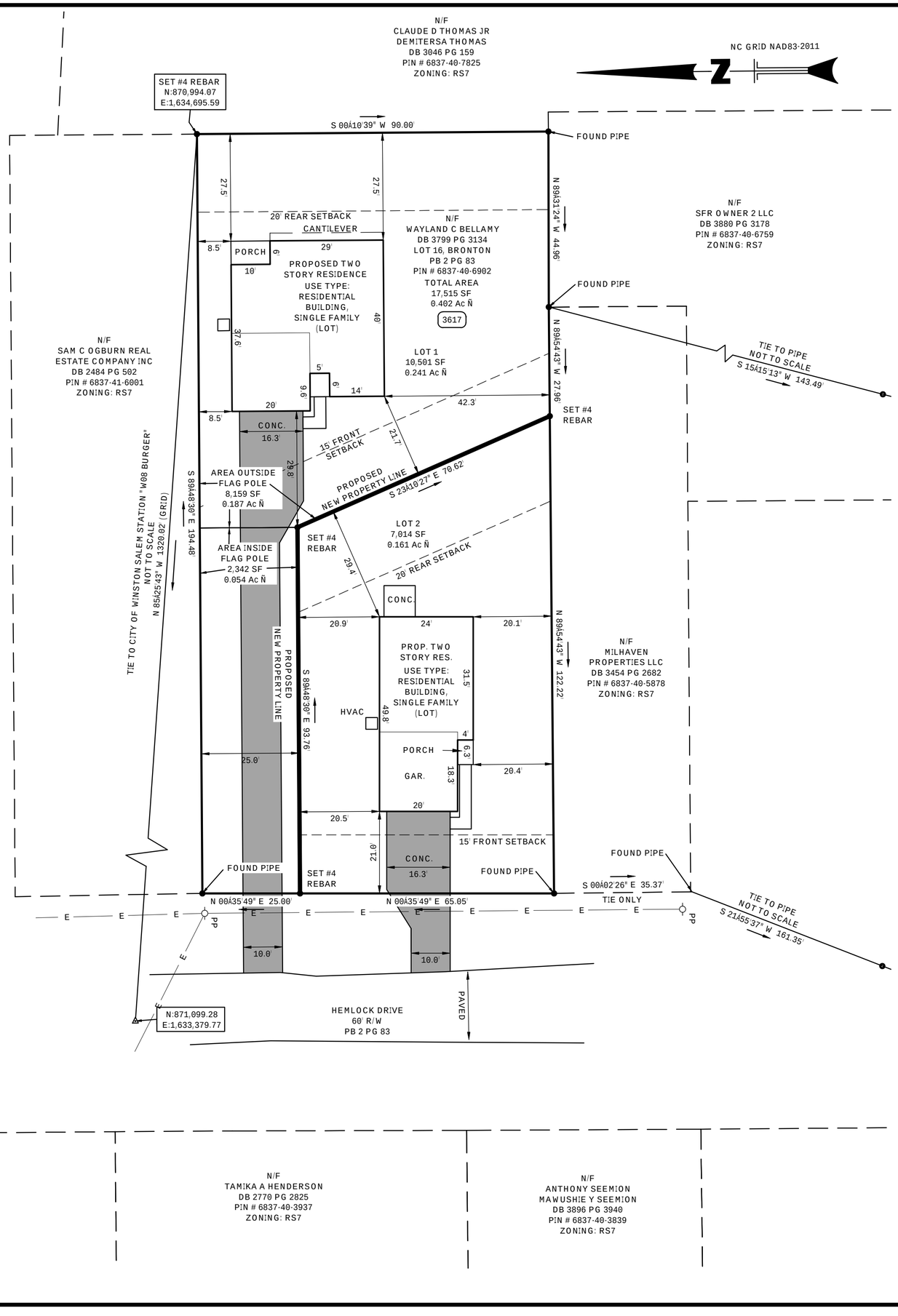


NORTH CAROLINA PROFESSIONAL SEAL L-4435 LAND SURVEYOR WESLEY R. HUNEYCUTT

2-26-2026

I, WESLEY R HUNEYCUTT, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: A
(2) POSITIONAL ACCURACY: <0.10'
(3) TYPE OF GPS FIELD PROCEDURE: RTK
(4) DATES OF SURVEY: 10/30/2025
(5) DATUM: NAD83-2011
(6) PUBLISHED/FIXED-CONTROL USED: NCGS VRS/RTN
(7) GEOID MODEL: 2018
(8) COMBINED GRID FACTOR(S): 0.99994868
(9) UNITS: US SURVEY FEET

PRELIMINARY - NOT FOR CONSTRUCTION

THE PURPOSE OF THIS REZONING IS TO ALLOW THE SUBDIVISION OF PIN #6837-40-6092 AS A FLAG POLE LOT.

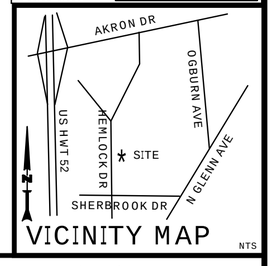
NOTES:
1. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.
3. AREAS ARE CALCULATED BY COORDINATE METHOD.
4. NCGS MONUMENT WAS FOUND WITHIN 2000 FEET.
5. PIN # 6837-40-6902.
6. DEED REF:DB 3799 PG 3134.
7. TOTAL SITE AREA THIS PLAT: 0.402 ACÑ
8. TOTAL LOTS THIS PLAT: 2
9. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD THAT A TITLE SEARCH MIGHT REVEAL.

LEGEND:
DB: DEED BOOK
PB: PLAT BOOK
PG: PAGE
N/F: NOW OR FORMERLY
R/W: RIGHT-OF-WAY

PROPERTY LINE	
R/W	
NOT SURVEYED	
SETBACK	
ADDRESS	XX
#4 REBAR - UNLESS NOTED OTHERWISE	●
OVERHEAD UTILITIES	E
UTILITY POLE	PP
CONCRETE DRIVEWAY	

ZONING: RS7
MINIMUM AREA: 7,000 SF
MINIMUM WIDTH: 50'
MAXIMUM HEIGHT: 40'
SETBACK DATA:
FRONT: 15'
SIDE: 5' ONE SIDE, 15' COMBINED
REAR: 20'

0 20 40
Graphic Scale in Feet1" = 20'



VICINITY MAP NTS

OWNER:
BVJ PROPERTIES LLC
8508 PARK RD
CHARLOTTE NC 28210
ymptpnptnmm
vbaumrind@gmail.com

SHEET NO.
1 OF 1
SURVEY PREPARED FOR:
VERNON BAUMRIND

Site Plan of 3617 Hemlock Drive Lot #16, Bronton City of Winston Salem Forsyth County, North Carolina

Plat Recorded in Book 2 at page 83.
Deed Recorded in Book 3895 at page 3555.

DRAWN BY:	JMP
APPROVED BY:	WRH
DATE:	12/1/2025
Job:	Pop Homes/ Hemlock 3617
SCALE:	1"=20'

REVISIONS:	DATE:
PER CITY COMMENTS	2-26-2026

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Charlotte, N.C. 28217
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