BOOK 69 PAGE 125

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.

WESTVIEW DEVELOPMENT COMPANY
Owner: Blandy Godfrey, Pres. — Date: 10/31/18
B. Godfrey Homes, LLC
Owner: Beverly G. Godfrey — Date: 10-31-18
Z-X-Y PROPERTIES, LLC
Owner: G. [illegible] — Date: 11/5/2018

PLANNING DEPARTMENT/REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA

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

Director of Planning/Review Officer

This the 27th day of March, 2019.
FORSYTH COUNTY, NORTH CAROLINA

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 3427, Page 2992 and/or Plat Book 3, Page 58; 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 31 day of OCT, A.D., 2018.

John E. Beeson, Professional Land Surveyor — L-1828 Registration Number
NORTH CAROLINA - FORSYTH COUNTY

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 - FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for Registration at 2:34 o'clock P M
This the 27th Day of March, 2019 and
recorded in Plat Book 69, Page 125.

Filing Fee Paid: $10.00 Lynne Johnson, Register of Deeds
By: Evelyn R. Dyer
Deputy - Assistant
NORTH CAROLINA - FORSYTH COUNTY

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: October 1, 2018
(5) Datum/Epoch: NAD83(2011)
(6) Published/Fixed-control use: NCGS VRS/RTN
(7) Geoid model: 2012B
(8) Combined grid factor(s): 0.999942795
(9) Units: US Survey Feet; all distances shown are ground

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

NORTH CAROLINA PROFESSIONAL SEAL L-1828 LAND SURVEYOR JOHN EDWARD BEESON
10-31-18

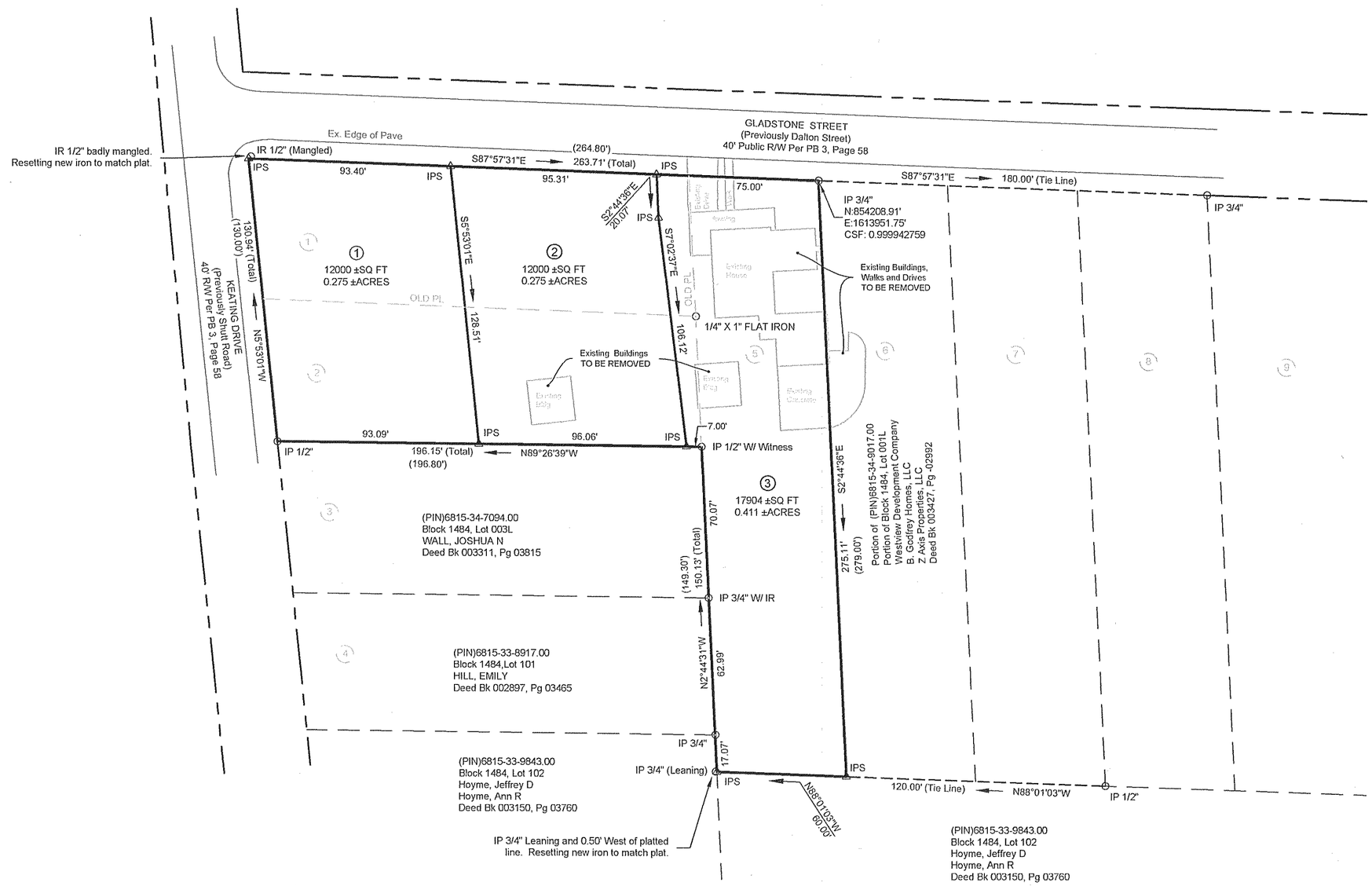
IMPORTANT NOTES:

1. All distances shown on this plat are horizontal distances.
2. 3/4" iron pipe at all corners unless otherwise noted.
3. There are no N.C.G.S. OR U.S.C.&G. or other Geodetic Survey Monuments within 2000' feet of this site.
4. All bearings shown on this plat are based on NCGRID - NAD83 (2011).
5. Deed bearing and distances are shown in parenthesis if variances were found in surveyed bearings and distances.
6. Parcel Areas are calculated using the coordinate method.
7. Total Number of Lots: 3
8. Total Acreage: 0.962 ± Acres.
9. Zoning: RS12
10. Water & Sewer: Public
11. All existing homes, buildings and drives to be removed.
12. 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.

LOCATION MAP N.T.S.

PURPOSE STATEMENT:

The purpose of this plat is to reconfigure or recombine lots 1,2 and 5 so that all of the lots have frontage along Gladstone Road.



LINE LEGEND
- Line Surveyed
- Line by Deed
- Line Not Surveyed
- Tie Line
- Stream
- Easement Line
- Easement CL
- Right-of-Way
- Overhead Electrical
- Ditchline
- Fence
- Sewer Main

SYMBOL LEGEND
- Pt. 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

PROJECT:

EMMA LINK PROPERTY
LOTS 1, 2 and 5
Winston Salem, NC
Forsyth County, NC; Winston Township
Pin No.: 6815-34-9017, 6815-34-7191.00
Block: 1484, Lot: 001L and 002L
Current DB 3427, Page 2992

CLIENTS/OWNERS:

Westview Development Company
2831 Bitting Road
Winston-Salem, NC 27104
&
B. Godfrey Homes, LLC
2831 Bitting Road
Winston-Salem, NC 27104
&
Z Axis Properties, LLC
3447 Robinhood Road
Winston-Salem, NC 27106

DRAWN BY: ATC/TLBC
DATE: 10.24.2018
JOB NO: 18-033
SCALE: 1" = 40'
20 0 10 20 40 80

SHEET NO:
1 of 1

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