

Certificate of Purpose of Plat

This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land

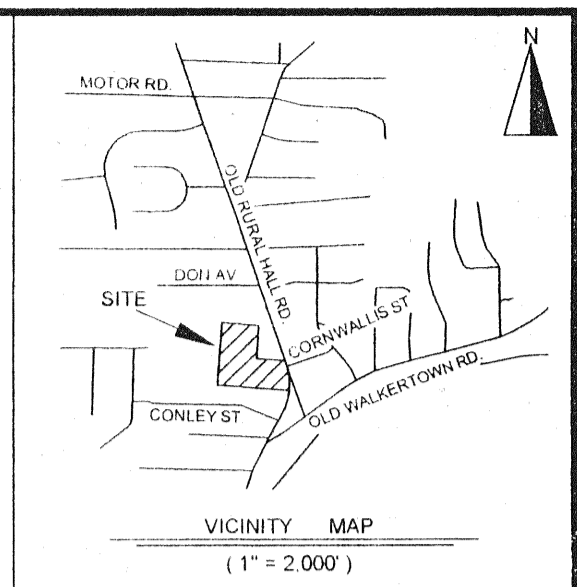
Signed: P. David Vaughn SEAL

Surveyor Date: 7-15-08

PILOT DEVELOPERS, LLC
D.B. 2642 - PG. 3497
TRACT E
TAX PIN : 6837 - 76 - 9520

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 for Forsyth county.

Signed _____ Owner
Date _____
Signed _____ Owner
Date _____
Signed _____ Owner
Date _____



CERTIFICATE OF SURVEY ACCURACY

I, P. David Vaughn, certify that this plat was drawn from an actual field survey made under my supervision (deed description recorded as referenced); that the boundaries not surveyed are clearly indicated as drawn from information found as shown; 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 15 day of July, 2008.



Surveyor: P. David Vaughn

Registration Number: L - 2919

SEAL OR STAMP

PLANNING DEPARTMENT / REVIEW OFFICE
FINAL SUBDIVISION PLAT APPROVAL

This is not regulated subdivision of land. The purpose of this map is to show a parcel of land and a building or buildings located upon said parcel and each building contains one (1) of more condominium units for sale in accordance with state law.

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

APPROVED _____ DIRECTOR OF PLANNING / REVIEW OFFICER

THIS THE _____ DAY OF _____ 200__

FORSYTH COUNTY, NORTH CAROLINA

"I, _____ assistant fire marshal do hereby certify that the subject survey has been examined and found to comply with the fire prevention requirements set forth in this chapter governing subdivided land adopted by the county commission." Prior to any construction of structures on these lots, the following improvements shall be required for adequate fire protection and fire insurance coverage. A 20 foot wide all weather surface access road with overhead clearance of 13 feet 6 inches must be provided for fire apparatus access. If the road is over 150 feet long, an approved turnaround must be provided. Fire Hydrants must be within 1,000 feet of dwelling. If public water is available at the adjoining street, you may be required to install a minimum of a 6 inch diameter water main with fire hydrants spaced every 700 feet.

Assistant County Fire Marshal _____

FORSYTH COUNTY DIVISION OF ENVIRONMENTAL HEALTH

The Forsyth County Health Department **has not** evaluated any of the lots represented on this plat for the purpose of issuing Improvements Permits.

Environmental Health Specialist _____ Date _____

PILOT DEVELOPERS, LLC
D.B. 2642 - PG. 3497
TRACT E
TAX PIN : 6837 - 75 - 5942

②
7.152 ACRES ±

GEORGE S. COX
D.B. 2085 - PG. 3160
TRACT C
TAX PIN : 6837 - 86 - 2366

JOHN M. COX, JR.
D.B. 2089 - PG. 476
TAX PIN : 6837 - 86 - 2286

CYNTHIA COX MOORE
D.B. 2089 - PG. 471
TAX PIN : 6837 - 86 - 2150

NORTH CAROLINA
FORSYTH COUNTY

This instrument was presented for registration and recorded in Plat Book _____ Page _____ This the _____ day of _____ 2008 at _____ M

Register of Deeds _____ By _____ Asst. Reg. of Deeds _____

Recorded in Plat Book _____ Page _____

"I, _____ city engineer, do hereby certify that the subject survey has been examined and found to comply with the engineering requirements set forth in the regulations governing subdivided land adopted by the Planning Board."

City Engineer _____

MANHOLE ELEVATIONS		
MANHOLE	TOP	INVERT
MH1	101.46'	95.04'
MH2	98.63'	92.85'

CATCH BASIN ELEVATIONS		
BASIN	TOP	INVERT
A	94.79'	93.19'
B	94.21'	92.34'
C	93.64'	90.99'

SITE DATA :

TAX PIN : 6837 - 76 - 9087

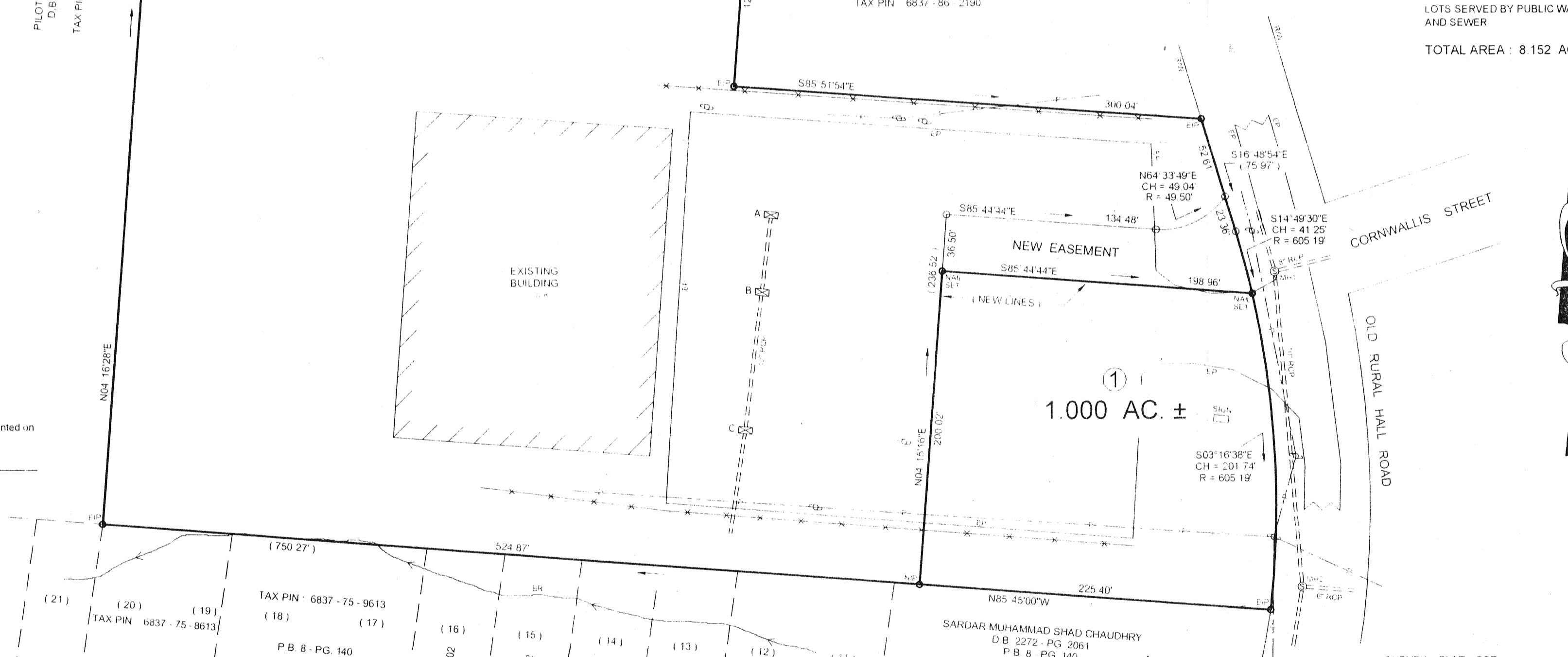
BLOCK LOT : 0925 015A & 15G

PRESENT ZONING : PB, RS9

NUMBER OF LOTS : 2

LOTS SERVED BY PUBLIC WATER AND SEWER

TOTAL AREA : 8.152 AC. ±



LEGEND

- EIP EXISTING IRON PIPE
- NIP NEW IRON PIPE
- NIS NEW IRON STAKE
- EIS EXISTING IRON STAKE
- ESS EXISTING STEEL STAKE
- P/L PROPERTY LINE
- N/F NOW OR FORMERLY
- P- OVERHEAD UTILITIES
- (Q) UTILITY POLE
- C/L CENTERLINE
- CH CHORD
- ES EXISTING STONE
- R/W RIGHT OF WAY
- EP EDGE OF PAVING
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- COMBINE WITH
- SD SIGHT DISTANCE EASEMENT
- BR BRANCH
- SFD SINGLE FAMILY DWELLING
- CHAIN - LINK FENCE
- RCP REINFORCED CONCRETE PIPE
- ☒ CATCH BASIN

GENERAL NOTES

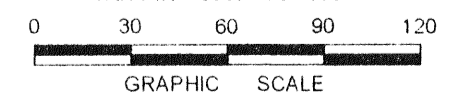
- 1 ALL DISTANCES SHOWN ARE IN FEET
- 2 THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS OF WAY WHICH WERE NOT APPARENT DURING THE SURVEY OF THE LINES SHOWN ON THIS PLAT.
- 3 THIS SURVEY IS BASED ON THE INSTRUMENTS OF RECORD REFERENCED HEREON. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY, OR OTHER MATTERS THAT SUCH A REPORT MIGHT REVEAL.

REFERENCE

SUNSTAR DEVELOPMENT GROUP, LLC
DEED BOOK 2814 - PAGE 2044

FAMILY DOLLAR STORE

(OWNER : SUNSTAR DEVELOPMENT GROUP, LLC)
TOWN OF WINSTON SALEM
WINSTON TOWNSHIP FORSYTH CO., NC
SCALE 1" = 60'
JULY 9, 2008
TAX PIN 6837 - 76 - 9087



VAUGHN SURVEYING CO., INC.
116 S MARKET ST MADISON, N.C. 27025
336 - 427 - 0512 info@vaughnsurveyingco.com

D.B. 2767 - PG. 61