

PROPOSED SUBDIVISION ROAD CONSTRUCTION
STANDARDS CERTIFICATION

APPROVED _____
DIRECTOR OF PUBLIC WORKS

DATE: 5/1/2012

NORTH CAROLINA - FORSYTH COUNTY

This is to certify that this plat meets the recording requirements of the Unified Development Ordinance Subdivision Regulations for Clemmons/Forsyth County.

I, David G Reed, Review Officer
of the Village of Clemmons, certify that the map or plat to which this
certification is affixed meets all statutory requirements for recording.

Approved W. J. E. Hall

Director of Planning/Review Officer
This the 1st day of March 2002

NORTH CAROLINA - FORSYTH COUNTY

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 2045, Page 674 or Plat Book Page ; that the ratio of precision as calculated is 1: 10,000+; that this plat was prepared in accordance with C.S. 47-80 as amended. Witness my original signature, registration number and seal this 27 day of Feb., A.D. 2002.

Page 12

1-1828

John F. Nelson L-1828
Surveyor Registration Number

NORTH CAROLINA - FORSYTH COUNTY

X John E. Beeson Registered Land Surveyor, Number-1-1828 certify to me 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 and 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 another category, such as the recombination of existing parcels, a natural boundary, or other non-regulated survey;
- ☒ d. 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

John F. Berman L-1828

NORTH CAROLINA - FORSYTH COUNTY

Filed for Registration at 4:42 o'clock P M
This the 1st Day of March 20 23 and recorded

in Plat Book 44 Page 112

THE TOTAL 31.00

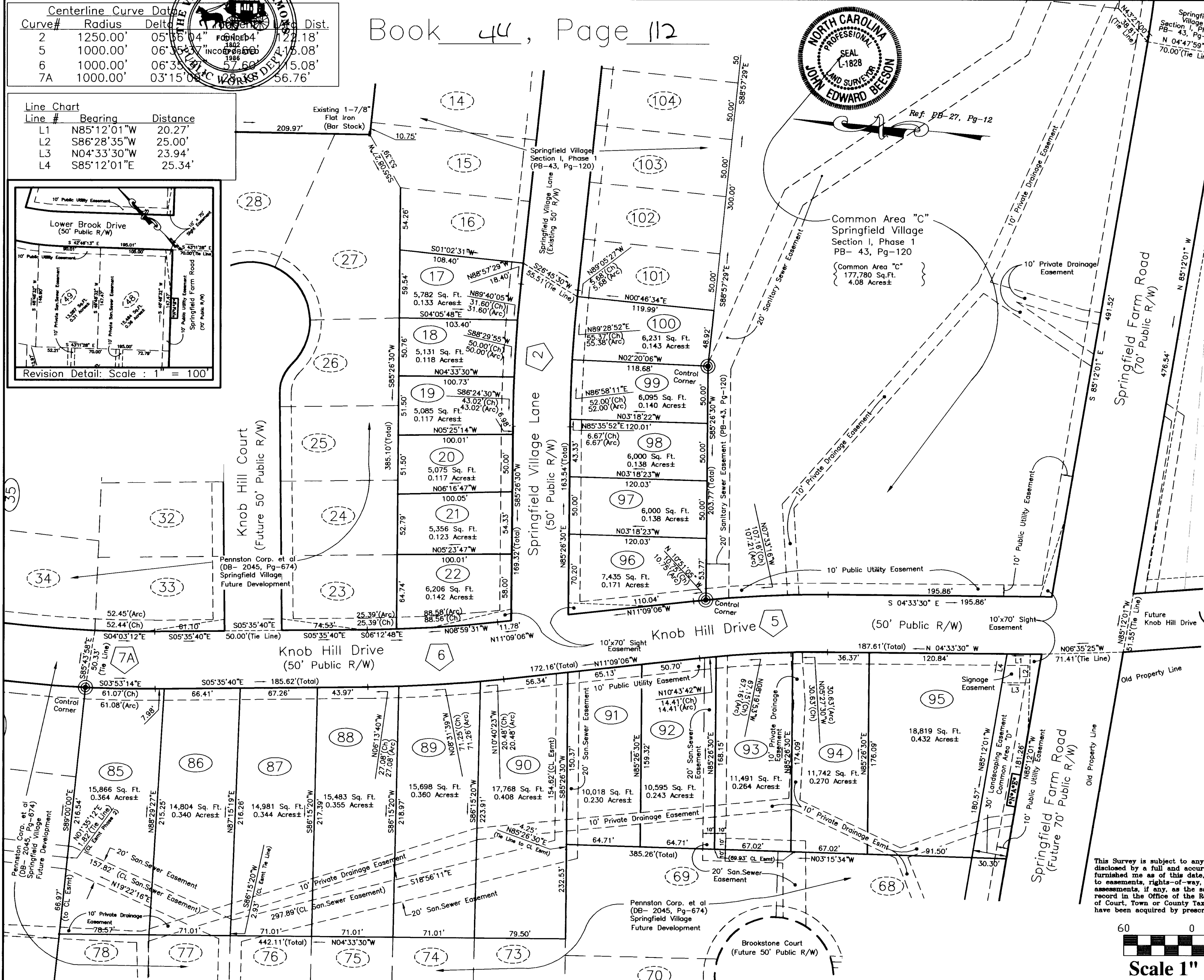
Filing Fee Paid: Dickie C. Wood, Register of Deeds

By:

Deputy Assistant

Centerline Curve Data				
Curve#	Radius	Delta	Length	Dist.
2	1250.00'	05°16'44"	122.18'	
5	1000.00'	06°35'58"	115.08'	
6	1000.00'	06°35'58"	115.08'	
7A	1000.00'	03°15'08"	56.76'	

Line #	Bearing	Distance
L1	N85°12'01"W	20.27'
L2	S86°28'35"W	25.00'
L3	N04°33'30"W	23.94'
L4	S85°12'01"E	25.34'



The purpose of this plat is to record Springfield Village, Section I, Phase 2; and to show the Private Drainage Easements crossing Common Area "C" of Springfield Village, Section I, Phase 1; as previously recorded at PB-43, Pg-120 in the Office of the Forsyth County Register of Deeds. This plat also revises the street name for Lots 48 and 49 of Springfield Forest, Section II, Phase 3 to Lower Brook Drive; as previously recorded at PB-43, Pg-119 in the Office of the Forsyth County Register of Deeds. (See Revision Detail).

Springfield Village Lots:
Lots 17 through 22 and 96 Through 100 are "Village Lots" and Lots 85 Through 95 are "Custom Lots" as defined in the Declaration of Covenants, Conditions, and Restrictions of Springfield Village as recorded at DB-2160, Pg-930; in the Office of the Forsyth County Register of Deeds.

Notes:

All distances shown on this plat are horizontal Distances.

3/4" Iron Pipes at all corners unless otherwise noted.

There are no N.C.G.S., U.S.C. & G., or other Geodetic survey Monuments within 2,000 Feet of this site.

This Phase (Section 1, Phase 2) has 22 Lots Total,

Total Area this phase is 7.373 Acres±, (321,184 Sq.Ft.)

Total Area in Right-of-Way this phase 2.160 Acres±,
(94,096 Sq.Ft.)

Total Area in Common Area "D" this phase is 0.125 Acres±
(5,427 Sq.Ft.)

Public Streets and Public Utilities.

Property shown is zoned RS-9 (PRD)

Legend

- EIP.....Existing Iron Pipe
 ○ NIP.....New Iron Pipe
 ▲ Stone.....Stone (found)
 • Pt.....Point on the ground
 ○ C.C.....Control Corner

Centerline Curve Number

.....Creek (approximate Location)

N*A*ENegative Access Easement (No Access allowed
along this Right-of-Way).

Springfield Village (Section 1
and Phase 2)
Revised Springfield Forest Section II Phase 3
Owner/Developer:

Pennston Corp, et al
2110 Cloverdale Avenue
Winston-Salem, N.C. 27103
Telephone: (336) 723-0303

NEW TAX BLOCK 4404L

Field Work By: CJ/GS/CM/PJ	Checked By: JEB/DAS
-------------------------------	------------------------

Tax Map: 588842	Parcel: Tax Block 4404
594842	Lots 15P, 15L (Exist)

Township	City:	County:
Louisville	N/A	Forsyth

State:	Date:	Sheet Number:
--------	-------	---------------

N.C.	9/05/2001	Revised 1 - 1
Job Number:	Drawn By:	

98220.RP1-2	DAS	1 of 1
-------------	-----	--------

BEESON ENGINEERING INC.
ENGINEERS SURVEYORS PLANNERS
608 HIGH STREET

WINSTON-SALEM, NC 27101
TELEPHONE: 910-748-0071

Planning # C-98005