



2010019463 00088
FORSYTH CO, NC FEE \$28.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
05-26-2010 01:16:00 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: B. CAMPBELL
DPTY

BK: RE 2947
PG: 2113-2116

North Carolina
Forsyth County

Drafted by: James W. Armentrout

B 1/8

GRANT OF EASEMENTS
Lochurst Subdivision

This Grant of Easements is made and entered into this 21st day of ^{MAY} ~~June~~, 2010 by and between PHR, LLC, a North Carolina limited liability company with an office and principal place of business in Forsyth County, North Carolina (hereinafter GRANTOR), and Lochurst Recreational and Maintenance Association, Inc., a North Carolina corporation with an office and principal place of business in Forsyth County, North Carolina (hereinafter GRANTEE);

WHEREAS, GRANTOR is the developer of Lochurst, Phase IV, a residential subdivision in Forsyth County and is the current owner of vacant lots 167 and 169 in said subdivision and wishes to grant to GRANTEE certain landscaping easement rights over said lots; and

WHEREAS, GRANTEE is desirous of obtaining landscaping easement rights over said vacant lots 167 and 169 in Lochurst, Phase IV and has reached agreement with GRANTOR about the size and scope of said easements over lots 167 and 169; and

WHEREAS, GRANTOR and GRANTEE have reached agreement on said easements and wish to memorialize said agreement in writing;

NOW, THEREFORE, for good and valuable considerations from GRANTEE to GRANTOR, the receipt of which is hereby acknowledged, the GRANTOR does hereby deed, grant, bargain, and convey to GRANTEE the following easements over and across lots 167 and 169 in Lochurst, Phase IV, Plat Book 50, Page 22, Forsyth County Registry:

Attached (2 pages)

The parties agree that these easements are for landscaping only which will include, among other items, a soil/dirt berm in each easement that will be no higher at its apex than 3 linear feet and no wider than 9 linear feet, plantings of bushes and trees, mulch, perennial flowers, grass, and other decorative flowering items. GRANTEE will install, maintain, repair, and remove (if necessary) any and all plantings or improvements in said easements which they install. GRANTEE will observe all regulations and restrictions of the North Carolina Department of Transportation and City of Winston-Salem Department of Transportation as they pertain to any sight easements or any other NCDOT or City of Winston-Salem DOT requirements as they affect the property over which these easements are placed.

TO HAVE AND TO HOLD the aforesaid easements and all privileges and appurtenances thereunto belonging to the GRANTEE and GRANTOR covenants that it is seized of the aforesaid premises in fee and has the right to convey the easements hereby granted; that the same are free from encumbrances; and that they will warrant and defend said title to said easements against the claims of all persons whatsoever.

In Witness wherefore, the GRANTOR has executed this Grant of Easements on the day and year first above written.

PHR, LLC

By:


Manager

Forsyth County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Bruce R. Hubbard, MANAGER of PHR, LLC, a North Carolina limited liability company

Date: 5-26-10

Angela Miles
ANGELA MILES (Printed name)
Notary Public

Angela Miles
Notary Public
Forsyth County, NC
My Commission Expires Nov. 26, 2012

My Commission Expires: 11-26-2012

Easement 1: BEGINNING at the Southeast corner of a signage easement on Lot 169, Lochurst, Section IV, Phase 2, as recorded in Plat Book 50, Page 22, Forsyth County Register of Deeds, said beginning point being located South 01 57' 07" East 30.0 feet from the northwest corner of Lot 169, Lochurst, Section IV, Phase 2; running thence from said beginning point and with the western Boundary line of Lot 169 (the common line with Transou Road) South 01 57' 07" East 60 feet to a point; running thence South 87 54' 50" East 20.0 feet to a point; running thence North 01 57' 07" West 60.0 feet to a Point, the Southeast corner of the Signage easement described hereinabove; Running thence with the southern boundary of said signage easement North 87 54' 59" West 20.0 feet to a point in the western boundary of lot 169 of Lochurst, Section IV, Phase 2, the point and place of BEGINNING;

Easement 2: BEGINNING at the Northwest corner of a signage easement on Lot 167, Lochurst, Section IV, Phase 2, as recorded in Plat Book 50, Page 22, Forsyth County Register of Deeds, said beginning point being located North 01 57' 07" West 30.0 feet from the southwest corner of Lot 167, Lochurst, Section IV, Phase 2; running thence from said beginning point and with the western Boundary line of Lot 167 (the common line with Transou Road) North 01 57' 07" West 122.69 feet to a point, the northwest corner of lot 167 in the line With George R. Law and Karen S. Law (then or now) as recorded in Deed Book 1712, Page 3258, Forsyth County Registry; running thence with the Common boundary between lot 167 and Law South 88 14' 00" East 20.0 feet To a point; running thence South 01 57' 07" East 122.69 feet to a point, the Northeast corner of the signage easement described hereinabove; running Thence with the northern boundary of said signage easement North 87 54' 59" West 20.0 feet to a point in the western boundary of lot 167 of Lochurst, Section IV, Phase 2, the point and place of BEGINNING;

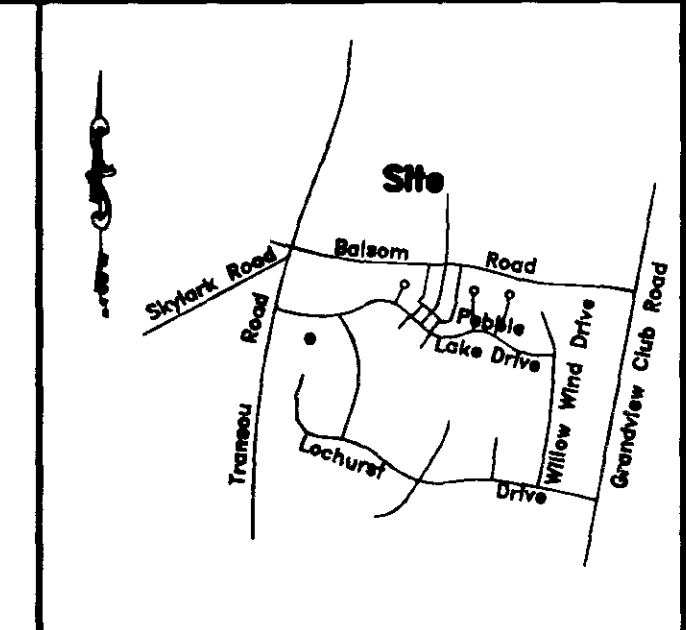
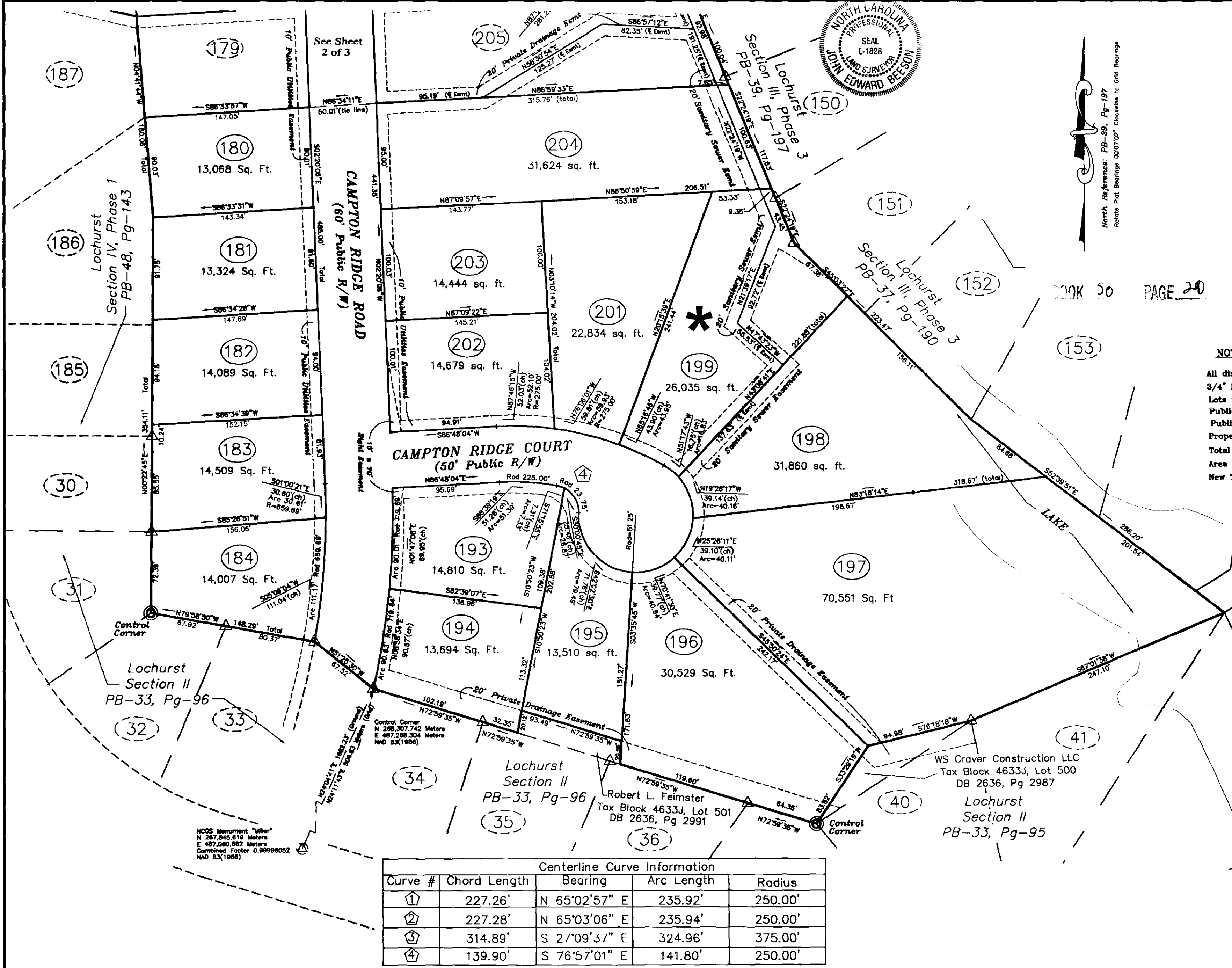
**NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS**
PROPOSED SUBDIVISION ROAD CONSTRUCTION
STANDARD CERTIFICATION
APPROVED _____ DISTRICT ENGINEER
Filed the _____ Day of _____ 2006
NORTH CAROLINA - FORSYTH COUNTY

**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, Daniel E. Reed
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 13th day of April 2006
NORTH CAROLINA - FORSYTH COUNTY

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 _____ if applicable); that the ratio of precision as calculated is 1:18,228; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 12th day of April A.D. 2006.
John E. Beeson
L-1828
Registration Number
NORTH CAROLINA - FORSYTH COUNTY

I, JOHN E. BEESON Professional Land Surveyor, Number 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;
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
Registration Number
NORTH CAROLINA - FORSYTH COUNTY

**FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION**
Filed for Registration at 11:21 a.m. A
This the 13th Day of April 2006 and recorded in Plat Book 50 Page 20
Filing Fee Paid: _____
Dicky G. Reed, Register of Deeds
By _____ Assistant



NOTE:
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.

NOTES:
All distances shown on this plat are horizontal Distances.
3/4" Iron Pipes at all corners unless otherwise noted.
Lots This Phase: 46
Public Streets
Public Utilities
Property Shown is Zoned: RS-9
Total Area This Phase: 23,225 ac± 1,001,661 Sq.Ft.
Area in Right-of-Way: 3,259 ac± 141,972 Sq.Ft.
New Tax Block:

Legend
 ○ EIP.....Existing Iron Pipe
 ○ IPS.....Iron Pipe (Set)
 △ Stone.....Stone (found)
 • Pt.....Point on the ground
 ⊙ C.C.....Control Corner
 #Centerline Curve Number

**Lochurst
Section IV, Phase 2**

Owner/Developer: Hubert B. Parks, Ramey Development Corp., and Hubbard Realty of Winston-Salem, Inc.
 2110 Cloverdale Ave.
 Winston-Salem, NC 27103
 (336) 723-0303

Scale: 1" = 60'

FIELD WORK BY: CJ	CHECKED BY: JEB	
TAX BLOCK (Relating): 4633	PARCEL (Relating): 4027, 421, 422 & 425	
TOWNSHIP: VIENNA	CITY: _____	COUNTY: FORSYTH
STATE: NC	DATE: 2-7-2006	SHEET NUMBER: 1 of 3
JOB NUMBER: 03203	DRAWN BY: DAS/TLB	

BEESON ENGINEERING INC.
 ENGINEERS SURVEYORS PLANNERS
 603 HIGH STREET
 WINSTON-SALEM, NC 27101
 TELEPHONE: 336-748-0071
 WWW.BEESONENGINEERING.COM

Centerline Curve Information				
Curve #	Chord Length	Bearing	Arc Length	Radius
①	227.26'	N 65°02'57" E	235.92'	250.00'
②	227.28'	N 65°03'06" E	235.94'	250.00'
③	314.89'	S 27°09'37" E	324.96'	375.00'
④	139.90'	S 76°57'01" E	141.80'	250.00'

*** Lot 199 was split between the owners of lots 201 and 198**

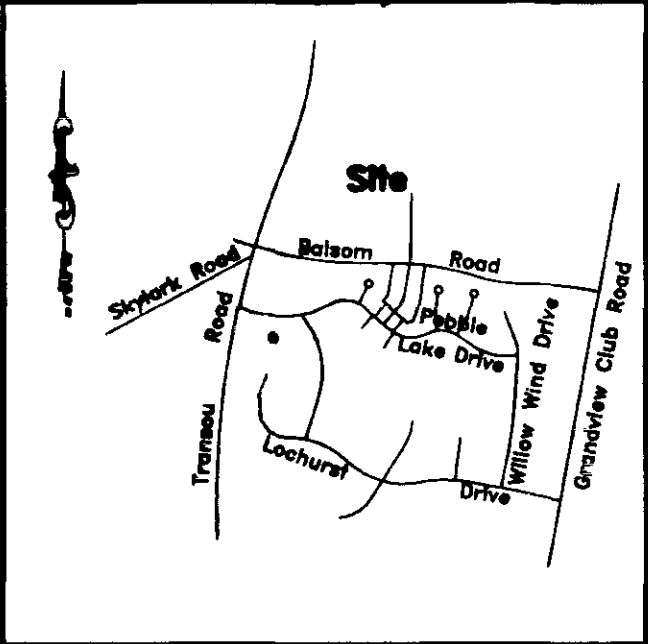
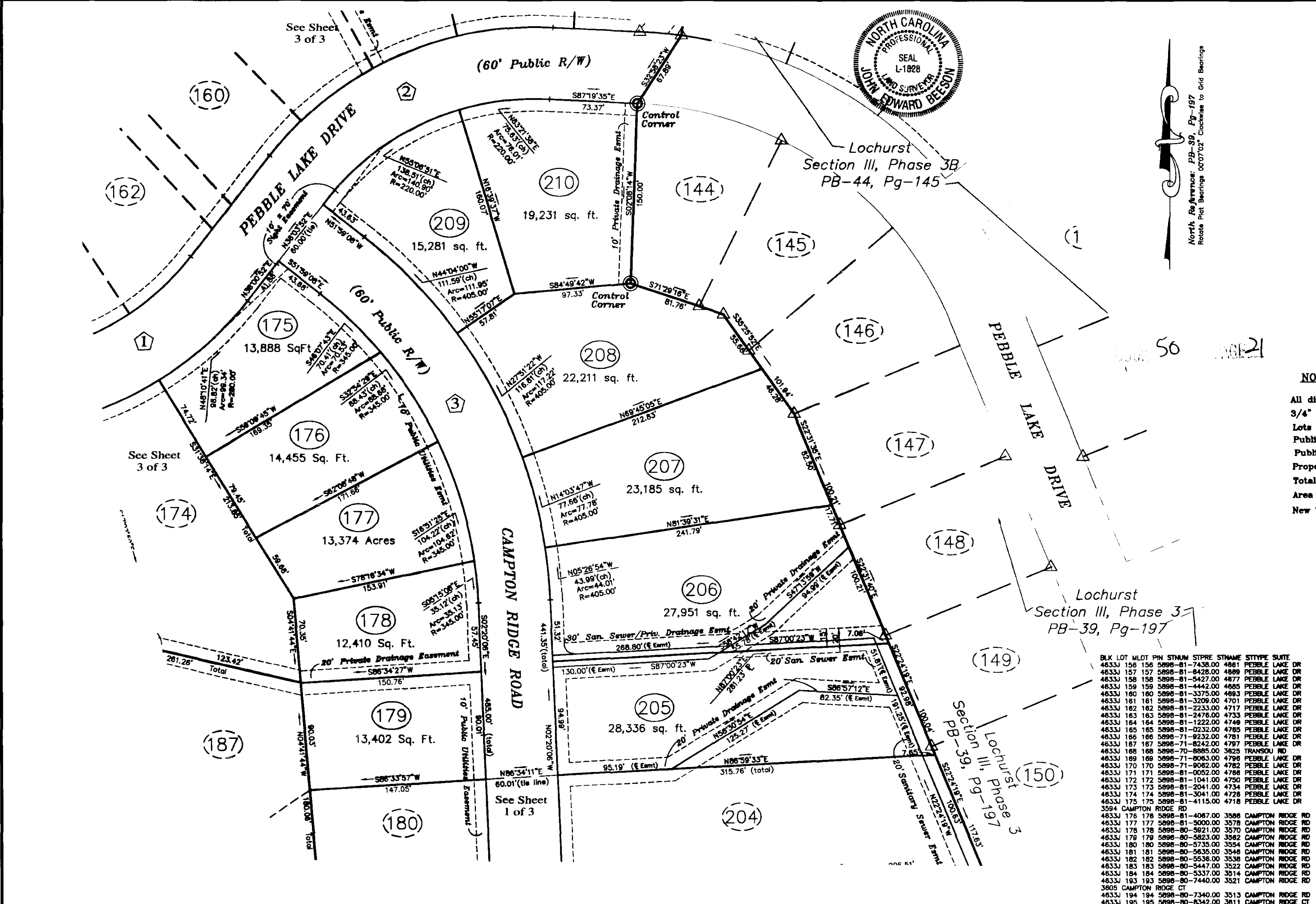
**NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS**
PROPOSED SUBDIVISION ROAD CONSTRUCTION
STANDARD CERTIFICATION
APPROVED: _____
DISTRICT ENGINEER
File the _____ Day of _____ 2006
NORTH CAROLINA - FORSYTH COUNTY

**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 Forsyth County, North Carolina.
I, David E. Reed
Review Officer of Forsyth County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Approved: David E. Reed
Director of Planning/Review Officer
This the 13th day of April, 2006
NORTH CAROLINA - FORSYTH COUNTY

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 _____ if applicable); that the scale of precision as calculated is 1: _____; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 13th day of April, A.D. 2006.
John E. Beeson
Surveyor
L-1828
Registration Number
NORTH CAROLINA - FORSYTH COUNTY

I, JOHN E. BEESON Professional Land Surveyor, Number 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;
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
Surveyor
L-1828
Registration Number
NORTH CAROLINA - FORSYTH COUNTY

**FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION**
Filed for registration at 11:21 a'clock
This the 13th day of April, 2006 Land recorded in Plat Book 50 Page 21
Filing Fee Paid: Dickie C. _____ Register of Deeds
_____ Deputy Assistant



NOTE:
This survey is subject to any facts that may be disclosed by a full and accurate title search, NOT furnished me on this date, and may be subject to assessments, 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.

NOTES:
All distances shown on this plat are horizontal Distances.
3/4" Iron Pipes at all corners unless otherwise noted.
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Public Streets
Public Utilities
Property Shown is Zoned: RS-9
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New Tax Block:

- Legend**
- KIP.....Existing Iron Pipe
 - IPS.....Iron Pipe (Set)
 - Stone.....Stone (found)
 - △ Pt.....Point on the ground
 - C.C.....Control Corner
 - ⊕Centerline Curve Number

BLK LOT MLOT PIN STNUM STPRE STNAME STTYPE SUITE

4833J	156	156	5898-81-7438.00	4861	PEBBLE LAKE DR
4833J	157	157	5898-81-8428.00	4869	PEBBLE LAKE DR
4833J	158	158	5898-81-5427.00	4877	PEBBLE LAKE DR
4833J	159	159	5898-81-4442.00	4885	PEBBLE LAKE DR
4833J	160	160	5898-81-3375.00	4893	PEBBLE LAKE DR
4833J	161	161	5898-81-3028.00	4701	PEBBLE LAKE DR
4833J	162	162	5898-81-2233.00	4717	PEBBLE LAKE DR
4833J	163	163	5898-81-2476.00	4733	PEBBLE LAKE DR
4833J	164	164	5898-81-1222.00	4749	PEBBLE LAKE DR
4833J	165	165	5898-81-0232.00	4765	PEBBLE LAKE DR
4833J	166	166	5898-71-9232.00	4781	PEBBLE LAKE DR
4833J	167	167	5898-71-8242.00	4797	PEBBLE LAKE DR
4833J	168	168	5898-70-8885.00	3825	TRANSOU RD
4833J	169	169	5898-71-9082.00	4798	PEBBLE LAKE DR
4833J	170	170	5898-71-9082.00	4782	PEBBLE LAKE DR
4833J	171	171	5898-81-0052.00	4788	PEBBLE LAKE DR
4833J	172	172	5898-81-1041.00	4750	PEBBLE LAKE DR
4833J	173	173	5898-81-2041.00	4734	PEBBLE LAKE DR
4833J	174	174	5898-81-3041.00	4728	PEBBLE LAKE DR
4833J	175	175	5898-81-4115.00	4718	PEBBLE LAKE DR
3594	CAMPTON RIDGE RD				
4833J	176	176	5898-81-4087.00	3588	CAMPTON RIDGE RD
4833J	177	177	5898-81-5000.00	3578	CAMPTON RIDGE RD
4833J	178	178	5898-80-5821.00	3570	CAMPTON RIDGE RD
4833J	179	179	5898-80-5823.00	3562	CAMPTON RIDGE RD
4833J	180	180	5898-80-5735.00	3554	CAMPTON RIDGE RD
4833J	181	181	5898-80-5635.00	3548	CAMPTON RIDGE RD
4833J	182	182	5898-80-5536.00	3538	CAMPTON RIDGE RD
4833J	183	183	5898-80-5447.00	3522	CAMPTON RIDGE RD
4833J	184	184	5898-80-5337.00	3514	CAMPTON RIDGE RD
4833J	183	183	5898-80-7440.00	3521	CAMPTON RIDGE RD
3605	CAMPTON RIDGE CT				
4833J	194	194	5898-80-7340.00	3513	CAMPTON RIDGE RD
4833J	195	195	5898-80-8342.00	3611	CAMPTON RIDGE CT
4833J	196	196	5898-80-9274.00	3617	CAMPTON RIDGE CT
4833J	197	197	5898-80-1305.00	3625	CAMPTON RIDGE CT
4833J	198	198	5898-80-0560.00	3624	CAMPTON RIDGE CT
4833J	199	199	5898-80-9578.00	3616	CAMPTON RIDGE CT
4833J	201	201	5898-80-8671.00	3610	CAMPTON RIDGE CT
4833J	202	202	5898-80-7546.00	3604	CAMPTON RIDGE CT
3537	CAMPTON RIDGE RD				
4833J	203	203	5898-80-7855.00	3545	CAMPTON RIDGE RD
4833J	204	204	5898-80-8726.00	3553	CAMPTON RIDGE RD
4833J	205	205	5898-80-7875.00	3561	CAMPTON RIDGE RD
4833J	206	206	5898-80-7874.00	3569	CAMPTON RIDGE RD
4833J	207	207	5898-81-7045.00	3577	CAMPTON RIDGE RD
4833J	208	208	5898-81-8184.00	3585	CAMPTON RIDGE RD
4833J	209	209	5898-81-5265.00	3595	CAMPTON RIDGE RD
4886	PEBBLE LAKE DR				
4833J	210	210	5898-81-8277.00	4670	PEBBLE LAKE DR

Centerline Curve Information

Curve #	Chord Length	Bearing	Arc Length	Radius
①	227.26'	N 65°02'57" E	235.92'	250.00'
②	227.28'	N 65°03'06" E	235.94'	250.00'
③	314.89'	S 27°09'37" E	324.96'	375.00'
④	139.90'	S 76°57'01" E	141.80'	250.00'

**Lochurst
Section IV, Phase 2**

Owner/Developer: **Hubert B. Parks, Ramsey Development Corp., and Hubbard Realty of Winston-Salem, Inc.**

2110 Cloverdale Ave.
Winston-Salem, NC 27103
(336) 725-0303

Scale: 1" = 60'

FIELD WORK BY: CJ	CHECKED BY: JEB
TAX BLOCK: (Existing) 4833	PARCEL: (Existing) 402T, 421, 422 & 425
TOWNSHIP: VIKENNA	CITY: _____
STATE: NC	DATE: 2-7-2006
JOB NUMBER: 03203	DRAWN BY: DAS/TLBN
SHEET NUMBER: 2 of 3	

BEESON ENGINEERING INC.
ENGINEERS SURVEYORS PLANNERS
503 HIGH STREET
WINSTON-SALEM, NC 27101
TELEPHONE: 336-748-0071
WWW.BEESONENGINEERING.COM

