NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD CONSTRUCTION

APPROVED _____

This the ____ Day of _____, 20__

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

Approved Glenn M. Simmons
Director of Planning/Review Officer

This the 29 day of JUNE 20 11

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 622, Page 336, 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 21 day of JUNE, A.D., 2011.

John E. Beeson
Surveyor

L-1828
Registration Number

NORTH CAROLINA –FORSYTH COUNTY

I, John E. Beeson Professional Land Surveyor, Number L-1828 certify to one

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
Surveyor

L-1828
Registration Number

NORTH CAROLINA – FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for Registration at 9:17 o'clock A M
This the 29 Day of June, 20 11 and recorded
In Plat Book 58 Page 186
Filing Fee Paid: 21
C Norman Holleman, Register of Deeds
By _____ Deputy Assistant

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 6/28/11
Owner Date
By: R. R. Hubbard, Pres.
Signature

McGuire Construction Co. Inc. of Winston-Salem Inc 6/28/11
Owner Date
By: [illegible] Pres.
Signature

BK 58 PG 186

Vicinity Map Not to Scale

The purpose of this plat is to Record Lots 35-38. Right-of-Way on Orchard Grove Drive previously recorded in Plat Book 56, Page 60.

NORTH CAROLINA PROFESSIONAL SEAL L-1828 JOHN EDWARD BEESON LAND SURVEYOR
CORP#: C-1144

Notes:

There are no N.C.G.S., U.S.C.&G or other Geodetic Survey Monuments within 2,000 Feet of this site.

Property shown is zoned RS-9

Iron Pipe (3/4" Conduit) set flush with ground at all lot corners, unless otherwise indicated.

All distances shown on this plat are horizontal ground distances, unless otherwise noted.

All bearings shown on this plat are based on deed or plat bearings, as noted.

Total Area: 375,167 Sq.Ft., 1.73 Ac±
Total Number of Lots: 4
Total Area in Right of Way: N/A
Water and Sewer: Public

BLK	LOT	MLOT	PIN	STNUM	STPRE	STNAME	STTYPE
4210E	035	35	5892-73-3142.00	4671		ORCHARD GROVE	DR
4210E	036	36	5892-73-2290.00	4659		ORCHARD GROVE	DR
4210E	037	37	5892-73-2247.00	4651		ORCHARD GROVE	DR
4210E	038	38	5892-73-1383.00	4653		ORCHARD GROVE	DR

Legend

o	Pt. Point (As Shown)
○	I.P.S. Iron Pin Set (3/4" conduit)
△	E.I.P. Existing Iron Pin (As Shown)
△	Control Corner

Right-of-Way Curve Table

CURVE	LENGTH	RADIUS	BEARING	CHORD
C42	123.95	325.00	N11°17'32"W	123.20
C43	97.01	325.00	N30°46'11"W	96.65

PEPPERTREE
Section 4, Phase V

Hubbard Realty of Winston-Salem, Inc.
McGuire Construction Co., Inc.

1598 Westbrook Plaza Drive
Winston-Salem, NC 27103
336-723-0303
FAX: 336-725-6644

1" = 60'
60 30 0 30 60 120

FIELD WORK BY: N/A	CHECKED BY: JEB
TAX MAP: 534822 PIN# 5892-73-0427	PARCEL: Block: 4210, Lots: 3500 DB 1641, Pg 1137; DB 1557, PG 76
TOWNSHIP: Clemmons	CITY:
COUNTY: FORSYTH	
STATE: NC	DATE: 6-7-2011
PAGE NUMBER: 1 of 1	
JOB NUMBER: 06207-rev	DRAWN BY: TLBC

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