SURVEYORS CERTIFICATION FOR SUBDIVISION

I, HARRIS B. GUPTON, PE, PLS Professional Land Surveyor, certify to one or more of the following as indicated by an X:

- X A. That the 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 the 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.

Signature: _____ L-1845
Professional Land Surveyor License Number

FORSYTH COUNTY–NORTH CAROLINA

SURVEYORS CERTIFICATION

I, HARRIS B. GUPTON Certify that this plat was drawn by me from an actual survey made under my supervision (description recorded in Deed Book 3418 Page 699) that the ratio of precision as calculated exceeds 1:10,000 feet; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal:

Signature _____ L-1845
Professional Land Surveyor License Number

This the 12 th Day of SEPTEMBER 2018

FORSYTH COUNTY–NORTH CAROLINA

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, , 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 , 2018.

FORSYTH COUNTY, NORTH CAROLINA

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

FILED FOR REGISTRATION AT _____ O'CLOCK _____M

This the _____ Day of _____, 2018

and recorded in Plat Book _____, Page _____

FILING FEE PAID: Lynne Johnson, Register of Deeds

BY: _____
Assistant / Deputy

FORSYTH COUNTY, NORTH CAROLINA

LOCATION MAP – NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	112.90'	N52°26'18"W
L2	65.68'	S41°22'41"W
L3	81.90'	N08°56'04"W
L4	102.79'	N08°57'15"W
L5	91.94'	N07°33'58"W
L6	218.37'	N09°03'16"W
L7	138.35'	N52°26'18"W
L8	20.44'	N03°50'17"E
L3	81.90'	N08°56'04"W
L1	112.90'	N52°26'18"W
L2	65.68'	S41°22'41"W
L3	81.90'	N08°56'04"W

PHASE TWO
10.125 Acres
440,914.84 Sq. Ft.
ZONED MU-S

N/F
FELTON COLEY
PIN: 6846-93-0000
TAX BLOCK 3220 LOT 7B
D.B. 1002 PG. 474
ZONED RS-9

N/F
FELTON COLEY
PIN: 6846-92-0960
TAX BLOCK 3220 LOT 7A
D.B. 1002 PG. 474
ZONED RS-9

NCGS MONUMENT "FIRE"
N = 863,014.8520
E = 1,649,340.7930
ELEV. 924.30

S39°10'49"E 91.98'
46.09' TIE

PARCEL 3B
0.465 Acres
20,242.98 Sq. Ft.

HSA DRIVE (PUBLIC)
40' RIGHT OF WAY
0.659 Acres 28,726.79 Sq. Ft.

PARCEL 4
0.183 Acres
7955.48 Sq. Ft.

OPEN SPACE
1.195 Acres
53,042.13 Sq. Ft.

PARCEL 5
0.167 Acres
7277.24 Sq. Ft.

HSA CIRCLE (PVT.)

OPEN SPACE

OLD GREENSBORO ROAD
60' PUBLIC R/W

HSA DRIVE (PUBLIC)
40' RIGHT OF WAY

PARCEL 3A
0.659 Acres
30,283.63 Sq. Ft.

PARCEL 2
0.995 Acres
43,330.23 Sq. Ft.

PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT C.B. 7 PG. 147

PARCEL 1
0.385 Acres
16,766.65 Sq. Ft.

POB

N/F
JOYCE FAMILY LTD. PARTNERSHIP
TAX BLOCK 3220 LOT 11A
PIN: 6846-82-7512
D.B. 2684 PG. 332
ZONED RS-9

N/F
HUMAN SERVICE ALLIANCE
TAX BLOCK 3220 11C & 11D
PIN: 6846-82-6650 & 6846-82-6635
D.B. 2866 PG. 1427
ZONED RS9

HARVEST DR. SR 2433
60' PUBLIC R/W

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES
IRON PIPE or #4 REBAR SET AT ALL CORNERS
UNLESS OTHERWISE NOTED
AREAS BY COORDINATE COMPUTATION

PLAT FOR THE COMMONS
OF FORSYTH COUNTY

BEING LOT 001 TAX BLOCK 6582
PIN: 6846-83-8183; 6846-92-0921; 6846-82-9834
VIENNA TOWNSHIP, FORSYTH COUNTY, N.C.
REFERENCE DEEDS:
~~D.B. 3458 PG. 316 AND D.B. 2836 PG. 174~~
~~D.B. 2589 PG. 1270 AND D.B. 1838 PG. 2256~~

OWNER-DEVELOPER

~~DEPENDABLE DEVELOPMENT, INC.~~
~~2627 BREKONRIDGE CENTRE DRIVE~~
~~SUITE 104~~
~~MONROE, N.C. 28110~~
~~336-451-6682 jgutner@truehomesusa.com~~

SURVEYED BY HARRIS B. GUPTON
PLS #1845 12/15/20

~~TOTAL AREA = 16.67 ACRES~~
~~ROADS R/W AREA = 1.85 ACRES~~
~~AREA OF LOTS = 7.53 ACRES~~
~~COMMON RECREATION AREA = 0.36 ACRES~~
~~REMAINING COMMON AREA = 6.91 ACRES~~

GUPTON'S ROYAL DESIGN GROUP, P.A.
P.O. BOX 1070
KING, N.C. 27021
ENGINEERS–PLANNERS–SURVEYORS
PH (336) 985-6519 FAX (336) 985-6521
E-mail: guptonpa@guptonco.com
CORP. LIC. NO. C-0423

12578-20C
CADD BY: DHBSR NOV. 2020
MAP CHECKED BY: BSH, HBG

LEGEND

		PROPERTY LINE
		BUILDING FOOTPRINT
		RIGHT OF WAY LINE
		LINE FROM DEED OR PLAT
◉	EIP	EXISTING IRON PIN (#4 REBAR UNLESS OTHERWISE NOTED)
○	NIP	NEW IRON PIN (#4 REBAR UNLESS OTHERWISE NOTED)
	NPS	NO POINT SET
	SE	10'X70' SIGHT EASEMENT
	S.F.	SQUARE FEET
(501)		UNIT ADDRESS

DRAWING NOTES:
1. GPS GRID COORDINATES ON THIS MAP WHERE OBTAINED FROM GPS OBSERVATIONS WITH THE USE OF TRIMBLE R6 EQUIPMENT.
2. ALL BEARINGS AND DISTANCES ARE BASED ON NORTH CAROLINA GRID SYSTEM (NAD 83). AREA COMPUTATIONS BY DMD METHOD.
3. THE LOCATIONS OF OBJECTS AND FEATURES SHOWN ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
4. THIS SITE LIES WITHIN THE CITY OF WINSTON SALEM CORPORATE LIMITS
5. THIS MAP IS SUBJECT TO ANY UNRECORDED EASEMENTS, AGREEMENTS, RIGHTS-OF-WAY, AND/OR UNDERGROUND PIPES & UTILITIES WHICH WERE NOT AVAILABLE OR VISIBLE AT THE TIME OF MY INSPECTION.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.