

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.

Owner: Hubbard Realty of Winston-Salem, Inc. Date: 1-11-21

Owner: James Paul Hagie, Inc. Date: 1-11-21

Owner: _____ Date: _____

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

Approved: [Signature]
Asst. Director of Planning/Review Officer
This the 12 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 Plat Books as shown on adjacent properties and R/W; 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 7 day of JAN, A.D., 2021.

[Signature] 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:
 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.

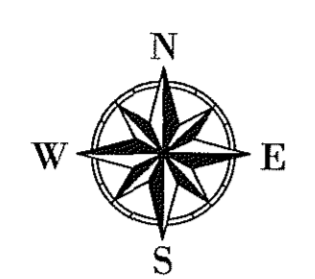
[Signature] L-1828
John E. Beeson, Professional Land Surveyor Registration Number
NORTH CAROLINA - FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS PLAT REGISTRATION

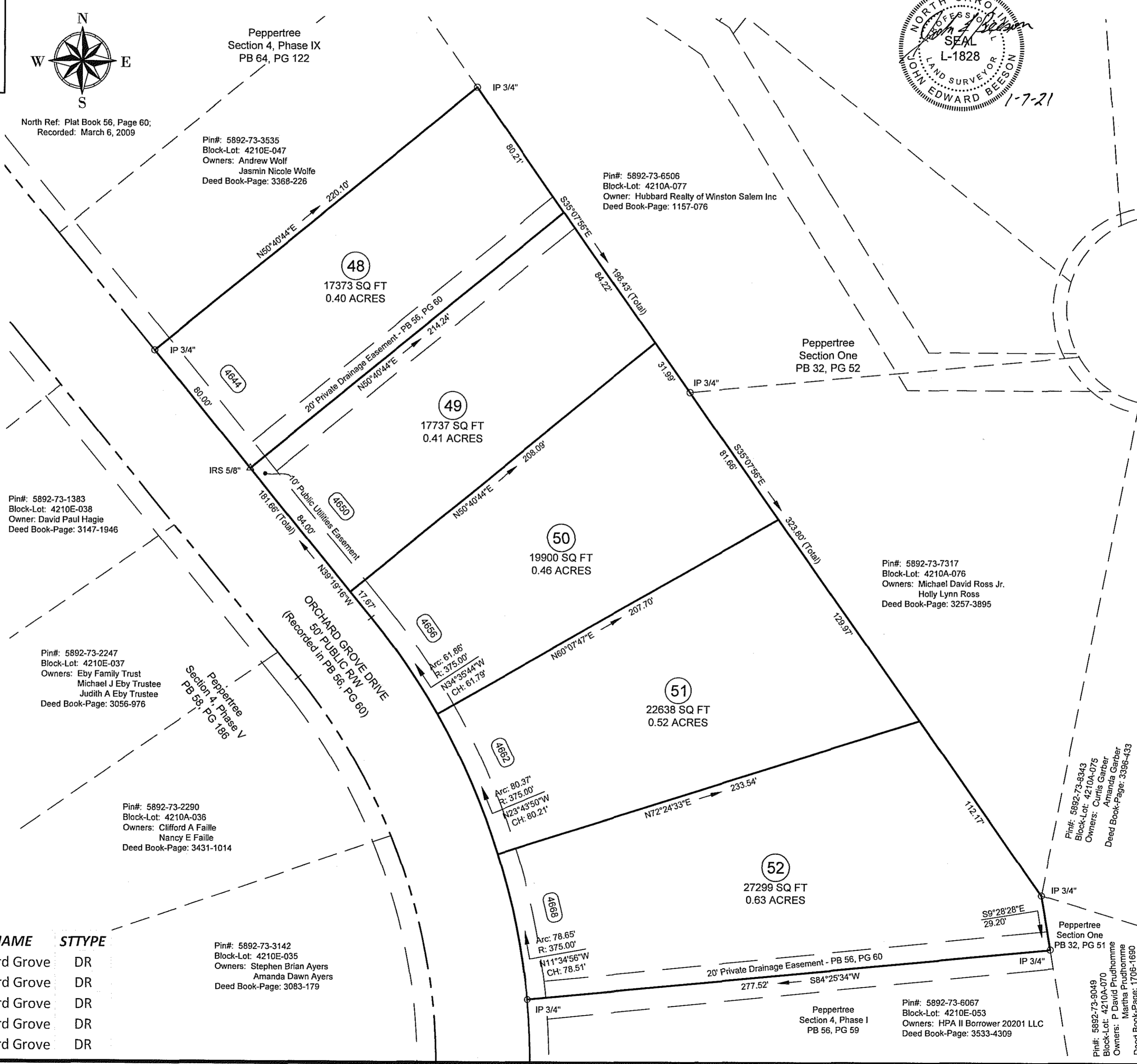
Filed for Registration at 10:18 o'clock A M
This the 12 Day of January, 2021 and recorded in Plat Book 73, Page 29.
Filing Fee Paid: \$21.00
Lynne Johnson, Register of Deeds
By: [Signature]
Deputy - Assistant
NORTH CAROLINA - FORSYTH COUNTY

IMPORTANT NOTES:

- All distances shown on this plat are horizontal distances.
- 3/4" Pipe at all corners unless otherwise noted.
- There are no N.C.G.S. OR U.S.C.&G. or other Geodetic Survey Monuments within 2000' feet of this site.
- All bearings shown on this plat are based on Plat Book 56, Page 60. Deed bearing and distances are shown in parenthesis if variances were found in surveyed bearings and distances.
- Parcel Areas are calculated using the coordinate method.
- Total Number of Lots in this Section: 5
- Total Acreage: 1.168± Acres.
- Zoning: R59
- Public Water
- Public Sewer
- 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 Ref. Plat Book 56, Page 60;
Recorded: March 6, 2009



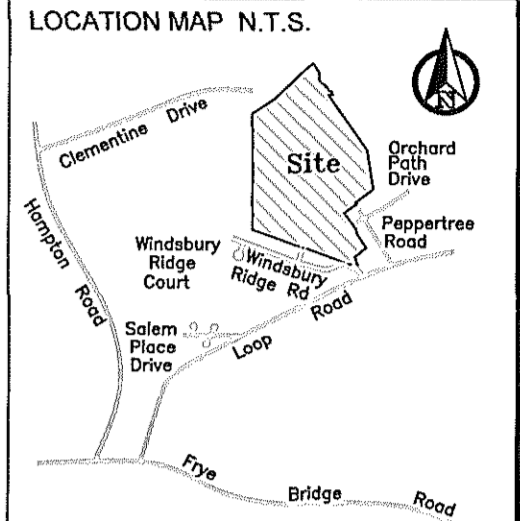
LINE LEGEND

- Line Surveyed
- Line by Deed/Plat
- Line Not Surveyed
- Tie Line
- Stream
- Easement Line
- Easement CL
- Right-of-Way

SYMBOL LEGEND

- PL Calculated Point (As Shown)
- IRS Rebar Set (5/8")
- IP Existing Iron Pipe
- IR Existing Iron Rebar
- Stone Found
- FG Flush with ground
- AG x.xx' Above ground (Distance in ft.)
- UG x.xx' Under ground (Distance in ft.)
- Sanitary Sewer Manhole

BLK	LOT	PIN	STNUM	STNAME	STTYPE
4210E	48	5892-73-3590.00	4644	Orchard Grove	DR
4210E	49	5892-73-4454.00	4650	Orchard Grove	DR
4210E	50	5892-73-5307.00	4656	Orchard Grove	DR
4210E	51	5892-73-5257.00	4662	Orchard Grove	DR
4210E	52	5892-73-6129.00	4668	Orchard Grove	DR



PURPOSE STATEMENT:

The purpose of this plat is to record lots 48-52. Right-of-Way, Sanitary Sewer and Drainage Easements were previously recorded in Plat Book 56, Page 60.

PROJECT:

#86077
PEPPERTREE
Section 4, Phase XI
Clemmons Township
Forsyth County, NC
Pin No.: 5892-73-5303
Current DB 1557, Page 0076

CLIENTS:

Hubbard Realty of Winston-Salem, Inc.
1598 Westbrook Plaza Drive, Suite 200
Winston-Salem, NC 27103

McGuire Construction Company, Inc.
4007 Country Club Rd, Suite A
Winston-Salem, NC 27104

DRAWN BY: ATC/TLBC

DATE: 12.11.20

JOB NO: 06-207

SCALE: 1" = 40'

SHEET NO:

1 of 1

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

Pin#: 5892-73-8343
Block-Lot: 4210A-075
Owners: Curtis Carver
Armande Carber
Deed Book-Page: 5396-433

Pin#: 5892-73-9049
Block-Lot: 4210A-070
Owners: P. David Prudhomme
Martha Prudhomme
Deed Book-Page: 1700-1680