

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED _____
(DISTRICT ENGINEER)

DATE _____

NORTH CAROLINA - FORSYTH COUNTY

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.

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

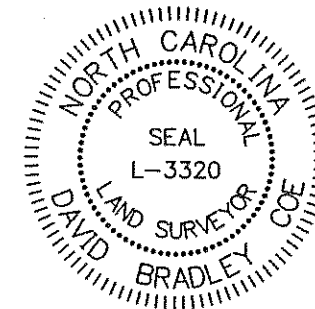
Approved David E. Reed
Director of Planning/Review Officer

This the 24th day of June, 2019 FORSYTH COUNTY
NORTH CAROLINA

SURVEYOR CERTIFICATION FOR CLOSURE

I, David B. Coe, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (description recorded in DB 3438 PG 2334), that the boundaries not surveyed are clearly indicated as such, that the ratio of precision as calculated is 1 : 10,000+, and that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 24th day of June in the year of our Lord 2019.

David B. Coe
David B. Coe
NC PLS #3320



SURVEYOR CERTIFICATION FOR SUBDIVISION

I, David B. Coe, PLS #3320, certify to one or more of the following as indicated:

☒ a. That this plat creates a subdivision within the area of a county or municipality which has an ordinance regulating parcels of land.

☐ b. That this plat is of a survey located in such portions of a county or municipality which is unregulated as to an ordinance regulating parcels of land.

☐ c. That this plat is of a survey of an existing parcel or parcels of land.

☐ d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exemption or 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.

David B. Coe, PLS #3320

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

FILED FOR REGISTRATION AT 11:53 O'CLOCK AM ☒ PM ☐
June 24, 2019 AND RECORDED IN
PLAT BOOK 70 AT PAGE 14

Filing Fee Paid. Lynne Johnson, Register of Deeds
\$ 21.00 by David B. Coe
DEPUTY-ASSISTANT

BOOK 70 PAGE 14

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.

6-10-2019 date signed Chris Vaguet nbc/myr

date signed _____

OWNER:
I Buy Houses, LLC
641 Sun Meadows Drive
Kernersville, NC 27284

6823-36-3172
JUNE F TICKLE
DB 1137 PG 1009
PB 14 PG 12

SW corner of
Lot 26
PB 14 PG 12

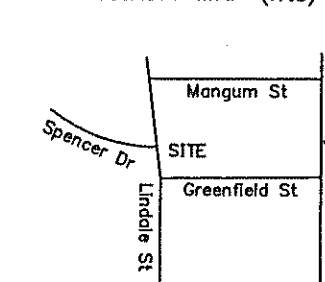
#2019055

LEGEND

	WATER METER		R/W RIGHT-OF-WAY
	SEWER MANHOLE		STREAM
	POWER POLE		OVERHEAD POWER LINE
	IRON FOUND		
	IRON SET		
	MONUMENT		WELL
	PROPERTY LINE (surveyed)		
	PROPERTY LINE (not surveyed)		
	POINT NOT MONUMENTED		

NOTE:
There are no recoverable NC Geodetic Monuments within 2000'.

VICINITY MAP (nts)



PLAT of
GREENDALE PARK

SCALE	COUNTY	TOWNSHIP	DATE	PREC. RATIO
1" = 30'	FORSYTH	WINSTON	24 MAY 2019	1 : 10,000 +

REF: DB 3438 PG 2334
PB 14 PG 12 "ADVENT ACRES"

AREA BY COORDINATES	COE FORESTRY & SURVEYING F-01411 P.O. BOX 36 WALLBURG, N.C. 27373 PHONE/FAX (336) 769-4673 EMAIL: coeford@gmail.com	JOB # 19077
DRAFTED BY: CLJ		SURVEYED BY DK/LE

PB 14 PG 12
APR 1949

SPENCER DRIVE (public)

LINDALE STREET 60' R/W (public)

GREENFIELD STREET 60' R/W (public)

6823-36-2248
GOLDEN PROPERTIES, LLC
DB 3422 PG 2951
PB 14 PG 12

THIS MAP IS SUBJECT TO ANY
EASEMENTS OR RIGHTS-OF-WAY OF
RECORD PRIOR TO THE DATE OF
THIS MAP WHETHER VISIBLE OR NOT
TITLE SEARCH NOT PROVIDED.

NW corner of
Lot 30
PB 14 PG 12

tie line
100.16'
S 3-13'-00" E

S 88'-33'-33" E 160.23'

50.5'
100.21'

N 2-17'-43" W 200.18'

99.97'

tie line
59.68'

N 88'-29'-01" W

144.51'

N 88'-33'-33" W

152.36'

15630 Sq.Ft.
0.359 Ac. +/-

TRACT "A"

TRACT "B"

14821 Sq.Ft.
0.340 Ac. +/-

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