

FILED
DAVIDSON COUNTY, NC
DAVID T. RICKARD
REGISTER OF DEEDS
September 04, 2008 10:25:13 AM
DEED BOOK 1883
PAGE 1404 - 1404
INSTRUMENT # 2008000022423
DOCTYPE: DECL
RECORDING:\$12.00
PROBATE:\$2.00

Deputy: SKEPLEY

14
-

Drafted by: James W. Armentrout

North Carolina
Davidson County

Revision to Front Setback Requirements for
Wakefield, Phase 3, Meadowlands,
Section 1 (Plat Book 53, Page 15)

The undersigned Meadowlands Development, LLC, the owner of Meadowlands Residential and Golf Community in Davidson County, North Carolina, does hereby revise the front setback requirements for Wakefield, Phase 3, Meadowlands, Section 1, as shown on the plat recorded in Plat Book 53, Page 15, Davidson County, North Carolina Registry, in the following manner:

Deleted is the following: Min. Bld. Line (Front)—50'

In its place is inserted: Min. Bld. Line (Front)—30'

In all other respects the information on the plat recorded in Plat Book 53, Page 15, Davidson County Registry is republished and reconfirmed as shown on said recorded plat. From and after the date of this recording, the Front Setback for all lots shown on the plat of Wakefield, Phase 3, Meadowlands, Section 1 shall be 30'.

This 3rd day of September, 2008.

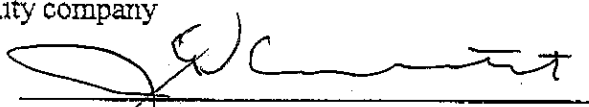
Meadowlands Development, LLC

By: 
Manager

Dorsyth 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: C.J. Ramey, Member of Meadowlands Development, LLC, a North Carolina limited liability company

9-3-2008
Date
JAMES W. ARMENTROUT
NOTARY PUBLIC
FORSYTH COUNTY NC
MY COMMISSION EXPIRES 3/31/2012


James W. Armentrout (Printed name)
Notary Public

My Commission Expires: 03/31/2012

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED *Charles T. ...*
(DISTRICT ENGINEER)
DATE 6-17-08
NORTH CAROLINA - DAVIDSON 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 Davidson County.
I, Scott Linnam, Review Officer
of Davidson County, certify that the map or plat of which this certification
is affixed meets all statutory requirements for recording.
Approved *Scott Linnam*
Review Officer
This the 17 day of June, 2008 DAVIDSON COUNTY
NORTH CAROLINA

I, David B. Coe, certify that this plat was drawn under my supervision
from an actual survey made under my supervision, (description recorded in
DB xxx PG xxx), that the boundaries not surveyed are clearly indicated
as such, that the ratio of precision as calculated is 1 : 10,000+, and that
this plat was prepared in accordance with G.S. 47-30 as amended.
Witness my original signature, registration number and seal this 17th
day of June in the year of our Lord 2008.
David B. Coe
David B. Coe
NC PLS #3320



I, David B. Coe, PLS #3320, certify to one or more of the following as indicated:
 a. That this plat creates a subdivision within the area of a county or municipality
which has an ordinance regulating parcels of land.
 b. That this plat is of a survey located in such portions of a county or municipality
which is unregulated as to an ordinance regulating 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.
David B. Coe
David B. Coe, PLS #3320

FILED FOR REGISTRATION AT 10:01 O'CLOCK AM PM
June 17, 2008 AND RECORDED IN
PLAT BOOK 53 AT PAGE 15
Filing Fee Paid.
Franklin ...
DEPUTY ASSISTANT

THIS MAP IS SUBJECT TO ANY
EASEMENTS OR RIGHTS-OF-WAY OF
RECORD PRIOR TO THE DATE OF
THIS MAP WHETHER VISIBLE OR NOT
TITLE SEARCH NOT PROVIDED.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN
FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR DAVIDSON
COUNTY NORTH CAROLINA, AND THAT SUCH PLAT HAS BEEN APPROVED
ACCORDING TO THE PROCEDURES FOR APPROVAL OF SUBDIVISIONS.
6-17-08
DATE
David B. Coe
SUBDIVISION ADMINISTRATOR/CHAIRMAN
PLANNING BOARD

ANY DEVELOPMENT OR CONSTRUCTION ON THE LOTS SHOWN ON THIS
PLAT MUST MEET ALL THE BUILDING AND DEVELOPMENT REGULATIONS
OF THE APPROPRIATE GOVERNMENT AGENCY.
6-17-08
DATE
David B. Coe
SUBDIVISION ADMINISTRATOR / CHAIRMAN
PLANNING BOARD

CERTIFICATE OF APPROVAL FOR RECORDING
I certify that the plat shown hereon complies
with the watershed protection ordinance and
is approved by the watershed administrator
for recording in the Register of Deeds office.
6-17-08
Date
Watershed adm./Chmn.Review Board

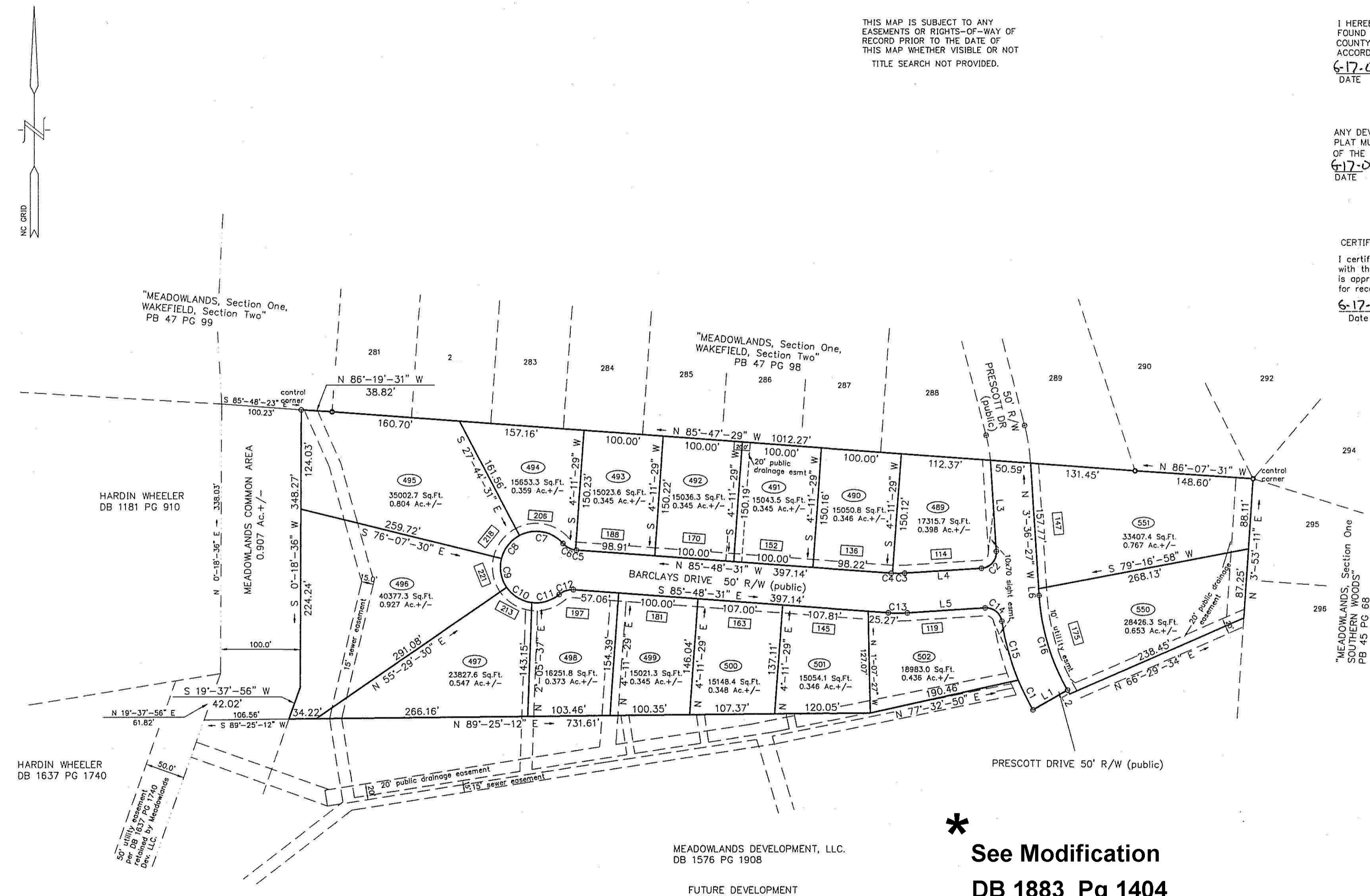
CERTIFICATE OF OWNERSHIP AND DEDICATION
I(we) hereby certify that I(we) an(are) the owner(s)
of the property shown and described hereon, which
is located in the subdivision jurisdiction of the
County of Davidson and that I(we) hereby adopt this
plan of subdivision with my(our) free consent, establish
minimum building setback lines, and dedicate all streets,
alleys, walks, parks, and other sites and easements
to public or private use as noted.

MEADOWLANDS DEVELOPMENT, LLC.
owner
date 6/17/08
owner *Julia ...*
date
owner
date
owner
Owner/Developer
MEADOWLANDS DEVELOPMENT, LLC.
P.O. BOX 10
BETHANIA, NC. 27010
336-922-4000

* MIN. BLD. LINE
SIDE: 10'
REAR: 20'
FRONT: 50'
STREET SIDE: 20'
Min. Front Building Line
Changed to 30 Feet
See Davidson Co.
Deed Book 1883, Page 1404

16 LOTS
TOTAL AREA: 8.800 Ac.+/-
AREA OF ROADS: 1.116 Ac.+/-

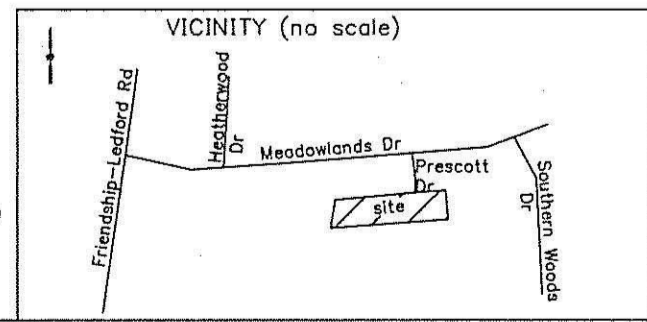
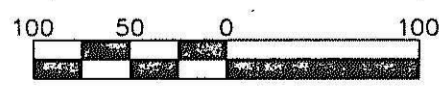
* See Modification
DB 1883 Pg 1404



Curve	Radius	Chord Bearing and Distance	Arc Length
C1	325.00'	S 26°-02'-10" E 41.58'	41.61'
C2	20.00'	S 41°-23'-33" W 28.28'	31.42'
C3	125.00'	S 89°-53'-06" W 15.23'	15.24'
C4	125.00'	N 86°-12'-56" W 1.78'	1.78'
C5	25.00'	N 84°-33'-50" W 1.09'	1.09'
C6	25.00'	N 62°-21'-22" W 17.89'	18.29'
C7	45.00'	N 79°-34'-04" W 55.63'	59.96'
C8	45.00'	S 38°-03'-59" W 36.88'	38.00'
C9	45.00'	S 10°-19'-00" E 36.88'	38.00'
C10	45.00'	S 58°-41'-59" E 36.88'	38.00'
C11	45.00'	N 73°-26'-33" E 36.13'	37.17'
C12	25.00'	N 71°-59'-01" E 19.38'	19.90'
C13	175.00'	S 89°-42'-29" E 23.80'	23.82'
C14	20.00'	S 51°-12'-40" E 26.97'	29.60'
C15	325.00'	S 15°-35'-29" E 76.70'	76.88'
C16	275.00'	N 16°-39'-20" W 124.17'	125.25'

Line	Bearing	Distance
L1	N 60°-17'-47" E	50.00'
L2	S 29°-16'-19" E	5.65'
L3	S 3°-40'-00" E	114.38'
L4	S 86°-23'-33" W	96.62'
L5	N 86°-23'-33" E	98.04'
L6	N 3°-36'-27" W	8.42'

LEGEND
Line Surveyed (or calculated) ———
Line Not Surveyed - - - - -
Iron Found ○
Iron Set ⊙
Point not monumented ⊕
Stream or Creek ———
Concrete monument ⊗
Power Pole ⊕
Sanitary Sewer Man Hole ⊗
Well ⊕
Electric Overhead Line ———
Street Address []



PLAT OF MEADOWLANDS, Section One
WAKEFIELD, Section Three
1" = 100'
27 MAY 2008
DAVIDSON CO. NC. ABBOTTS CREEK TOWNSHIP TAX MAP 13
P/O TAX LOT 19 REF:DB 1576 PG 1908
COE FORESTRY & SURVEYING
P.O. BOX 36
Wallburg, NC 27373 (336) 769-4673
Job # WAKEFLD3