

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.

6/29/23 Date signed *John B. Shoop*
Date signed *George Whitesides, III & Eileen Whitesides*

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-20. 30' Minimum Front Building Setback (95' lot width at B/L). Minimum rear setback is 30'. Minimum side yard is 7' (20' along streets) with a combined minimum side yard of 20'. (see UDO).
4. 1/2" Rebar set at all lot corners, PC's and PT's unless otherwise noted.
5. 20' Storm Drainage Easement (Storm Easement) is 10' each side of pipe, ditch, etc., unless otherwise noted.
6. New 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.

Tax Block 4455, Lot 18 Concord Acres, Section Two Plat Book 21 @ 29, Lot 18

Tax Block 4471, Lots 27-29 Runnymede Acres, Map #2 Plat Book 23 @ 60, Lots 27-29

Tax Block 4405E, Lots 19-26, 61, A, & B Woodview Estates, Phase 1 Plat Book 73 @ 30-31, Lots 19-26, 61, & Common Elements

Tax Block 4405C, Lots 1-4 Runnymede Estates, Revised Plat Book 26 @ 173, Lots 1-4

Tax Block 4405, Lot 160A Woodview Estates, Phase 2 Deed Book 3365 @ Page 2798

Tax Block 4405, Lot 113C Lake Ridge Heritage, LLLP Deed Book 2958 @ 1697

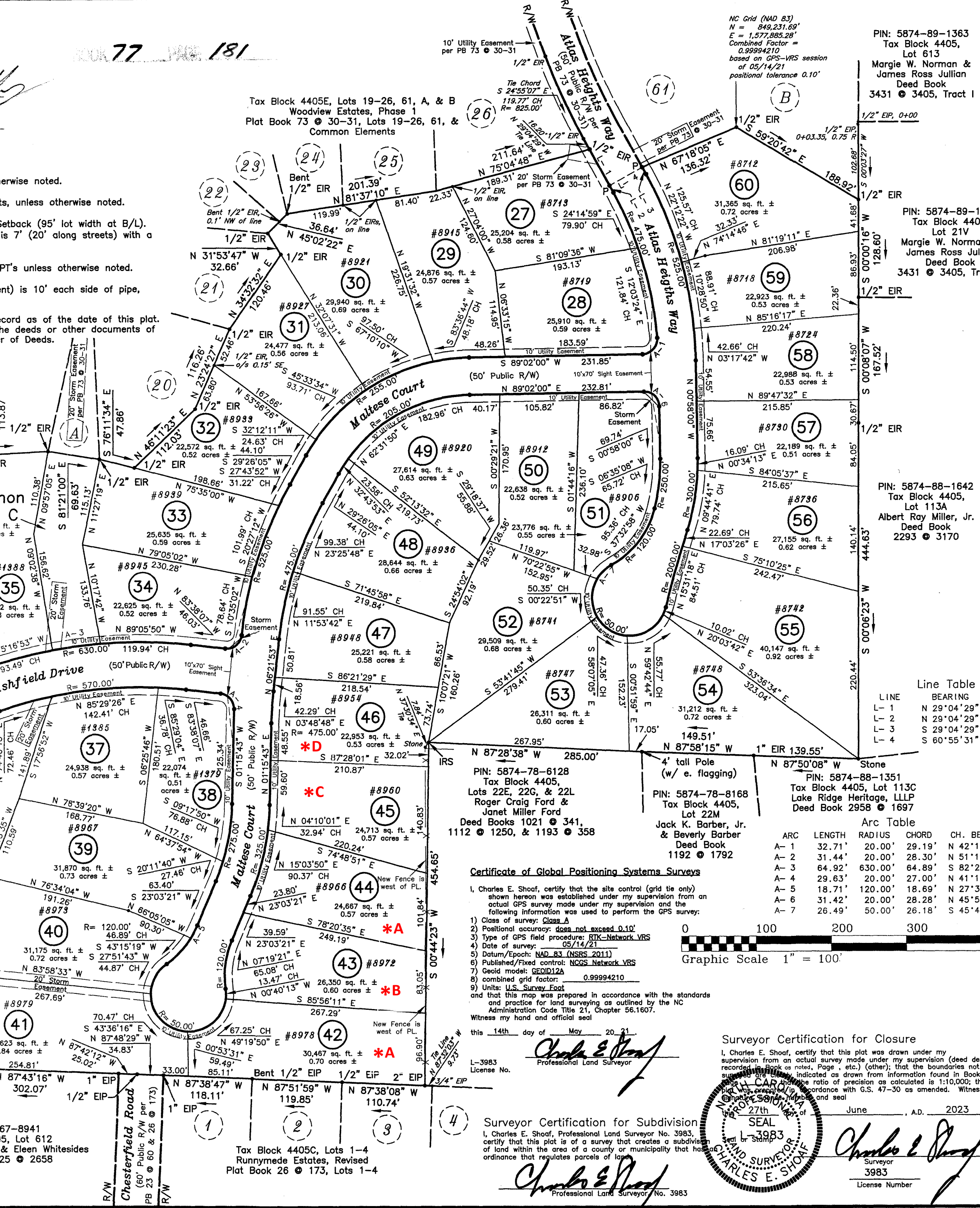
Tax Block 4405, Lot 122M Deed Book 1021 @ 341, 1112 @ 1250, & 1193 @ 358

Tax Block 4405, Lot 130A Woodview Estates, Phase 2 Deed Book 3365 @ Page 2798

Tax Block 4405, Lot 160A Woodview Estates, Phase 2 Deed Book 3365 @ Page 2798

Tax Block 4405, Lot 160A Woodview Estates, Phase 2 Deed Book 3365 @ Page 2798

Tax Block 4405, Lot 160A Woodview Estates, Phase 2 Deed Book 3365 @ Page 2798



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.

Vicinity Map (Not to Scale) showing location relative to Concord Rd, Dull Rd, Meadow, Atlas Heights Way, and Sykes Ferry Rd.

Forsyth County Register of Deeds Plat Registration Filed for registration at 3:52 o'clock P.M. on 07-17, 2023 and recorded in Plat Book 77, Page 181.

Lynne Johnson, Register of Deeds. Filing Fee Paid by Carla B. Henry, DEPUTY ASSISTANT.

Planning Department/Review Officer Final Subdivision Plat Approval. Stacy V. Tolbert, Review Officer of the Town of Lewisville/Forsyth County.

Approved by Stacy V. Tolbert, Director of Planning/Review Officer. This the 13th Day of July, 2023. Forsyth County, North Carolina.

LEGEND table with columns for LINE, BEARING, LENGTH. Includes symbols for Right-of-Way, Easement, Center Line, etc.

Arc Table with columns for ARC, LENGTH, RADIUS, CHORD, CH. BEARING. Lists arcs 1 through 7.

Certificate of Global Positioning Systems Surveys. Charles E. Shoop certifies 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: 05/14/21
5) Datum/Epoch: NAD 83 (NRSR 2011)
6) Published/Fixed control: NGS Network VRS
7) Geoid model: GEOID12A
8) Combined grid factor: 0.99994210
9) Units: U.S. Survey Feet
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.

Surveyor Certification for Closure. Charles E. Shoop certifies 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 hereon, as indicated as drawn from information found in Book, Page, etc., were prepared in accordance with G.S. 47-30 as amended. Witness my original hand and official seal.

Surveyor Certification for Subdivision. Charles E. Shoop certifies 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.

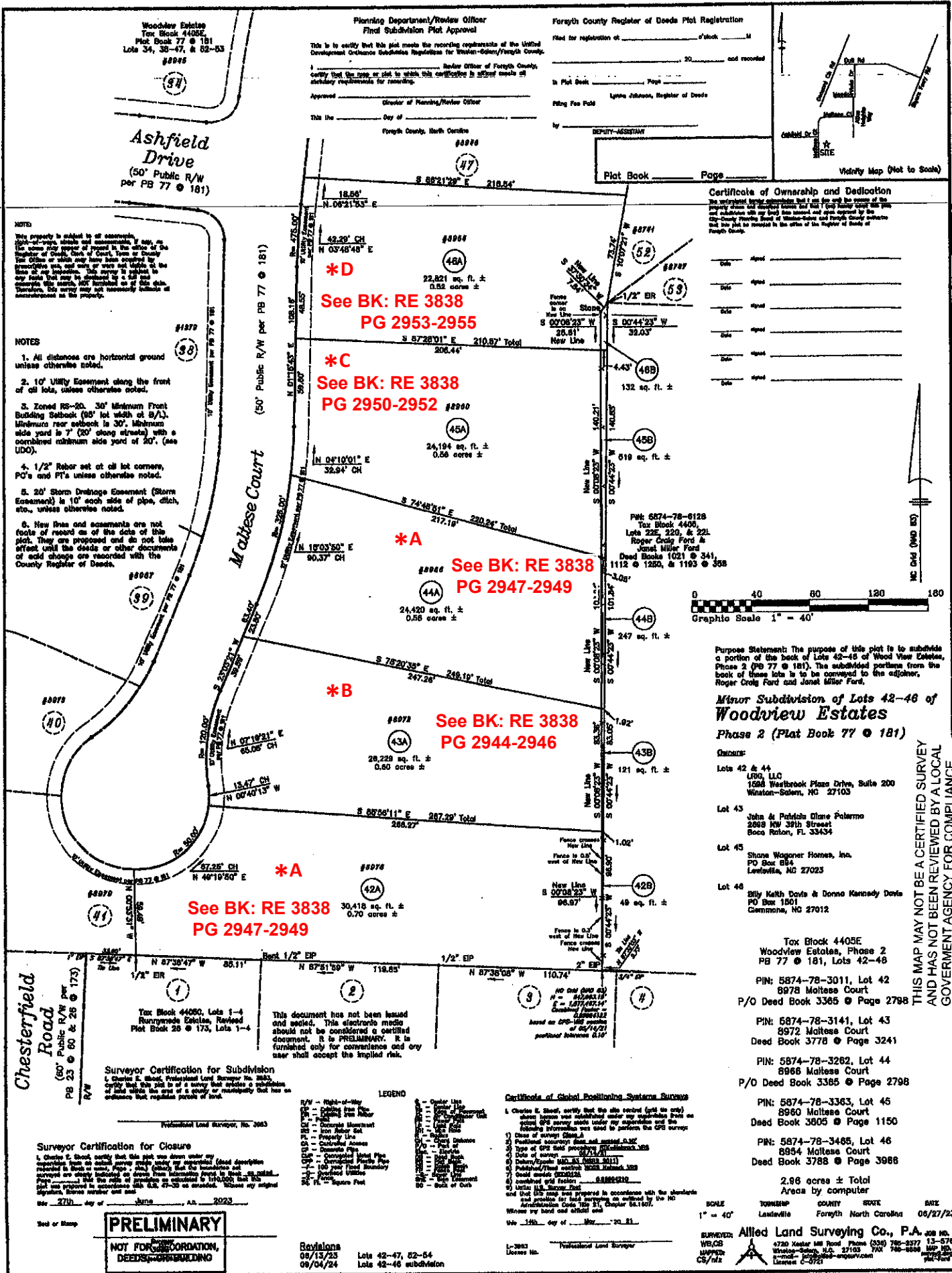
Revisions: 06/13/23 Lots 42-47, 52-54. PIN: 5874-89-1363 Tax Block 4405, Lot 613 Margie W. Norman & James Ross Jullian Deed Book 3431 @ 3405, Tract I. PIN: 5874-89-1194 Tax Block 4405, Lot 21V Margie W. Norman & James Ross Jullian Deed Book 3431 @ 3405, Tract II. PIN: 5874-88-1642 Tax Block 4405, Lot 113A Albert Ray Miller, Jr. Deed Book 2293 @ 3170. PIN: 5874-78-6128 Tax Block 4405, Lots 22E, 22G, & 22L Roger Craig Ford & Janet Miller Ford Deed Books 1021 @ 341, 1112 @ 1250, & 1193 @ 358. PIN: 5874-78-8168 Tax Block 4405, Lot 22M Jack K. Barber, Jr. & Beverly Barber Deed Book 1192 @ 1792. PIN: 5874-88-1130 Tax Block 4405, Lot 113C Lake Ridge Heritage, LLLP Deed Book 2958 @ 1697. PIN: 5874-78-3659 Tax Block 4405, Lot 160A P/O Deed Book 3365 @ Page 2798 20.96 acres ± in 34 Lots 1.62 acres ± in 2 Common Areas 25.59 acres ± Total Areas by computer. SCALE 1" = 100'. TOWNSHIP Lewisville, COUNTY Forsyth, STATE North Carolina, DATE 06/27/23. SURVEYED: Allied Land Surveying Co., P.A. JOB NO. WB.CB 4720 Kester Mill Road Phone (336) 765-2377 13-576 Winston-Salem, N.C. 27103 FAX 760-8886 MAP NO. e-mail: info@allied-engsurvey.com survey2.dwg License: C-0721

C:\Projects\13-576\dwg\survey2.dwg, plat=frs, 6/27/2023 1:48:10 PM, 1:1

*(A-D) See Minor Subdivision of Lots 42-46 of Woodview Estates Phase 2

Minor Subdivision of Lots 42-46 of Woodview Estates Phase 2

The purpose of this plat is to subdivide a portion of the back of Lots 42-45 of Woodview Estates, Phase 2 (PB 77 PG 181). The subdivided portions from the back of those lots is to be conveyed to the adjoiner, Roger Craig Ford and Janet Miller Ford.



Woodview Estates
Tax Block 4405E
Plot Book 77 @ 181
Lots 34, 35-47, & 52-53
§§§§§

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 Urban-Growth/Neighborhood.

I, _____, Review Officer of Forsyth County, certify that the laws or plat to which this certificate is affixed meets all statutory requirements for recording.

Approved: _____
Director of Planning/Review Officer

This the _____ Day of _____
Forsyth County, North Carolina

Forsyth County Register of Deeds Plat Registration

Filed for registration at _____ o'clock _____ M

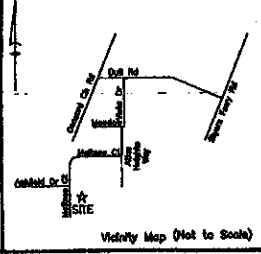
_____ 20 _____ and recorded

In Plot Book _____ Page _____

Lynne Johnson, Register of Deeds

Filing Fee Paid _____

by _____
DEPUTY ASSISTANT



NOTES

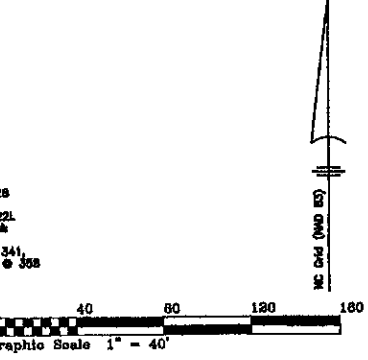
This property is subject to all easements, rights-of-way, utility easements, and encumbrances, if any, as shown on any plat or map of record in the office of the Register of Deeds, Clerk of Court, Town or County, or other public office, and any such easements, rights-of-way, utility easements, and encumbrances, if any, shall be shown on this plat. This plat is not to be construed as a warranty of title, and the surveyor does not warrant the accuracy of the survey, nor the validity of the title. The surveyor's liability is limited to the accuracy of the survey as shown on this plat.

- NOTES
- All distances are horizontal ground unless otherwise noted.
 - 10' Utility Easement along the front of all lots, unless otherwise noted.
 - Zoned RS-20. 30' Minimum Front Building Setback (88' lot width at B/L). Minimum rear setback is 30'. Minimum side yard is 7' (20' along driveway) with a coordinated minimum side yard of 20'. (see UDD).
 - 1/2" Raker set at all lot corners, PO's and PT's unless otherwise noted.
 - 20' Storm Drainage Easement (Storm Easement) is 10' each side of pipe, ditch, etc., unless otherwise noted.
 - New lines and encumbrances 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.

Certificate of Ownership and Dedication

The undersigned hereby certifies that I am the sole and true owner of the parcel of land described herein and that I have no other interest therein, and I hereby dedicate the same to the public use of the County of Forsyth, North Carolina, and I hereby certify that the same is to be used for the purposes stated herein.

Date	Agent



Purpose Statement: The purpose of this plat is to subdivide a portion of the back of Lots 42-46 of Woodview Estates, Phase 2 (PB 77 @ 181). The subdivided portions from the back of these lots is to be conveyed to the adjoiner, Roger Craig Ford and Janet Miller Ford.

Minor Subdivision of Lots 42-46 of Woodview Estates Phase 2 (Plat Book 77 @ 181)

- Owners:
- Lots 42 & 44: LRG, LLC, 1524 Westbrook Plaza Drive, Suite 200, Winston-Salem, NC 27103
 - Lot 43: John & Patricia Diane Palermo, 2809 NW 39th Street, Boca Raton, FL 33434
 - Lot 45: Shane Waggoner Homes, Inc., PO Box 684, Lewisville, NC 27023
 - Lot 46: Billy Keith Davis & Donna Kennedy Davis, PO Box 1501, Clemmons, NC 27012

Tax Block 4405E
Woodview Estates, Phase 2
PB 77 @ 181, Lots 42-46

PIN: 5874-78-3011, Lot 42
8978 Maltese Court
P/O Deed Book 3365 @ Page 2788

PIN: 5874-78-3141, Lot 43
8972 Maltese Court
Deed Book 3778 @ Page 3241

PIN: 5874-78-3262, Lot 44
8966 Maltese Court
P/O Deed Book 3365 @ Page 2798

PIN: 5874-78-3363, Lot 45
8960 Maltese Court
Deed Book 3805 @ Page 1150

PIN: 5874-78-3465, Lot 46
8954 Maltese Court
Deed Book 3788 @ Page 3088

2.66 acres ± Total
Area by computer

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

PRELIMINARY

NOT FOR RECORDATION, DEEDS OR CONVEYANCE

Revisions
08/13/23 Lot 42-47, 52-54
09/04/24 Lot 42-46 subdivision

L-2083
License No. _____
Professional Land Surveyor

Surveyed: _____
Mapped: _____
Checked: _____

ALLIED LAND SURVEYING CO., P.A.
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Winston-Salem, N.C. 27103 FAX 740-8888
www.allied-land-surveying.com
License C-5721