

I, C. Ray Cates, Registered Land Surveyor No. 2623, certify to one or more of the following as indicated, ☒ 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.

Professional Land Surveyor Registration Number 2623

DB2082-209

NOTE: THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.

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.

Note:

- Iron stakes at all corners, except as shown on plat.
- Property is Zoned RS-9 (PRD) Front Setback Side Setback Rear Setback 20' Sewer along centerline of all sewer lines.
- Negative access easement on Lots 1 and 22 along Old Lexington Rd.
- 10' x 70' Sight easement at all intersections.

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.

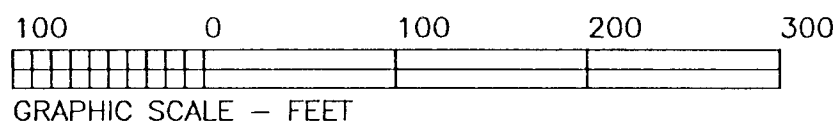
Date

signed

Date

signed

THE HOMEOWNER ASSOCIATION DOCUMENTS WITH COVENANTS AND RESTRICTIONS ARE RECORDED IN DB 2202, PG. 4104-4122



Owner: Platinum Construction Co. Inc.
2500 Neudorf Drive
Suite D,
Clemmons, N.C. 27012
Telephone 336/766-6666
Fax 336/7660024

AREA SUMMARY (PRD)

Lots	16.252	Acres
Common Area	12.683	Acres
Subdivision Street Dedicated	4.740	Acres
Total Area	33.675	Acres

SCALE 1" = 100'

TOWNSHIP Broadbay

COUNTY Forsyth

STATE North Carolina

DATE 07-30-01
08-17-01
09-28-01(SEE)

C. Ray Cates
119 Depot Street
Mocksville, NC 27028
Phone (336) 751-3735
Fax (336) 751-2750

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, L. 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 _____
Director of Planning/Review Officer
This the _____ Day of _____ 2001

Forsyth County, North Carolina

Forsyth County Register of Deeds Plat Registration

Filed for registration at _____ o'clock _____ M.
This the _____ Day of _____ 2001
and recorded in Plat Book _____ Page _____
Filing Fee Paid: _____
By: _____

Assitant/Deputy
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
P/L - Property Line
C/A - Controlled Access
RCP - Reinforced Concrete Pipe
CMP - Corrugated Metal Pipe
CCP - Corrugated Plastic Pipe
F - 100 Year Flood Boundary
O - Overhead Utilities
X - Fence

LEGEND
C - Center Line
CL - Center Line
EIP - Existing Iron Pipe
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X - Fence

South Fork Muddy Creek
Property line is centerline of creek
Parcel 1C
Tax Block 2720
The Shadow Group, LLC
DB 2153-3326

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	ON BEARING
L-1	325.00'	6.74'	13.48'	2°22'35"	17°37'45"	13.48'	S 03°51'20"W
L-2	325.00'	33.01'	63.79'	11°35'33"	17°37'45"	63.68'	S 10°50'33"W
L-3	325.00'	30.07'	59.97'	10°34'20"	17°37'45"	59.89'	S 21°55'45"W
L-4	275.00'	5.98'	11.96'	2°29'35"	20°50'05"	11.96'	S 25°58'10"W
L-5	275.00'	31.33'	62.40'	13°00'00"	20°50'05"	62.27'	S 18°13'20"W
L-6	275.00'	21.65'	43.21'	9°00'10"	20°50'05"	43.17'	S 07°13'15"W
L-7	325.00'	18.61'	38.16'	6°54'15"	17°37'45"	38.14'	S 06°10'15"W
L-8	325.00'	28.32'	56.51'	9°57'40"	17°37'45"	56.43'	S 14°36'15"W
L-9	275.00'	31.53'	62.78'	13°04'48"	20°50'05"	62.64'	N 08°15'30"E
L-10	20.00'	20.00'	31.42'	90°00'00"	286°28'45"	28.28'	N 42°16'35"W
L-11	275.00'	28.24'	56.35'	10°28'20"	20°50'05"	56.28'	N 43°50'00"W
L-12	275.00'	23.90'	47.79'	9°57'25"	20°50'05"	47.73'	N 71°48'50"W
L-13	275.00'	23.90'	47.79'	9°57'25"	20°50'05"	47.73'	N 61°51'25"W
L-14	275.00'	23.90'	47.79'	9°57'25"	20°50'05"	47.73'	N 51°54'05"W
L-15	275.00'	28.24'	56.35'	10°28'20"	20°50'05"	56.28'	N 43°50'00"W
L-16	225.00'	18.31'	36.53'	9°18'10"	25°27'55"	36.49'	S 48°11'45"E
L-17	225.00'	28.13'	55.97'	14°15'05"	25°27'55"	55.82'	S 59°58'20"E
L-18	225.00'	31.10'	61.82'	15°44'30"	25°27'55"	61.62'	S 74°58'10"E
L-19	225.00'	28.24'	56.35'	10°28'20"	25°27'55"	56.28'	S 85°03'35"E
L-20	20.00'	17.70'	28.98'	83°01'45"	286°28'45"	26.51'	N 51°12'15"E
L-21	325.00'	50.10'	99.41'	17°31'30"	17°37'45"	99.02'	N 18°27'10"E
L-22	275.00'	21.62'	43.14'	8°59'20"	20°50'05"	43.10'	N 22°43'15"E
L-23	275.00'	31.64'	63.01'	13°07'40"	20°50'05"	62.87'	N 11°59'45"E
L-24	275.00'	11.67'	23.50'	2°05'35"	20°50'05"	23.00'	N 03°33'00"E
L-25	20.00'	20.00'	31.42'	90°00'00"	286°28'45"	28.28'	N 42°19'55"W
L-26	20.00'	20.00'	31.42'	90°00'00"	286°28'45"	28.28'	N 47°40'05"E
L-27	20.00'	19.99'	31.42'	89°54'41"	286°08'33"	28.30'	N 42°12'20"W
L-28	20.00'	18.94'	31.35'	89°49'23"	286°29'55"	28.24'	S 47°43'43"W

COURSE	BEARING	DISTANCE
L-28	S 02°40'05"W	12.50'
L-30	N 87°19'55"W	14.79'
L-31	N 87°19'55"W	30.21'
L-32	N 02°40'05"E	10.00'
L-33	N 87°19'55"W	21.78'
L-34	N 02°40'05"E	25.00'
L-35	N 02°40'05"E	23.00'
L-36	N 87°19'55"W	36.94'
L-37	S 58°31'35"W	12.66'
L-38	N 74°25'50"W	30.44'
L-39	N 58°36'45"E	23.00'
L-40	N 58°36'45"E	28.29'
L-41	S 37°27'55"E	43.00'
L-42	S 46°27'20"W	12.50'
L-43	N 39°52'35"W	19.33'
L-44	N 39°52'35"W	23.47'

Old Lexington Rd. SR # 2743

#00053
Plat For
Salem Springs
Phase One (Sheet One of Two)

Lots 12C, 13,14,15,Portion of 12F, Tax Block 2718 (existing)
Proposed New Tax Block 2718 B

NOTE : THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.

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.

I, C. Ray Cates, certify that this plat was drawn under my supervision from an actual survey made under my supervision (see description recorded in Book 2082, Page 213, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 2082, Page 213, etc.; 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 17th day of August, A.D. 2001

Seal or Stamp

C. Ray Cates
Surveyor
2623
Registration Number

- I, C. Ray Cates, Registered Land Surveyor No. 2623, certify to one or more of the following as indicated thus, ☒ or ☐.
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C. Ray Cates
Professional Land Surveyor Registration Number 2623

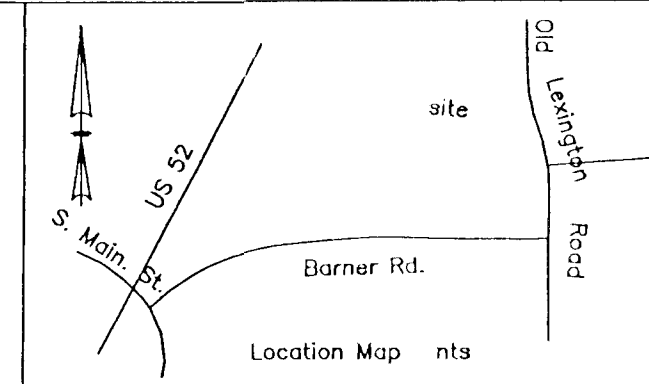
Planning Department/Review Officer
Final Subdivision Plat Approval

This is to certify that this plat meets the recording requirements of the United Development Ordinance Subdivision Regulations for the Winston-Salem/Forsyth County.

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

Approved: *Lenn M. Simmons, Jr.*
Director of Planning/Review Officer
This the 8th day of October, 2001

Forsyth County, North Carolina

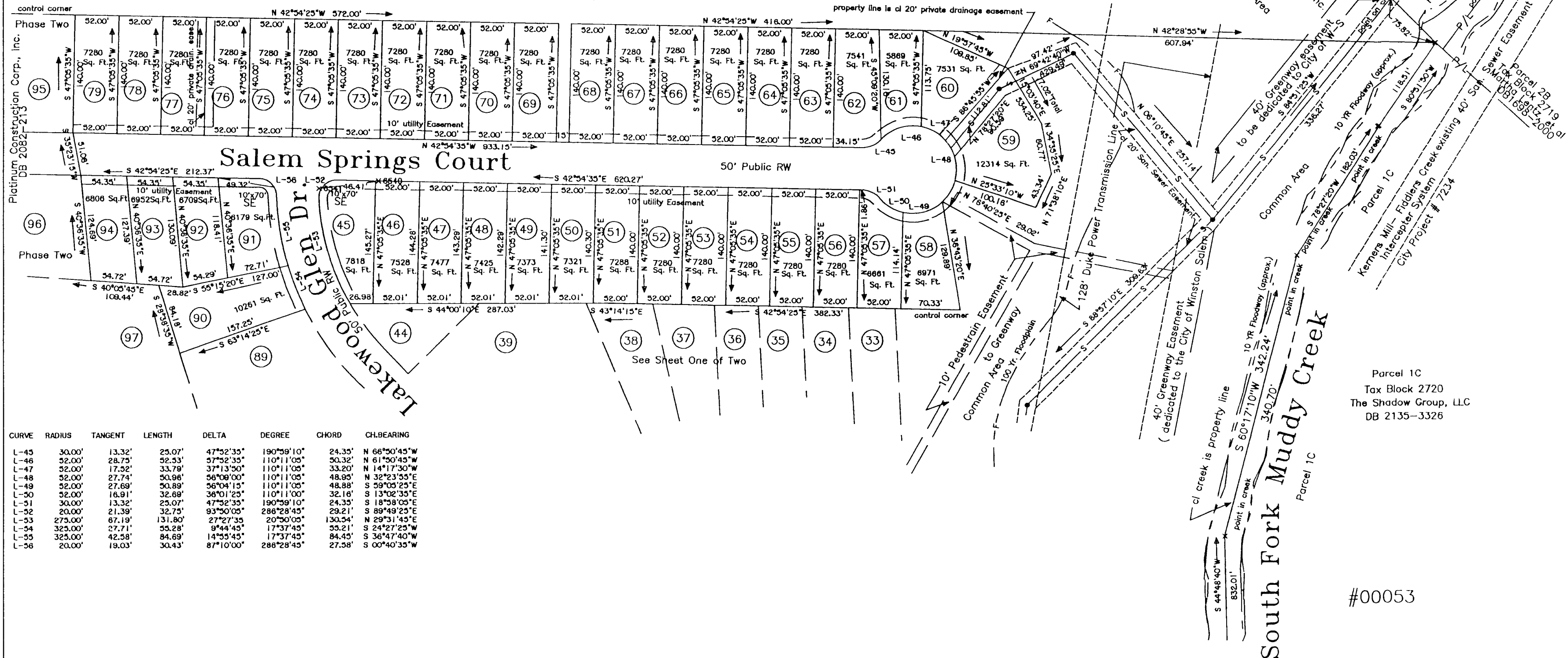


LEGEND

R/W - Right-of-Way
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CCP - Corrugated Plastic Pipe
F - 100 year Flood Boundary
O - Overhead Utilities
X - Fence

CL - Center Line
EL - Edge of Pavement
P/L - Power Pole
LH - Light Hole
R - Radius
CH - Chord Distance
P/O - Part of
SE - Sight Easement
DB - Dead Book
P/B - Plot Book
CB - Catch Basin
S - Sewer Line

Platinum Construction Corp., Inc.
DB 2082-213
Future Common Area



CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
L-45	30.00'	13.32'	25.07'	47°52'35"	190°59'10"	24.35'	N 66°50'45"W
L-46	52.00'	28.75'	52.53'	57°52'35"	110°11'05"	50.32'	N 61°50'45"W
L-47	52.00'	17.52'	33.79'	37°13'50"	110°11'05"	33.20'	N 14°17'30"W
L-48	52.00'	27.74'	50.98'	56°08'00"	110°11'05"	48.85'	N 32°23'55"E
L-49	52.00'	27.69'	50.89'	56°04'15"	110°11'05"	48.88'	S 59°05'25"E
L-50	52.00'	16.91'	32.69'	36°01'25"	110°11'05"	32.16'	S 13°02'35"E
L-51	30.00'	13.32'	25.07'	47°52'35"	190°59'10"	24.35'	S 18°58'05"E
L-52	20.00'	21.39'	32.75'	93°50'05"	286°28'45"	29.21'	S 89°49'25"E
L-53	275.00'	67.19'	131.80'	27°27'35"	20°50'05"	130.54'	N 29°31'45"E
L-54	325.00'	27.71'	55.28'	9°44'45"	17°37'45"	55.21'	S 24°27'25"W
L-55	325.00'	42.58'	84.69'	14°53'45"	17°37'45"	84.45'	S 36°17'40"W
L-56	20.00'	19.03'	30.43'	87°10'00"	286°28'45"	27.58'	S 00°40'35"W

THE OWNERS 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 AUTHORIZES THAT THIS PLAT BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY.

DATE _____ SIGNED _____ OWNER

THE HOMEOWNER ASSOCIATION DOCUMENTS WITH COVENANTS AND RESTRICTIONS ARE RECORDED IN DB 2082-213, Pg. 416-418

OWNER:
Platinum Construction Corp., Inc.
2500 Neudorf Drive
Suite D,
Clemmons, N.C. 27012
Telephone 336/766-6666
Fax 336/7660024

Plat For
Salem Springs
Phase One (Sheet Two of Two)

Lots 12C, 13, 14, 15, Portion of 12F, Tax Block 2718 (existing)
Proposed New Tax Block 2718B

SCALE 1" = 100'
TOWNSHIP Broadway
COUNTY Forsyth
STATE North Carolina
DATE 07-30-01
08-17-01
09-20-01 (sewer)
C. Ray Cates
119 Depot Street
Mocksville, NC 27028
Phone (336) 751-3735
Fax (336) 751-2750

SURVEYED: CRC
MAPPED: CRC
JOB NO. 3610REC1
MAP NO. 3610REC2