

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, David J. Sgroi, Review Officer of Forsyth County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Approved David J. Sgroi
Review Officer

This the 8th Day of July, 2019.
Forsyth County, North Carolina

SURVEYOR CERTIFICATION

I, DAVID J. SGROI, certify that this plat was drawn under my supervision from (an actual survey made under my supervision (deed description recorded in Book See, Page REF, etc.); that the error of closure is 1: 15,000; as calculated by latitudes and departures, that the boundaries not surveyed are shown as broken lines plotted from information found in Book See, Page REF; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, registration number and Seal this 4 day of JUNE, A.D. 2019.

David J. Sgroi
Surveyor
Registration Number L-3881



CERTIFICATE OF PURPOSE OF PLAT

NOTE: THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(F)(11):

(d) That this plat 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;

David J. Sgroi
Registration Number L-3881
Surveyor

OWNERS ACKNOWLEDGEMENT AND ACCEPTANCE

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.

Lynne Johnson 06/5/19
SIGNED DATE

BOOK 70 PAGE 24

NC GRID TIE

I, David J. Sgroi, certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervision and the following information was used to perform the survey

Class of survey: Class A
Positional accuracy: 0.05'
Type of GPS (or GNSS) field procedure: NC VRS
Date(s) of survey : DEC 18, 2014
Datum/Epoch : NAD 83 (2007)
Published/fixed control: VRS
Geoid model: (12a)
Combined grid factor: 0.9999414
Units : U.S. Feet

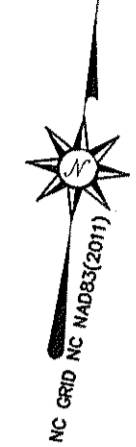
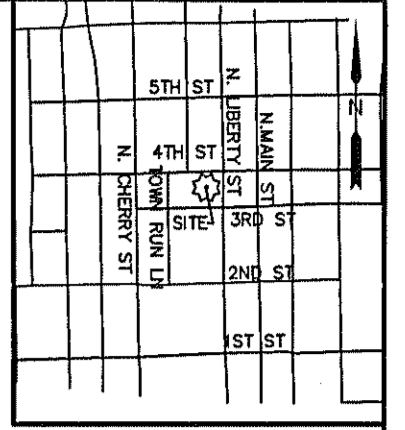
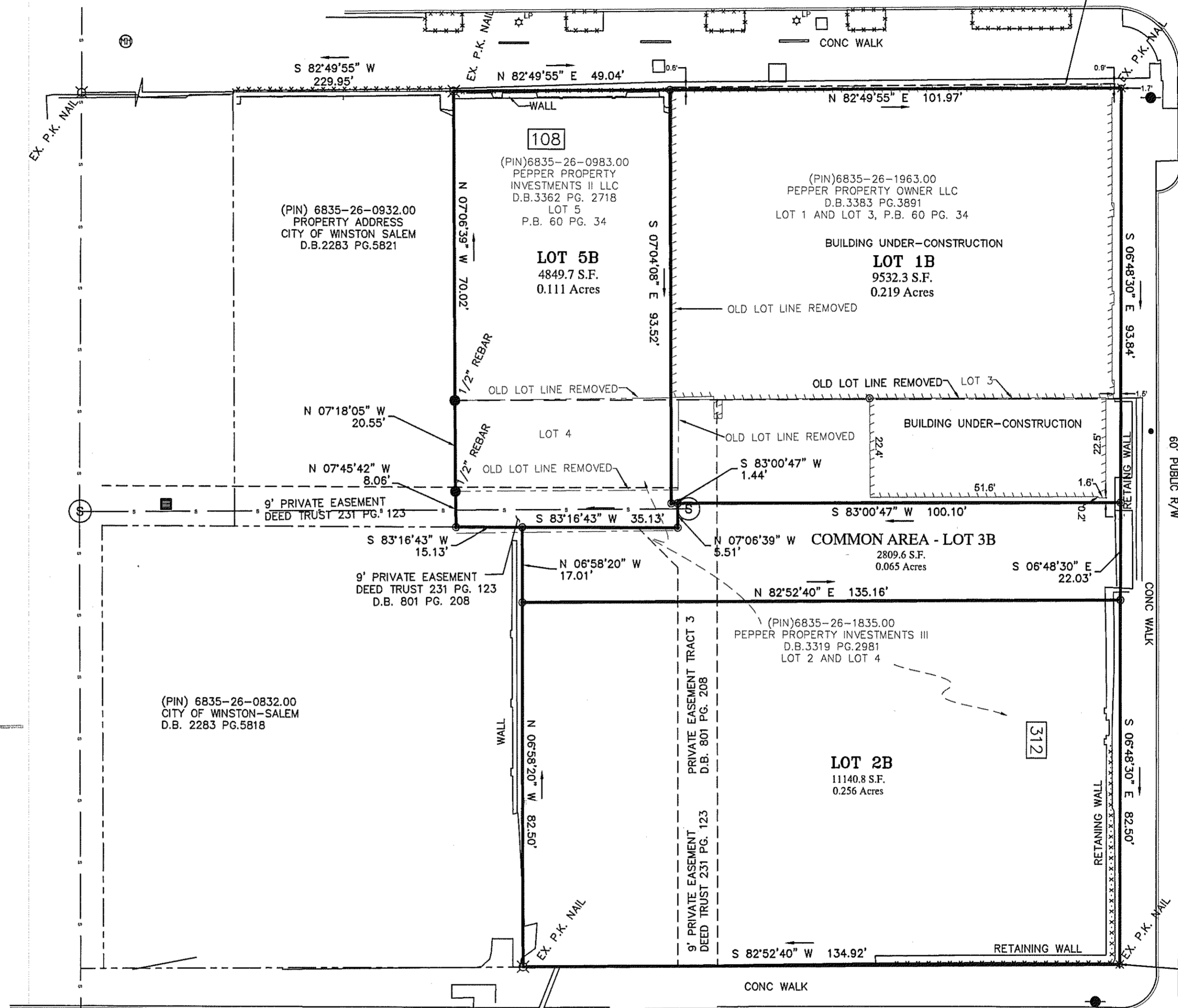
Filed for registration at 4:27 o'clock p.M
July 8 2019 and
Recorded in plat book 70 page 24
Lynne Johnson, Register of Deeds
filing fee \$21.00 paid
By Lynne Johnson
Deputy-Assistant

NOTES:

- 1. SITE IS SUBJECT TO ALL EASEMENTS, R/W AND AGREEMENTS OF RECORD PRIOR TO THE DATE OF THE SURVEY.
- 2. ALL DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED
- 3. ALL BEARINGS ARE GRID BEARINGS.
- 4. AREA COMPUTED BY COORDINATE GEOMETRY.
- 5. UTILITY EASEMENT D.B. 3398 PG. 2683.
- 6. BUILDING ENCROACHES IN WEST FORTH STREET SEE PERPETUAL EASEMENT WITH CITY OF WINSTON-SALEM, D.B.3281 PG. 3180

W. FOURTH STREET
60' PUBLIC R/W
60, PG. 34

BUILDING ENCROACHES IN WEST FORTH STREET SEE PERPETUAL EASEMENT WITH CITY OF WINSTON-SALEM, D.B.3281 PG. 3180

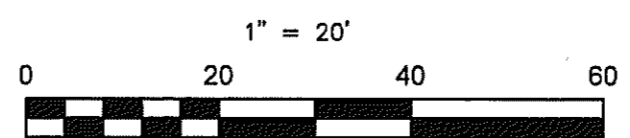


LEGEND

- These standard symbols will be found in the drawing.
- P.K. NAIL
- REBAR
- CLEAN OUT
- YARD INLET
- LIGHT POLE
- MANHOLE
- SEWER MH
- P.K. NAIL
- POLE
- REBAR
- SIGN
- BUILDING
- DEED PLAT LINE
- BOUNDARY
- FENCE
- SANITARY EASEMENT

W. THIRD STREET
60' PUBLIC R/W
REF. PB 60, PG. 34

RECOMBINATION OF
P.B. 60 PG. 34-35
LOT 1-5
PEPPER PROPERTY INVESTMENTS II LLC
NEW LOTS 2B, 1B AND 5B
CITY OF WINSTON-SALEM
WINSTON TOWNSHIP
FORSYTH COUNTY, N.C.



COW # 2012045
PROJECT NO: 18-79
DRAWN BY: DJG
DATE: 4/1/19
SGROI LAND SURVEYING, PLLC.
145 W. PARRIS AVE., SUITE 101
HIGH POINT N.C. 27626
336-885-1366
COMPANY REGISTRATION P-0136