

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: P. J. Owens
DISTRICT ENGINEER

DATE: 6-12-87

NORTH CAROLINA - FORSYTH COUNTY

FINAL SUBDIVISION PLAT APPROVAL

This is to certify that this plat meets the recording requirements of the Subdivision Regulations for Winston-Salem/Forsyth County and, if applicable, that a certificate of approval has been issued by the Division of Highways pursuant to Article 7, Chapter 136 of the General Statutes, State of North Carolina.

This the 23rd day of June, 1987

Ronald J. Buckle
DIRECTOR OF PLANNING

OTIS ALBERT JONES certifies that this map was drawn from an actual survey made under my direct supervision (said description recorded in Deed Book 1513 Page 527, Deed Book Page _____) that the error of closure as calculated by latitudes and departures is 0.00 feet. That the boundaries not surveyed are shown as broken lines plotted from information found in Book _____ Page _____ that this map was prepared in accordance with G.S. 47-50 as amended.

Witness my hand and seal this 11th day of JUNE, A.D., 1987.
(Surveyor's Seal)

OTIS ALBERT JONES
NORTH CAROLINA - FORSYTH COUNTY
L.754

Patti J. Owens
Notary Public
of Forsyth County N.C. do hereby certify that OTIS ALBERT JONES Personally appeared before me this day and acknowledged the due execution of the foregoing certificate. Witness my hand and notarial seal this 11th day of JUNE, 1987.
(Seal)
Patti J. Owens
My commission expires 2-12-89
NORTH CAROLINA - FORSYTH COUNTY

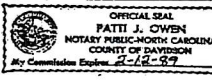
The foregoing certificate Patti J. Owens Notary Public N.P. Davidson Co. Inc. AND OFFICIAL TITLE OF THE OFFICER SIGNING

Is certified to be correct.
This 23rd day of June, 1987

H. C. Spear Register of Deeds
by Jeri Tanner DEPUTY REGISTER

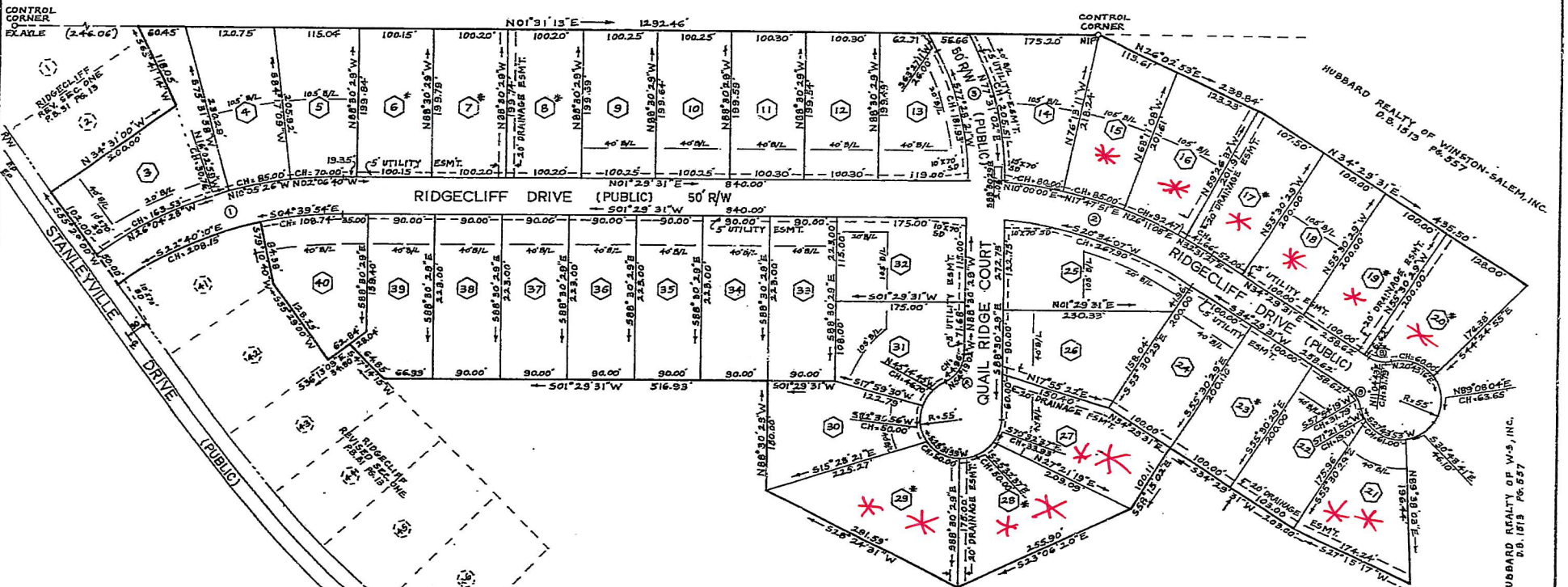
Filed for registration at 3:56 o'clock P.M. June 23 1987 and recorded in Plat Book 33 Page 10

Register of Deeds
Jeri Tanner DEPUTY REGISTER
Filed June 23 1987 at 3:56



#10

DOROTHY S. BROGAN & MARJORIE S. ELLER
P.B. 1150 P.G. 12.05



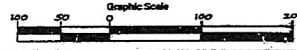
HUBBARD REALTY OF WINSTON-SALEM, INC.
D.B. 1513 P.G. 537

Stationing	Segment	Length
1+17.28	1	177.88
1+20.88	2	30.00
1+27.38	3	135.82
1+30.98	4	150.00
1+45.98	5	150.00
1+60.98	6	150.00
1+75.98	7	150.00
1+90.98	8	150.00
1+105.98	9	150.00
1+120.98	10	150.00
1+135.98	11	150.00
1+150.98	12	150.00
1+165.98	13	150.00
1+180.98	14	150.00
1+195.98	15	150.00
2+05.98	16	150.00
2+20.98	17	150.00
2+35.98	18	150.00
2+50.98	19	150.00
2+65.98	20	150.00
2+80.98	21	150.00
2+95.98	22	150.00
3+10.98	23	150.00
3+25.98	24	150.00
3+40.98	25	150.00
3+55.98	26	150.00
3+70.98	27	150.00
3+85.98	28	150.00
4+00.98	29	150.00
4+15.98	30	150.00
4+30.98	31	150.00
4+45.98	32	150.00
4+60.98	33	150.00
4+75.98	34	150.00
4+90.98	35	150.00

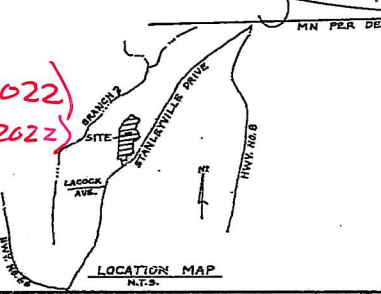
* See revised plat PB 75 Pg 135 (4-11-2022)
** See revised plat PB 75 Pg 197 (6-10-2022)

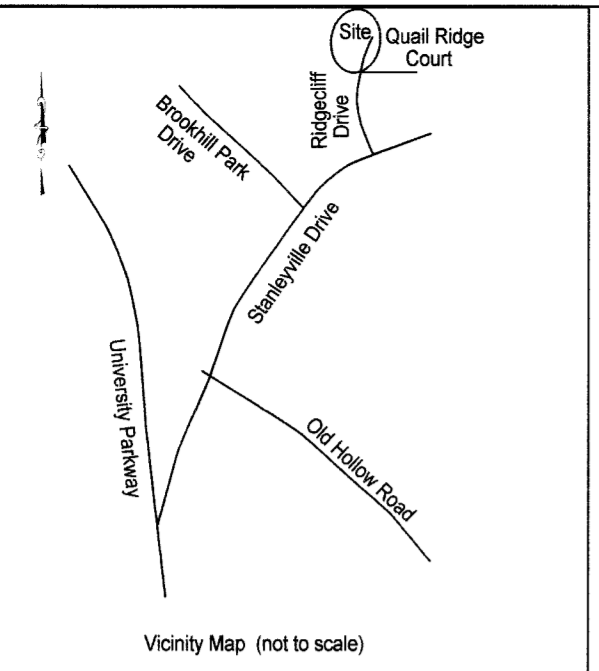
Lots 6, 7, 8, 17, 19, 20, 23, 28, & 29 have not been approved at this time as building sites by the Forsyth County Health Department and are shown with an asterisk (*).

- Legend
- CL - Existing Iron Pipe
 - SL - New Iron Pipe
 - CL - Existing PVC Pipe
 - SL - New PVC Pipe
 - CL - Existing Concrete
 - SL - New Concrete
 - CL - Existing Storm
 - SL - New Storm
 - CL - Existing Sewer
 - SL - New Sewer
 - CL - Existing Gas
 - SL - New Gas
 - CL - Existing Water
 - SL - New Water
 - CL - Existing Electric
 - SL - New Electric
 - CL - Existing Telephone
 - SL - New Telephone
 - CL - Existing Cable
 - SL - New Cable
 - CL - Existing Fiber
 - SL - New Fiber
 - CL - Existing Gasoline
 - SL - New Gasoline
 - CL - Existing Fuel Oil
 - SL - New Fuel Oil
 - CL - Existing Heating Oil
 - SL - New Heating Oil
 - CL - Existing Sewer
 - SL - New Sewer
 - CL - Existing Storm
 - SL - New Storm
 - CL - Existing Water
 - SL - New Water
 - CL - Existing Electric
 - SL - New Electric
 - CL - Existing Telephone
 - SL - New Telephone
 - CL - Existing Cable
 - SL - New Cable
 - CL - Existing Fiber
 - SL - New Fiber
 - CL - Existing Gasoline
 - SL - New Gasoline
 - CL - Existing Fuel Oil
 - SL - New Fuel Oil
 - CL - Existing Heating Oil
 - SL - New Heating Oil



RIDGECLIFF SECTION TWO				
& REVISION LOT 3, REVISED SECTION ONE				
SCALE	TOWNSHIP	COUNTY	STATE	DATE
1"=100'	BETHANIA	FORSYTH	N.C.	6-11-87
OWNER & DEVELOPER				
HUBBARD REALTY OF WINSTON-SALEM, INC.				
DESIGNED BY	OTIS ALBERT JONES	REGISTERED SURVEYOR		
DRAWN BY	OTIS ALBERT JONES	REGISTERED SURVEYOR		
BY	OTIS ALBERT JONES	REGISTERED SURVEYOR		
DATE	127 PAYETTE ST. WINSTON-SALEM, N.C. 27103-1802			





Id	Radius	Arc Length	Chord	Ch Bear
C1	606.68'	80.06'	80.00'	N 10°03'28" E
C2	606.68'	85.07'	85.00'	N 17°51'19" E
C3	606.68'	92.50'	92.41'	N 26°16'08" E
C4	606.68'	41.70'	41.70'	N 32°30'55" E

Id	Radius	Arc Length	Chord	Ch Bear
C5	40.00'	32.71'	31.80'	N 11°05'38" E
C6	55.00'	63.46'	60.00'	N 20°43'16" E
C7	55.00'	115.60'	95.47'	S 66°00'17" E
C8	55.00'	64.67'	61.00'	S 27°45'21" W

Elizabeth R. Hernandez
B 3057 Pg 1969
Lot 103 PB 57 Pg 67
PIN: 6920-60-0899
Block: 4951C Lot: 103A

Kimberly N. Baxley
DB 2453 Pg 1062
Lot 101 PB 45 Pg 43
PIN: 6920-60-1432
Block: 4951C Lot: 101

Karen Quanbeck and
Joshua Quanbeck
DB 3668 Pg 3085
PIN: 6829-69-0653
Block: 4951 Lot: 022C

Hubbard Realty of Winston-Salem, Inc.
DB 1513 Pg 557
PIN: 6920-61-6152
Block: 4951 Pg 021K

BOOK 75 PAGE 135

Forsyth County Register of Deeds
Plat Registration
Filed for registration at 9:36 o'clock A.M.
This the 11 Day of April 2022
and recorded in Plat Book 75 Page 135
Filing Fee Paid: \$21.00
By: Lynne Johnson, Register of Deeds, Assistant/Deputy
Forsyth County, North Carolina

Planning Department/Review Officer Certification
State of North Carolina
David E. Reed, Review Officer of Forsyth County, certify that the map or plat to which this certification is affixed is exempt from review officer examination.
David E. Reed, Director of Planning/Review Officer
This 11th day of April, 2022
Forsyth County, North Carolina

Notes:
Areas computed by coordinate method unless noted
All distances are horizontal ground, US Survey foot, unless noted
This map is subject to any facts that may be disclosed by a full and accurate title search
This map is subject to any easements, agreements, or rights-of-way of record prior to the date of this map, which were not visible at the time of my inspection.
Unable to locate published horizontal control within 2000 feet of this site
No attempt was made to locate or map underground utilities serving or crossing this property
All labeled corner dimensions are outside measurements
Legend:
EIR=Existing Iron Rod
EIP=Existing Iron Pipe
SIR=Set Iron Rod
SIP=Set Iron Pipe
X = Calculated Point
UP=Utility Pole
DB=Deed Book
Pg=Page
PB=Plat Book
SNB=Set nail at base
FH=Fire Hydrant
— =Property lines surveyed
- - - =Lines plotted from deeds or plats
- · - · - =Tie lines
- · - · - =Water course
- · - · - =Right-of-Way line
● = Existing 7/8" Iron Pipe (unless noted)
○ = Set 7/8" Iron Pipe

I, Sidney H. Autry, certify that this plat was drawn under my supervision from an actual survey made under my supervision; descriptions recorded in Plat Book 32 Page 10 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.

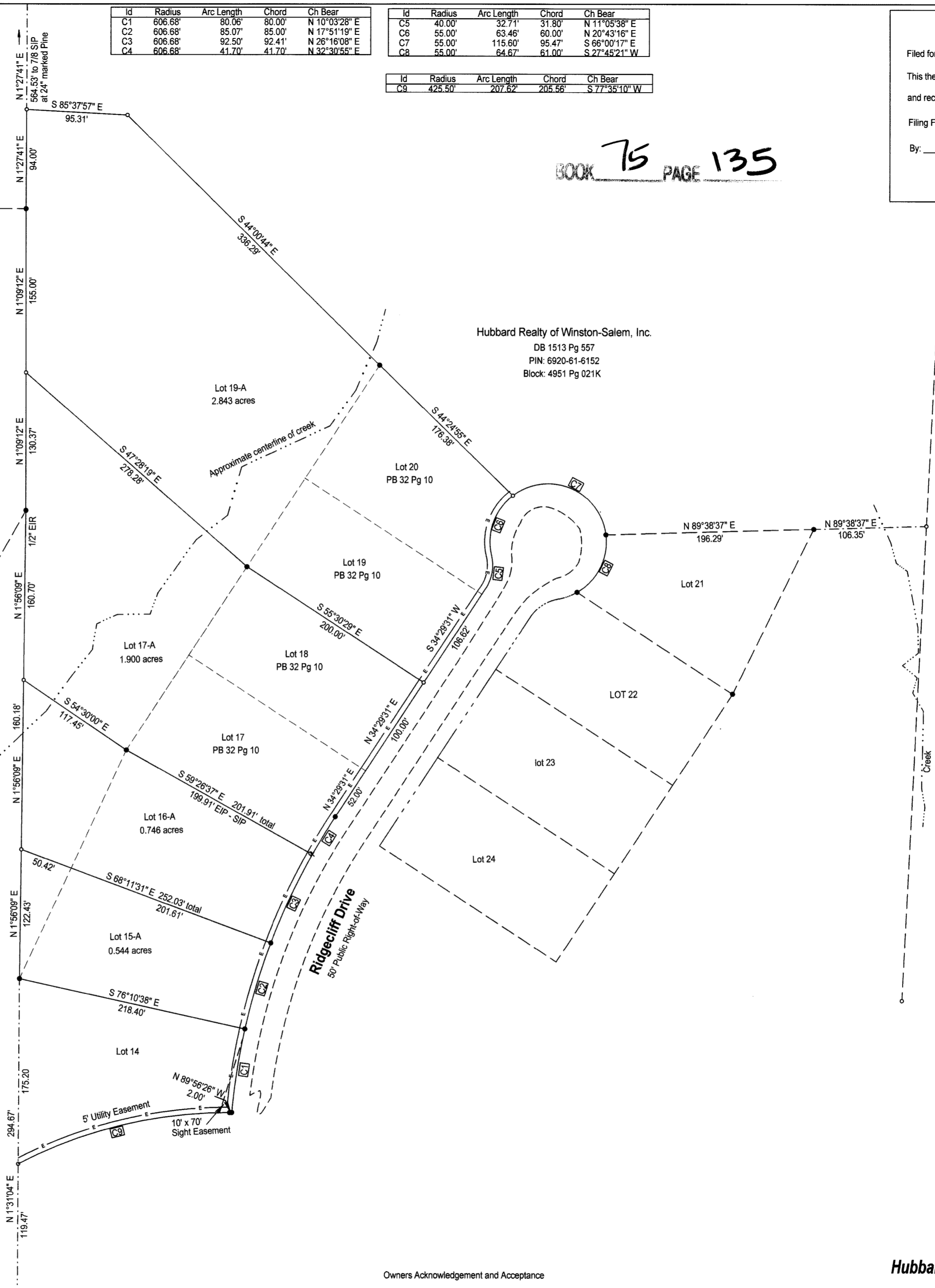
I further certify that this survey does not create a subdivision of land within Forsyth County, NC, which has an ordinance regulating parcels of land in compliance with GS 47-30(f)(11)(d). Recombination

Signature: *Sidney H. Autry*
Sidney H. Autry PLS 1420

This the 5th Day of April, 2022
Forsyth County, North Carolina



Surveyed By:
Autry-Abernathy, P.A. C-2341
6601 Skylark Road
Pflattown, N.C. 27040
336-922-4335

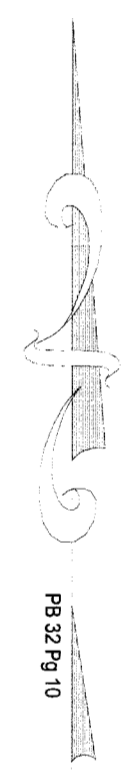


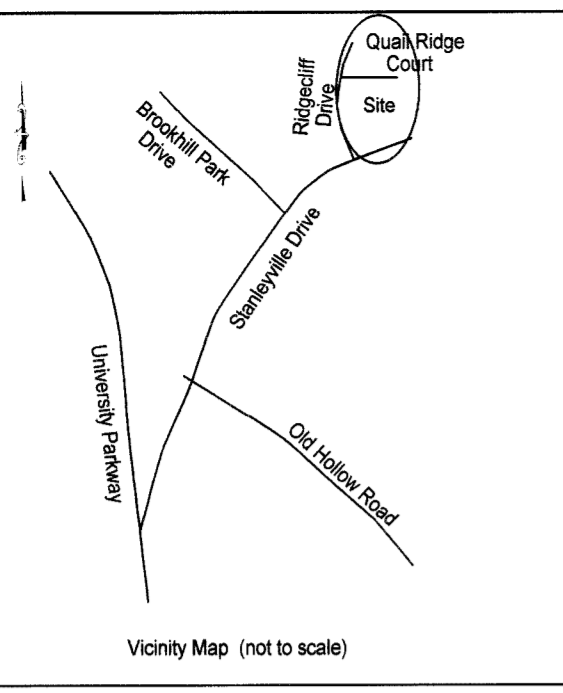
Owners Acknowledgement and Acceptance

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 hereby dedicate to public use and roads, streets, and easements forever all areas so shown or indicated on said plat.
Hubbard Realty of Winston-Salem, Inc.
By: *Bruce R. Hubbard, Pres.*
Owners Signature / Date

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

Recombination Survey for
Hubbard Realty of Winston-Salem, Inc.
Bethania Township - Forsyth County, NC
Scale 1 inch = 80 feet
Date of Survey: March 05, 2022 Project ID: FOR22104





Planning Department/Review Officer Certification
State of North Carolina

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

[Signature]
Director of Planning/Review Officer

This 10 day of June, 2022
Forsyth County, North Carolina

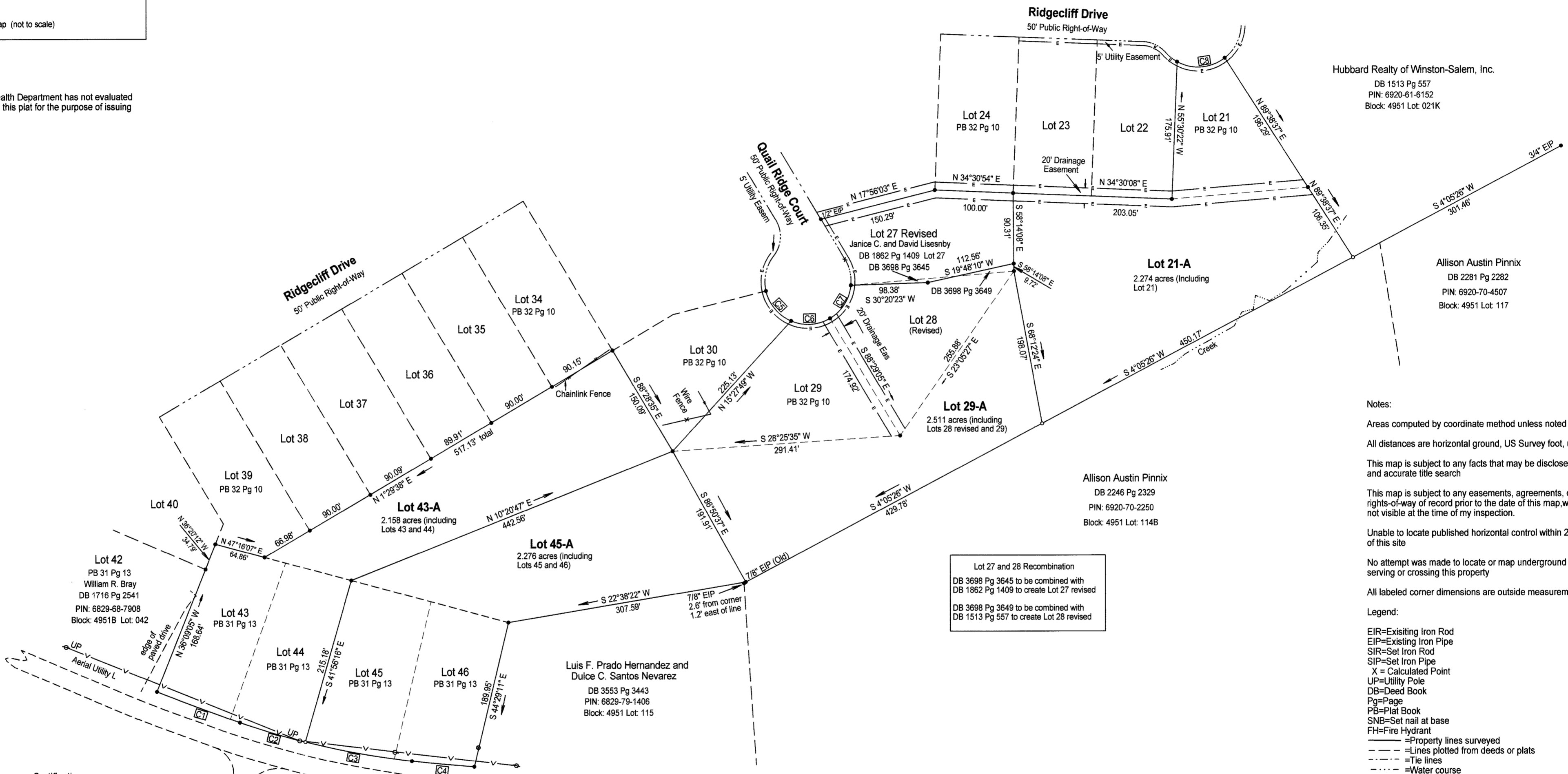
Forsyth County Register of Deeds
Plat Registration

Filed for registration at 2:03 o'clock P.M.
This the 10th day of June, 2022
and recorded in Plat Book 75 Page 197

Filing Fee Paid: \$21.00 Lynne Johnson
Register of Deeds

By: [Signature]
LYNNE JOHNSON, REGISTER OF DEEDS
Forsyth County, North Carolina

The Forsyth County Health Department has not evaluated the lots represented on this plat for the purpose of issuing improvement permits.



Hubbard Realty of Winston-Salem, Inc.
DB 1513 Pg 557
PIN: 6920-61-6152
Block: 4951 Lot: 021K

Allison Austin Pinnix
DB 2281 Pg 2282
PIN: 6920-70-4507
Block: 4951 Lot: 117

Allison Austin Pinnix
DB 2246 Pg 2329
PIN: 6920-70-2250
Block: 4951 Lot: 114B

Lot 27 and 28 Recombination
DB 3698 Pg 3645 to be combined with
DB 1862 Pg 1409 to create Lot 27 revised

DB 3698 Pg 3649 to be combined with
DB 1513 Pg 557 to create Lot 28 revised

Notes:

Areas computed by coordinate method unless noted

All distances are horizontal ground, US Survey foot, unless noted

This map is subject to any facts that may be disclosed by a full and accurate title search

This map is subject to any easements, agreements, or rights-of-way of record prior to the date of this map, which were not visible at the time of my inspection.

Unable to locate published horizontal control within 2000 feet of this site

No attempt was made to locate or map underground utilities serving or crossing this property

All labeled corner dimensions are outside measurements

Legend:

EIR=Existing Iron Rod
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- - - =Tie lines
- · - · =Water course
- - - - =Right-of-Way line

○ = Set 7/8" Iron Pipe
● = Existing 7/8" Iron Pipe
Unless noted

Surveyor Certification

I, Sidney H. Autry, certify that this plat was drawn under my supervision from an actual survey made under my supervision; descriptions recorded in Plat Book 031Page 013, Plat Book 032 Page 010; 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.

Signature: [Signature]
Sidney H. Autry PLS 1420

This the 7th day of June, 2022
Forsyth County, North Carolina



I further certify that this survey does not create a subdivision of land within Forsyth County, which has an ordinance regulating parcels of land in compliance with GS 47-30(f)(1)(d). Recombination

[Signature]
S.H. Autry, PLS-1420

Surveyed By:
Autry-Abernathy, P.A. C-2341
6601 Skylark Road
Pittsford, N.C. 27040
336-922-4335
336-922-4624 Fax

Id	Radius	Arc Length	Chord	Ch Bear
C1	2695.05'	113.01'	113.00'	N 52°38'09" E
C2	992.37'	87.03'	87.00'	N 48°55'20" E
C3	992.37'	139.32'	138.20'	N 42°25'01" E
C4	2631.03'	80.01'	80.01'	N 37°33'15" E

Id	Radius	Arc Length	Chord	Ch Bear
C5	55.00'	51.97'	50.05'	N 82°35'05" E
C6	55.00'	51.90'	50.00'	N 28°32'38" E
C7	55.00'	51.87'	49.97'	N 25°35'57" W

Id	Radius	Arc Length	Chord	Ch Bear
C8	55.00'	64.67'	61.00'	S 27°45'21" W

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 hereby dedicate to public use and roads, streets, and easements forever all areas so shown or indicated on said plat.

By: [Signature]
Owners Signature / Date

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

Recombination Survey for
Hubbard Realty of Winston-Salem, Inc.
Bethania Township - Forsyth County, NC

Scale 1 inch = 100 feet

Date of Survey: January 28, 2022 Project ID: FOR22103