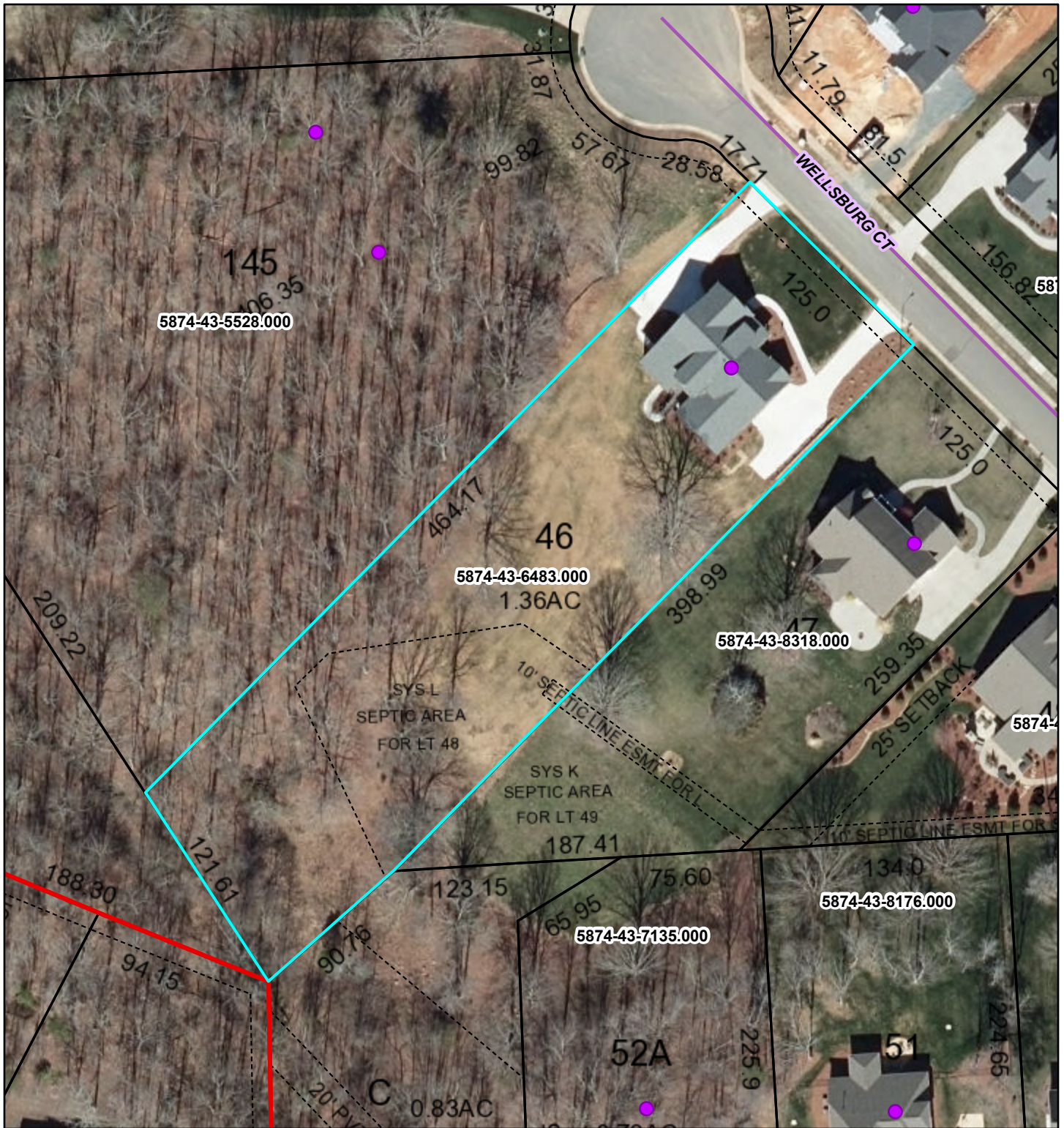
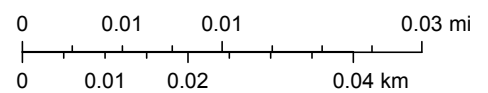


2440 Wellsburg Court



4/12/2021, 1:14:54 PM

1:1,128



MapForsyth, Forsyth County Tax Administration, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Planning & Inspections Viewer

State of North Carolina DOT | MapForsyth, Forsyth County Tax Administration | Created and Maintained by the Planning & Development Serviced Department, Winston-Salem/Forsyth County, NC. |

The undersigned hereby acknowledge that I am (we are) the owners 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 plan be recorded in the office of the Register of Deeds of Forsyth County.

1-16-09 Date signed *[Signature]*

Date signed _____

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED *[Signature]*
DISTRICT ENGINEER

DATE 1-16-09

PIN: 5874-44-0252
Tax Block 4407A, Lot 16B
David S. & Lisa H. Dailey
Deed Book 2567 @ 386

PIN: 5874-34-8103
Tax Block 4407A,
Lot 16A
Kenneth John &
Teresa Campbell
Deed Book 2194 @ 1684

Actual Property Line is
Centerline of Creek.

Approximate
Location of Branch

Area shown as part of Tax Lot 109 on Forsyth County Geo Data Explorer (August 2007). However, the deed for Lot 109 (Deed Book 28 @ 112 of Berkshire, Section Three) shows this area as future development.

Tax Block 4407B,
Lots 59-62
Berkshire, Section Three
Plat Book 28 @ 112

NOTES (incomplete list shown here, see Sheet 3 or 6 for complete list)

- All distances are horizontal ground unless otherwise noted.
- 10' Utility Easement along the front of all lots, unless otherwise noted.
- Zoned RS-30-S (Zoning Docket F-1484). 35' Minimum Front Building Setback (100' lot width at B/L). (see UDO).
- 10' X 70' Sight Easement at all intersections, unless otherwise noted.
- 1/2" Rebar set at all lot corners, PC's and PT's unless otherwise noted.
- 20' Drainage Easement is 10' each side of pipe, unless otherwise noted.
- Lot areas shown are based on a 1:10,000 precision.
- Sediment traps and other erosion control structures not shown.
- NC Grid tie based on GPS traverse to NCGS Sandy (Forsyth County) NC Grid NAD 83 (NGS Data Sheet): N = 840,741.98', E = 1,571,034.65', Combined Factor = 0.99993800. Azimuth based on NCGS Sandy Az Mk (Forsyth County) (NGS Data Sheet): N = 842,142.66', E = 1,570,356.28'
- The back line of Lots 22 to 24, 40 to 43 and the Common Area is the centerline of creek. A mathematically computed centerline of creek based on the location of the creek in August 2007 is shown. Therefore measurements for these lots, including sideline distances and areas, are subject to the meanderings of the creek. (see also related note 13.)
- The 40' Greenway Easement is shown based on a calculated random line (see Note 12). The actual location of the 40' Greenway Easement is subject to the meanderings of the creek.
- The 5' Septic Line Easement is in addition to the 10' Utility Easement.
- Pump lines are not installed at the time that this plat is drafted. Septic Line Easement locations as shown do not indicate the actual locations of the pump lines.
- See Sheet 3 or 6 of 6 for lot addresses and PIN # assignments and complete notes. See Sheet 6 of 6 for additional septic system information.
- Public Water

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.

David E. Reed, Review Officer of Forsyth County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Approved *[Signature]*
Director of Planning/Review Officer

This the 16th Day of January, 2009

Forsyth County, North Carolina

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.

Tax Block 4407A,
Lots 19-24
Runnymede, Section VI
Plat Book 26 @ 151

Approximate Location
of Branch

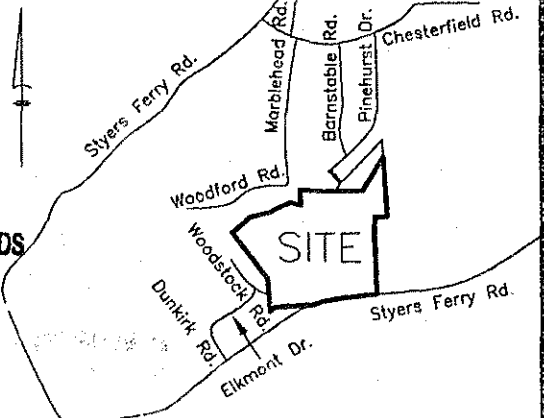
Actual Property Line is
Centerline of Creek.

Filed for registration at 10:23 o'clock A.M.
January 16, 2009 and recorded
in Plat Book 56, Page 18

21.08 Filing Fee Paid

by *[Signature]*
DEPUTY-ASSISTANT

Plat Book 56 Page 18



Forsyth County Health Department Approval

These lots were evaluated in accordance with NCGS Article 11 of Chapter 130A and Rules 1901-1999 of Title 15A subchapter 8A of the NC Administrative Code by the Forsyth County Health Department. Improvement Permits or denial letters have been issued for each lot. Specific information on each lot can be obtained by contacting the Forsyth County Health Department.

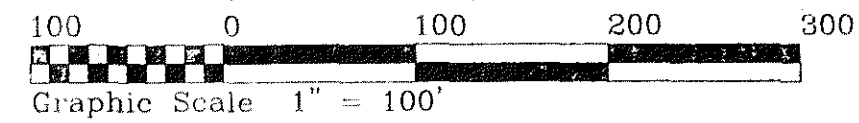
[Signature]
Environmental Health Specialist

1/16/09 Date

The Homeowners Association documents with covenants and restrictions are recorded in Deed Book 2868 Page 4052

LEGEND

- R/W - Right-of-Way
- EIP - Existing Iron Pipe
- EIR - Existing Iron Rebar
- P - Point
- CM - Concrete Monument
- IRS - Iron Rebar Set
- P/L - Property Line
- C/A - Controlled Access
- CP - Concrete Pipe
- CMP - Corrugated Metal Pipe
- CHP - Corrugated Plastic Pipe
- F - 100 year Flood Boundary
- U - Overhead Utilities
- Sq. Ft. - Square Feet
- Ref. - reference
- o/s - offset
- CL - Center Line
- EL - Edge of Pavement
- PC - Face of Curb
- PP - Power Pole
- MH - Man Hole
- R - Radius
- CH - Chord Distance
- P/O - Part of
- SE - Sight Easement, 10'x50'
- DB - Deed Book
- CB - Catch Basin
- FP - Fence Post
- SNE - Sign Easement, 80'x80'
- BC - Back of Curb



Arc Table

ARC	LENGTH	RADIUS	CHORD	CH. BEARING
A-1	21.21'	13.50'	19.09'	N 47°08'21" W
A-2	21.21'	13.50'	19.09'	S 42°51'39" W
A-3	21.21'	13.50'	19.09'	S 47°08'21" E
A-4	29.44'	35.00'	28.58'	S 27°31'48" E
A-5	29.44'	35.00'	28.58'	N 75°43'11" W
A-6	21.21'	13.50'	19.09'	N 42°51'39" E
A-7	20.44'	13.50'	18.54'	S 49°11'31" E
A-8	11.85'	35.00'	11.79'	S 34°41'57" E
A-9	17.59'	35.00'	17.41'	S 10°36'16" E
A-10	29.44'	35.00'	28.58'	N 68°29'25" W
A-11	22.20'	13.50'	19.78'	N 40°19'37" E

Line Table

LINE	BEARING	LENGTH
L-1	S 88°34'46" W	92.21

See Sheet 3 or 6
for Tax Lot Table
See Sheet 6 for
Offsite Septic Data

Sheet Table

Sheet	Lots
1	2-10, 30-35 & 48-52
2	36-47
3	21-26 & P/O Common Area
4	11-20, 27-29
5	P/O Common Area
6	Offsite Septic Data

This is a revision of Plat Book 56,
Pages 11-16 to correct the Lot Table.

Sheet 2 of 6
Milburn

Owner: Milburn, LLC
3441 Healy Dr., Suite A
Winston-Salem, NC 27103

P/O PIN: 5874-53-3677
Tax Block 4407, P/O Lot 109
P/O Deed Book 2785 @ Page 67
62.69 acres ± in 51 Lots
19.79 acres ± in 1 Common Area
87.37 acres ± Total
Areas by computer

SCALE 1" = 100' TOWNSHIP COUNTY STATE DATE
Lewisville Forsyth North Carolina 10/22/08

SURVEYED: Allied Land Surveying Co., P.A. JOB NO. 10-231/KT1012
JB, JLN
MAPPED: 4720 Kester Mill Road Phone (336) 765-2377 MAP NO.
CS, JB, CE Winston-Salem, N.C. 27103 FAX 760-8886 survey2.dwg
e-mail: info@allied-landsurvey.com plat2-rev3

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 as noted, Page, etc.) (other); that the boundaries not shown on this plat are indicated as drawn from information found in Book as noted; and that the ratio of precision as calculated is 1:10,000; that this plat is a true and correct copy of the original and seal.

October, A.D. 2008

[Signature]
Surveyor
3983
License Number

SEAL
L-3983
CHARLES E. SHOAF
Professional Land Surveyor, No. 3983

Revisions
11/21/08
01/08/09
01/15/09

Septic Line Easements for Lots 5, 44, 25 & System D
additional Styers Ferry R/W
Lot Table