

Certificate of Ownership and Dedication
The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown and described herein 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.

11/23/21 signed [Signature]
Date signed

PIN: 6807-50-8351
Tax Block 3471A, Lot 11D
Boris C. & Valerie K. Pasche
Deed Book 3187 @ 3813

PIN: 6807-50-9656
Tax Block 3471A, Lot 11E
Aaron Titus Scott & Mimi Rush Titus
Deed Book 3393 @ 1374

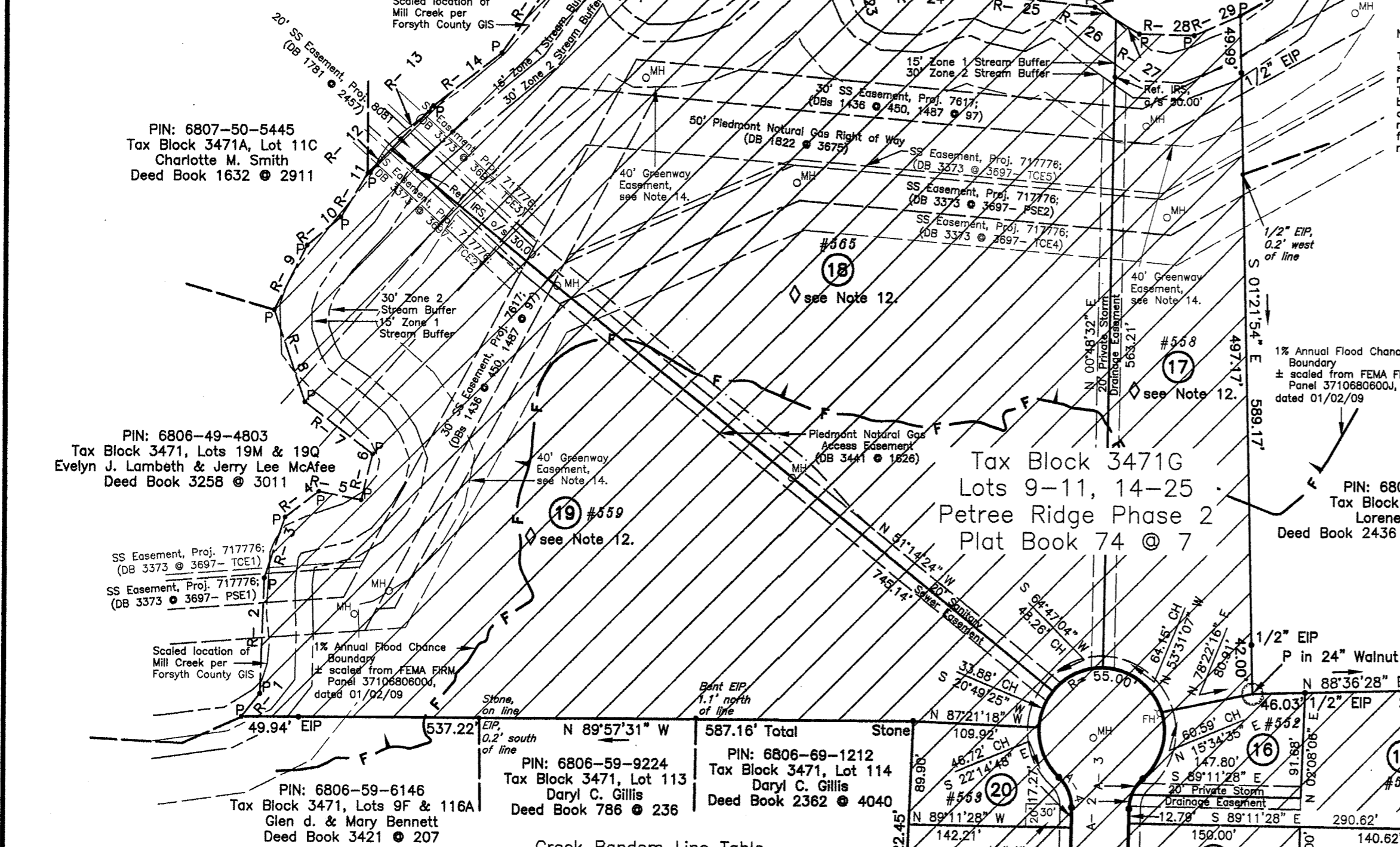
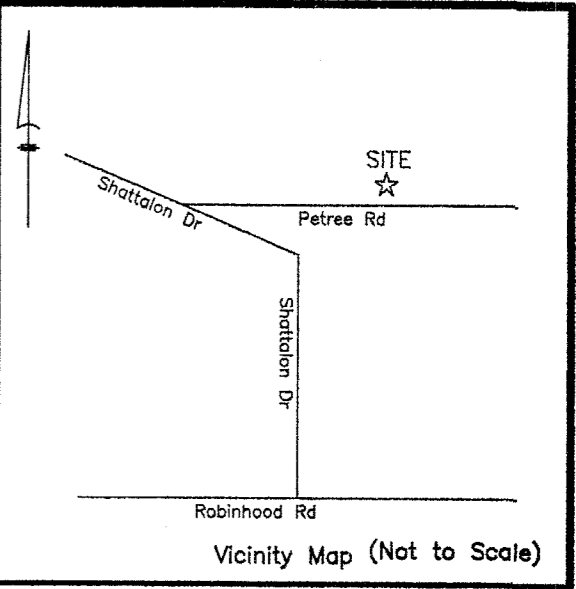
PIN: 6807-60-3382
Tax Block 3471, Lot 620A
Michael J. Gallo, Jr. & Luann M. Gallo
Deed Book 2187 @ 3390

PIN: 6807-60-6197
Tax Block 3471, Lot 4R
Lorene D. Petree
Deed Book 943 @ 539

Forsyth County Register of Deeds Plat Registration
Filed for registration at 11:12 o'clock A.M.
December 2nd, 2021 and recorded

In Plat Book 74, Page 200
Filing Fee Paid \$21.00
by Omega Base
DEPUTY-ASSISTANT

Plat Book 74 Page 200



NOTE: This property is subject to all easements, right-of-ways, 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 Office or which may have been acquired by prescriptive use, and were or were not visible at the time of my inspection. This survey is subject to any facts that may be disclosed by a full and accurate title search, NOT furnished as of this date. Therefore, this survey may not necessarily indicate all encumbrances on the property.

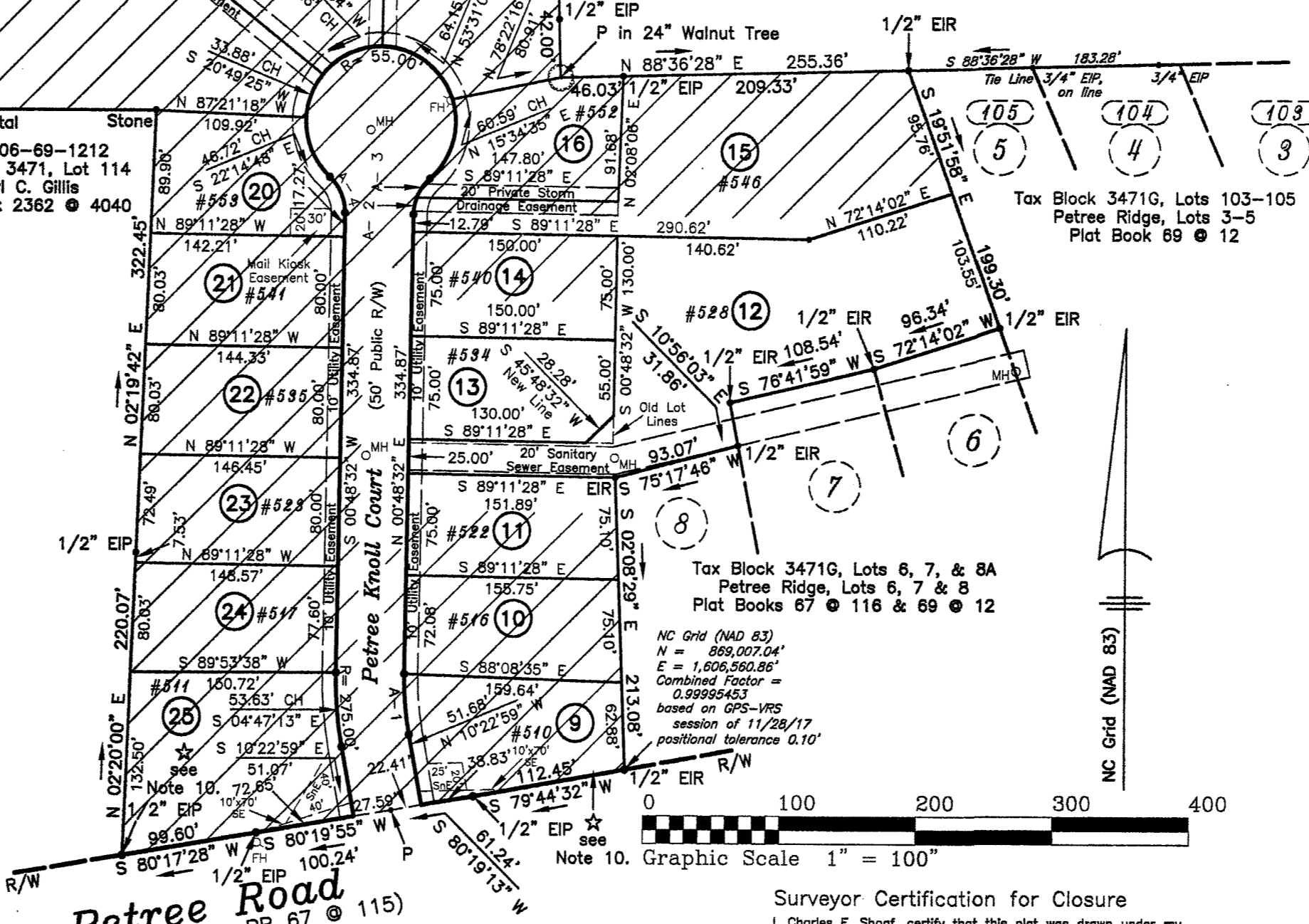
Lot Table and Arc Table for Petree Knoll Court. Lot Table includes columns for Lot#, Sq. Ft., Acres, Tax PIN, and Street Name. Arc Table includes columns for ARC, LENGTH, RADIUS, CHORD, and CH. BEARING.

The Homeowners Association documents with covenants and restrictions are recorded in Deed Book [ ] Page [ ]
LEGEND: R/W - Right-of-Way, EIP - Existing Iron Pipe, etc.

Planning Department/Review Officer Certification
State of North Carolina
County of Forsyth, I, KIRK ERICSON, Review Officer of Forsyth County, certify that this Plat is Exempt from Review Officer examination.
Date December 2, 2021

- NOTES
1. All distances are horizontal ground unless otherwise noted.
2. 10' Utility Easement along the front of all lots, unless otherwise noted.
3. Zoned RS-9. 20' Minimum Front Building Setback (65' lot width at B/L). Minimum rear setback is 25'. Minimum side yard is 7' (20' along streets) with a combined minimum side yard of 20'. (see UDO).
4. 20' Sewer Easement along centerline of all sewer lines, unless otherwise noted.
5. 10' X 70' Sight Easement at all intersections, unless otherwise noted.
6. 1/2" Rebar set at all lot corners, PC's and PT's unless otherwise noted.
7. 20' Drainage Easement is 10' each side of pipe, unless otherwise noted.
8. Lot areas shown are based on a 1:10,000 precision.
9. Sediment traps and other erosion control structures not shown.
10. Lots 9 and 25 have a Negative Access Easement along Petree Road.
11. Approximate location of utility easements and rights-of-way shown. Actual limits of easements, rights-of-way and uses (buildings, activities, etc.) within and in proximity of easements and rights-of-way should be verified with appropriate utility offices.
12. The back line of Lots 17 to 19 is the centerline of creek. A mathematically computed centerline of creek based on Deed Book 3381 @ 3071 is shown. Therefore, measurements for these lots, including sideline distances and areas, are subject to the meanderings of the creek.
13. New or proposed lines and easements are not facts of record as of the date of this plat. They are proposed and do not take effect until the deeds or other documents of said change are recorded with the County Register of Deeds.
14. The 40' Wide Greenway Easement along Mill Creek should begin at least 25' from top-of-bank to meet the stormwater ordinance buffer requirements.

Creek Random Line Table based on DB 3381 @ 3071. Actual Property Line is Centerline of Creek. Table with columns: LINE, BEARING, LENGTH.



Surveyor Certification for Subdivision
I, Charles E. Shoaf, Professional Land Surveyor No. 3983, certify that this plat is of a survey of a category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision.

Surveyor Certification for Closure
I, Charles E. Shoaf, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book [ ], Page [ ], etc.) (other); that the boundaries not shown on this plat are indicated as drawn from information found in Book [ ], Page [ ], etc. in accordance with G.S. 47-30 as amended. Witness my original hand and seal this 23rd day of March, A.D. 2021.

Certificate of Global Positioning Systems Surveys
I, Charles E. Shoaf, certify that the site control (grid tie only) shown hereon was established under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the GPS survey:
1) Class of survey: Class A
2) Positional accuracy: does not exceed 0.10'
3) Type of GPS field procedure: RTK-Network VRS
4) Date of survey: 11/23/21
5) Datum/Epoch: NAD 83 (NSRS 2011)
6) Published/Fixed control: NCGS Network VRS
7) Geoid model: GEOID12A
8) combined grid factor: 0.99995453
9) Units: U.S. Survey Feet
and that this map was prepared in accordance with the standards and practices for land surveying as outlined by the NC Administration Code Title 21, Chapter 56.1607.
Witness my hand and official seal this 11th day of November, 2021.
Charles E. Shoaf
Professional Land Surveyor

The purpose of this plat is to recombine two lots previously recorded with Plat Book 74 @ Page 7 by removing a 20' x 20' triangle from the southeast corner of Lot 13 and adding it to Lot 12.
Revision of Lots 12 and 13 of Petree Ridge Phase 2 Plat Book 74 @ Page 7
Owner: Hubbard Realty of Winston-Salem, Inc. 1598 Westbrook Plaza Winston-Salem, NC 27103

P/O PIN: 6806-69-4339
Tax Block 3471, Lots 412A, 418 & P/O Lot 411B
P/O Deed Books 3381 @ 3071 & 3381 @ 3083
1.11 acres ± in 2 Lots
Areas by computer
SCALE 1" = 100'
TOWNSHIP: Winston COUNTY: Forsyth STATE: North Carolina DATE: 03/23/21
SURVEYED: Allied Land Surveying Co., P.A. JOB NO. 4720 Kester Mill Road Phone (336) 765-2377 12-086
MAPPED: Winston-Salem, N.C. 27103 FAX 760-8886 MAP NO. e-mail: info@allied-land.com survey2.dwg
CS, JM License: C-0721

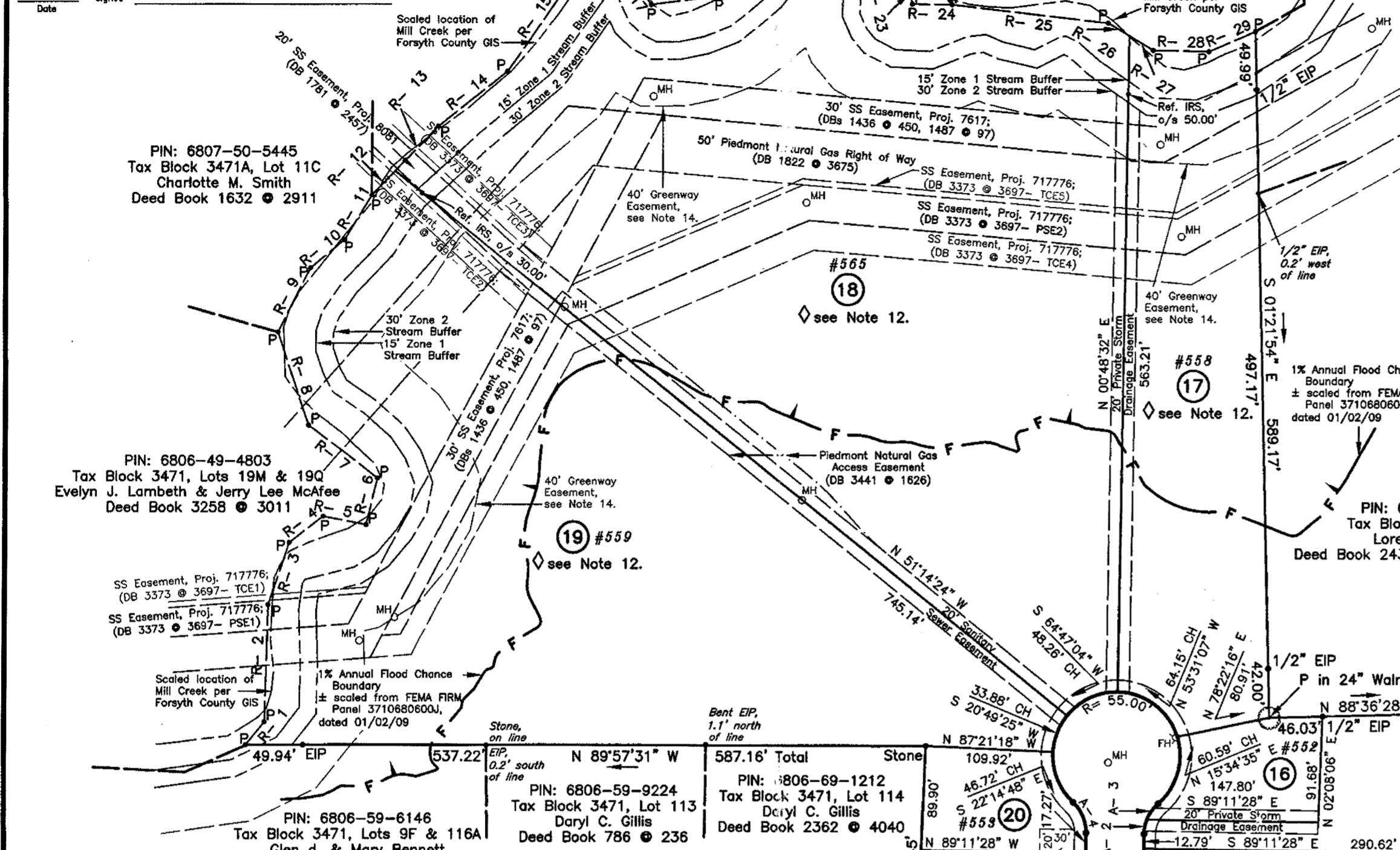
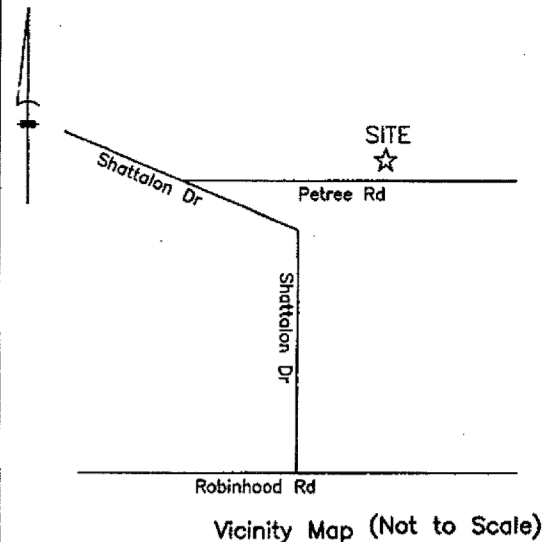
Certificate of Ownership and Dedication

The undersigned hereby acknowledge that I am (we are) the owner(s) 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.

6/14/21 signed *Baris C. & Valerie K. Pasche* HUSBANDS REALTY OF WINSTON-SALEM, INC.  
Date signed \_\_\_\_\_  
Date signed \_\_\_\_\_

PIN: 6807-50-6556 Tax Block 3471A, Lot 11E Aaron Titus Scott & Mimi Rush Titus Deed Book 3393 @ 1374  
PIN: 6807-60-3382 Tax Block 3471, Lot 620A Michael J. Gallo, Jr. & Luann M. Gallo Deed Book 2187 @ 3390  
PIN: 6807-60-6197 Tax Block 3471, Lot 4R Lorene D. Petree Deed Book 943 @ 539

Forsyth County Register of Deeds Plat Registration  
Filed for registration at \_\_\_\_\_ o'clock \_\_\_\_\_ M  
\_\_\_\_\_ 20\_\_ and recorded  
in Plat Book \_\_\_\_\_ Page \_\_\_\_\_  
*Exp. Copy*  
Lynne Johnson, Register of Deeds  
Filing Fee Paid \_\_\_\_\_  
by \_\_\_\_\_  
DEPUTY-ASSISTANT



NOTE: This property is subject to all easements, right-of-ways, 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 Office or which may have been acquired by prescriptive use, and were or were not visible at the time of my inspection. This survey is subject to any facts that may be disclosed by a full and accurate title search, NOT limited as of this date. Therefore, this survey may not necessarily indicate all encumbrances on the property.

Lot Table and Arc Table for Petree Knoll Court. Lot Table includes columns for Lot #, Sq. Ft., Acres, Tax PIN, and Address. Arc Table includes columns for ARC, LENGTH, RADIUS, CHORD, CH., and BEARING.

Plat Book 74 Page 7

The Homeowners Association documents with covenants and restrictions are recorded in Deed Book 3619, Page 3091

- LEGEND: R/W - Right-of-Way, EIP - Existing Iron Pipe, etc. Center Line, Center Line, Edge of Pavement, etc.

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. Approved *David E Reed* Director of Planning/Review Officer. This the 22nd Day of June 2021 Forsyth County, North Carolina

Certificate of Global Positioning Systems Surveys

I, Charles E. Shoaf, certify that the site control (grid tie only) shown hereon was established under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the GPS survey: 1) Class of survey: Class A, 2) Positional accuracy: does not exceed 0.10', 3) Type of GPS field procedure: RTK-Network VRS, 4) Date of survey: 11/28/17, 5) Datum/EPOCH: NAD 83 (NARS 2011), 6) Published/Private control: NCGS Network VRS, 7) Geoid model: GEOID12A, 8) combined grid factor: 0.99995453, 9) Units: U.S. Survey Foot, and that this map was prepared in accordance with the standards and practice for land surveying as outlined by the NC Administration Code Title 21, Chapter 56.1607. Witness my hand and official seal this 11th day of November, 2017. *Charles E. Shoaf* Professional Land Surveyor License No. L-3983

\* See revised Plat Book 74 Page 200

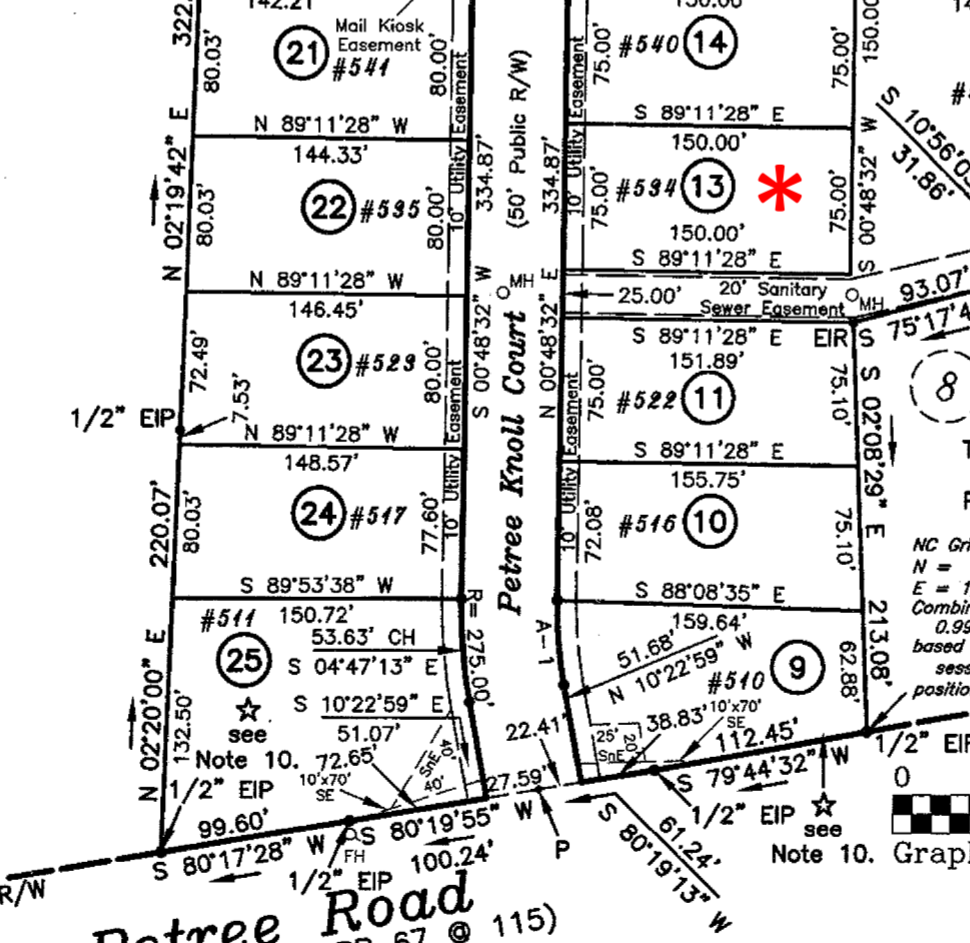
Petree Ridge Phase 2  
Owner: Hubbard Realty of Winston-Salem, Inc. 1598 Westbrook Plaza Winston-Salem, NC 27103

PIN: 6806-69-4339 Tax Block 3471, Lots 411B, 412A, & 418 P/O Deed Books 3381 @ 3071 & 3381 @ 3083 16.49 acres ± in 17 Lots to Random Line 17.22 acres ± Total to Random Line Areas by computer  
SCALE 1" = 100'  
TOWNSHIP: Winston COUNTY: Forsyth STATE: North Carolina DATE: 03/23/21  
SURVEYED: Allied Land Surveying Co., P.A. JOB NO. DM, JN 4720 Kester Mill Road Phone (336) 765-2377 12-086 Winston-Salem, N.C. 27103 FAX 760-8886 MAP NO. e-mail: info@allied-engsurvey.com survey2.dwg CS, JM License: C-0721

- NOTES: 1. All distances are horizontal ground unless otherwise noted. 2. 10' Utility Easement along the front of all lots, unless otherwise noted. 3. Zoned RS-9. 20' Minimum Front Building Setback (65' lot width at B/L). Minimum rear setback is 25'. Minimum side yard is 7' (20' along streets) with a combined minimum side yard of 20'. (see UDO). 4. 20' Sewer Easement along centerline of all sewer lines, unless otherwise noted. 5. 10' X 70' Sight Easement at all intersections, unless otherwise noted. 6. 1/2" Rebar set at all lot corners, PC's and PT's unless otherwise noted. 7. 20' Drainage Easement is 10' each side of pipe, unless otherwise noted. 8. Lot areas shown are based on a 1:10,000 precision. 9. Sediment traps and other erosion control structures not shown. 10. Lots 9 and 25 have a Negative Access Easement along Petree Road. 11. Approximate location of utility easements and rights-of-way shown. Actual limits of easements, rights-of-way and uses (buildings, activities, etc.) within and in proximity of easements and rights-of-way should be verified with appropriate utility offices. 12. The back line of Lots 17 to 19 is the centerline of creek. A mathematically computed centerline of creek based on Deed Book 3381 @ 3071 is shown. Therefore, measurements for these lots, including sideline distances and areas, are subject to the meanderings of the creek. 13. New or proposed lines and easements are not facts of record as of the date of this plat. They are proposed and do not take effect until the deeds or other documents of said change are recorded with the County Register of Deeds. 14. The 40' Wide Greenway Easement along Mill Creek should begin at least 25' from top-of-bank to meet the stormwater ordinance buffer requirements.

Creek Random Line Table based on DB 3381 @ 3071 Actual Property Line is Centerline of Creek.

Table with columns: LINE, BEARING, LENGTH. Lists lines R-1 through R-29 with their respective bearings and lengths.



Surveyor Certification for Closure: I, Charles E. Shoaf, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Deed Book 3381, Page 3071, etc.) (other); that the boundaries not shown hereon are indicated as drawn from information found in Book 3381, Page 3071, and the ratio of precision as calculated is 1:10,000; that this survey was conducted in accordance with G.S. 47-30 as amended. Witness my original hand and seal this 23rd day of March, A.D. 2021. *Charles E. Shoaf* Surveyor License Number 3983

Surveyor Certification for Subdivision: I, Charles E. Shoaf, Professional Land Surveyor No. 3983, certify that this plat is 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. *Charles E. Shoaf* Professional Land Surveyor, No. 3983

