

DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION
STANDARDS CERTIFICATION

APPROVED _____

District Engineer

This the _____ Day of _____, 2015

NORTH CAROLINA - FORSYTH COUNTY

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, 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 _____

Director of Planning/Review Officer

This the 13th day of May, 2015

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 Deed Book _____, Page _____ or Plat Book _____, Page _____); 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 12 day of MAY, A.D., 2015

John E. Beeson

John E. Beeson, Professional Land Surveyor Registration Number L-1828

NORTH CAROLINA - FORSYTH COUNTY

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 Registration Number L-1828

NORTH CAROLINA - FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for Registration at 2:38 o'clock P.M.

This the 13 Day of MAY, 2015 and recorded in Plat Book 63, Page 94

Filing Fee Paid: C. Norman Holleman, Register of Deeds

By: Randy L. Smith

Deputy - Assistant

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.

Ramey Development Corporation

Owner

By: Hubbard Realty of Winton-Salem, Inc. Date 5/13/15

Owner

By: Bruce R. Hubbard Date 5/13/15

P.R.E.I.

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.

NOTES:

- Area determined by the coordinate method. Area in lots = 193,217 Sq. Ft.; 4.44 Acres±
Area in Right-of-Way = 51,913 Sq. Ft.; 1.19 Acres±
Total area in Section Five = (5.63 Acres±)
- 3/4" new iron pipes are set at all lot corners unless shown otherwise.
- Variances in bearings and distances from previous plats and existing survey are shown in (parenthesis).
- Tax Block 3977; Part of Lot 100E
- Zoned RS-9
- No Geodetic Monument found within 2000 feet
- Public Water and Sewer
- NCDOT will not add the roadways in this phase of Rierison Farm until the previous phase's roadways have been added to the NCDOT system to allow access via NCDOT maintained roads.
- Restrictive Covenants: Deed Book 2548, Page 1896.

SYMBOL LEGEND

- Pt. Point (As Shown)
- △ I.P.S. Iron Pin Set (3/4" conduit)
- E.I.P. Existing Iron Pin (As Shown)
- ▲ 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

Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	24.38'	30.00'	N74° 37' 19"W	23.72'
C2	29.27'	50.00'	N68° 06' 26"W	28.85'
C3	99.76'	50.00'	S37° 57' 51"W	84.02'
C4	59.07'	50.00'	S53° 02' 29"E	55.70'
C5	50.25'	50.00'	N64° 19' 11"E	48.16'
C6	24.38'	30.00'	N58° 48' 39"E	23.72'
C7	84.46'	425.00'	N2° 12' 46"W	84.32'
C8	94.39'	475.00'	N2° 12' 46"W	94.24'
C9	24.92'	275.00'	N79° 27' 18"E	24.92'
C10	43.19'	225.00'	S76° 35' 42"W	43.12'

WINDING BRANCH TRAIL
(50' Public Right-of-Way)

Pin# 6812-52-8045.00
Hubbard Realty of W-S, Inc. &
Ramey Development Corporation
Deed Book 1853, Page 3382
Future Phase
Rierison Farm

(PIN)6812-51-1295.00
Block 3883, Lot 003D
Sparks, Steven Bryan
Deed Book 2225, Page 70

Stub Street Connection has been
Designated as a "Through Street"

(PIN)6812-51-6555.00
Block 3883, Lot 003E
Nifong, David W
Nifong, Audrey
Deed Book 823, Page 471

LOCATION MAP N.T.S.

PURPOSE STATEMENT:

The Purpose of this Plat is to record lots 21, and 52-64 as well as record public right-of-way and easements.

TITLE: #02014

RIERSON FARM
Section Five

Forsyth County, , NC
Pin No: 6812-52-8045.00
Block: 3977, Lot: 100E
Township: South Fork

CLIENTS:

HUBBARD REALTY OF WINTON-SALEM INC
1598 WESTBROOK PLAZA DRIVE, STE 200
WINSTON-SALEM, NC 27103

-and-

RAYEY DEVELOPMENT CORPORATION
PO BOX 10
BETHANIA, NC 27010

DRAWN BY: ATC/TLBC/PE

DATE: 11.19.2014

JOB NO: 13201

SCALE: 1" = 50'

SHEET NO: 1 of 2

BEESON & CARTER, P.A.
CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNING
803 HIGH STREET, WINSTON-SALEM, NC 27101
OFFICE: (336) 748-0071 FAX: (336) 748-0470
WEB: www.beesonengineering.com
Corp #: C-4017

DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION
STANDARDS CERTIFICATION

APPROVED _____
District Engineer

This the _____ Day of _____, 2015

NORTH CAROLINA - FORSYTH COUNTY

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.

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 13th day of May, 2015

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 Deed Book _____, Page _____ or Plat Book _____, Page _____; 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 12th day of MAY, A.D., 2015.

L-1828
John E. Beeson, Professional Land Surveyor
Registration Number _____

NORTH CAROLINA - FORSYTH COUNTY

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

L-1828
John E. Beeson, Professional Land Surveyor
Registration Number _____

NORTH CAROLINA - FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for Registration at 2:38 o'clock P.M.
This the 13th Day of MAY, 2015 and recorded
in Plat Book 63, Page 95

Filing Fee Paid: C. Norman Holleman, Register of Deeds
By: Randy L. Smith
Deputy - Assistant

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.

Owner _____
By: _____ Date: 5/13/15
Hubbard Realty, F. Winston-Salem, Inc.
Owner _____
By: Bruce R. Hubbard Date: 5/13/15
Per.

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.

NOTES:

- Area determined by the coordinate method. Area in lots = 193,217 Sq.Ft.; 4.44 Acres±
Area in Right-of-Way = 51,913 Sq.Ft.; 1.19 Acres±
Total area in Section Five = (5.63 Acres±)
- 3/4" new iron pipes are set at all lot corners unless shown otherwise.
- Variances in bearings and distances from previous plats and existing survey are shown in (parenthesis).
- Tax Block 3977; Part of Lot 100E
- Zoned RS-9
- No Geodetic Monument found within 2000 feet
- Public Water and Sewer
- NCDOT will not add the roadways in this phase of Rierison Farm until the previous phase's roadways have been added to the NCDOT system to allow access via NCDOT maintained roads.
- Restrictive Covenants: Deed Book 2548, Page 1896.

SYMBOL LEGEND

- Pt. Point (As Shown)
- △ I.P.S. Iron Pin Set (3/4" conduit)
- E.I.P. Existing Iron Pin (As Shown)
- ▲ Stone Found
- FG Flush with ground
- AG xxx' Above ground (Distance in ft.)
- UG xxx' Under ground (Distance in ft.)
- ⊗ Sanitary Sewer Manhole
- SSL Sanitary Sewer Line

Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	24.38'	30.00'	N74° 37' 19" W	23.72'
C2	29.27'	50.00'	N68° 06' 26" W	28.85'
C3	99.76'	50.00'	S37° 57' 51" W	84.02'
C4	59.07'	50.00'	S53° 02' 29" E	55.70'
C5	50.25'	50.00'	N64° 19' 11" E	48.16'
C6	24.38'	30.00'	N58° 48' 39" E	23.72'
C7	84.46'	425.00'	N2° 12' 46" W	84.32'
C8	94.39'	475.00'	N2° 12' 46" W	94.24'
C9	24.92'	275.00'	N79° 27' 18" E	24.92'
C10	43.19'	225.00'	S76° 35' 42" W	43.12'

LOCATION MAP N.T.S.

PURPOSE STATEMENT:

The Purpose of this Plat is to record lots 21, and 52-64 as well as record public right-of-way and easements.

TITLE: #02014

**RIERSON FARM
Section Five**

Forsyth County, , NC
Pin No: 6812-52-8045.00
Block: 3977, Lot: 100E
Township: South Fork

CLIENTS:

HUBBARD REALTY OF WINTON-SALEM INC
1598 WESTBROOK PLAZA DRIVE, STE 200
WINSTON-SALEM, NC 27103

-and-

RAMEY DEVELOPMENT CORPORATION
PO BOX 10
BETHANIA, NC 27010

DRAWN BY: ATC/TLBC/PE

DATE: 11.19.2014

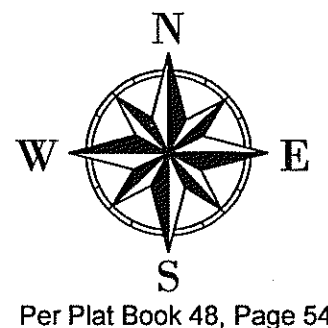
JOB NO: 13201

SCALE: 1" = 50'

SHEET NO: 2 of 2

DEESON & CARTER, P.A.
CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNING
803 HIGH STREET, WINSTON-SALEM, NC 27101
OFFICE: (336) 748-0071 FAX: (336) 748-0470
WEB: www.deesonengineering.com
Corp #: C-4017

BLK	LOT	MLOT	PIN	STNUM	STNAME	STTYPE
3977A	021	3977A021	6812-51-5843.00	3188	WINDING BRANCH	TRL
3977A	052	3977A052	6812-51-2691.00	3237	WINDING BRANCH	TRL
3977A	053	3977A053	6812-51-2631.00	3249	WINDING BRANCH	TRL
3977A	054	3977A054	6812-51-1660.00	3261	WINDING BRANCH	TRL
3977A	055	3977A055	6812-51-1600.00	3273	WINDING BRANCH	TRL
3977A	056	3977A056	6812-51-0527.00	3285	WINDING BRANCH	TRL
3977A	057	3977A057	6812-41-9507.00	3295	WINDING BRANCH	TRL
3977A	058	3977A058	6812-41-7675.00	3294	WINDING BRANCH	TRL
3977A	059	3977A059	6812-51-0715.00	3282	WINDING BRANCH	TRL
3977A	060	3977A060	6812-51-0786.00	3270	WINDING BRANCH	TRL
3977A	061	3977A061	6812-51-1758.00	3258	WINDING BRANCH	TRL
3977A	062	3977A062	6812-51-2719.00	3246	WINDING BRANCH	TRL
3977A	063	3977A063	6812-51-2880.00	3234	WINDING BRANCH	TRL
3977A	064	3977A064	6812-51-3768.00	5296	SMOKY RIDGE	LN



Per Plat Book 48, Page 54

(PIN)6812-41-3650.00
Block 3884, Lot 005F
Reich, Betty H3/4"
EIP
Control
Corner(PIN)6812-51-1295.00
Block 3883, Lot 003D
Sparks, Steven Bryan
Deed Book 2225, Page 70