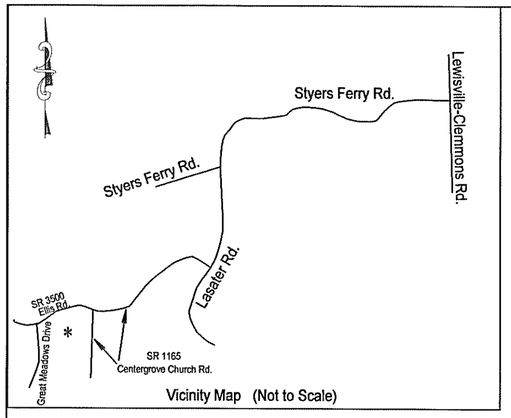
BOOK 73 PAGE 21



Vicinity Map (Not to Scale)

Planning Department/Review Officer Certification
State of North Carolina

I, KIRK ERICSON Review Officer of Forsyth County, certify that the map or plat to which this certification is affixed is exempt from review officer examination.

Asst Director of Planning/Review Officer

This 8th day of January, 2021

Forsyth County, North Carolina

Forsyth County Register of Deeds
Plat Registration

Filed for registraton at 8:32 o'clock A M.

This the 8 Day of January 2021

and recorded in Plat Book 73 Page 21.

Filing Fee Paid: $21.00

Lynne Johnson
Register of Deeds

By: Angela Boone
Assistant/Deputy

Forsyth County, North Carolina

Forsyth County Division of Environmental Health

The Forsyth County Health Department has not evaluated any of the lots represented on this plat for the purposes of issuing improvement permits.

PB 26 Pg 82
November 2, 1976

Mark D. Ford
DB 3516 Pg 0963
Lot 1 PB 26 Pg 82
and portion of Lot 3
PIN: 5873-46-4929

James J. Rosenbarger
DB 1964 Pg 2159
DB 1836 Pg 2523
Lot 4 PB 26 Pg 82
PIN: 5873-46-2234

Robert D. and Angie Milan Hartsfield
DB 3091 Pg 0217
Portion of Lot 3
PB 26 Pg 82
PIN: 5873-46-2645

Ellis Court
(Private)

30' Private Easement for Access as per DB 1475 Pg 1602

Aerial Utility Lines
30' R/W
Edge of Pavement
Ellis Road
SR 3500

N 2°33'00" E 230.08'
1/2" EIR Control Corner
3/4" EIP
total distance for Lot 1 652.93'
N 2°33'00" E 409.82'
3/4" EIP
N 2°33'00" E 374.30' Total 361.27'
5/8" SIR
N 2°48'09" E 379.10'
1/2" EIR
N 2°43'41" E 379.57'
3/4" EIP Control Corner

Jonathan C. and Shelia N. Hanes
DB 2291 Pg 2752
PIN: 5873-45-1858

S 88°20'52" W 256.89'

Lot 1 PB 52 Pg 60
3.48 acres
PIN: 5873-46-7420

9185

10' Public Utility Easement
13.09'
13.09'
S8°58'E (2001)
S8° SIR (2001)
184.04'
S 70°59'59" E
25' Private Easement for Access and Public Utilities PB 52 Pg 60

9170

Wet weather drain

N 86°27'25" E 344.36'

Lot 2 (Revised)
3.409 acres
Original Lot 2 PIN: 5873-46-8965

1/2" EIR
S 1°01'55" W 582.51' total
19.69'
1/2" EIR 135.02'
1/2" EIR 169.95'
1" EIP 225.35'
Found EIR With Flange
5/8" EIR
L1
L2

Easement for Utilities and access

10' Public Utility Easement

Troyanne Ellis McMillan and Edward Lee McMillan, III
DB 2839 Pg 0461
PIN: 5873- 47-9361

Lot 2
Lot 3
Lot 4

Justin's Ridge Plat Book 45 Page 49

Zoned RS-40

5/8" SIR
109.22'
S 1°32'36" W new line 481.67'
45.0'
32.5'
5/8" SIR

Utility Easement

Robert E. Ellis
DB 3040 Pg 2702
PIN: 5873-56-0594

N 87°43'39" W 359.54' total
200.02'

Lot 3 (Revised)
2.446 acres
Original Lot 3 PIN: 5873-56-1951

9190

N 86°27'25" E 253.72'

N 1°32'36" E 344.28'
5/8" SIR
50.00'
N 89°41'45" E
new line
N 1°03'37" E 31.12'
N 1°19'50" E 1" EIP 131.94'
1/2" EIP

Area "A"
0.414 acre

S 3°02'48" W 168.34'
S 0°07'02" W 178.21'
S 2°31'11" W 160.93'
3/4" EIR
1 1/2" EIP
7/8" EIP
1 3/4" EIP With Cap

N 67°43'39" W 50.00'
20'

Proposed 20' Easement for utilities

Jessica Rogers Krause
DB 3097 Pg 1496
PIN: 5873-56-3573

Mark T. Coffey
DB 2051 Pg 3625
PIN: 5873-56-4804
Area "A" to be conveyed to Mark T. Coffey and combined with PIN: 8972-56-4804

Robert E. Ellis
DB 2424 Pg 1753
PIN: 5873-57-4111

N 85°58'44" W 259.97' total

Gospel Drive

Set 5/8" IR at 27.87'

Found RR Spike

Center Grove Church Road
SR - 1165 19' Paved
60' Right-of-Way as per DB 887 Pg 266

PP
N 84°39'04" E 920.85'

Existing RR Spike in Intersection of Ellis Road and Center Grove Church Road (2004 Survey)

Notes:

Areas computed by coordinate method unless noted

All distances are horizontal ground, US Survey foot, unless noted

This map is subject to any facts that may be disclosed by a full and accurate title search

This map is subject to any easements, agreements, or rights-of-way of record prior to the date of this map,which were not visible at the time of my inspection.

No attempt was made to locate or map underground utilities serving or crossing this property

All labeled corner dimensions are outside measurements

Legend:

EIR=Exisiting Iron Rod
EIP=Existing Iron Pipe
SIR=Set Iron Rod
SIP=Set Iron Pipe
X = Calculated Point
UP=Utility Pole
DB=Deed Book
Pg=Page
PB=Plat Book
SNB=Set nail at base
FH=Fire Hydrant
———— =Property lines surveyed
— — — =Lines plotted from deeds or plats
-·-·-·- =Tie lines
—·····— =Water course
—·—·—·— =Right-of-Way line
(XXXX) = Address

Line Data		
Id	Bearing	Distance
L1	N 1°01'55" E	20.00'
L2	N 1°01'55" E	12.50'

I, Sidney H. Autry, certify that this plat was drawn under my supervision from an actual survey made under my supervision; descriptions recorded in Plat Book 52 Page 60 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.

I further certify that this survey does create a subdivision of land within Forsyth County, NC, which has an ordinance regulating parcels of land in compliance with GS 47-30(f)(11)(d). Recombination

Signature
Sidney H. Autry PLS 1420

This the 5th Day of January, 2021

Forsyth County, North Carolina

NORTH CAROLINA PROFESSIONAL Seal L-1420 LAND SURVEYOR SIDNEY H. AUTRY

Surveyed By:
Autry-Abernathy, P.A.
6601 Skylark Road
Pfafftown, N.C. 27040
336-922-4335
336-922-4624 Fax

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.

Date Signed JMBI Investments, Inc
JMBI Investments, Inc.

1-6-2021 Date Signed By: Bruce Q Hubbard
Bruce R. Hubbard, President

1-7-2021 Date Signed
Mark T. Coffey

This is a revision of PB 52 Pg 60
Revised Lots 2 and 3
Added 20 Utility easement to Center Grove Church Road
Changed name to reflect new owner
Added Area "A" for recombination

Recombination Survey For

JMBI Investments, Inc.

Clemmons Township - Forsyth County, NC

Scale 1 inch = 100 feet

100 0 100 200

Owner Information:
JMBI Investments, Inc
1598 Westbrooke Plaza Drive STE 200
Winston-Salem, NC 27103

Date of revised survey: December 21, 2020 Project ID: FOR20190
Date of Survey: July 6, 2004 Project ID: FOR04138
Revised for recording: May 14, 2007 Project ID: FOR07120