

# THE COMMONS

CLOSE UP AERIAL



PARCEL 1  
14.74 Acres

PARCEL 3  
1.37 Acres

PARCEL 4  
0.35 Acres

PARCEL 2  
0.35 Acres

PETREE ELEMENTARY  
SCHOOL

OLD GREENSBORO ROAD NE

158

158

# THE COMMONS

WIDE AERIAL



Petree  
Elementary School

Simon G. Atkins  
Academic & Technology  
High School



**SURVEYORS CERTIFICATION FOR SUBDIVISION**  
 I, HARRIS B. GUPTON, P.E., 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 the 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: Harris B. Gupton 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: Harris B. Gupton L-1845  
 Professional Land Surveyor License Number  
 This the 12th Day of SEPTEMBER 2018  
 FORSYTH COUNTY-NORTH CAROLINA

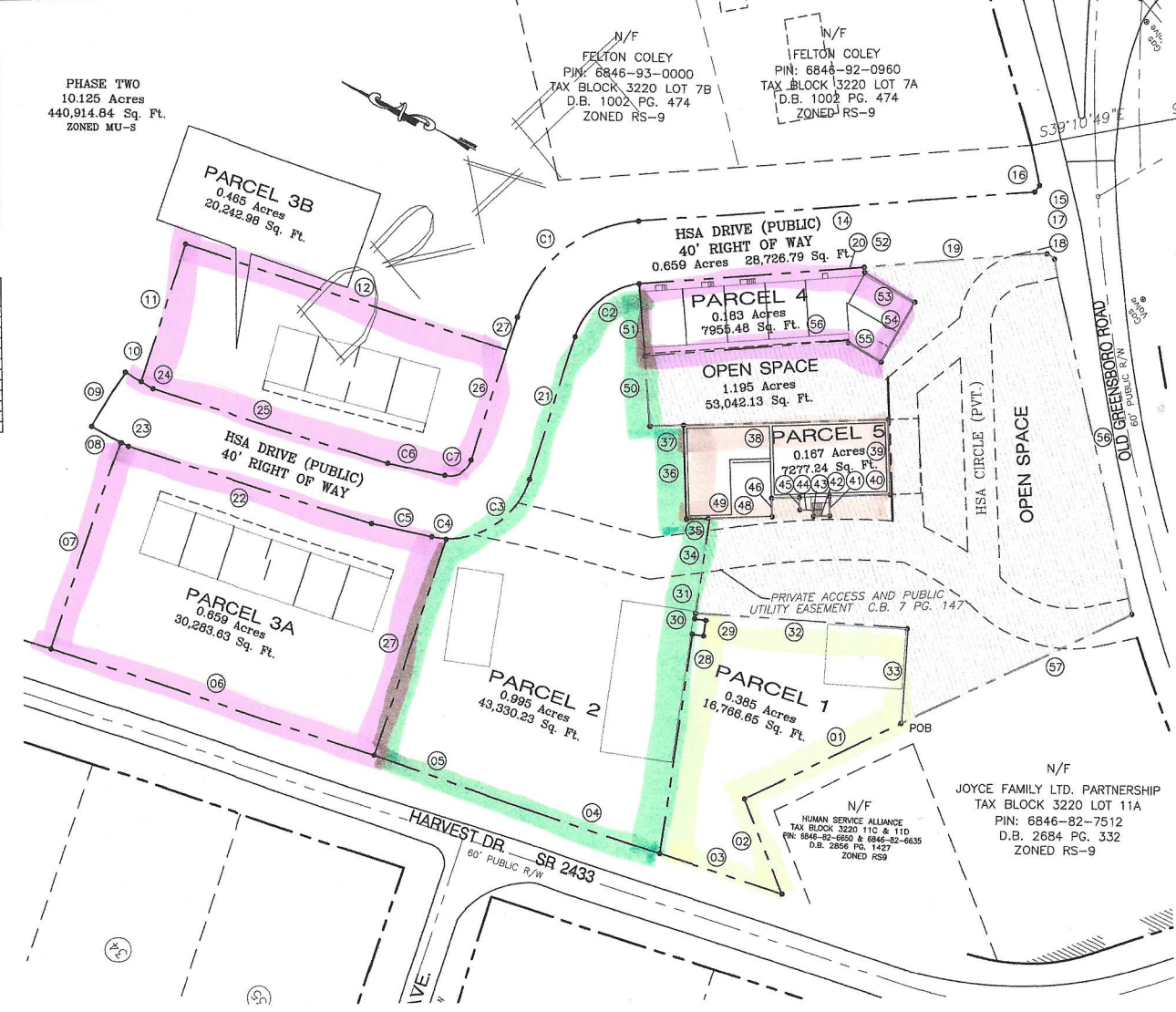
**PLANNING DEPARTMENT/REVIEW OFFICER FINAL SUBDIVISION PLAT APPROVAL**  
 THIS IS TO CERTIFY THAT THIS PLAT MEETS THE RECORDING REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE SUBDIVISION REGULATIONS FOR WINSTON-SALEM/FORSYTH COUNTY.  
 REVIEW OFFICER  
 OF FORSYTH COUNTY, CERTIFY THAT THE MAP OR PLAT 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

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

LOCATION MAP - NOT TO SCALE

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'	N68°57'15"W
L5	91.94'	N07°33'58"W
L6	218.37'	N09°11'16"W
L7	138.35'	N52°26'18"W
L8	20.44'	N03°50'17"E
L9	81.90'	N09°55'24"W
L10	112.90'	N52°26'18"W
L11	65.68'	S41°22'41"W
L12	81.90'	N08°56'04"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. 248 AND D.B. 2936 PG. 174  
 D.B. 2589 PG. 1276 AND D.B. 1836 PG. 2266  
 OWNER-DEVELOPER  
**DEPENDABLE DEVELOPMENT, INC.**

- 2627 BREKONRIDGE CENTRE DRIVE SUITE 104 MONROE, N.C. 28110 336-451-6682 [info@dependabledevelopment.com](mailto:info@dependabledevelopment.com)
- SURVEYED BY HARRIS B. GUPTON PLS #1845 12/15/20
- TOTAL AREA = 16.07 ACRES
- ROADS-T/W AREA = 1.85 ACRES
- AREA OF LOT# = 7.57 ACRES
- COMMON RECREATION AREA = 0.30 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: [guptons@guptons.com](mailto:guptons@guptons.com)  
 CORP. LIC. NO. C-0423

12578-20C  
 CADD BY: DIBSR NOV. 2020  
 MAP CHECKED BY: BSH, HBS

- 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
  - SR 10'X70' SIGHT EASEMENT
  - S.F. SQUARE FEET
  - UNIT ADDRESS

- DRAWING NOTES:**
- GPS GRID COORDINATES ON THIS MAP WERE OBTAINED FROM GPS OBSERVATIONS WITH THE USE OF TRIMBLE P50 EQUIPMENT.
  - ALL BEARINGS AND DISTANCES ARE BASED ON NORTH CAROLINA GRID SYSTEM (NAD 83).
  - THE LOCATIONS OF OBJECTS AND FEATURES SHOWN ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
  - THIS SITE LIES WITHIN THE CITY OF WINSTON SALEM CORPORATE LIMITS
  - 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.

