

Certificate of Ownership and Dedication

The undersigned hereby acknowledge that I am (we are) the owner(s) 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.

6/29/23 Date signed John B. Shoop, III, L.L.C. Manager at LRIG, LLC

NOTES

- 1. All distances are horizontal ground unless otherwise noted.
2. 10' Utility Easement along the front of all lots, unless otherwise noted.
3. Zoned RS-20. 30' Minimum Front Building Setback (95' lot width at B/L). Minimum rear setback is 30'. Minimum side yard is 7' (20' along streets) with a combined minimum side yard of 20'. (see UDO).
4. 1/2" Rebar set at all lot corners, PC's and PT's unless otherwise noted.
5. 20' Storm Drainage Easement (Storm Easement) is 10' each side of pipe, ditch, etc., unless otherwise noted.
6. New lines and easements are not facts of record as of the date of this plat. They are proposed and do not take effect until the deeds or other documents of said change are recorded with the County Register of Deeds.

Tax Block 4455, Lot 18 Concord Acres, Section Two Plat Book 21 @ 29, Lot 18

Tax Block 4471, Lots 27-29 Runnymede Acres, Map #2 Plat Book 23 @ 60, Lots 27-29

Tax Block 4405E, Lots 19-26, 61, A, & B Woodview Estates, Phase 1 Plat Book 73 @ 30-31, Lots 19-26, 61, & Common Elements

Tax Block 4405, Lot 113A Lake Ridge Heritage, LLLP Deed Book 2958 @ 1697

Tax Block 4405, Lot 113B Lake Ridge Heritage, LLLP Deed Book 2958 @ 1697

Tax Block 4405, Lot 113C Lake Ridge Heritage, LLLP Deed Book 2958 @ 1697

Tax Block 4405, Lot 113D Lake Ridge Heritage, LLLP Deed Book 2958 @ 1697

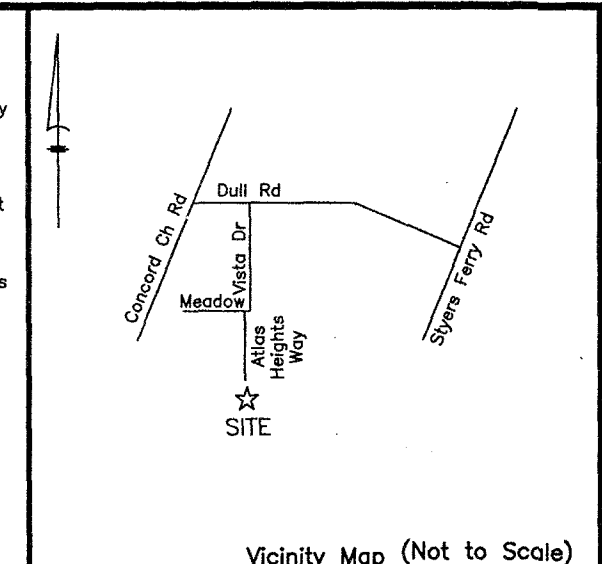
Tax Block 4405, Lot 113E Lake Ridge Heritage, LLLP Deed Book 2958 @ 1697

Tax Block 4405, Lot 113F Lake Ridge Heritage, LLLP Deed Book 2958 @ 1697

Tax Block 4405, Lot 113G Lake Ridge Heritage, LLLP Deed Book 2958 @ 1697



NOTE: This property is subject to all easements, right-of-ways, streets and 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, and were or were not visible at the time of my inspection. This survey is subject to any facts that may be disclosed by a full and accurate title search, NOT furnished as of this date. Therefore, this survey may not necessarily indicate all encumbrances on the property.



PIN: 5874-89-1363 Tax Block 4405, Lot 613 Margie W. Norman & James Ross Jullian Deed Book 3431 @ 3405, Tract I

PIN: 5874-89-1194 Tax Block 4405, Lot 21V Margie W. Norman & James Ross Jullian Deed Book 3431 @ 3405, Tract II

PIN: 5874-88-1642 Tax Block 4405, Lot 113A Albert Ray Miller, Jr. Deed Book 2293 @ 3170

PIN: 5874-78-6128 Tax Block 4405, Lots 22E, 22G, & 22L Roger Craig Ford & Janet Miller Ford Deed Books 1021 @ 341, 1112 @ 1250, & 1193 @ 358

PIN: 5874-78-8168 Tax Block 4405, Lot 22M Jack K. Barber, Jr. & Beverly Barber Deed Book 1192 @ 1792

PIN: 5874-78-3659 Tax Block 4405, Lot 160A P/O Deed Book 3365 @ Page 2798 20.96 acres ± in 34 Lots 1.62 acres ± in 2 Common Areas 25.59 acres ± Total Areas by computer

Surveyor Certification for Closure: I, Charles E. Shoop, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book as noted, Page, etc.) (other); that the boundaries not shown on this plat were indicated as drawn from information found in Book as noted.

Surveyor Certification for Subdivision: I, Charles E. Shoop, Professional Land Surveyor No. 3983, certify 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.

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Forsyth County Register of Deeds Plat Registration Filed for registration at 3:52 o'clock P.M. 07-17, 2023 and recorded in Plat Book 77, Page 181

Lynne Johnson, Register of Deeds

Carla B. Henry, DEPUTY ASSISTANT

Planning Department/Review Officer Final Subdivision Plat Approval

Stacy V. Tolbert, Review Officer of the Town of Lewisville/Forsyth County

Approved: Stacy V. Tolbert, Director of Planning/Review Officer

This the 13th Day of July, 2023

Forsyth County, North Carolina

LEGEND: R/W - Right-of-Way, EIP - Existing Iron Pipe, EIR - Existing Iron Rebar, P - Point, CM - Concrete Monument, IRS - Iron Rebar Set, PL - Property Line, CA - Controlled Access, CP - Concrete Pipe, CMP - Corrugated Metal Pipe, CPP - Corrugated Plastic Pipe, F - 100 year Flood Boundary, O - Overhead Utilities, S - Sewer Line, SE - Sign Easement, BC - Back of Curb, w/ - with, #000 - House Address Numbers

Line Table: LINE BEARING LENGTH. 1-1 N 29°04'29" W 54.92, 1-2 N 29°04'29" W 10.48, 1-3 S 29°04'29" E 10.48, 1-4 S 60°55'31" W 50.00

Arc Table: ARC LENGTH RADIUS CHORD CH. BEARING. A-1 32.71' 20.00' 29.19' N 42°10'21" E, A-2 31.44' 20.00' 28.30' N 51°19'36" E, A-3 64.92' 630.00' 64.89' S 82°29'19" W, A-4 29.63' 20.00' 27.00' N 41°11'12" W, A-5 18.71' 120.00' 18.69' N 27°31'18" E, A-6 31.42' 20.00' 28.28' N 45°58'00" W, A-7 26.49' 50.00' 26.18' S 45°47'09" W

Woodview Estates Phase 2

Owner: LRIG, LLC 1598 Westbrook Plaza Drive, Suite 200 Winston-Salem, NC 27103

Surveyed: Allied Land Surveying Co., P.A. JOB NO. WB, CB 4720 Kester Mill Road Phone (336) 765-2377 13-576