

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.

I, GLENN M. SIMMONS, Review Officer of Forsyth County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Approved Glenn M. Simmons
Director of Planning/Review Officer

This the 26 Day of FEBRUARY, 2001
Forsyth County, North Carolina

Filed for registration at 3:18 o'clock P M

Feb. 26, 2001 and recorded

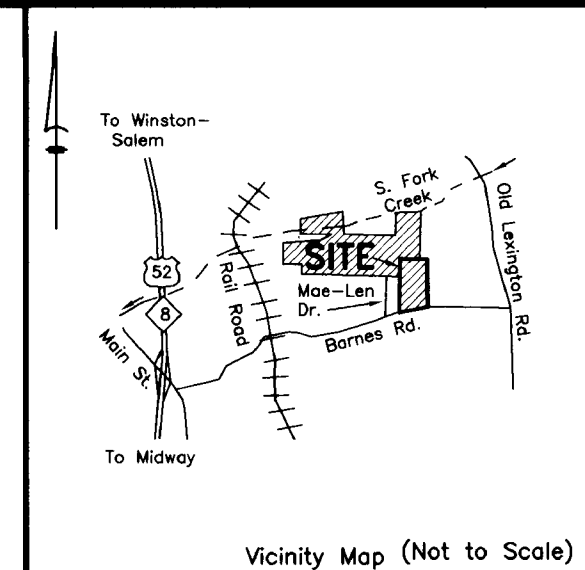
in Plat Book 43, Page 111

Dickie C. Wood, Register of Deeds

Filing Fee Paid 42.00

by Thom
DEPUTY ASSISTANT

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 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.



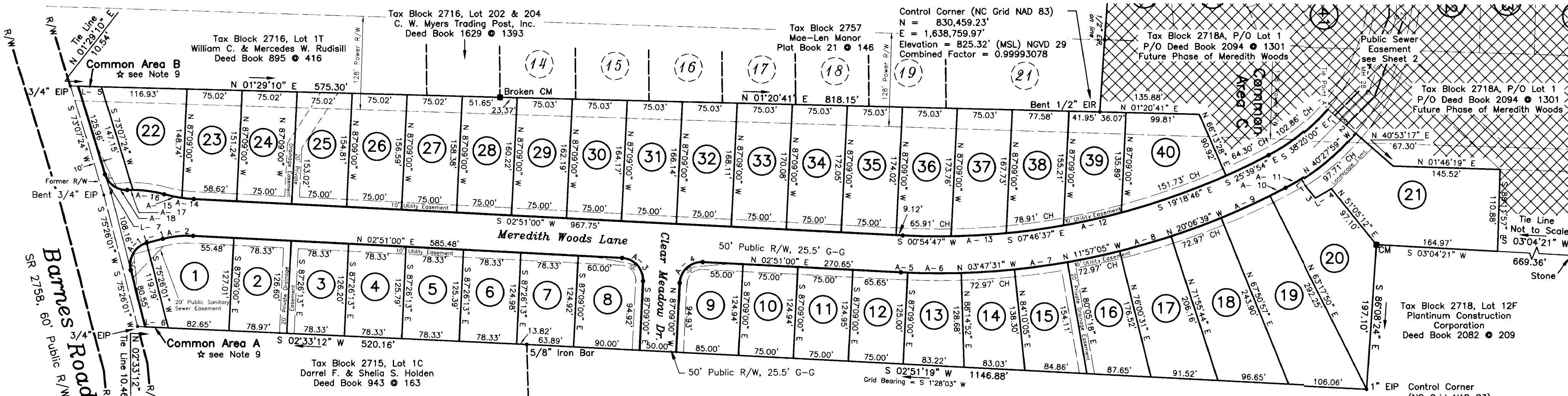
Plat Book 43 Page 111

Lot Area Table			Arc Table			Line Table		
Lot#	Area	Sq. Ft.	Lot#	Area	Sq. Ft.	ARC	LENGTH	RADIUS
1	0.29±	12,738±	21	0.59±	25,570±	A-1	47.12'	30.00'
2	0.23±	9,973±	22	0.30±	13,095±	A-2	41.95'	138.00'
3	0.23±	9,901±	23	0.26±	11,272±	A-3	47.12'	30.00'
4	0.23±	9,870±	24	0.26±	11,410±	A-4	47.12'	30.00'
5	0.23±	9,838±	25	0.27±	11,544±	A-5	9.35'	1025.00'
6	0.23±	9,806±	26	0.27±	11,678±	A-6	72.98'	1025.00'
7	0.22±	9,746±	27	0.27±	11,812±	A-7	72.98'	1025.00'
8	0.25±	11,050±	28	0.27±	11,946±	A-8	72.98'	1025.00'
9	0.24±	10,426±	29	0.28±	12,091±	A-9	72.98'	1025.00'
10	0.22±	9,370±	30	0.28±	12,238±	A-10	23.69'	1025.00'
11	0.22±	9,371±	31	0.28±	12,386±	A-11	24.20'	325.00'
12	0.22±	9,372±	32	0.29±	12,534±	A-12	80.90'	975.00'
13	0.23±	9,862±	33	0.29±	12,682±	A-13	75.44'	975.00'
14	0.24±	10,336±	34	0.29±	12,830±	A-14	16.40'	188.00'
15	0.26±	11,388±	35	0.30±	12,977±	A-15	24.72'	188.00'
16	0.30±	12,991±	36	0.30±	13,076±	A-16	43.10'	162.00'
17	0.35±	15,216±	37	0.29±	12,843±	A-17	7.69'	162.00'
18	0.42±	18,167±	38	0.29±	12,565±	A-18	39.64'	30.00'
19	0.51±	22,342±	39	0.26±	11,398±			
20	0.42±	18,450±	40	0.32±	13,955±			
			Common Area A	0.07±	3,262±			
			Common Area B	0.10±	4,339±			

LEGEND

R/W - Right-of-Way
EIP - Existing Iron Pipe
EIR - Existing Iron Rebar
P - Point
CM - Concrete Monument
IRS - Iron Rebar Set
P/L - Property Line
C/A - Controlled Access
RCP - Reinforced Concrete Pipe
CMP - Corrugated Metal Pipe
CPP - Corrugated Plastic Pipe
F - 100 Year Flood Boundary
U - Overhead Utilities
X - Fence
G-G - Gutter to Gutter

CL - Center Line
EOP - Edge of Pavement
EP - Edge of Curb
PP - Power Pole
LP - Light Pole
MH - Man Hole
R - Radius
CH - Chord Distance
P/O - Part of
SE - Sight Easement, 10'x70'
DB - Deed Book
CB - Catch Basin
F - Fence
S - Sewer Line
SE - Sign Easement, 10'x20'



NOTES

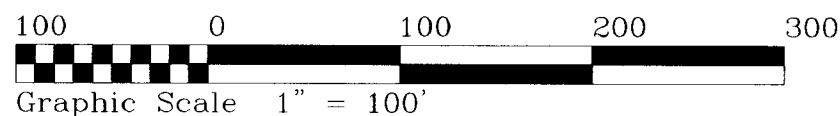
- All distances are horizontal ground unless otherwise noted.
- 10' Utility Easement along the front of all lots.
- Zoned RS-9. 20' Minimum Front Building Setback (65' lot width at B/L). (see UDO).
- 20' Sewer Easement along centerline of all sewer lines, unless otherwise noted.
- 10' X 70' Sight Easement at all intersections.
- 1/2" Rebar set at all lot corners, PC's and PT's unless otherwise noted.
- 20' Drainage Easement is 10' each side of pipe, unless otherwise noted.
- Lot areas shown are based on a 1:10,000 precision.

★ 9. Common Areas A & B have a Negative Access Easement along Barnes Road.

10. NC Grid tie based on GPS session of 10/25/99 tied to NCGS (W049) Fraternity (Forsyth County) [Preliminary] (NAD 83): N = 831,345.45', E = 1,602,751.55', 797.56' MSL, Combined Factor = 0.99993101. Positional tolerance = 0.10'

11. Bearings shown on plat are referenced to Deed Book 912 @ 249 per a Survey Tech plat of 04/02/98, unless otherwise noted. Grid North is 01°23'16" clockwise from Plat North. Subtract 01°23'16" from plat bearings for grid bearings.

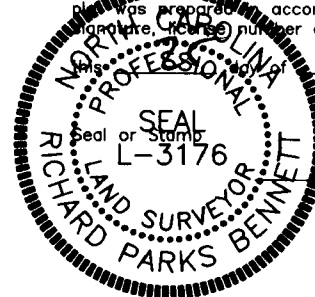
DB 912 @ 249
per Survey Tech 04/02/98
NC Grid (NAD 83)
01°23'16"



I, Richard P. Bennett, Professional Land Surveyor No. 3176, 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.

Professional Land Surveyor, No. 3176

I, Richard P. Bennett, 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 surveyed are clearly indicated as drawn from information found in Book as noted. Page, etc.) that the ratio of precision as calculated is 1:10,000; that this survey was prepared in accordance with G.S. 47-30 as amended. Witness my original hand and seal.



Surveyor
3176
License Number

Phase 1, Sheet 1 of 2
Meredith Woods

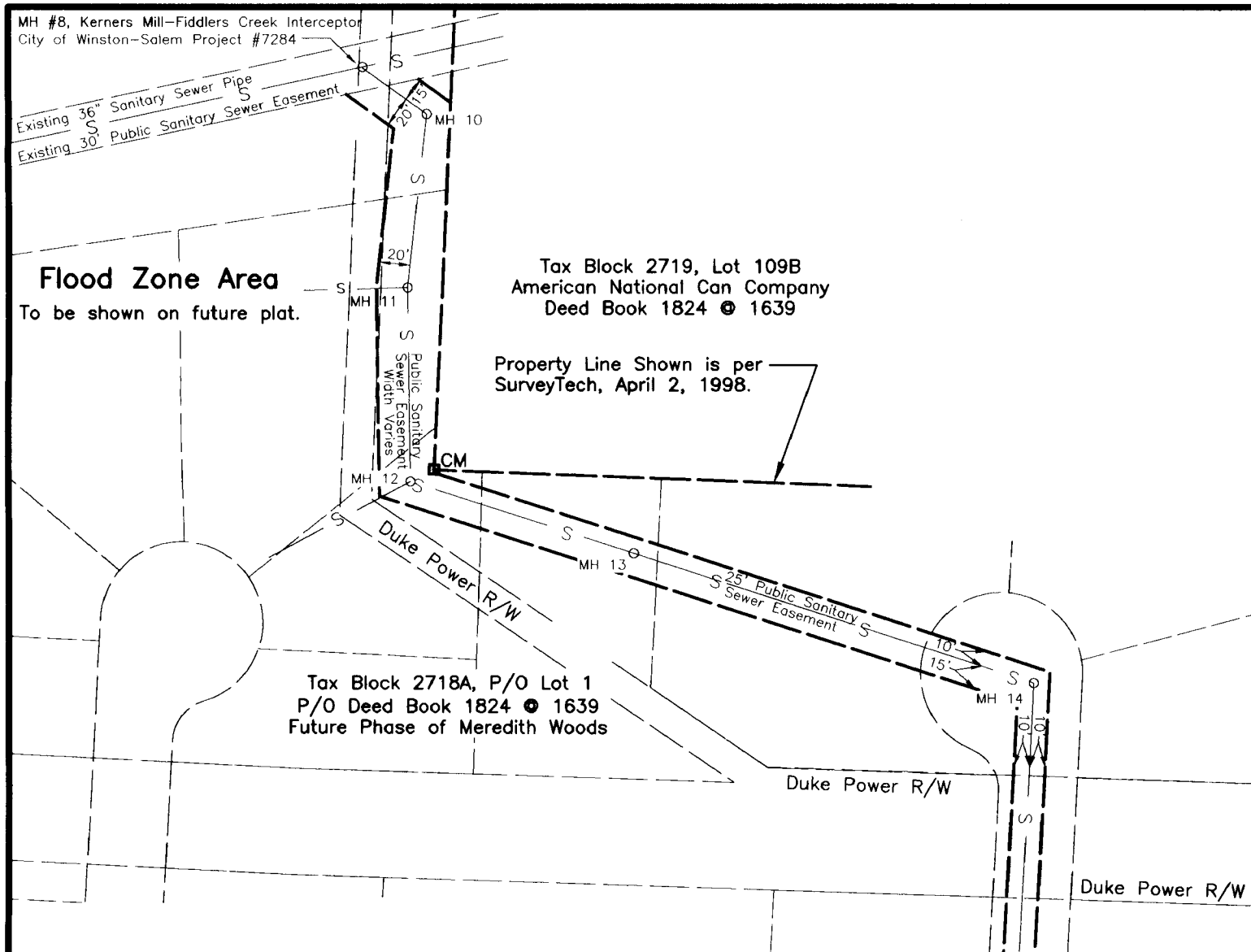
Owner: Bynum & Watson Development Co. Inc.
3400 Healy Drive, Suite A
Winston-Salem, NC 27103

Tax Block 2718A, P/O Lot 1
P/O Deed Book 2094 @ Page 1301
11.48 acres ± in 40 Lots
0.17 acres ± in 2 Common Areas
13.82 acres ± Total
Areas by computer

SCALE 1" = 100' TOWNSHIP Broadbay COUNTY Forsyth STATE North Carolina DATE 01/25/01

SURVEYED: **Allied Land Surveying Co., P.A.** JOB NO. 8511
DM,SW Richard P. Bennett, PLS-3176
MAPPED: 4720 Kester Mill Road Phone (336) 765-2377 MAP NO.
CS,EC Winston-Salem, N.C. 27103 FAX 760-8886 base.dwg
e-mail - ASurvey@aol.com

#99048



Planning Department/Review Officer
Final Subdivision Plat Approval

This is not a regulated subdivision of land. The purpose of this plat is to show a utility easement only and no new property boundary is shown.

I, **GLENN M. SIMMONS, JR.**, Review Officer of Forsyth County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Approved: *Glenn M. Simmons, Jr.*
Director of Planning/Review Officer

This the **26** Day of **FEBRUARY**, **2001**
Forsyth County, North Carolina

Filed for registration at **3:18** o'clock **P**.M.

Feb. 26, 20**01** and recorded

in Plat Book **43**, Page **112**

Dickie C. Wood, Register of Deeds

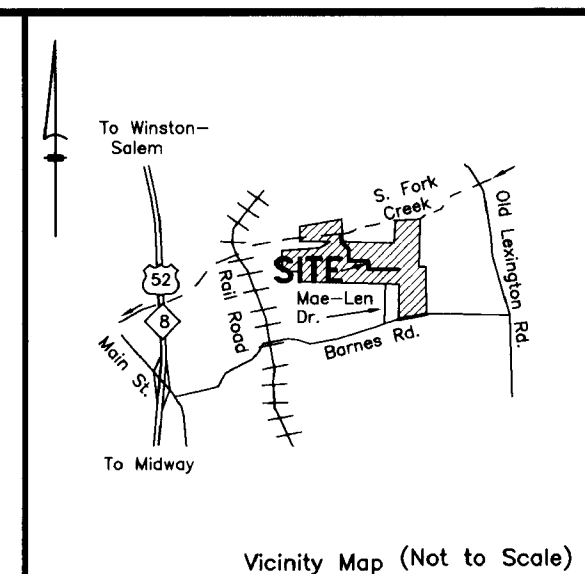
Filing Fee Paid **40.00**

by *Thomas*
DEPUTY-ASSISTANT

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 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.

NOTES

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Plat Book **43** Page **112**

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LINE	BEARING	LENGTH
L- 2	S 40°53'17" W	50.00

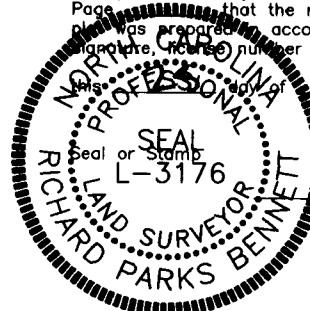
FROM	BEARING	LENGTH	TO
MH8	S 54°10'11" E	50.95	MH10
MH10	S 06°26'19" W	111.71	MH11
MH11	S 00°59'53" E	124.70	MH12
MH12	S 72°11'39" E	150.00	MH13
MH13	S 72°08'02" E	269.02	MH14
MH14	S 03°03'37" W	302.00	MH15
MH15	S 06°14'49" E	96.49	MH16
MH16	S 29°27'52" E	106.73	MH17
MH17	S 52°57'21" E	101.72	MH18
MH18	S 76°19'57" E	105.73	MH19
MH19	S 89°29'33" E	70.23	MH20
MH20	S 06°55'43" E	165.98	MH21
MH21	S 17°53'05" E	132.41	MH22
MH22	N 65°17'08" E	80.91	MH23
MH23	N 57°57'10" E	73.75	MH24
MH24	N 58°29'03" E	89.50	MH25
MH25	N 72°28'34" E	81.36	MH26
MH26	S 89°51'29" E	106.55	MH27
MH27	S 69°31'05" E	109.57	MH28
MH28	S 45°27'13" E	53.73	P on L- 2
P on L- 2	S 40°53'17" W	22.84'	Tie Point A

I, Richard P. Bennett, Professional Land Surveyor No. 3176, certify to one or more of the following as indicated thus, ☒ or ☐.

- ☐ 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 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.

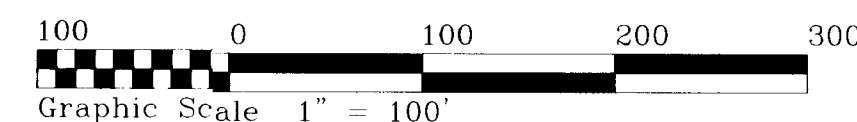
Richard P. Bennett
Professional Land Surveyor No. 3176

I, Richard P. Bennett, 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 surveyed are clearly indicated as drawn from information found in Book as noted. Page that the ratio of precision as calculated is 1:10,000; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original hand and seal.



Richard P. Bennett, A.D. **2001**

Richard P. Bennett
Surveyor
3176
License Number



Phase 1, Sheet 2 of 2
Meredith Woods
Public Sanitary Sewer Easement

Owner: Bynum & Watson Development Co. Inc.
3400 Healy Drive, Suite A
Winston-Salem, NC 27103

Tax Block 2718A, P/O Lot 1
P/O Deed Book 2094 @ Page 1301

SCALE 1" = 100' TOWNSHIP Broadbay COUNTY Forsyth STATE North Carolina DATE 01/25/01

SURVEYED: **Allied Land Surveying Co., P.A.** JOB NO. 8511
DM,SW 4720 Kester Mill Road Phone (336) 765-2377
MAPPED: Winston-Salem, N.C. 27103 MAP NO.
CS,EC e-mail: ASurvey@aol.com FAX 760-8886 base.dwg