VILLAGE OF CLEMMONS
DEPARTMENT OF PUBLIC WORKS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: Larry Wayne Kirby
DIRECTOR OF PUBLIC WORKS
DATE: 10/28/2002
NORTH CAROLINA – FORSYTH COUNTY

THE VILLAGE OF CLEMMONS FOUNDED 1802 INCORPORATED 1986 PUBLIC WORKS DEPT.

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 Clemmons/Forsyth County.

I Glenn M. Simmons, Jr. 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: Glenn M. Simmons
Director of Planning/Review Officer
This the 28 day of OCTOBER 2002
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 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 G.S. 47-30 as amended. Witness my original signature, registration number and seal this 28 day of OCT, A.D., 2002.

John E. Beeson
Surveyor
L-1828
Registration Number
NORTH CAROLINA – FORSYTH COUNTY

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

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 provisions contained in (a) through (d) above.

John E. Beeson
Surveyor
L-1828
Registration Number
NORTH CAROLINA – FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for Registration at 12:18 o'clock P.M.
This the 29th Day of October, 2002 and recorded in Plat Book 45 Page 59
Filing Fee Paid: $21.00
Dickie C. Wood, Register of Deeds
By: Ellen R. Mar
Deputy / Assistant

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

Plat Book: 45, Page: 59.

LOCATION MAP N.T.S.

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.

Springfield Village Lots:
Lots 23 through 33 are "Custom Lots" as defined in the Declaration of Covenants, and Restrictions of Springfield Village as recorded at DB-2160, Pg-930; in the Office of the Forsyth County Register of Deeds.

Pennston Corporation
(DB- 2045, Pg-674)
Springfield Village
Future Development

Tax Lot 20, Block 4404
David C. Bollinger
DB-2019, Pg-270

10' Public Utility Easement

C.C. 3/4" EIP

N 87°29'16" E 208.51'(Total)

S85°43'58"E 50.33' (Tie Line)

1" EIP

N 73°24'25" E 83.82'

S 80°35'38" E 151.47'

1" EIP

S03°18'00"W 93.00'

S 03°51'49" E 209.97'(Total)

S58°01'04"W 135.35'

N59°29'38"W 48.04'(Ch) 49.94'(Arc)

20.84'

158.67'

30.46'

1 7/8" Flat Iron Bar

S 55°08'27" W 53.39'

N70°47'40"W 127.60'

N45°54'00"E 46.72'(Ch) 48.45'(Arc)

N10°00'27"W 79.42'

S78°18'05"E 52.83'(Arc) 50.59'(Ch)

S72°23'45"E 28.34'(Arc) 27.57'(Ch) 6.76'

S61°11'25"W 28.34'(Arc) 27.57'(Ch) 6.76'

S65°30'05"W 48.01'(Ch) 49.90'(Arc)

N06°23'18"W 44.93'(Ch) 46.46'(Arc)

Radius 35.00' (Typ)

Radius 52.00'

S 85°26'30" W 86.53'

98.80'

N04°03'12"W 52.44'(Ch) 52.45'(Arc) 975.00'(Radius)

N06°12'48"W 25.39'(Ch) 25.39'(Arc) 1175.00'(Radius)

KNOB HILL COURT
50' Public R/W

KNOB HILL DRIVE
50' Public R/W

Springfield Village Lane (50' Public R/W)

10'x70' Sight Easement

206.76'(Total) S 84°24'20" W

206.76'(Total) N 84°24'20" E

385.09'(Total)

Springfield Village
Section I, Phase 2
PB-44, Pg-112

Springfield Village
Section I, Phase 1
PB-43, Pg-119

Ref: PB-44, Pg-112

Lot	Sq. Ft.	Acres±
23	7,035	0.162
24	6,614	0.152
25	6,691	0.154
26	7,427	0.170
27	11,980	0.275
28	11,901	0.273
29	11,354	0.261
30	7,901	0.181
31	6,798	0.156
32	7,025	0.161
33	7,795	0.179

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 Plat (Section I, Phase 4) Has 11 lots total, and has 2.573 Acres± (112,084 Sq. Ft. Total)
Total Area this phase is 0.449 Acres±, in Right-of-way (19,563 Sq. Ft. Sq.Ft.)
Public Streets and Public Utilities.
Property shown is zoned RS-9 (PRD)

Legend
EIP.....Existing Iron Pipe
Pt.....Point on the ground
C.C.....Control Corner

40 0 40
Scale 1" = 40 ft

Springfield Village (Section 1 Phase 3)

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

Field Work By: CJ/GS/CM/PJ	Checked By: JEB/DAS
Tax Map: 588842, 588838	Parcel: Tax Block 4404 part of Lot 522 (Estat.) New Tax Block 4404L
Township: Lewisville	City: Clemmons
County: Forsyth	
State: N.C.	Date: 3/05/2002
Sheet Number: 1 of 1	
Job Number: 98220.Sec 1-Ph3	Drawn By: DAS

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

North Carolina - Forsyth County
I hereby certify that this is a true and accurate copy of a record which appears in the office of the Register of Deeds of Forsyth County, N.C.
This 29th day of October, 2002
DICKIE C. WOOD, Register of Deeds
Deputy Assistant

Planning Department# C-98005