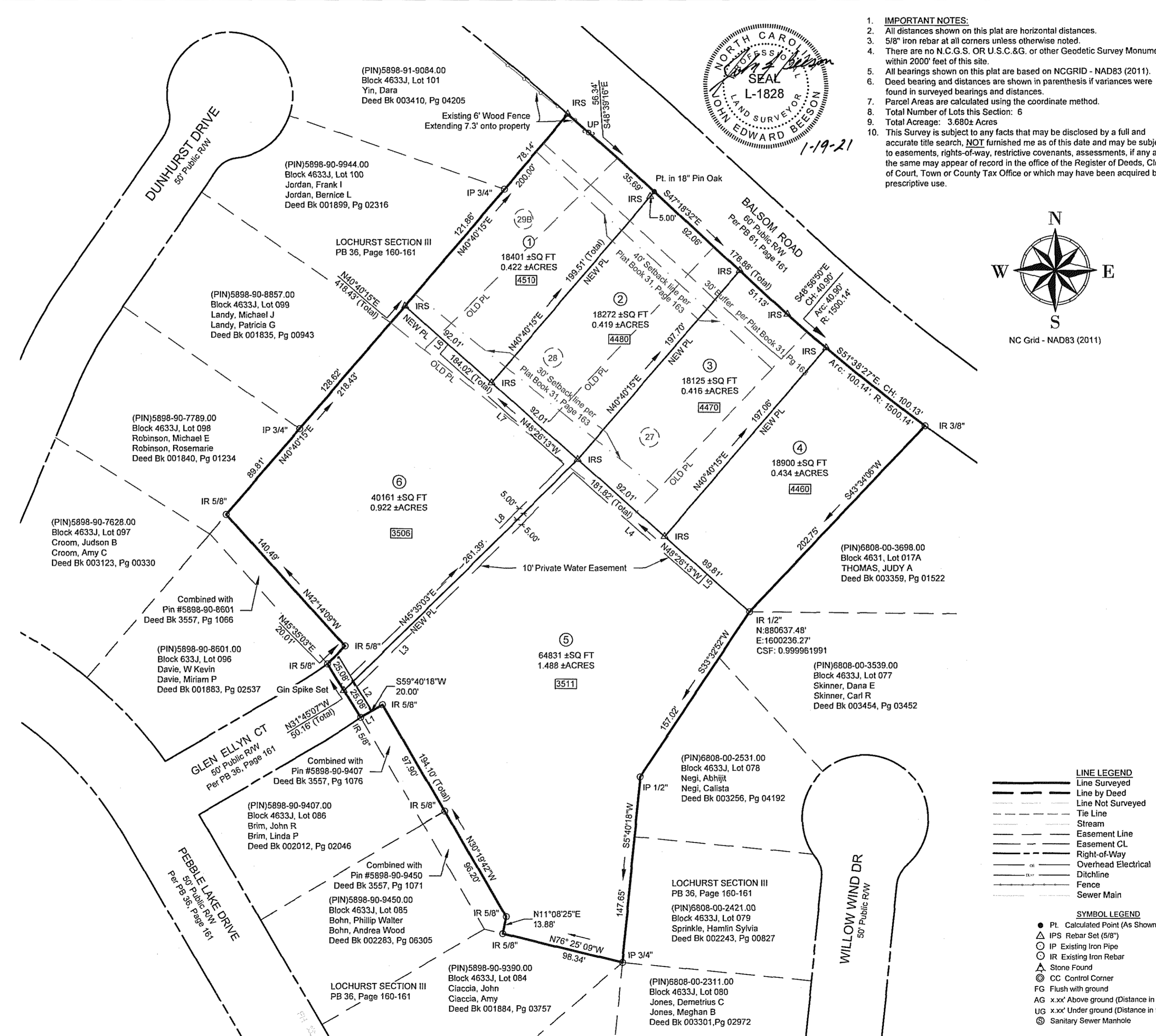
John E. Beeson, Professional Land Surveyor
Registration No. L-1828

CITY OF WINSTON-SALEM STORMWATER DEPARTMENT

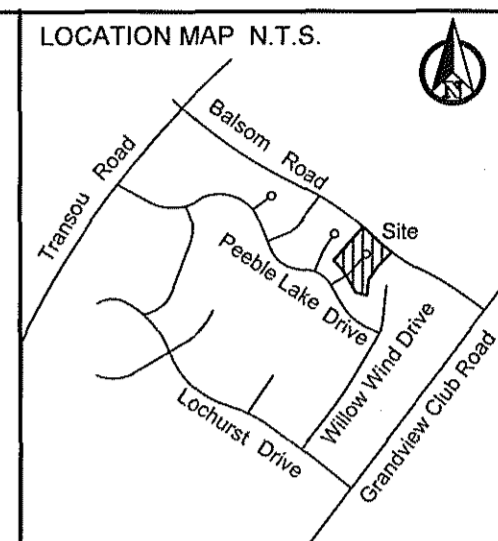
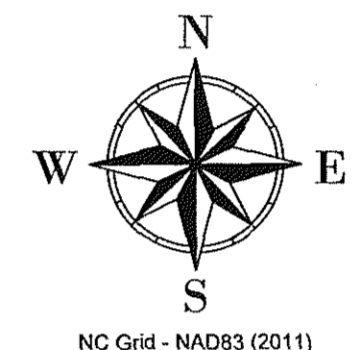
I, Jason Fogarty PE, Stormwater Engineer for the City of Winston-Salem, do hereby certify that the subject survey for this development is approved on the condition that "prior to any grading activities within the area of the subject survey, construction of structures on these lots, or roadways to access them, or any other impervious area associated with this overall development, the developer must submit for review and approval a set of Stormwater management plans and reports that show compliance with the current Stormwater regulations that are applicable to the areas in which the development (subject survey) is located.

Jason Fogarty PE, Stormwater Engineer
Date: 01-26-2021

Water Easement Line Table with columns: Line #, Distance, Bearing. Rows L1 through L8.



- 1. IMPORTANT NOTES:
2. All distances shown on this plat are horizontal distances.
3. 5/8" iron rebar at all corners unless otherwise noted.
4. There are no N.C.G.S. OR U.S.C.&G. or other Geodetic Survey Monuments within 2000' feet of this site.
5. All bearings shown on this plat are based on NCGRID - NAD83 (2011).
6. Deed bearing and distances are shown in parenthesis if variances were found in surveyed bearings and distances.
7. Parcel Areas are calculated using the coordinate method.
8. Total Number of Lots this Section: 6
9. Total Acreage: 3.680± Acres
10. 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 create 4 lots on Balsom Road and 2 lots accessing from Glen Elynn Ct.

PROJECT: #2020071
Lochglien
Winston Salem, NC
Forsyth County, NC; Winston Township
Pin No.: 6808-00-1506, 6808-00-1881, 6808-00-1818, 6808-00-0963
Block: 4633, Lot: 204E; Block 4633G, Lots 27, 28 & 29B
Current DB 2927, Page 3018

CLIENTS:
PHR, LLC
1598 Westbrook Plaza Drive, Suite 200
Winston Salem, NC 27103

DRAWN BY: ATC/TLBC
DATE: 4.23.2020
JOB NO: 92-223
SCALE: 1" = 60'

SHEET NO: 1 of 1
BEESON & CARTER, P.A.
CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNING
4970 US Hwy 311 N #669, Walkertown, NC 27051
OFFICE: (336) 748-0071 FAX: (336) 748-0470
WEB: www.bc-eng.com
Corp No.: C-0117