

PLANNING DEPARTMENT / REVIEW OFFICER
FINAL SUBDIVISION PLAT APPROVAL

This is to certify that this plat meets the recording requirements of the United States Department of the Interior, Bureau of Land Management, and the State of North Carolina, and that this plat was prepared in accordance with G.S. 47-30 as amended.

I, Christopher B. Murphy, Review Officer of Forsyth County, certify that the map of part of which this certification is affixed meets all statutory requirements for recording.

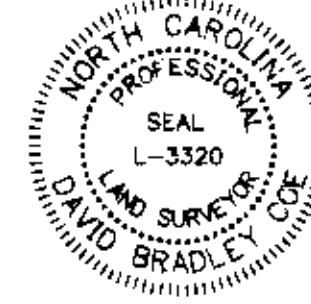
Approved: _____
Director of Planning/Review Officer

This the 1st day of June, 2006 FORSYTH COUNTY
NORTH CAROLINA

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 xxx PG xxx), 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 27th day of June, in the year of our Lord 2006.

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



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 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
David B. Coe, PLS #3320

FILED FOR REGISTRATION AT 1:59 O'CLOCK AM ☐ PM ☒
6-1- 2006 AND RECORDED IN
PLAT BOOK 50 AT PAGE 75

Filing Fee Paid: \$81 by Dickie C. Wood, Register of Deeds
Assistant

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.

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE
OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN 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 AUTHORIZES THAT
THIS PLAT BE RECORDED IN THE OFFICE OF THE REGISTER OF
DEEDS OF FORSYTH COUNTY.

6-1-06 signed W. Bradley Behm for:
date Windsor Place Development, LLC

_____ signed _____
date _____

BOOK 50 PAGE 75

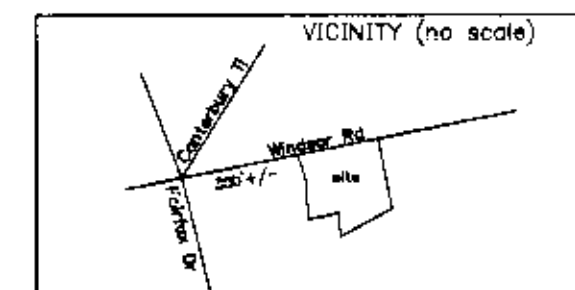
BLOCK 1445 A LOT 5
LAWRENCE DANNER
DB 1703 PG 2720
ZONED RS-12(NCQ)

Curve	Radius	Chord Bearing and Distance	Arc Length
C1	205.00'	S 26°-05'-21" E 77.11'	77.57'
C2	25.00'	S 5°-31'-03" E 8.45'	8.49'
C3	25.00'	S 22°-14'-54" W 15.46'	15.74'
C4	47.00'	S 3°-40'-03" E 65.24'	72.11'
C5	47.00'	S 74°-11'-53" E 42.06'	43.61'
C6	47.00'	N 50°-02'-25" E 45.83'	47.66'
C7	47.00'	N 5°-26'-04" E 25.00'	25.30'
C8	47.00'	N 36°-05'-05" W 41.35'	42.81'
C9	25.00'	N 37°-58'-51" W 20.48'	21.10'
C10	245.00'	N 15°-48'-44" W 17.22'	17.23'
C11	245.00'	N 27°-19'-20" W 80.70'	81.07'

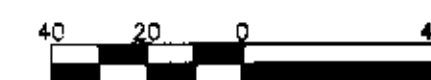
BLK	LOT	MILOT	PIN	STNUM	STNAME	STTYPE
8596	001	1	6815-96-1263.00	307	WINDSOR OAKS	CT
8596	002	2	6815-96-1187.00	315	WINDSOR OAKS	CT
8596	003	3	6815-96-2038.00	323	WINDSOR OAKS	CT
8596	004	4	6815-96-1070.00	331	WINDSOR OAKS	CT
8596	005	5	6815-96-0867.00	324	WINDSOR OAKS	CT
8596	006	6	6815-96-0013.00	316	WINDSOR OAKS	CT
8596	007	7	6815-75-0191.00	308	WINDSOR OAKS	CT

Zoning: RS12(NCQ)
Min. Bid. Setback:
Front: 30'
Rear: 25'
Side: 7' min, one side
20' combined
Street side: 20'
Max Bid Height: 40'
Min. Lot Width: 75'

OWNER/DEVELOPER:
Windsor Place Development, LLC
481 Plymouth Avenue
Winston-Salem, NC 27104
tel: 414-3700 fax: 761-3838



NOTE: Iron pipes set at all lot corners
unless otherwise noted.



LEGEND

Line Surveyed (or calculated)	—
Line Not Surveyed	- - -
Iron Found	●
Iron Set	○
Point not monumented	⊕
Stream or Creek	~~~~~
Concrete monument	■
Power Pole	⊙
Sanitary Sewer Man Hole	⊗
Well	⊕
Electric Overhead Line	—E—

PLAT MAP of

WINDSOR OAKS

1" = 40'

AREA BY COORDINATES

23 MAY 2006

PRECISION 1: 10,000 +

FORSYTH CO. NC. WINSTON TOWNSHIP TAX MAP 618854

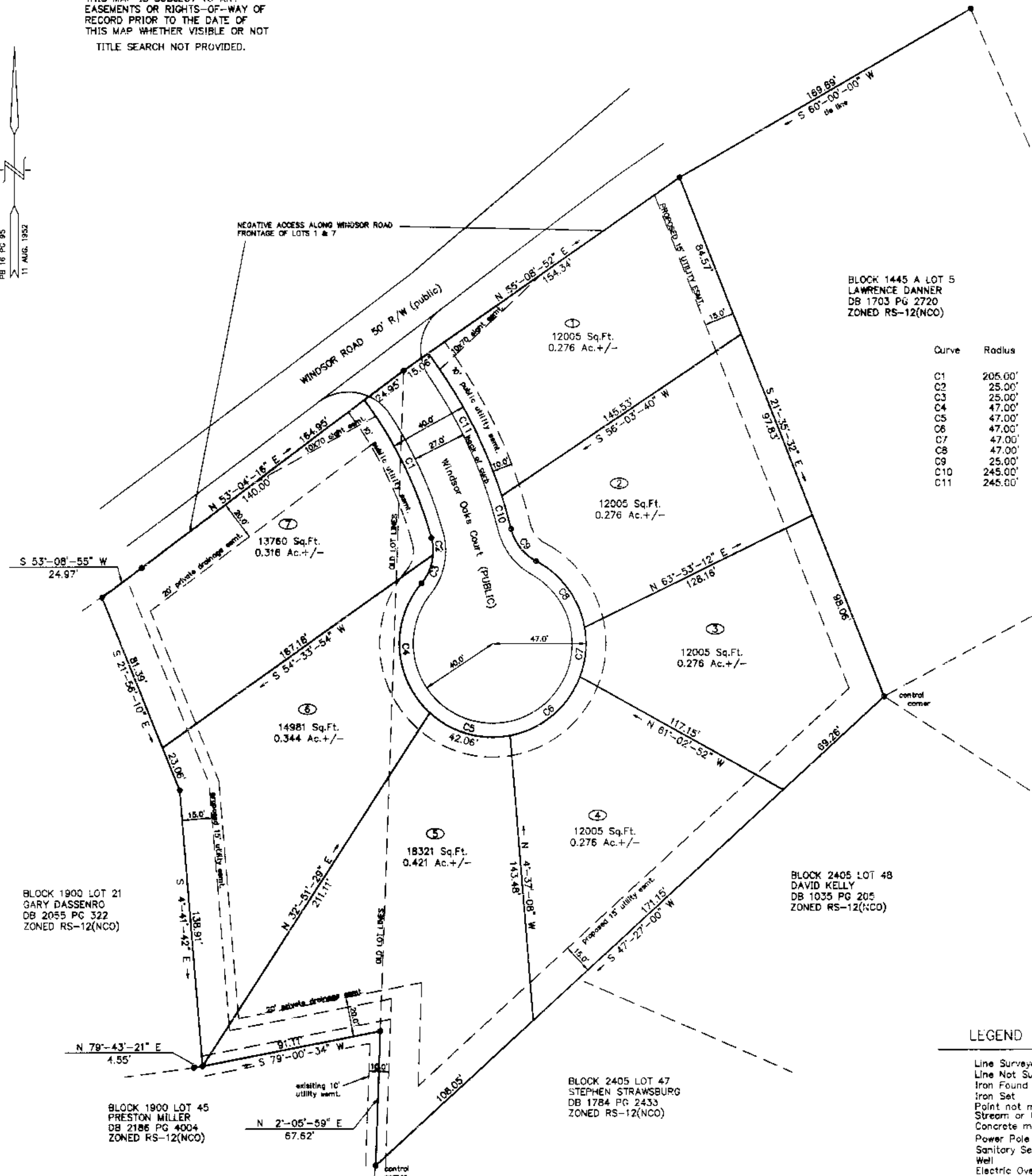
Block 1445A Lot 22(p/o) and Block 1900 Lot 22

ref: DB 2606 PG 3454 and DB 2606 PG 3455

COE FORESTRY & SURVEYING
P.O. BOX 38
Wallburg, NC 27373 (336) 769-4673

Job #
2005132P

PB 16 PG 95
11 AUG. 1992



BLOCK 1900 LOT 21
GARY DASSENRO
DB 2055 PG 322
ZONED RS-12(NCQ)

BLOCK 1900 LOT 45
PRESTON MILLER
DB 2186 PG 4004
ZONED RS-12(NCQ)

BLOCK 2405 LOT 47
STEPHEN STRAWSBURG
DB 1784 PG 2433
ZONED RS-12(NCQ)

BLOCK 2405 LOT 48
DAVID KELLY
DB 1035 PG 205
ZONED RS-12(NCQ)

BLOCK 2405 LOT 49
RONALD WARDEN
DB 1875 PG 3266
ZONED RS-12(NCQ)