

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

APPROVED *J.P. Rhym*

This the 18th Day of Feb 20 09
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.

Approved *Arnos K... Review Officer of Forsyth County*

This the 18th day of Feb 20 09
NORTH CAROLINA - FORSYTH COUNTY

SURVEYORS CERTIFICATION

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 361, or Plat Book Page 10,000; 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 15 day of Nov, A.D. 2008

John E. Beeson Surveyor L-1828
Registration Number
NORTH CAROLINA - FORSYTH COUNTY

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 a above.

John E. Beeson Surveyor L-1828
Registration Number
NORTH CAROLINA - FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for Registration of 3:42 o'clock P.M.
This the 18th Day of March 2009 and recorded in Plat Book 56 Page 59-60

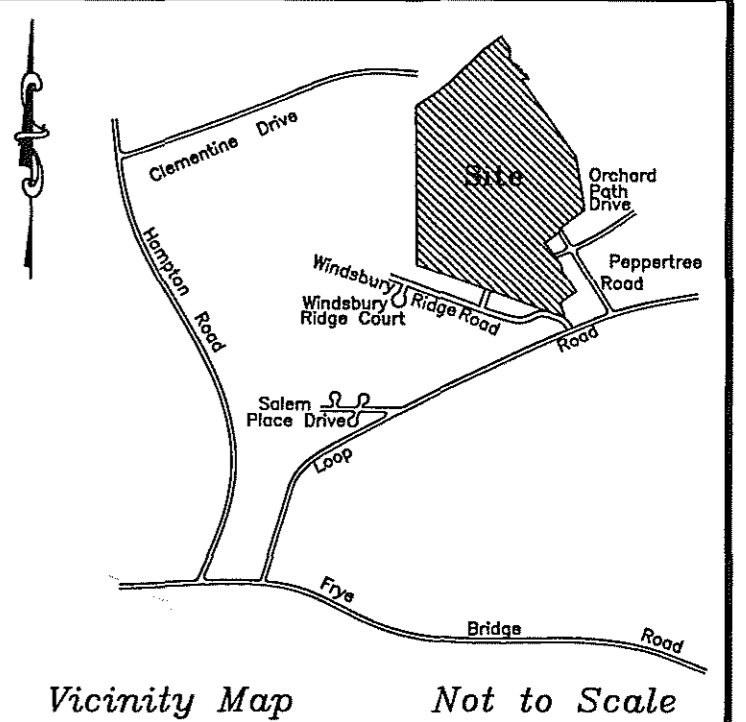
Filing Fee Paid: 21,000.25 = 40
Hurren Gordon, Register of Deeds
By *John E. Beeson* Deputy - Assistant

Centerline Curve Table

CURVE	LENGTH	RADIUS	BEARING	CHORD
1	454.38	500.00	N62°04'48"W	438.89
2	393.68	350.00	N07°05'59"W	373.23

Right-of-Way Curve Table

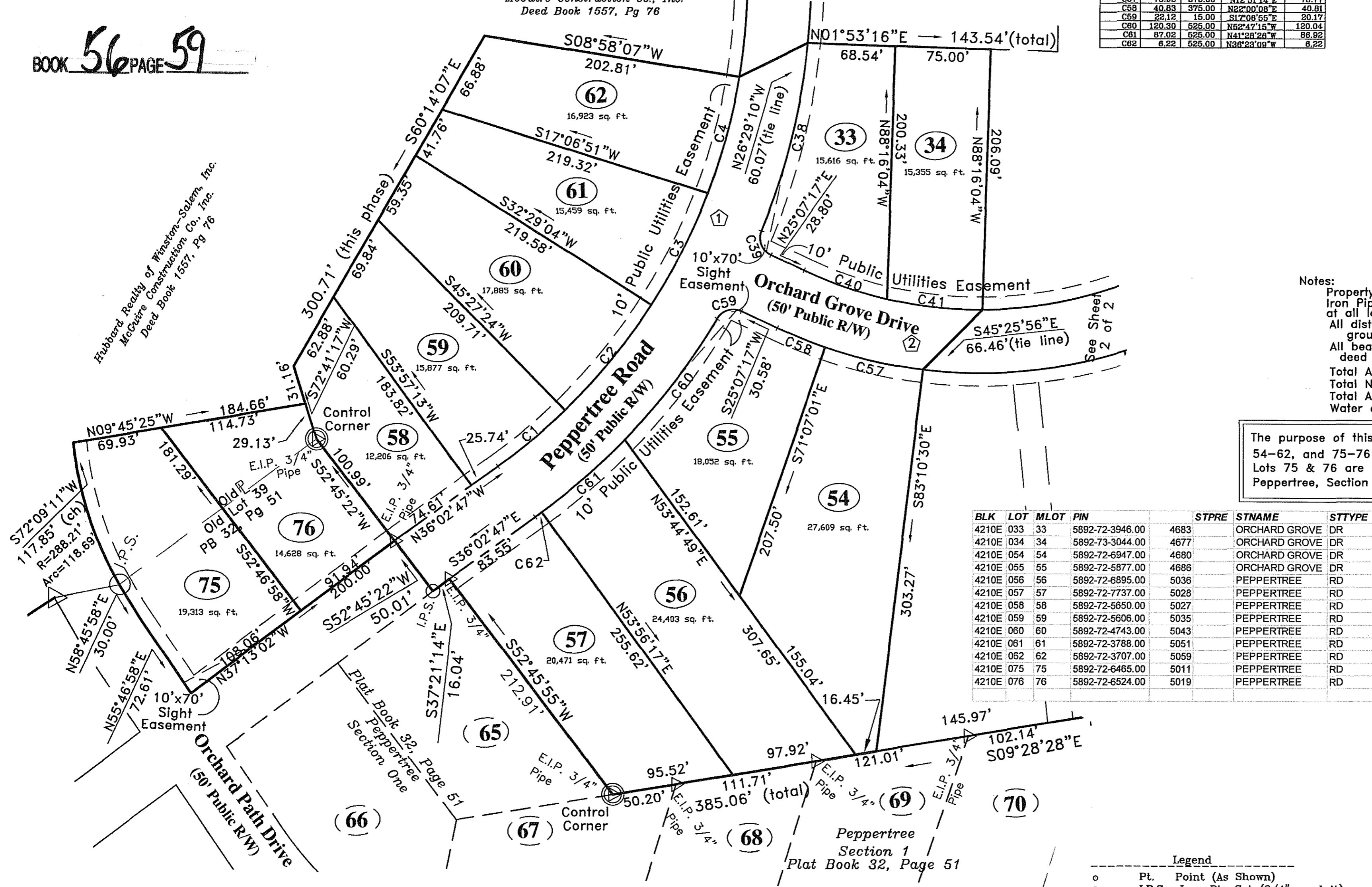
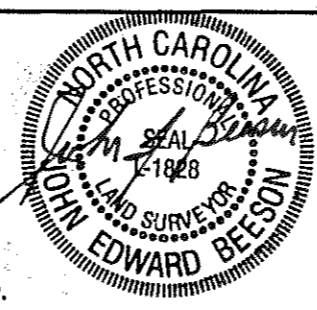
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	69.20	475.00	N40°13'11"W	69.14
C2	107.31	475.00	N50°51'55"W	107.08
C3	99.23	475.00	N83°19'20"W	99.05
C4	95.49	475.00	N75°03'59"W	95.33
C38	153.48	525.00	N76°13'30"W	152.83
C39	22.78	15.00	N88°38'08"E	20.86
C40	69.17	325.00	N19°01'28"E	69.04
C41	75.41	325.00	N08°16'51"E	75.24
C57	78.92	375.00	N125°11'42"E	78.77
C58	40.83	375.00	N22°00'08"E	40.81
C59	22.12	15.00	S17°06'55"E	20.17
C60	120.30	525.00	N52°47'15"W	120.04
C61	87.02	525.00	N41°28'26"W	86.92
C62	6.22	525.00	N36°23'09"W	6.22



BOOK 56 PAGE 59

North Ref: PB 35, Pg 129
Date: January 31, 1992

Hubbard Realty of Winston-Salem, Inc.
McGuire Construction Co., Inc.
Deed Book 1557, Pg 76



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:

Property shown, is zoned RS-9
Iron Pipe (3/4" Conduit) set 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: 267,927 Sq.Ft., 6.15 Ac±
Total Number of Lots: 13
Total Area in Right of Way: 34,127 Sq.Ft. ; 0.78 Ac±
Water and Sewer: Public

The purpose of this plat is to Record Lots 33-34, 54-62, and 75-76 of PEPPERTREE; Section 4, Phase I. Lots 75 & 76 are partially comprised of lot 39 Peppertree, Section One. Previously recorded in PB32, Pg 51.

BLK	LOT	MLOT	PIN	STPRE	STNAME	STTYPE
4210E	033	33	5892-72-3946.00	4683	ORCHARD GROVE	DR
4210E	034	34	5892-73-3044.00	4677	ORCHARD GROVE	DR
4210E	054	54	5892-72-6947.00	4680	ORCHARD GROVE	DR
4210E	055	55	5892-72-5877.00	4686	ORCHARD GROVE	DR
4210E	056	56	5892-72-6895.00	5036	PEPPERTREE	RD
4210E	057	57	5892-72-7737.00	5028	PEPPERTREE	RD
4210E	058	58	5892-72-5650.00	5027	PEPPERTREE	RD
4210E	059	59	5892-72-5606.00	5035	PEPPERTREE	RD
4210E	060	60	5892-72-4743.00	5043	PEPPERTREE	RD
4210E	061	61	5892-72-3788.00	5051	PEPPERTREE	RD
4210E	062	62	5892-72-3707.00	5059	PEPPERTREE	RD
4210E	075	75	5892-72-6465.00	5011	PEPPERTREE	RD
4210E	076	76	5892-72-6524.00	5019	PEPPERTREE	RD

PEPPERTREE
Section 4, Phase I
Lots 33-34, 54-62, 75-76

Owner/Developer:
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'

FIELD WORK BY: PJ	CHECKED BY: JEB
TAX MAP: 694822 PIN# 6892-72-2957	PARCEL: Block: 4210, Lots: 302, 303, 306, 308, 201V DB 1841, Pg 1187; DB 1557, PG 76
TOWNSHIP: Clemmons	CITY: FORSYTH
STATE: NC	DATE: 9-15-08
JOB NUMBER: 06207	DRAWN BY: ATC/TLBC

1 of 2

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

Legend

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

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

APPROVED *J.P. Rhine*

This the 18th Day of Feb 20 09
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.

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

Approved *Arnell Kline*
Director of Planning/Review Officer
This the 6th day of MARCH 20 09
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 366 or Plat Book 56 Page 60); 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 5th day of FEB A.D. 2009.

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

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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;

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NORTH CAROLINA - FORSYTH COUNTY

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PLAT REGISTRATION

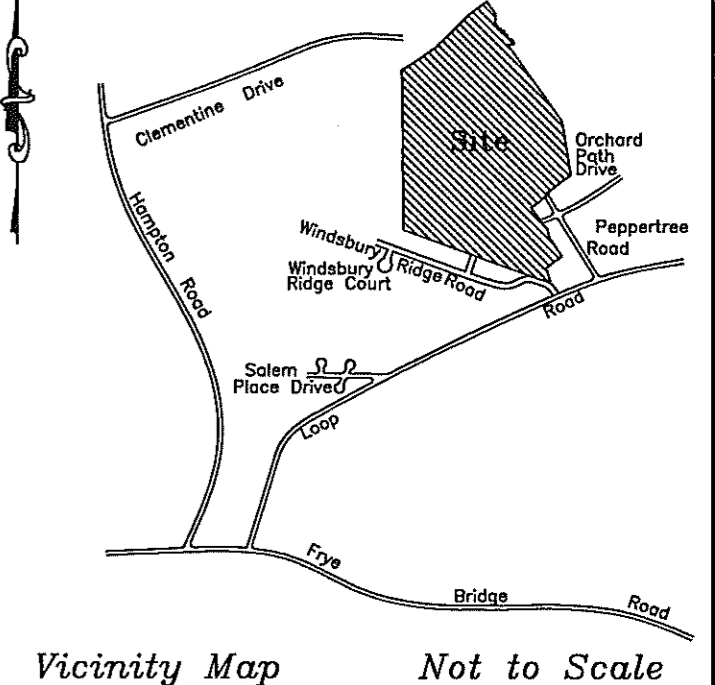
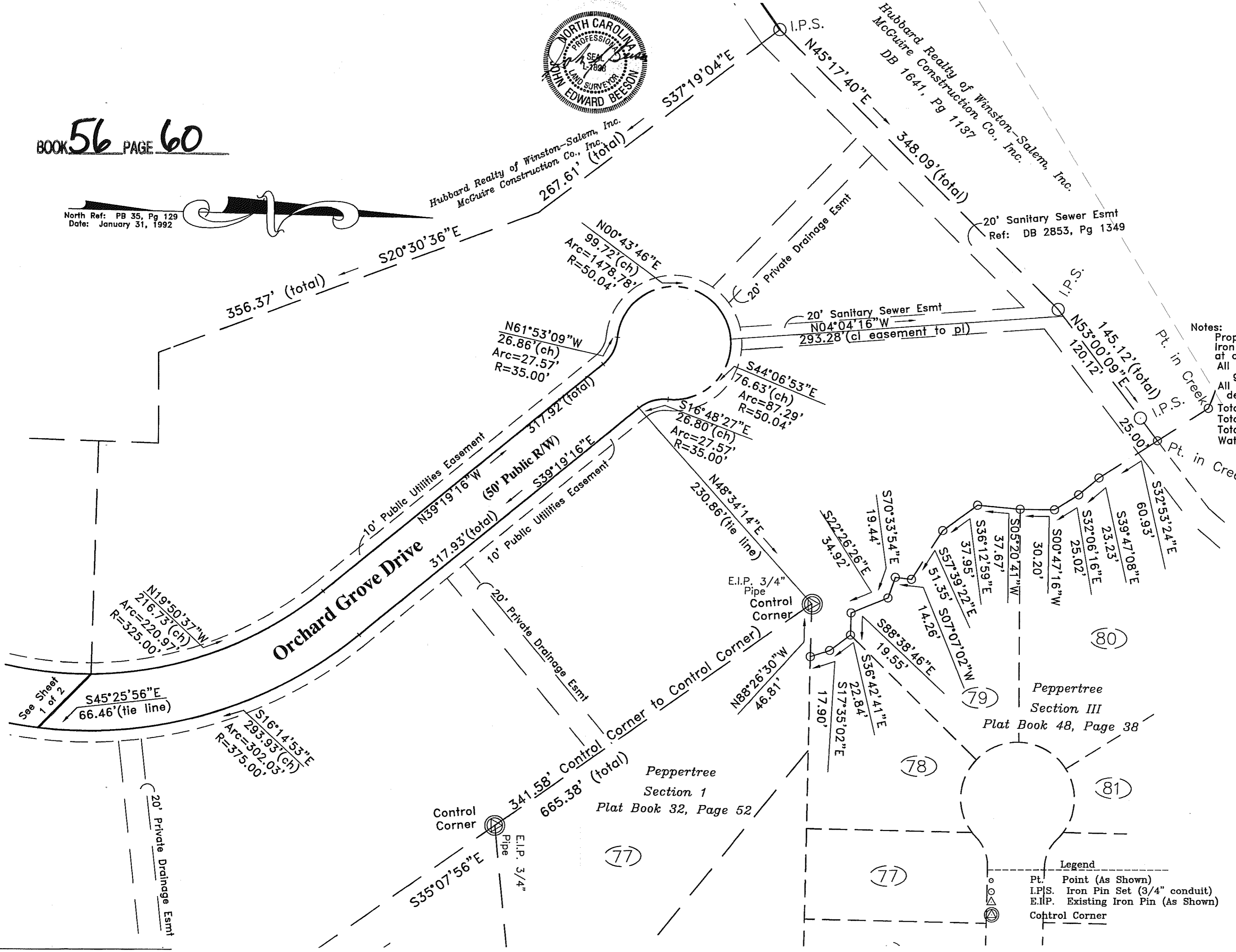
Filed for Registration at 3:42 o'clock P.M.
This the 6th Day of March 20 09 and recorded in Plat Book 56 Page 60

Filing Fee Paid: *Kason Gordon* Register of Deeds

REGISTER OF DEEDS By *Kason Gordon* Deputy - Assistant

BOOK **56** PAGE **60**

North Ref: PB 35, Pg 129
Date: January 31, 1992



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Total Number of Lots: 13

Total Area in Right of Way: 34,127 Sq.Ft. ; 0.78 Ac±

Water and Sewer: Public

The purpose of this plat is to Record Orchard Grove Drive Right-of-Way and Sanitary Sewer Easement.

PEPPERTREE
Section 4, Phase I

Owner/Developer:
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'

FIELD WORK BY N/A	CHECKED BY: JEB
TAX MAP: 694822 PIN# 6892-72-7204	PARCEL: Block: 4210, Lots: 802, 803, 806, 808, 2017 DB 1641, Pg 1137; DB 1657, PG 76
TOWNSHIP: Clemmons	CITY: FORSYTH
STATE: NC	DATE: 9-15-08
JOB NUMBER: 06207	DRAWN BY: ATC/TLBC

2 of 2

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