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 Winston-Salem/Forsyth County.

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

Approval: Ronald B. Grubbs
For Director of Planning/Review Officer

This the 26th Day of June, 19 98

Forsyth County, North Carolina

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 agree approved 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 of Forsyth County.

6-25-98 Date signed

Date signed

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PRELIMINARY SUBDIVISION PLAN
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED M.C. Shelton
DISTRICT ENGINEER

DATE 6/25/98

Tax Block 4203, Lot 32
N/F Woodrow Cornish Davis
Deed Book 573 @ 311

Filed for registration at 1:34 o'clock P M
on June 26 19 98 and recorded
in Plat Book 40 Page 159
Mable C. Wood, Register of Deeds
Filing Fee Paid
by Deputy-Assistant

Line Table

COURSE	BEARING	DISTANCE
L-1	N 83°30' 00"W	43.20'
L-2	N 83°30' 00"W	56.80'
L-3	S 82° 10' 10"W	4.78'
L-4	S 82° 10' 10"W	35.27'
L-5	N 82° 10' 10"E	40.05'
L-6	S 83°30' 00"E	9.80'
L-7	S 83°30' 00"E	38.28'
L-8	S 83°30' 00"E	81.75'
L-9	S 88°23' 55"E	77.67'
L-10	S 71°51' 15"W	43.97'
L-11	S 80°24' 00"W	50.10'
L-12	N 70°08' 30"W	8.44'

Arc Table

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
A-1	1161.45'	68.36'	68.35'	N 81°53' 16"W
A-2	373.75'	65.35'	65.31'	N 88°21' 30"W
A-3	373.75'	70.34'	70.24'	S 87°33' 40"W
A-4	40.00'	33.64'	32.66'	S 86°19' 04"W
A-5	50.00'	20.07'	19.94'	N 81°08' 26"W
A-6	50.00'	64.35'	60.00'	S 50°28' 25"W
A-7	50.00'	89.35'	55.92'	S 20°23' 00"E
A-8	50.00'	97.42'	82.72'	N 66°47' 45"E
A-9	40.00'	33.64'	32.66'	N 38°04' 30"E
A-10	333.75'	58.08'	58.07'	S 85°54' 35"E
A-11	513.36'	40.23'	40.22'	N 01°14' 08"E
A-12	333.75'	50.01'	49.97'	N 84°27' 25"E

Tie Line Table

COURSE	BEARING	DISTANCE
T-1	S 70°08' 30"E	56.51'
T-2	N 80°24' 00"E	7.28'
T-3	S 71°51' 15"W	21.50'

Tax Block 4203, Lot 139
L. D. Tosh
Deed Book 1751 @ 2362

100 Year Flood Line
+-- scaled from Preliminary FEMA/FIRM Map
Dated 2/20/96

NCGS Kinnamon (NAD 83)
N = 535,608.08'
E = 1,883,088.53'
Combined Factor = .9999329

S 10°28'16"W
23482.92'
Horizontal Ground
Tie Line Not to Scale

Central Corner
1/2" IRS (NAD 83)
N = 513,706.79'
E = 1,880,786.58'
Combined Factor = 0.9999223

Central Corner

Hypothetical Location of 20' Sewer Line Easement

Hypothetical Location of 20' Sewer Line Easement

Dock Davis Road
NCDOT defined maintenance as R/W

Golden Bear Lane
Public 60' R/W, 36' B/C

Glen Day Drive
Public 60' R/W, 36' B/C

Kenrick Lane
Public 60' R/W, 36' B/C

Clubhouse Entrance

Wimmerson Village at Salem Glen
Plat Book 39 @ 160

Salem Glen Development Company
DB 1874 @ 2069

Half Block 1
Half Block 2
Half Block 3
Half Block 10

Curve 1
Curve 2
Curve 3
Curve 4
Curve 5
Curve 6

NC Grid (NAD 83)

GRAPHIC SCALE – FEET
100 0 100 200 300

LEGEND
R/W – Right-of-Way
IPF – Existing Iron Pipe
IRF – Existing Iron Rebar
P – Point
CM – Concrete Monument
IPS – Iron Pipe Set
IRS – Iron Rebar Set
P/L – Property Line
C.A. – Controlled Access
RCP – Reinforced Concrete Pipe
CMP – Corrugated Metal Pipe
CPP – Corrugated Plastic Pipe
F – 100 year Flood Boundary
U – Buried Utilities
E – Electric
T – Telephone
10' U/E – 10' Utility Easement (Typical)
Property Line
Adjacent Property Line
Easement
Right-of-Way
Building Setback Line
Curb
Sidewalk
Drainage Flow
Flow Reference
Flow Direction
Flood Boundary
Utility Line

NOTES

1. All distances are horizontal ground unless otherwise noted.
2. 15' Access, Drainage, & Utility Easement along the front of all lots.
3. 20' Rear Yard Access, Utility & Drainage Easement on all lots.
4. 30' Minimum Front Building Setback (95' lot width at B/L) for all Lots (see UDO).
5. 10' Side Yard Drainage & Utility Easement for all Lots (5' each lot).
6. 20' Sewer Easement along centerline of all sewer lines.
7. 10' X 70' Sight Easement at all intersections.
8. 10' X 20' Sign Easement at major intersections.
9. Grid Tie to Kinnamon per C. Phil Wagener, 3/28/95.
10. 1/2" Rebar to be set at all lot corners, PC's and PT's unless other wise noted.
11. 15' Access & Utility Easement along centerline of sertpath and irrigation lines, 7.5' each side.

I, Richard P. Bennett, Registered Land Surveyor No. 3176, certify that this plat is of a survey that contains a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Registered Land Surveyor, No. 3176

NOTE: This plat is subject to any Easements, Agreements, or Rights-of-Way of record prior to the date of this plat, which were not visible at the time of my inspection.

I, Richard P. Bennett, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book as noted, Page , etc.) (plat/s) (of) (the) boundaries not surveyed are clearly indicated as drawn from information found in Book as noted, Page , that the ratio of precision as calculated is 1/10,000; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal

this 23 day of June A.D. 1998

NORTH CAROLINA PROFESSIONAL SEAL L-3176 LAND SURVEYOR RICHARD PARKS BENNETT

Surveyor 3176
Registration Number

Revisions

5/20/97 SE at Dock Davis
4/27/98 Lots 6 to 10
6/11/98 Lots 9 & 10, easements

Sanitary Sewer Centerline Call Table

BEGIN	BEARING	DISTANCE	END
Manhole 15 to 21			
MH15	N 06°21' 10"E	305.21'	MH16
MH16	N 64°06' 20"W	150.83'	MH17
MH17	N 69°07' 20"W	192.26'	MH18
MH18	N 65°40' 00"W	276.46'	MH19
MH19	N 05°18' 15"W	147.13'	MH20
MH20	S 83°58' 20"E	128.28'	MH21
Manhole 20 to 22			
MH20	S 76°33' 30"W	170.26'	MH22

Distances in italics are ties from property corners to MH's.

Centerline Road Curve Data

CURVE	RADIUS	TANGENT	LENGTH	DELTA	
Curve 1	543.32'	317.44'	574.56'	60°35' 35"	Total Design
Curve 2	413.01'	93.00'	182.95'	25°22' 50"	
Curve 3	283.67'	87.39'	169.48'	34°13' 50"	
Curve 4	1141.45'	305.86'	597.56'	30°00' 00"	
Curve 5	353.75'	109.27'	211.96'	34°19' 50"	

Golden Bear Village at Salem Glen

Owner: Salem Glen Development Company, LLC
131 West Parris Avenue
High Point, NC 27262
Phone (910) 889-1771

Forsyth County Tax Block 4203, P/O Lot 108
P/O Forsyth County Deed Book 1874 @ 2069
13.32 Acres +-- by Computer
9.50 Acres +-- in 18 Lots
2.06 Acres +-- in the section of Glen Day Drive
1.30 Acres +-- in Golden Bear Lane

SCALE	TOWNSHIP	COUNTY	STATE	DATE
1" = 100'	Clemmons	Forsyth	North Carolina	5/19/97

SURVEYED: RN,DM,SM,TW
DRAWN: CES

Allied Land Surveying Co., P.A.
Richard P. Bennett, RLS-3176
4720 Kester Mill Road Phone (910) 765-2377
Winston-Salem, N.C. 27103 FAX 760-8868

JOB NO. 3441
MAP NO. 3441-2

Vicinity Map Not to Scale

To Winston-Salem
SITE
Hanes Mill Rd.
Kester Mill Rd.
Hampton Rd.
Old Mill Rd.

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Plat Book Page

#96009