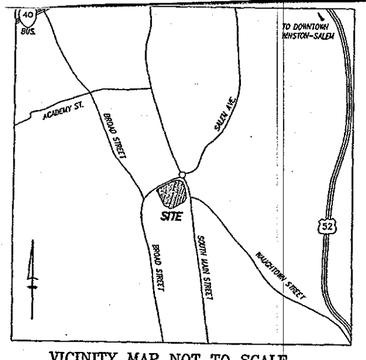


VICINITY MAP NOT TO SCALE

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 Christopher Ray Murphy, 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 22nd Day of February 2007

Forsyth County, North Carolina

I, Bud E. Baughman, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in deed books as noted hereon); that the boundaries not surveyed are shown as broken lines plotted from information found in deeds as listed; 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 hand and official seal this 14TH day of DECEMBER 2006.

L-3993 License No. Bud E Baughman Professional Land Surveyor (Seal or Stamp)

I, Bud E. Baughman, a Professional Land Surveyor, Number L-3993, 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.

Bud E Baughman Professional Surveyor L-3993 Number

NORTH CAROLINA PROFESSIONAL SEAL L-3993 LAND SURVEYOR BUD E. BAUGHMAN

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.

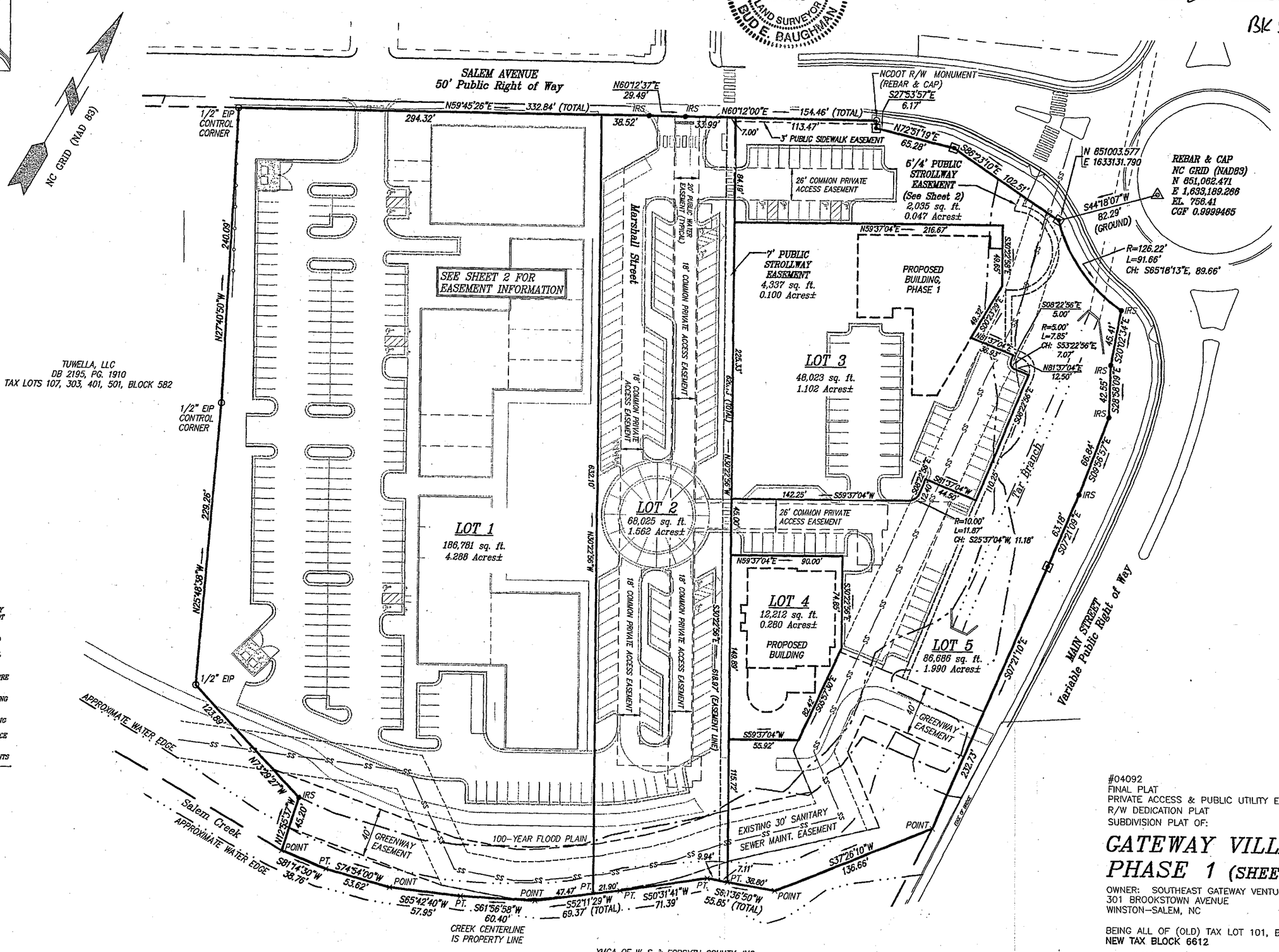
Owner:

Southeast Gateway Ventures, LLC
301 Brookstown Avenue
Winston-Salem, North Carolina 27101

12/20/06 Date Signed: _____ Owner

Filed for registration at 4:29 o'clock P M
Feb 22, 20 07 and recorded
in Plat Book 51 Page 111
Dickie C. Wood, Register of Deeds
Filing Fee Paid
by _____ DEPUTY-ASSISTANT

BK 51 PG 111



NOTES:

1. RAW ERROR OF CLOSURE 1:10,000+, MISCLOSURE WAS DISTRIBUTED BY COMPASS RULE.
2. AREA DETERMINED BY COORDINATE COMPUTATIONS.
3. DASHED LINES REPRESENT INFORMATION TAKEN FROM DEED OR PLAT.
4. PROPERTY ZONED MU-S (ZONING DOCKET W-2736)
5. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
6. THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MY BE DISCLOSED BY A FULL TITLE SEARCH, WHICH HAS NOT BEEN FURNISHED TO SURVEYOR AS OF THIS DATE.
7. NORTH CAROLINA GRID COORDINATES (NAD83) DETERMINED USING REAL-TIME KINEMATIC GPS METHODS EMPLOYING THE NORTH CAROLINA GEODETIC SURVEY (NCGS) VIRTUAL REFERENCE STATION (VRS) NETWORK.
8. ITEMS SHOWN AS "FADED" OR LIGHT ARE PROPOSED FUTURE IMPROVEMENTS AND DO NOT NECESSARILY REFLECT ACCURATELY THE FUTURE APPEARANCE OF THIS SITE. THEY HAVE BEEN SHOWN FOR THE PURPOSE OF PROVIDING ORIENTATION FOR EASEMENTS.
9. THE EXISTING SANITARY SEWER INTERCEPTOR LINE RUNNING THROUGH THIS SITE IS CONTAINED WITHIN AN IMPLIED 30' SEWER MAINTENANCE EASEMENT. NO DEED REFERENCE FOR THIS EASEMENT WAS LOCATED.
10. THE HOMEOWNERS ASSOCIATION DOCUMENTS WITH COVENANTS AND RESTRICTIONS ARE RECORDED IN DEED BOOK ____ PAGE ____

REFERENCES:

1. DB 2473, PG. 3029, FORSYTH COUNTY REGISTRY
2. DB 2553, PG. 1391
3. DB 2875, PG. 3775
2. ALL DEEDS AND MAPS SHOWN HEREON.

LEGEND

EXISTING IRON PIN	O EIP
EXISTING REBAR	O EIR
NO POINT SET	x NPS
EXISTING CONCRETE R/W MONUMENT	⊡ CM
IRON REBAR SET	● IRS
RIGHT-OF-WAY	R/W
CONCRETE MONUMENT	CM
CHORD	CH
SIGHT EASEMENT	SE
DEED BOOK	DB
PLAT BOOK	PB
CURB AND GUTTER	C&G
REINFORCED CONC PIPE	RCP
CORRUGATED METAL PIPE	CMP
CORRUGATED PLASTIC PIPE	CPP
BOUNDARY LINE	
RIGHT-OF-WAY LINE	
UNSURVEYED PROPERTY LINE	
SANITARY SEWER LINE	ss ss
EASEMENT	
100-YEAR FLOOD PLAIN	
500-YEAR FLOOD PLAIN	

TAX MAPPING INFORMATION

BLOCK	TAX LOT	PLAT LOT	P.I.N.	ADDRESS NO.	STREET NAME
6612	001	1	6835-20-7857.00	0	MARSHALL STREET
6612	002	2	6835-20-9657.00	0	MARSHALL STREET
6612	003	3	6835-30-0852.00	1111	MARSHALL STREET
6612	004	4	6835-30-1528.00	1151	MARSHALL STREET
6612	005	5	6835-30-2625.00	0	MARSHALL STREET

#04092
FINAL PLAT
PRIVATE ACCESS & PUBLIC UTILITY EASEMENT
R/W DEDICATION PLAT
SUBDIVISION PLAT OF:

GATEWAY VILLAGE, PHASE 1 (SHEET 1 OF 2)

OWNER: SOUTHEAST GATEWAY VENTURES, LLC
301 BROOKSTOWN AVENUE
WINSTON-SALEM, NC

BEING ALL OF (OLD) TAX LOT 101, BLOCK 6501;
NEW TAX BLOCK 6612

Allied Associates, P.A.
4720 KESTER MILL ROAD Phone (336) 765-2377
WINSTON-SALEM, N.C. 27103 FAX 760-8886
e-mail- allied-engsurv.com

SCALE	TOWNSHIP	COUNTY	STATE	DATE
1" = 60'	WINSTON	FORSYTH	NORTH CAROLINA	10/26/06
SURVEYED:	MAPPED:	JOB NO.	MAP NO.	TDS
JM/BB/LM	BB	PA060719	SGS-plat.dwg	SGS

REV. 12-14-06: SITE NAME CHANGE

© Allied Assoc., P.A. 2006

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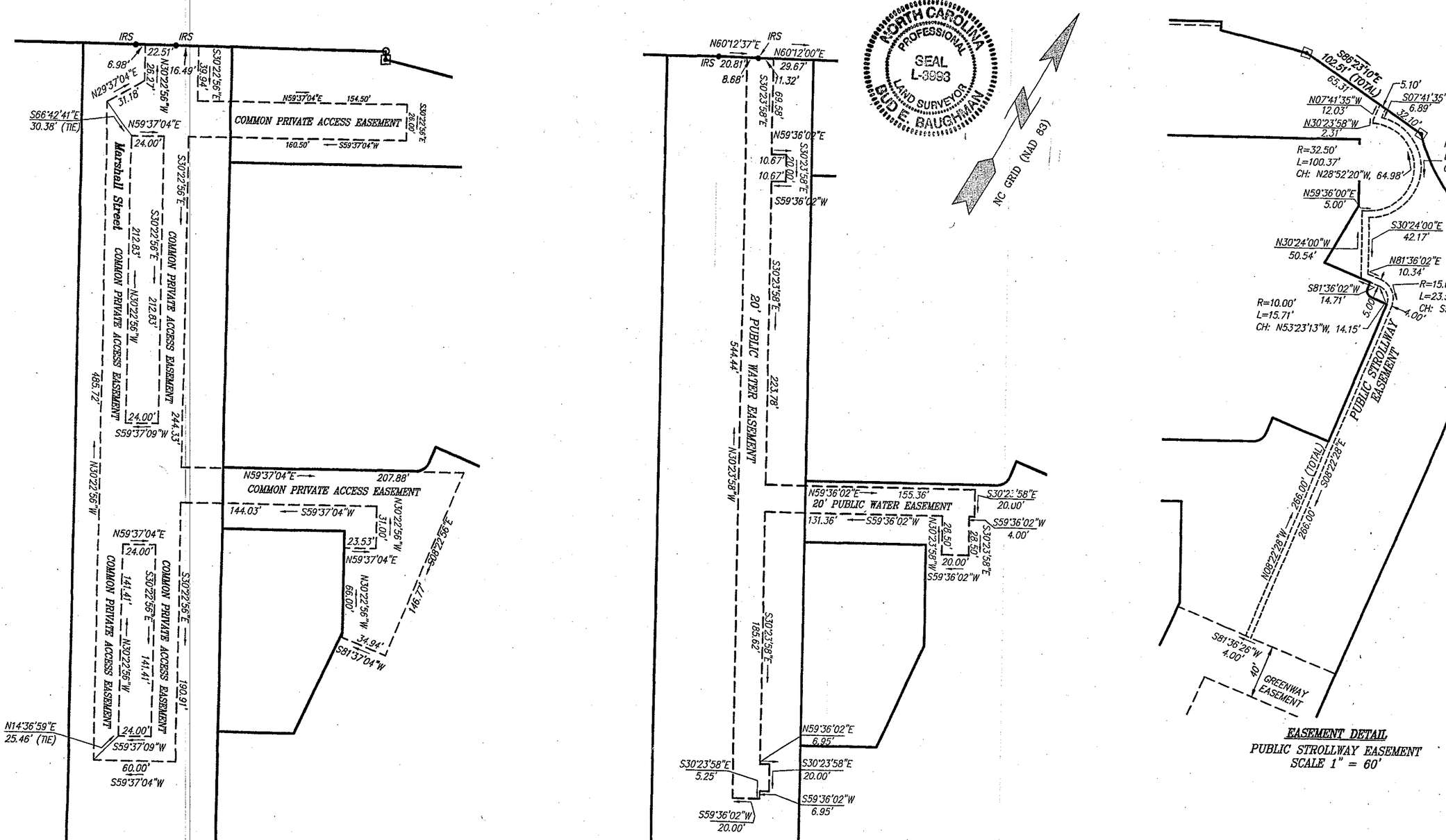

EASEMENT DETAIL,
COMMON ACCESS EASEMENT
SCALE 1" = 60'

EASEMENT DETAIL,
PUBLIC WATER EASEMENT
SCALE 1" = 60'

EASEMENT DETAIL,
PUBLIC STROLLWAY EASEMENT
SCALE 1" = 60'

#04092
FINAL PLAT
PRIVATE ACCESS & PUBLIC UTILITY EASEMENT
R/W DEDICATION PLAT
SUBDIVISION PLAT OF:

GATEWAY VILLAGE, PHASE 1 (SHEET 2 OF 2)

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BEING ALL OF (OLD) TAX LOT 101, BLOCK 6501;
NEW TAX BLOCK 6612

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JM/BB/LM	BB	PA060719	SGS-plat.dwg	SGS

REV. 12-14-06: NAME CHANGE

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