

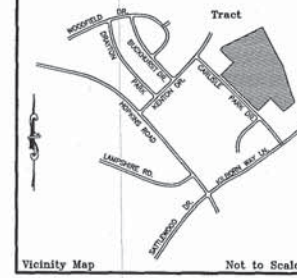
Final Subdivision Plat Approval This is to certify that this plat meets the recording requirements of the Subdivision Ordinance of the Town of Kernersville and, if applicable, that a Certificate of Approval has been issued by the Division of Highways pursuant to Article 7, Chapter 136 of the General Statutes, State of North Carolina. This the <u>29</u> Day of <u>March</u>, 20<u>11</u> Town Clerk <u>Nate Smith</u> Forsyth County, North Carolina	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 the Town of Kernersville. I, <u>John E. Beeson</u>, Review Officer of the Town of Kernersville, certify that the map or plat to which this certification is affixed meets all necessary requirements for recording. Approved: <u>John E. Beeson</u> This the <u>30</u> day of <u>March</u>, 20<u>11</u> NORTH CAROLINA - FORSYTH COUNTY	SURVEYORS CERTIFICATION I, <u>John E. Beeson</u>, certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Deed Book <u>58</u> - Page <u>60</u> - for Plat Book <u>58</u>, Page <u>127</u>) that the ratio of precision as calculated is <u>1:10,000</u> and that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this <u>28</u> day of <u>March</u>, A.D. <u>2011</u> <u>John E. Beeson</u> Professional Land Surveyor NORTH CAROLINA - FORSYTH COUNTY Registration Number <u>2-1029</u>	FORSYTH COUNTY REGISTER OF DEEDS PLAT REGISTRATION Filed for Registration at <u>1:53</u> o'clock <u>P</u>M This the <u>31</u> Day of <u>March</u>, 20<u>11</u> and recorded in Plat Book <u>58</u>, Page <u>127</u> Filing Fee Paid: <u>21.00</u> By: <u>John E. Beeson</u> Deputy Assistant
I certify that the plot shown herein has been approved by the Board of Aldermen, or the Board of Mayor and Commissioners, of the Town of Kernersville and is approved for recording in the Office of the Register of Deeds. Notice: This property is located within a Public Water Supply Watershed - WATERSHED DEVELOPMENT RESTRICTIONS MAY APPLY. Notice: This property is NOT located within a Public Water Supply Watershed 3-31-11 <u>John E. Beeson</u> Date Watershed Administrator FORSYTH COUNTY, NORTH CAROLINA	I (OR WE) THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I, (OR WE) AS (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 HEREBY DEDICATE FOR PUBLIC USE AS ROADS AND EASEMENTS FOREVER ALL AREAS SHOWN OR INDICATED ON SAID PLAN AND MAP TO THE BOARD OF ALDERMEN OF THE TOWN OF KERNERSVILLE, AUTHORIZING THAT THIS PLAN BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY. NAME: <u>John E. Beeson</u> DATE: <u>3-28-11</u> BLOCK(S) & LOT(S) NAME: <u>VP Builders by deed</u> DATE: <u>3-29-11</u> BLOCK(S) & LOT(S) NAME: _____ DATE: _____ BLOCK(S) & LOT(S)	The current and future owners of property shown on this recorded plat shall be subject to the terms and conditions of the Homeowner/Property Owner's Association Covenants, Conditions and Restrictions which are recorded in Deed Book <u>12425</u>, Page <u>3200</u> in the Office of the Forsyth County Register of Deeds. Should the Homeowner's/Property Owner's Association cease to exist, or fail to provide adequate maintenance of the Association's permanent storm water control structure(s), or be dissolved, the owners of record title to any property within the Development at the time of required maintenance shall be jointly and severally liable for maintaining the required permanent storm water control structure(s) in accordance with the requirements of the Town of Kernersville Watershed Protection Ordinance and the laws of the State of North Carolina.	I, <u>John E. Beeson</u>, Professional Land Surveyor, No. <u>2-1029</u>, certify to one of the following as indicated by an "X": ☒ 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; ☐ 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 whether contained in a. through d. above. <u>John E. Beeson</u> Professional Land Surveyor NORTH CAROLINA - FORSYTH COUNTY Registration Number <u>2-1029</u>

Plat Book 58, Page 127



CORP#: C-1144

Vicinity Map



Not to Scale

This Survey is subject to any facts that may be disclosed by a full and accurate title search, NOT furnished 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 that Office which may have been acquired by prescriptive use.

Legend

- o P.L. Point (As Shown)
- △ I.P.S. Iron Pin Set (3/4" conduit)
- △ E.I.P. Existing Iron Pin (As Shown)

Notes:

Property shown is zoned RM-8-S PRD
Iron Pipe (3/4" Conduit) set at all lot corners, unless otherwise indicated.
All distances shown on this plat are horizontal ground distances, unless otherwise noted.
All bearings shown on this plat are based on deed or plat bearings, as noted.
Total Number of Units: 6
Water and Sewer: Public
There are no N.C.G.S., U.S.C. & G., or other Geodetic survey monuments within 2,000 Feet of this Site.

Kensington Village
Phase II, Section 2 Revised
Units 41-46

Owners: **Pennston Corp.**
1508 Westbrook Plaza Drive
Winston-Salem, NC 27103
336-733-1515

VP Builders LLC
3804 Oakliffe Road
Greensboro, NC 27408
336-382-4743

Scale 1" = 50'



FIELD WORK BY:
AC
Block / Lot
5345Z 101

CHECKED BY:
JEB
PIN:
6876-54-8833

TOWNSHIP: Kernersville CITY: Kernersville COUNTY: Forsyth

STATE: NORTH CAROLINA DATE: Feb 28, 2011 SHEET NUMBER: 1 of 1

JOB NUMBER: 04207 DRAWN BY: ilbc

BEESON ENGINEERS INC.
SURVEYORS
603 HIGH STREET
WINSTON-SALEM, NC 27101
TELEPHONE: (336)-748-0071
www.beesongengineering.com

Bruce A Lambert and
Cindy M Lambert
PIN 6876-54-5899.00
Deed Bk-Pg 2909-1238

KEN VILLE GREEN COURT
Plat Book 54, Pg 114

Existing 10' Drainage and
20' Access Easement Plat Book 42, Pg 201

Townhome Common Area 1

15.0' min 15.0' min 15.0' min 15.0' min 15.0' min 15.0' min

42.0' 42.0' 42.0' 42.0' 42.0' 42.0'

11.6' 11.6' 11.6' 11.6' 11.6' 11.6'

55.0' 55.0' 55.0' 55.0' 55.0' 55.0'

358 Carlisle Park Dr. 356 Carlisle Park Dr. 354 Carlisle Park Dr. 352 Carlisle Park Dr. 350 Carlisle Park Dr. 348 Carlisle Park Dr.

24.0' 18.0' 3.5'

20'x120' Sight Easement

Existing Building Envelopes
Plat Book 54, Pg 114

10' Public Utilities Easement

(Private) Alleyway 1

30' Private Access And Public Utility Easement

Plat Book 54, Pg 114

Common Area 1

Proposed Building Envelopes

Negative Access Easement Removed
as previously recorded in Plat Book 54, Pg 114

CARLISLE PARK DRIVE
(60' Public R/W) (PUBLIC)

Kensington Village Assn Inc
PIN 6876-54-6528.00
Deed Bk-Pg 2790-1526
Block 5345Z, Lot 000D

The purpose of this plat is to remove the Negative Access Easement along Carlisle Park Drive and to rerecord units 41-46 previously recorded as units 41-48 in Plat Book 54, Page 114. Common Area "1" has been revised to reflect new building envelopes.

The Proposed Building Envelopes are approximate locations. "As-Built" dwellings may be larger or smaller than the Proposed Building Envelopes providing that all dwellings are in compliance with all setback requirements per the existing Kernersville UDO. However, the distance between dwellings shall be a minimum of 15 feet as measured from side wall to side wall (excluding fireplaces) or the distance required by the existing Kernersville UDO, whichever is the greater.

Townhome Common Area Revised
Previously recorded in
PB 54, Pg 114

Name	Square Feet	Acres±
1	14,658	0.34

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: _____
DISTRICT ENGINEER

This the _____ Day of _____, 20____
NORTH CAROLINA - FORSYTH COUNTY

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 the Town of Kernersville.

I, John E. Beeson, Review Officer of the Town of Kernersville, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Approved: _____
REVIEW OFFICER

This the _____ day of _____, 20____
NORTH CAROLINA - FORSYTH COUNTY

SURVEYORS CERTIFICATION

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 _____ Page _____ or Plat Book _____ Page _____) 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 _____ day of _____, A.D. 20____.

John E. Beeson
Professional Land Surveyor
NORTH CAROLINA - FORSYTH COUNTY

L-1828
Registration Number

I, John E. Beeson, Professional Land Surveyor, L-1828, certify to one of the following as indicated by an "X":

☒ 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;

☐ 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; 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
NORTH CAROLINA - FORSYTH COUNTY

L-1828
Registration Number

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for Registration at 2:30 o'clock P M
This the 3rd Day of April, 2008 and recorded in Plat Book 54, Page 114

Filing Fee Paid: \$21.00
Karen Gordon, Register of Deeds

By Deputy Assistant

Plat Book 54, Page 114

Richard A. Stafford
Elizabeth Stafford
5937 KENTON DR.
KERNERSVILLE NC 27284
BLOCK 5345E LOT 15
ZONED: RS-12

15' Private Sanitary Sewer Easement for lot 24

Notes:

Property shown is zoned RM-8-S-PRD
Iron Pipe (3/4" Conduit) set at all lot corners, unless otherwise indicated. All distances shown on this plat are horizontal ground distances, unless otherwise noted. All bearings shown on this plat are based on deed or plat bearings, as noted.

Total Area: 5.56 Ac.±
Total Number of Units: 26
Total Area in Right of Way: 40,301 sq.ft. ; 0.93 Ac.
Water and Sewer: Public
There are no N.C.G.S., U.S.C. & G., or other Geodetic survey monuments within 2,000 Feet of this Site.
*NAE - Negative Access Easement units 41-48 along Carlisle Park Drive

James Christopher White
Elizabeth H. White
336 CARLISLE PARK RD
KERNERSVILLE NC 27284
BLOCK 5345Z LOT 13
ZONED: RS-12

Richard R. Chapin
5872 KENVILLE GREEN CIRCLE
KERNERSVILLE NC 27284
BLOCK 5345Z LOT 25

Pennston Corp.
2110 CLOVERDALE AVE.
WINSTON-SALEM, NC 27103
BLOCK 5345Z
LOTS 33H - 40H
ZONED: RM8-S-PRD

Ronald B. Poston
Elaine P. Poston
5977 KENVILLE GREEN CIRCLE
KERNERSVILLE NC 27284
BLOCK 5345Z LOT 20

Mary O. Travis
P.O. BOX 1752
KERNERSVILLE NC 27284
BLOCK 5352P LOT 19
ZONED: RS-12

Notes:

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Elizabeth Stafford
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KERNERSVILLE NC 27284
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BLOCK 5345Z LOT 13
ZONED: RS-12

Richard R. Chapin
5872 KENVILLE GREEN CIRCLE
KERNERSVILLE NC 27284
BLOCK 5345Z LOT 25

Pennston Corp.
2110 CLOVERDALE AVE.
WINSTON-SALEM, NC 27103
BLOCK 5345Z
LOTS 33H - 40H
ZONED: RM8-S-PRD

Ronald B. Poston
Elaine P. Poston
5977 KENVILLE GREEN CIRCLE
KERNERSVILLE NC 27284
BLOCK 5345Z LOT 20

Mary O. Travis
P.O. BOX 1752
KERNERSVILLE NC 27284
BLOCK 5352P LOT 19
ZONED: RS-12

Notes:

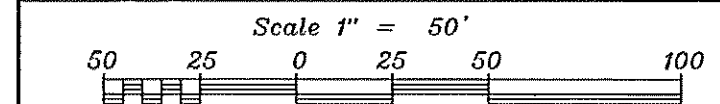
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*NAE - Negative Access Easement units 41-48 along Carlisle Park Drive

James Christopher White
Elizabeth H. White
336 CARLISLE PARK RD
KERNERSVILLE NC 27284
BLOCK 5345Z LOT 13
ZONED: RS-12

Kensington Village Phase II, Section 2

Owner: **Pennston Corp.**
1598 Westbrook Plaza Drive
Winston-Salem, NC 27103
336-733-1515



FIELD WORK BY: **PJ CJ GS**
CHECKED BY: **DAW**

Block / Lot: **5345Z 101**
Book/Page: **2044/3254**
PIN: **6876-54-8833**

TOWNSHIP: **Kernersville**
CITY: **Kernersville**
COUNTY: **Forsyth**

STATE: **NORTH CAROLINA**
DATE: **Feb 7, 2008**
SHEET NUMBER: **1 of 1**

JOB NUMBER: **04207-rp08**
DRAWN BY: **tlbc**

BEESON ENGINEERING INC.
ENGINEERS SURVEYORS PLANNERS
503 HIGH STREET
WINSTON-SALEM, NC 27101
TELEPHONE: (336)-748-0071
www.beesonengineering.com

Right-of-Way Curve Data					Centerline Curve Data				
CURVE	LENGTH	RADIUS	BEARING	CHORD	C10	64.40'	41.00'	N88°51'20"E	57.98'
C1	88.49'	225.00'	S55°07'22"W	87.92'	C11	22.94'	50.00'	N30°42'35"E	22.74'
C2	52.88'	35.00'	N70°19'24"W	48.00'	C12	98.33'	250.00'	S55°07'22"W	97.69'
C3	96.96'	290.75'	S36°35'27"E	96.51'	C13	88.62'	265.75'	S36°35'27"E	88.21'
C4	32.56'	55.00'	S63°06'19"E	32.09'					
C5	207.93'	55.00'	N08°22'11"W	104.43'					
C6	43.08'	35.00'	S81°24'32"E	40.41'					
C7	80.29'	240.75'	S36°35'27"E	79.92'					
C8	24.46'	15.00'	N19°40'36"E	21.84'					
C9	82.41'	277.00'	S57°52'01"W	82.11'					

Legend

○ Pt. Point (As Shown)
● I.P.S. Iron Pin Set (3/4" conduit)
△ E.I.P. Existing Iron Pin (As Shown)

Townhome Common Areas

Name	Square Feet	Acres±
G	94,412	2.17
H	16,592	0.38
I	15,416	0.35
J	13,640	0.31

I (OR WE) THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I (OR WE) AM (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 HEREBY DEDICATE FOR PUBLIC USE AS ROADS AND EASEMENTS FOREVER ALL AREAS SHOWN OR INDICATED ON SAID PLAT AND UPON APPROVAL BY THE BOARD OF ALDERMEN OF THE TOWN OF KERNERSVILLE AUTHORIZE THAT THIS PLAT BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY.

Pennston Corp.
NAME: James Christopher White DATE: 3-25-08
BLOCK(S) & LOT(S): _____
NAME: _____ DATE: _____
BLOCK(S) & LOT(S): _____
NAME: _____ DATE: _____
BLOCK(S) & LOT(S): _____