

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.

McGuire Construction Co., Inc.
Owner
By: *David Patterson* 4-11-2024
Date

Hubbard Realty of Winston-Salem, Inc.
Owner
By: *Bruce R. Gibbs* 4-11-2024
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.

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

Approved: _____
Director of Planning/Review Officer
This the 15th day of April, 2024
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 11 day of APRIL, A.D. 2024.

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

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

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

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for Registration at 1:33 o'clock P M
This the 15th Day of April, 2024
and recorded in Plat Book 79 April, Page 87

Filing Fee Paid: Lynne Johnson, Register of Deeds
By: *Chalisa B. Montony*
Deputy - Assistant
NORTH CAROLINA - FORSYTH COUNTY

BLOCK	LOT	ST NUM	ST NAME	ST TYPE	TAXPIN
4210E	42	4617	ORCHARD GROVE DR	DR	5892-63-9694.00
4210E	43	4611	ORCHARD GROVE DR	DR	5892-73-0756.00
4210E	44	4618	ORCHARD GROVE DR	DR	5892-73-1870.00
4210E	45	4624	ORCHARD GROVE DR	DR	5892-73-2773.00

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 59. 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 this Section: 4
- Total Acreage: 115,797 Sq. Ft; 2.658± 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.

LINE LEGEND

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

SYMBOL LEGEND

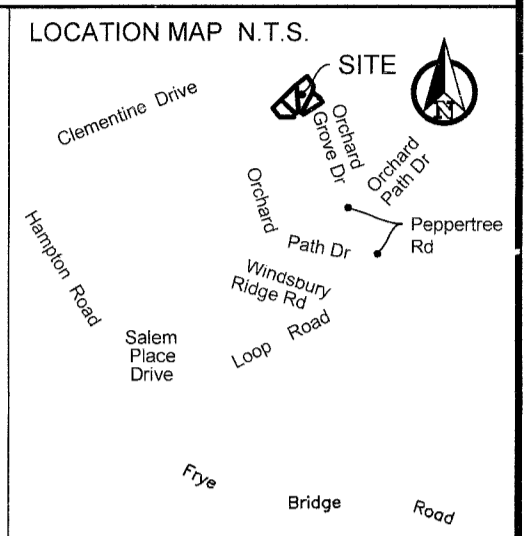
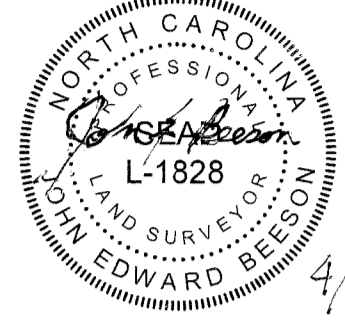
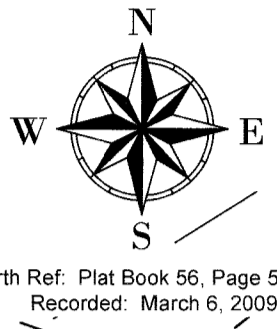
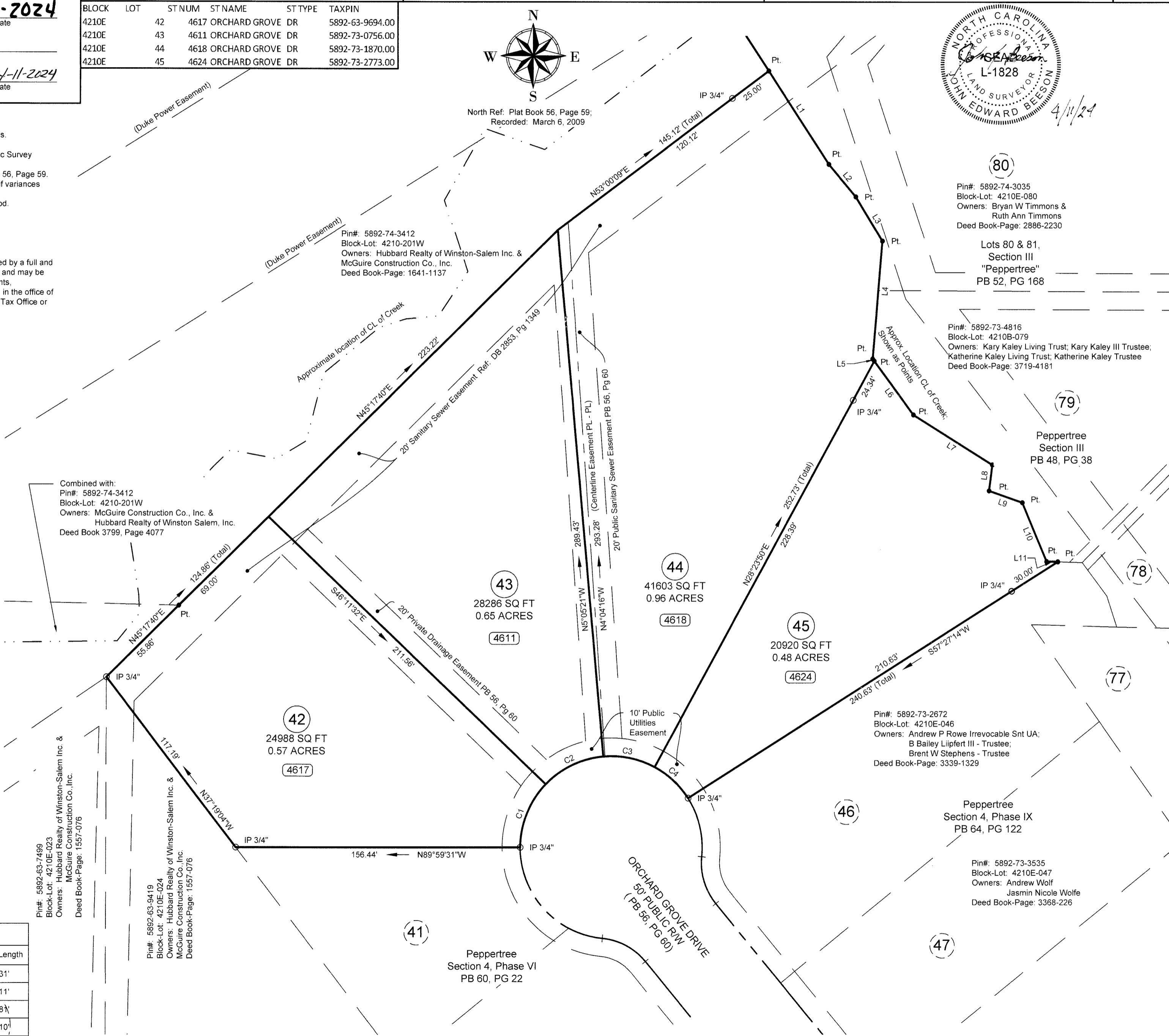
Pt. Calculated Point (As Shown)
IRS Rebar Set (5/8")
IP Existing Iron Pipe
IR Existing Iron Rebar
Stone Found
FG Flush with ground
AG x.xx' Above ground (Distance in ft.)
UG x.xx' Under ground (Distance in ft.)
Sanitary Sewer Manhole

Line Table

Line #	Distance	Bearing
L1	60.93'	S32° 53' 24"E
L2	23.23'	S39° 47' 08"E
L3	28.31'	S31° 02' 59"E
L4	64.86'	S4° 37' 25"W
L5	1.46'	S36° 12' 59"E
L6	36.49'	S36° 12' 59"E
L7	51.35'	S57° 39' 22"E
L8	14.26'	S7° 07' 02"W
L9	19.44'	S70° 33' 54"E
L10	34.92'	S22° 26' 26"E
L11	6.20'	S88° 38' 46"E

Curve Table

Curve #	Arc Length	Radius	Chord Bearing	Chord Length
C1	38.23'	50.04'	S21° 55' 58"W	37.31'
C2	35.87'	50.04'	N64° 21' 21"E	35.11'
C3	29.23'	50.04'	S78° 22' 28"E	28.81'
C4	25.37'	50.04'	S47° 06' 55"E	25.10'



PURPOSE STATEMENT:

The purpose of this plat is to record lots 42-45. Right-of-Way, Sanitary Sewer and Drainage Easements were previously recorded in Plat Book 56, Pages 59-60.

PROJECT: #86077

PEPPERTREE
Section 4, Phase XII
Clemmons Township
Forsyth County, NC
Pin No.: 5892-73-0697
Current DB 1557, Page 0076

CLIENTS:

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

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

DRAWN BY: ATC/TLBC

DATE: 4.10.24

JOB NO: 06-207

SCALE: 1" = 40'

SHEET NO:
1 of 1

BEESON & CARTER, P.A.
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