DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS	FINAL SUBDIVISION PLAT APPROVAL
PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION APPROVED .... DISTRICT ENGINEER DATE .... NORTH CAROLINA - FORSYTH COUNTY	This is to certify that this plat meets the recording requirements of the Subdivision Regulations for Winston Salem/Forsyth County and, if applicable, that a certificate of approval has been issued by the Division of Highways pursuant to Article 7, Chapter 136 of the General Statutes, State of North Carolina This the 7th day of February 1992 Ronald B. Grubbs for DIRECTOR OF PLANNING

I, John E. Beeson certify that this map was drawn from (an actual survey made by me) (deed description recorded in Book ...., Page ...., Book .... Page ...., etc.) (other), that the error of closure as calculated by latitudes and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in Book .... Page ...., that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 5 day of FEB A.D. 1992

(Surveyor's Seal) John E. Beeson SURVEYOR

NORTH CAROLINA FORSYTH COUNTY

North Carolina, Forsyth County

I, a Notary Public of the County and State aforesaid certify that John E. Beeson, a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and and offical stamp or seal, this 5th day of Feb 92.

SEAL OR STAMP Lora J. Craft NOTARY PUBLIC

My Commission Expires April 26, 1992

The foregoing certificate Lora J. Craft N.C. Forsyth Co. N.C. (HERE GIVE NAME AND OFFICIAL TITLE OF THE OFFICER SIGNING THE CERTIFICATE PASSED UPON) is certified to be correct. This 7 day of February 1992

Probate fee 50¢ paid

L.E. Speas, Register of Deeds by Janet Bottoms ASSISTANT

Filed for registration at 4:52 o'clock P.M. February 7 1992 and recorded in Plat Book 35, Page 133

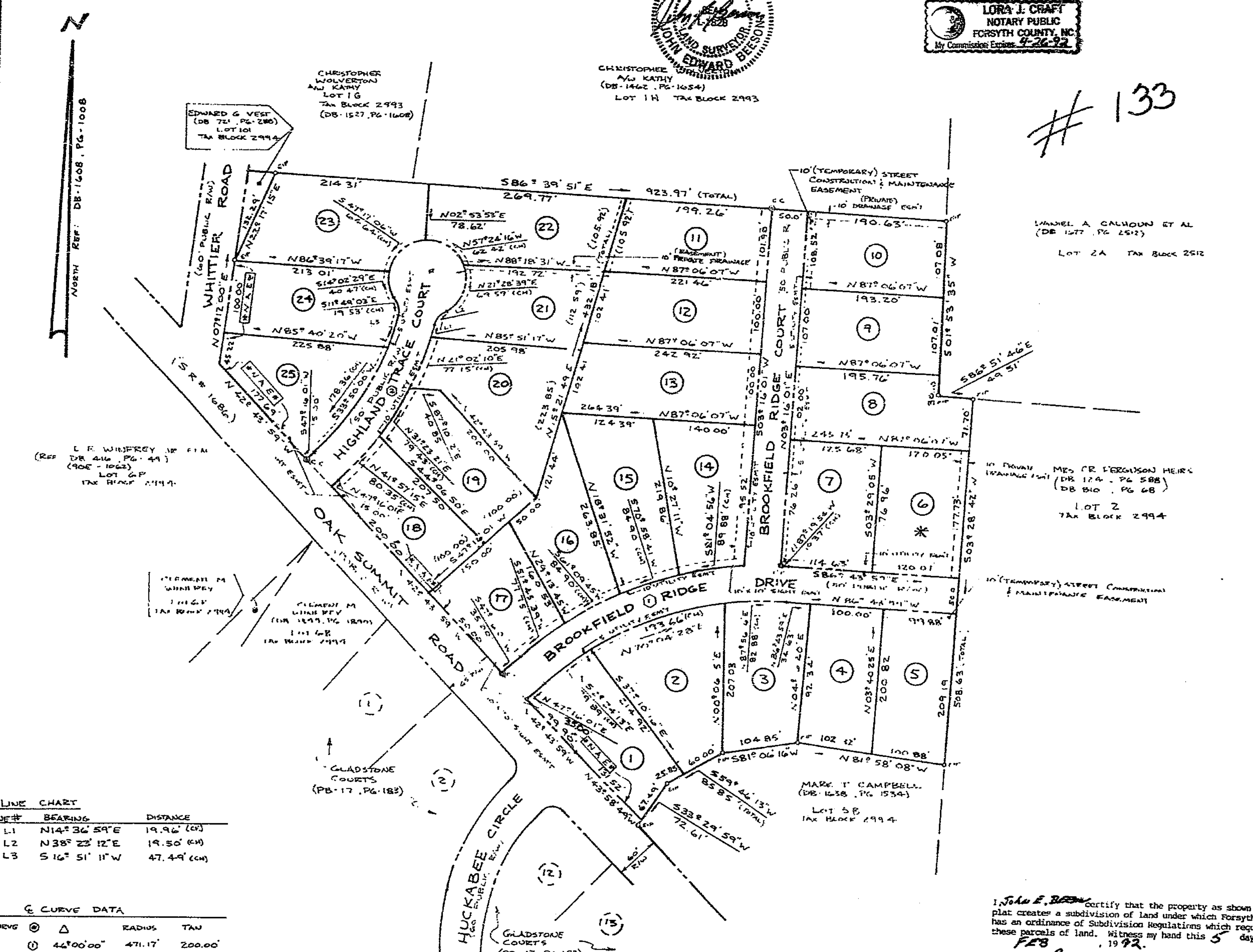
Filing Fee 20.00 Paid

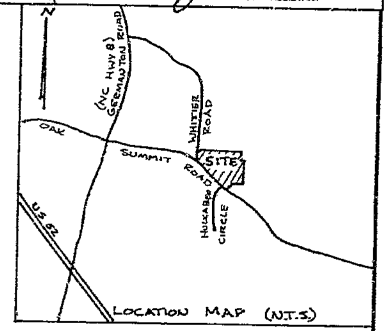
L.E. Speas, Register of Deeds by Janet Bottoms ASSISTANT

NORTH CAROLINA REGISTERED LAND SURVEYOR L-1828 JOHN EDWARD BEESON

LORA J. CRAFT NOTARY PUBLIC FORSYTH COUNTY, NC My Commission Expires 4-26-92

133





SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY STREETS AND ASSESSMENTS, IF ANY, AS THE SAME MAY APPEAR OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS, CLERK OF COURT, TOWN OR COUNTY TAX OFFICES OR WHICH MAY HAVE BEEN ACQUIRED BY PRESCRIPTIVE USE.

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

THE FOLLOWING LOTS ARE PROVISIONALLY SUITABLE AT THIS TIME AS DETERMINED BY THE FORSYTH COUNTY HEALTH DEPARTMENT LOTS 1-5 AND 7-25

* LOT 6 IS NOT APPROVED AT THIS TIME

THIS ENTIRE SUBDIVISION WILL BE ANNEXED INTO THE CITY OF WINSTON-SALEM EFFECTIVE JUNE 30TH 1992

LEGEND

- ● CC CONTROL CORNER
- L# LINE NUMBER (SEE CHART)
- ⊕ CURVE NUMBER (SEE CHART)
- *NAE* NEGATIVE ACCESS ESM'T
- ○ EIP EXISTING IRON PIPE

100 0 100 200
scale 1"=100' feet

LINE CHART

LINE #	BEARING	DISTANCE
L1	N14° 36' 59" E	19.96' (CH)
L2	N38° 23' 12" E	19.50' (CH)
L3	S 16° 51' 11" W	47.49' (CH)

℄ CURVE DATA

CURVE	Δ	RADIUS	TAN
1	46°00'00"	471.17'	200.00'
2	34°00'00"	408.86'	125.00'

I, John E. Beeson certify that the property as shown on this plat creates a subdivision of land under which Forsyth County has an ordinance of Subdivision Regulations which requires these parcels of land. Witness my hand this 5 day of FEB, 1992.

John E. Beeson L-1828
Registration Number

BROOKFIELD RIDGE	
C.J. RAMEY A/W DIAN RAMEY HUBBARD REALTY OF WINSTON-SALEM, INC. OWNER - DEVELOPER: 285 SOUTH STRATFORD ROAD WINSTON-SALEM, N.C 27103 919-725-0506	
FIELD WORK & SURVEY BY KT/RJ/EC	CHECKED BY JEB
TAX MAP 2994 COMP. TAX MAP 630882	PARCEL 5A

TOWNSHIP	CITY	COUNTY
MIDDLEFORK I		FORSYTH
STATE: NC	DATE: 12-3-91	PAGE NO.: 1 OF 1
JOB NO.: 91207.00	DRAWN BY: DAS	

BEESON ENGINEERING INC.
ENGINEERS SURVEYORS PLANNERS
556-C ARBOR HILL ROAD
KERNESVILLE, NC 27284 PH. (919) 996-2211

cuSign Envelope ID: 8F1A722E-DA7A-4931-878E-C945D565DA58

CERTIFICATE OF POSITIONAL ACCURACY

I, John E. Beeson, 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: ±0.033' or 1cm
(3) Type of GPS field procedure: RTK
(4) Dates of survey: March 28, 2024
(5) Datum/Epoch: NAD83(2011)
(6) Published/Fixed-control use: NCGS VRS/RTN
(7) Geoid model: 2012A
(8) Combined grid factor(s): 0.999962477
(9) Units: US Survey Feet; all distances shown are ground

John Beeson — L-1828
John E. Beeson, Professional Land Surveyor — Registration No.

CERTIFICATE OF CLOSURE

I, John E. Beeson, certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Deed Book as noted, Page ___ or Plat Book as noted, Page ____; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended, Witness my original signature, registration number and seal this 1st day of April, A.D., 20 24.

John Beeson — L-1828
John E. Beeson, Professional Land Surveyor — Registration Number

CERTIFICATE OF SUBDIVISION

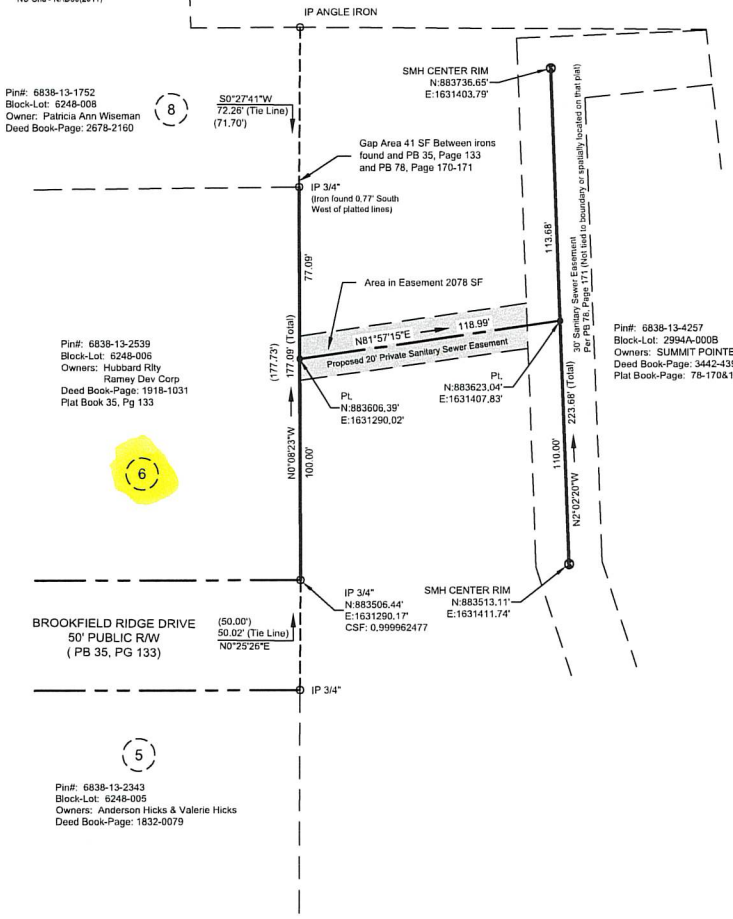
I, John E. Beeson, Professional Land Surveyor, certify to one of the following:

___ a. That this 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 this 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;
_x_ 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

John E. Beeson, Professional Land Surveyor — L-1828 Registration Number

NORTH CAROLINA PROFESSIONAL SEAL L-1828 LAND SURVEYOR JOHN EDWARD BEESON
4/2/2024

N
W E
S
NC Grid - NAD83(2011)



IMPORTANT NOTES:

1. This map has been prepared for a proposed private sewer easement to provide a connection to Lot 6 recorded in Forsyth County Plat Book 35, Page 133.
2. All distances shown on this plat are horizontal distances.
3. 3/4" iron pipe at all corners unless otherwise noted.
4. There are no N.C.G.S. OR U.S.C.&G. or other Geodetic Survey Monuments within 2000' feet of this site.
5. All bearings shown on this plat are based on NCGRID - NAD83 (2011).
6. Deed bearing and distances are shown in parenthesis if variances were found in surveyed bearings and distances.
7. Parcel Areas are calculated using the coordinate method.
8. This Survey is subject to any facts that may be disclosed by a full and accurate title search, NOT furnished me as of this date and may be subject to easements, rights-of-way, restrictive covenants, assessments, if any as the same may appear of record in the office of the Register of Deeds, Clerk of Court, Town or County Tax Office or which may have been acquired by prescriptive use.

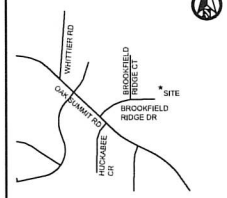
LINE LEGEND

- Line Surveyed
- Line by Deed
- Line Not Surveyed
- Tie Line
- Stream
- Easement Line
- Easement CL
- Right-of-Way
- Sewer Main
- Water Main
- 100 Yr Flood
- 500 Yr Flood

SYMBOL LEGEND

- PL Calculated Point (As Shown)
- IPS Iron Pin Set (3/4" conduit)
- IP Existing Iron Pipe
- IR Existing Iron Rebar
- Stone Found
- CC Control Corner
- FG Flush with ground
- AG x.xx' Above ground (Distance in ft.)
- UG x.xx' Under ground (Distance in ft.)
- Sanitary Sewer Manhole

LOCATION MAP N.T.S.



PURPOSE STATEMENT:

The purpose of this survey is locate a proposed private sewer easement to provide a connection to Lot 6 recorded in Forsyth County Plat Book 35, Page 133.

PROJECT:

PROPOSED PRIVATE SEWER EASEMENT
For Lot 6 Recorded in PB 35, Pg 133
Winston Salem, NC
Pin No.: 6838-13-4257 and 6838-13-2539

CLIENTS:

HUUBBARD REALTY OF WINSTON SALEM, INC.
RAMEY DEVELOPMENT CORPORATION
1598 Westbrook Plaza Drive, Suite 200
Winston Salem, NC 27103

DRAWN BY: TLBC
FIELD WORK: ATC
CHECKED BY: JEB
DATE: 04.01.2024
JOB NO: 24-003
SCALE: 1" = 40'
SHEET NO: 1 of 1

BEESON & CARTER, PA.
CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNING
4970 US Highway 311 N #669, Walkertown, NC 27051
OFFICE:(336) 748-0071 FAX:(336) 748-0470
WEB: www.bc-eng.com
Corp #: C-4017