

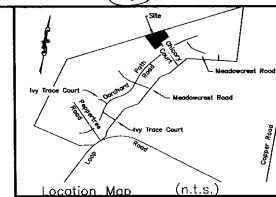
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD CONSTRUCTION  
STANDARDS CERTIFICATION  
APPROVED: *McGuire*  
DISTRICT ENGINEER  
This the 24 Day of Oct 2002  
NORTH CAROLINA - FORSYTH COUNTY

PLANNING DEPARTMENT/REVIEW OFFICER  
FINAL SUBDIVISION PLAT APPROVAL  
this is to certify that this plat meets the recording requirements of the Official  
Development Ordinance Subdivision Regulations for Winston-Salem, Forsyth County.  
I, David E Reed, Review Officer  
of Forsyth County, certify that the map or plat to which this  
certification is affixed meets all statutory requirements for recording.  
Approved: *David E Reed*  
Planner of Planning/Review Officer  
This the 24th day of October 2002  
NORTH CAROLINA - FORSYTH COUNTY

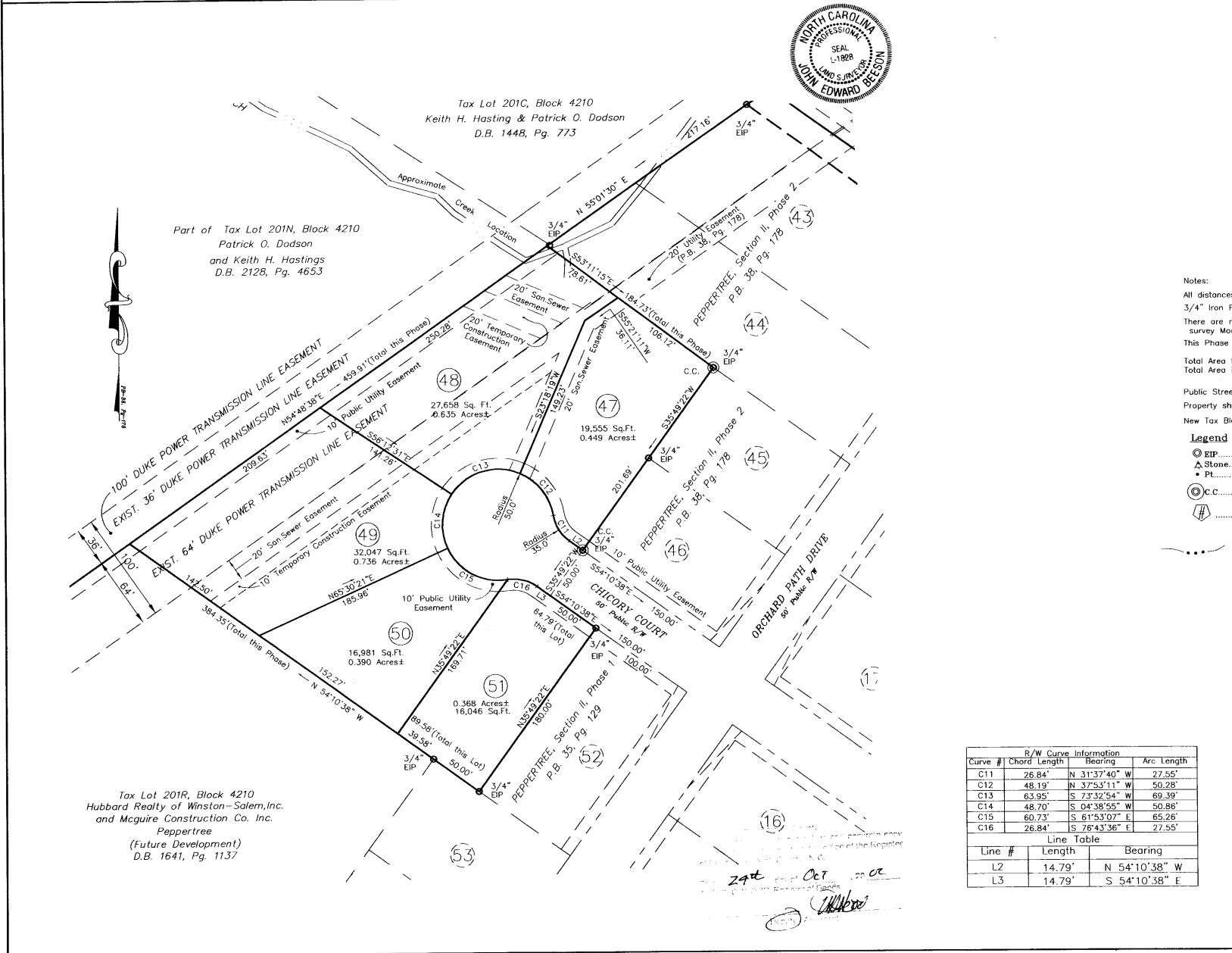
SURVEYORS CERTIFICATION  
I, John E. Beeson, certify that this plat was drawn under  
my supervision from an actual survey made under my supervision  
(descriptions recorded in Deed Book 1841, Page 132, or Plat Book  
Page 47-50 as amended) and that the ratio of precision as calculated  
is 1:10,000. I am a duly licensed and registered surveyor in the State of North Carolina  
and seal this 24 day of Oct 2002 A.D. 2002.  
*John E. Beeson*  
L-1828  
Registration Number  
NORTH CAROLINA - FORSYTH COUNTY

I, John E. Beeson, Registered Land Surveyor, Number L-1828, certify to one  
of the following as indicated by an X:  
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 c above.  
*John E. Beeson*  
L-1828  
Registration Number  
NORTH CAROLINA - FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS  
PLAT REGISTRATION  
Filed for Registration at 2:04 p.m. P  
This the 24 Day of October 2002 and recorded  
in Plat Book 45 Page 56  
Filing Fee Paid: *Dickie C. Wook* Register of Deeds  
By: *John E. Beeson* Deputy - Assistant



This Survey is subject to any facts that may be disclosed by a full and accurate title search. NOT furnished use as of this date and may be subject to easements, rights-of-way, restrictive covenants, assessments, if any, as the issue 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:  
All distances shown on this plat are horizontal Distances.  
3/4" Iron Pipes at all corners unless otherwise noted.  
There are no N.C.G.S., U.S.C. & G., or other Geodetic survey Monuments within 2,000 Feet of this site.  
This Phase (Section II, Phase 3) has 5 Lots Total.  
Total Area this phase is 2.771 Acres±, (121,569 Sq.Ft.)  
Total Area in Right-of-Way this phase 0.213 Acres±, (9,282 Sq.Ft.)  
Public Streets and Public Utilities.  
Property shown is zoned RS-9  
New Tax Block 4210B  
Legend  
● EIP.....Existing Iron Pipe  
▲ Stone (found)  
• Pt.....Point on the ground  
⊙ C.C.....Control Corner  
⊕.....Centerline Curve Number  
.....Creek (approximate Location)

R/W Curve Information			
Curve #	Chord Length	Bearing	Arc Length
C11	26.84'	N 31°37'40" W	27.55'
C12	48.19'	N 37°53'11" W	50.28'
C13	63.95'	S 7°32'54" W	69.39'
C14	48.70'	S 04°38'55" W	50.86'
C15	60.73'	S 61°53'07" E	65.26'
C16	26.84'	S 78°43'36" E	27.55'

Line Table		Bearing
Line #	Length	
L2	14.79'	N 54°10'38" W
L3	14.79'	S 54°10'38" E

**PEPPERTREE**  
Section II, Phase 3  
HUBBARD REALTY of Winston-Salem, Inc.  
McGUIRE CONSTRUCTION CO.  
285 S. Stralford Road  
Winston-Salem, NC 27102  
(336) 723-0303

SCALE 1" = 60'

FIELD WORK BY: *CI/GS* CHECKED BY: *JEB*

TAX MAP: 594826 PARCEL: (Existing) Tax Block 4210, part of Lot 501R

TOWNSHIP: CLEMMONSVILLE CITY: N/A COUNTY: FORSYTH  
STATE: NC DATE: 7/03/02 SHEET NUMBER: 1 of 2

JOB NUMBER: 01206.RP.3-4 DRAWN BY: TLEN/DAS

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

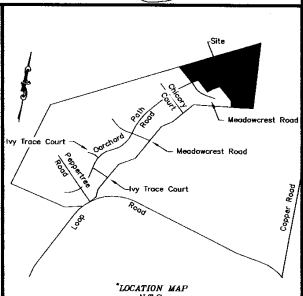
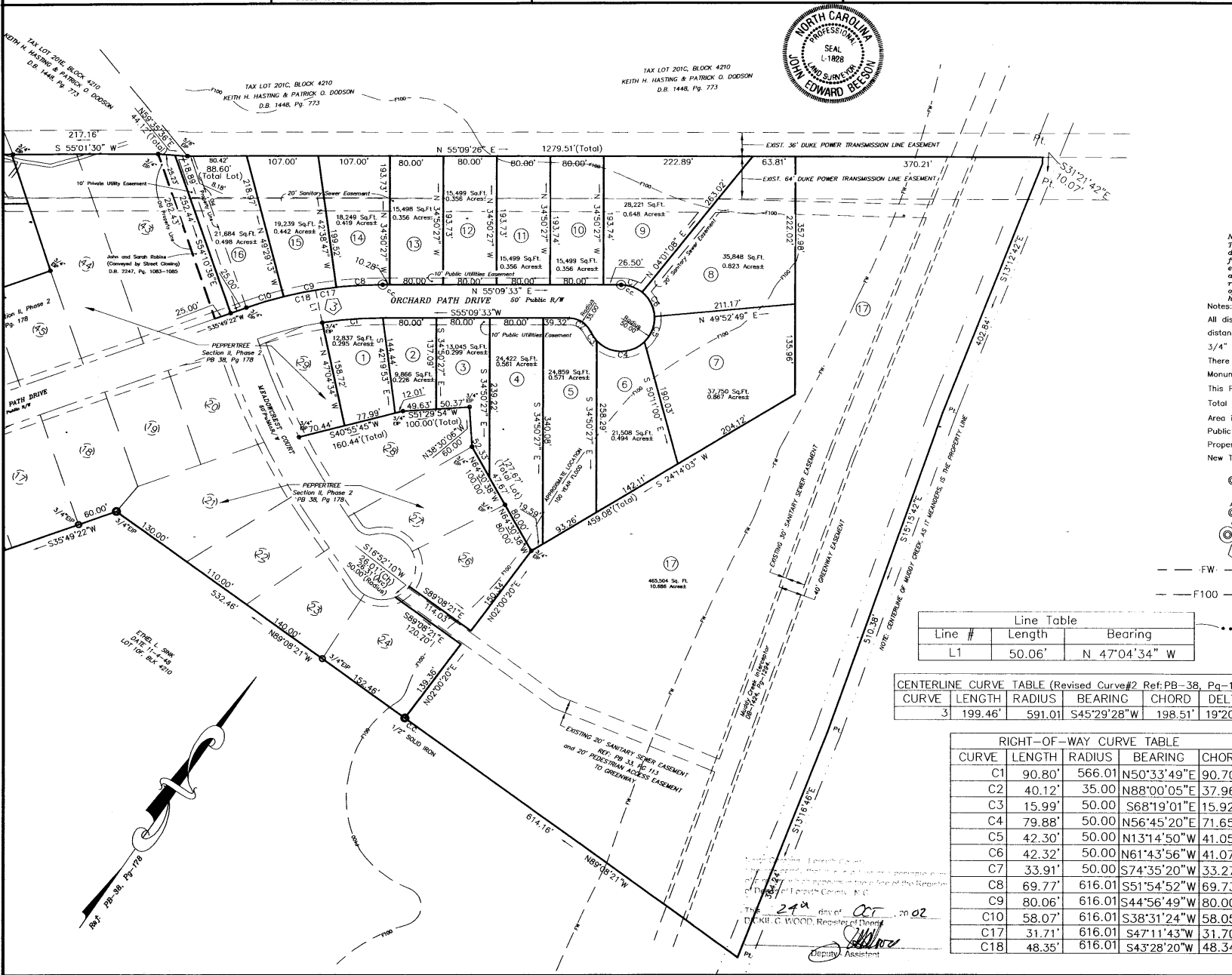
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD CONSTRUCTION  
STANDARD CERTIFICATION  
APPROVED: *[Signature]*  
DISTRICT ENGINEER  
This the 27<sup>th</sup> day of OCT 2022  
NORTH CAROLINA - FORSYTH COUNTY

PLANNING DEPARTMENT/REVIEW OFFICER  
FINAL SUBDIVISION PLAN APPROVAL  
This is to certify that this plan meets the recording requirements of the Unified Development Ordinance Subdivision Regulations for Plots - Super/Through Cloning.  
I, *Dwight E Reed*  
Review Officer of Forsyth County, certify that the map or plan to which this certification is affixed meets all statutory requirements for recording.  
Approved: *[Signature]*  
Member of Planning/Review Officer  
This the 27<sup>th</sup> day of October 2022  
NORTH CAROLINA - FORSYTH COUNTY

SURVEYORS CERTIFICATION  
I, *John E. Beeson*, Professional Land Surveyor, Number 1828, certify to one of the following as indicated by an X:  
X a. That this plan 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 plan 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 plan is of a survey of an existing parcel or parcels of land;  
d. That this plan 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 in the best of my professional ability as to provisions contained in a, through d, above.  
*John E. Beeson*  
L-1828  
Registration Number  
NORTH CAROLINA - FORSYTH COUNTY

I, *John E. Beeson*, Professional Land Surveyor, Number 1828, certify to one of the following as indicated by an X:  
X a. That this plan 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 plan 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 plan is of a survey of an existing parcel or parcels of land;  
d. That this plan 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 in the best of my professional ability as to provisions contained in a, through d, above.  
*John E. Beeson*  
L-1828  
Registration Number  
NORTH CAROLINA - FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS  
PLAT REGISTRATION  
Filed for Registration at 4:04 o'clock P M  
This the 27<sup>th</sup> day of October 2022 and recorded in Plat Book 45 Page 57  
Filing Fee Paid: *[Signature]*  
By: *[Signature]* - Assistant



NOTE: This survey is subject to any facts that may be disclosed by a full and accurate title search, NOT furnished to 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:  
All distances shown on this plat are horizontal ground distances.  
3/4" Iron pipes at all corners unless otherwise noted.  
There are no N.C.G.S., U.S.C.&C., or other Geodetic Monuments within 2,000 Feet of this site.  
This Phase (Section II, Phase 4) has 17 Lots Total.  
Total area of this Phase is 18,908 Acres±. (823,622 Sq.Ft.)  
Area in R/W of this Phase is 0.658 Acres±, (28,659 Sq.Ft.)  
Public Streets and Public Utilities.  
Property shown is zoned RS-9  
New Tax Block 4210C

- LEGEND**  
 @EIP.....Existing Iron Pipe Found w/size NIP.....New 3/4" Iron Pipe Set  
 ▲Stone.....Old Planted Field Stone Found  
 @REBAR.....Existing Steel Reinforcing Rod  
 P.....Point on Ground, no monument  
 @C.C.....Control Corner  
 Ⓢ.....Curve Number  
 --- FW --- Floodway Boundary (Approximate Location)  
 --- F100 --- 100 Year Floodline (Approximate Location)  
 --- --- Creek (Approximate Location)

Line Table

Line #	Length	Bearing
L1	50.06'	N 47°04'34" W

CENTERLINE CURVE TABLE (Revised Curve #2 Ref: PB-38, Pg-178)

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
3	199.46'	591.01'	S45°29'28" W	198.51'	19°20'11"

RIGHT-OF-WAY CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	90.80'	566.01'	N50°33'49"E	90.70'
C2	40.12'	35.00'	N88°00'05"E	37.96'
C3	15.99'	50.00'	S68°19'01"E	15.92'
C4	79.88'	50.00'	N56°45'20"E	71.65'
C5	42.30'	50.00'	N13°14'50"W	41.05'
C6	42.32'	50.00'	N61°43'56"W	41.07'
C7	33.91'	50.00'	S74°35'20"W	33.27'
C8	69.77'	616.01'	S51°54'52"W	69.73'
C9	80.06'	616.01'	S44°56'49"W	80.00'
C10	58.07'	616.01'	S38°31'24"W	58.05'
C17	31.71'	616.01'	S47°11'43"W	31.70'
C18	48.35'	616.01'	S43°28'20"W	48.34'

**PEPERTREE**  
Section II, Phase 4  
 HUBBARD REALTY of Winston-Salem, Inc.  
 MCGUIRE CONSTRUCTION CO.  
 285 S. Stratford Road  
 Winston-Salem, NC 27102  
 (336) 723-0200  
 SCALE: 1" = 100'  
 FIELD WORK BY: CJ/PI/GS/CM  
 CHECKED BY: JEB/DAS  
 TAX MAP: 594822, 594826, 600822, 600826  
 PARCEL: (Existing) Tax Block 4210, Lot 201M  
 TOWNSHIP: Clemmonsville  
 CITY: N/A  
 COUNTY: Forsyth  
 STATE: NC  
 DATE: 8/15/02  
 SHEET NUMBER: 2 of 2  
**BEESON ENGINEERING INC.**  
 SURVEYORS PLANNERS  
 508 HIGH STREET  
 WINSTON-SALEM, NC 27101  
 TELEPHONE: 336-748-0071  
 WWW.BEESONENGINEERING.COM