



2023041904 00055

FORSYTH CO, NC FEE \$26.00
PRESENTED & RECORDED:

12-12-2023 12:25:07 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3785

PG: 1228-1228

Mail after recording to:

Plat Recording Authorization and/or Statement of Dedication of Streets or Roads by LLC

THIS INSTRUMENT made this 12th day of December, 2023

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The undersigned Grantor does hereby state that it is the owner in fee simple of the lands which it has caused to be subdivided and which lands are shown on a plat entitled: ARDMORE COMMONS

a copy of which is on file in the office of the City-County Planning Board, which, upon final approval by the City-County Planning board, will be recorded in the office of the Register of Deeds of Forsyth County.

If applicable, the undersigned Grantor hereby consents to and approves the dedication and/or use of (1) the portion of the lands above referred to for the public use of the streets or roads shown thereon for street and utility purposes, and (2) any other public easements as shown on the plat of said property, for those who may purchase said property, or any part thereof, and for the general public.

Also if applicable, the undersigned Grantor hereby consents to and approves the dedication and/or use of the portion of the lands above referred to for the use of the private streets or roads as shown on the plat of said property for those who may rent or purchase said property or any part thereof, and for their invitees or guests and for all governmental service vehicles such as tire, police, garbage, mail, etc. and other utility service vehicles. The Grantor shall be responsible for maintenance of the private drives as shown on said plat unless by recorded covenants running with the land require that subsequent owners be responsible for said maintenance

The property shown on said plat is not encumbered by a recorded deed of trust or mortgage, or by a judgement rendered by any court, except:

(if applicable, attach Plat Recording Authorization and Statement of Interest and Consent by Trustee and Holder of Lien)

IN TESTIMONY WHEREOF the Grantor has set his hand and seal the day and year first above written.

PEM INVESTMENTS, LLC

By: PEMSTON CORP, Manager Name of LLC

By: Bruce Hubbard, V.P. of PEMSTON CORP By: _____

Manager

Manager Davidson County

State of North Carolina, Forsyth County I, Kay Vernon, a Notary Public of Forsyth County, NC, do hereby

certify that Bruce Hubbard Mgr of PEM Investments, LLC personally appeared before me and acknowledged the execution of the foregoing instrument. Witness my hand and notarial seal this the 12th day of December 2023

My commission expires April 11, 2027. Kay Vernon Notary Public

State of North Carolina, Forsyth County I, _____, a Notary Public of Forsyth County, NC, do hereby

certify that _____ Mgr of _____ LLC personally appeared before me and acknowledged the execution of the foregoing instrument. Witness my hand and notarial seal this the ___ day of _____, 20__

My commission expires _____, 20__ Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct at the date of recordation shown on the first page thereof.

Lynne Johnson, Register of Deeds of Forsyth County by: _____

Deputy/Asst.

Original to: Heather Keaton