PLANNING DEPARTMENT/REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA

I KIRK EBIGSON, Review Officer of Forsyth County, certify that the map or plat to which this certification is affixed is exempt from review officer examination.

Director of Planning/Review Officer

This the 7th day of November 20 23.
FORSYTH COUNTY, NORTH CAROLINA

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 Deed Book ____, Page ____ and/or Plat Book as noted, Page as noted; 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 2 day of NOV, A.D., 2023.

John E. Beeson, Professional Land Surveyor — L-1828 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;
X 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, Professional Land Surveyor — L-1828 Registration Number
NORTH CAROLINA - FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for Registration at 11:05 o'clock A M
This the 7th Day of November 20 23 and recorded in
Plat Book 78, Page 102.
Filing Fee Paid: $21.00 Lynne Johnson, Register of Deeds
By: Angela Beane
Deputy - Assistant
NORTH CAROLINA - FORSYTH COUNTY

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
By: Bruce R. Hobbs, Pres. 11-2-2023
Owner Date

CG2 Homes, Inc
11/3/23
Owner Date

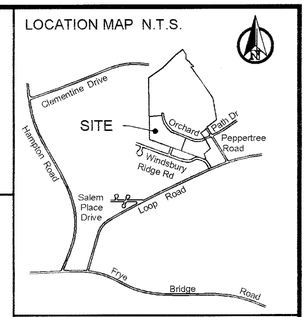
McGuire Construction Co., Inc.
By 11/3/23
Owner Date

Owner Date

Owner Date

Owner Date

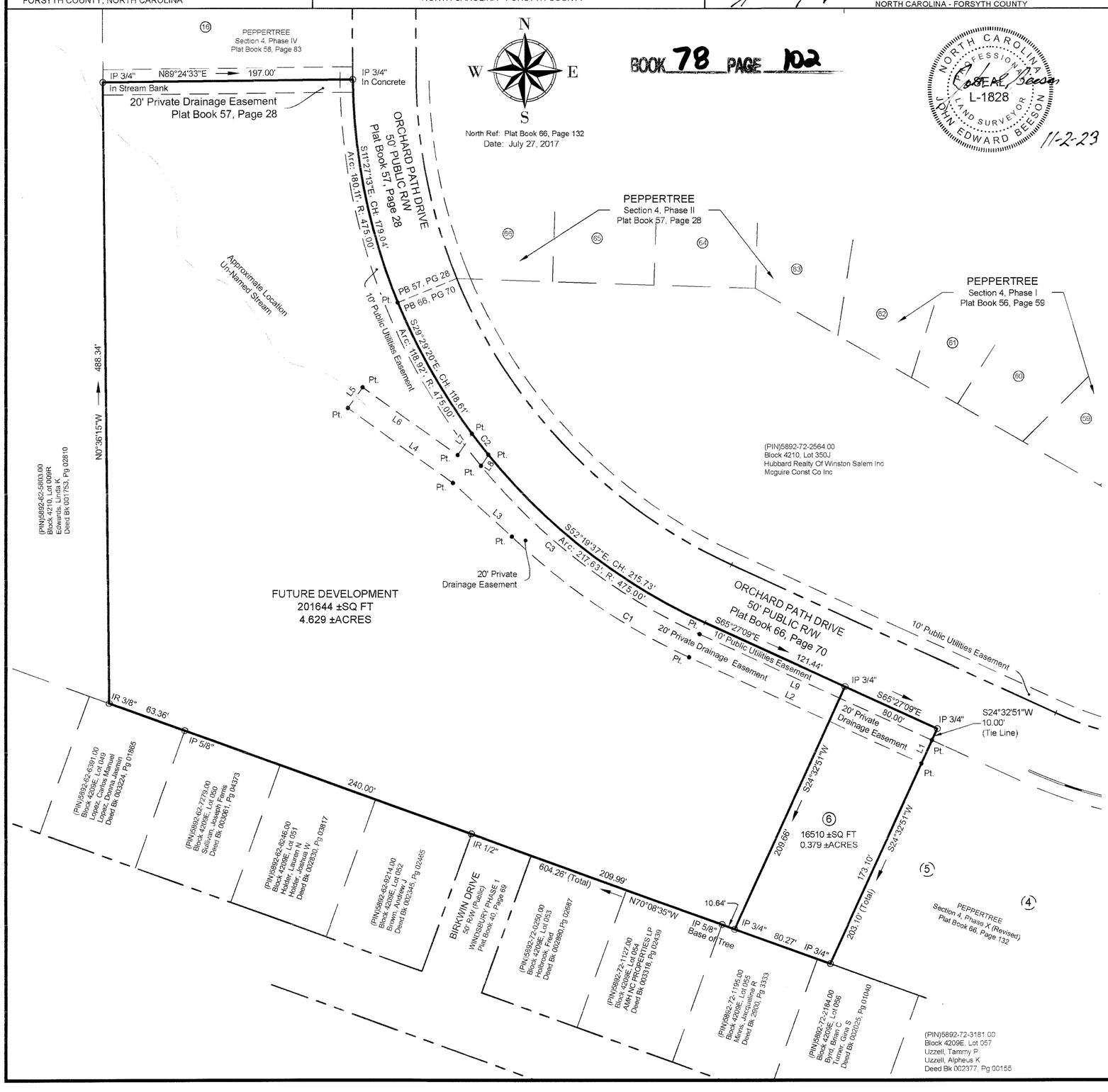
LOCATION MAP N.T.S.



PURPOSE STATEMENT:

The purpose of this plat is to record a 20' Private Drainage Easement across Future Development and Lot 6. Lot 6 previously recorded in Plat Book 66, Page 132. Right-of-way and 10' Utilities Easement previously recorded in Plat Book 66, Page 70.

PROJECT: #86077



IMPORTANT NOTES:

1. All distances shown on this plat are horizontal distances.
2. 1/2" rebar at all corners unless otherwise noted.
3. There are no N.C.G.S. OR U.S.C.&G. or other Geodetic Survey Monuments within 2000' feet of this site.
4. All bearings shown on this plat are based on Plat North as indicated.
5. Deed bearing and distances are shown in parenthesis if variances were found in surveyed bearings and distances.
6. Parcel Areas are calculated using the coordinate method.
7. Water and Sewer: Public
8. Property shown is zoned: RS-9
9. 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.

Drainage Easement Line Table		
Line #	Distance	Bearing
L1	20.00'	S24° 32' 51"W
L2	201.44'	N65° 27' 09"W
L3	62.71'	N47° 53' 00"W
L4	101.54'	N54° 24' 56"W
L5	20.00'	N35° 35' 04"E
L6	91.82'	S54° 26' 51"E
L7	20.26'	N33° 49' 43"E
L8	10.45'	S33° 49' 43"W
L9	201.44'	S65° 27' 09"E

Drainage Easement Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	169.72'	505.00'	N55° 49' 28"W	168.92'
C2	21.06'	475.00'	S37° 55' 53"E	21.06'
C3	219.16'	485.00'	S52° 30' 25"E	217.30'

LINE LEGEND
Line Surveyed
Line by Deed
Line Not Surveyed
Tie Line
Stream
Easement Line
Easement CL
Right-of-Way
Overhead Electrical
Ditchline
Fence
Sewer Main

SYMBOL LEGEND
Pt. Calculated Point (As Shown)
IPS Iron Pin Set (3/4" conduit)
IP Existing Iron Pipe
IR Existing Iron Rebar
Stone Found
CC Control Corner
FG Flush with ground
AG x.xx' Above ground (Distance in ft.)
UG x.xx' Under ground (Distance in ft.)
(S) Sanitary Sewer Manhole

PEPPERTREE
Drainage Easement

Clemmons Township
Forsyth County, NC

Pin No.: 5892-62-8496 & 5892-72-2257
Block 4210, Lot 350K & Block 4210E, Lot 006A

OWNERS: (PIN 5892-62-8496)

Hubbard Realty of Winston-Salem, Inc.
McGuire Construction Co., Inc.
1598 Westbrook Plaze Drive
Winston-Salem, NC 27103

OWNERS: (PIN 5892-72-2257)

CG2 HOMES INC.
150 Bunker Hill Ct.
Winston Salem, NC 27107

DRAWN BY: ATC/TLBC
DATE: 11.01.2023
JOB NO: 06-207
SCALE: 1" = 60'
30 0 15 30 60 120

SHEET NO:
1 of 1

BEESON & CARTER, PA.
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