

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED *MC Sullivan 10/22/02*  
(DISTRICT ENGINEER)

DATE AUGUST 23, 2002

NORTH CAROLINA - FORSYTH COUNTY

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.

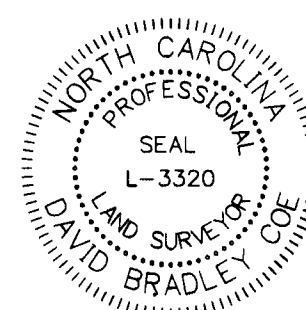
*Tom Gauss*  
Review Officer  
of Forsyth County, certify that the map or plat of which this certification is affixed meets all statutory requirements for recording.

Approved *Tom Gauss*  
Director of Planning/Review Officer

This the 23<sup>rd</sup> day of August 2002 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 is 1:10,000+, and that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, seal, and my registration number this 23<sup>rd</sup> day of August in the year of our Lord 2002.

*David B. Coe*  
David B. Coe  
NC RLS #3320



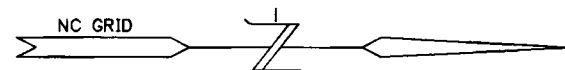
I, David B. Coe, Registered Land Surveyor #3320, certify to one or more of the following as indicated:

- 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, RLS #3320

FILED FOR REGISTRATION AT 11:17 O'CLOCK AM  PM   
8-28, 2002 AND RECORDED IN  
PLAT BOOK 45 AT PAGE 18  
Filing Fee Paid 21.00 Dickie C. Wood, Register of Deeds  
by *Tom Sullivan*  
DEPUTY REGISTER

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.

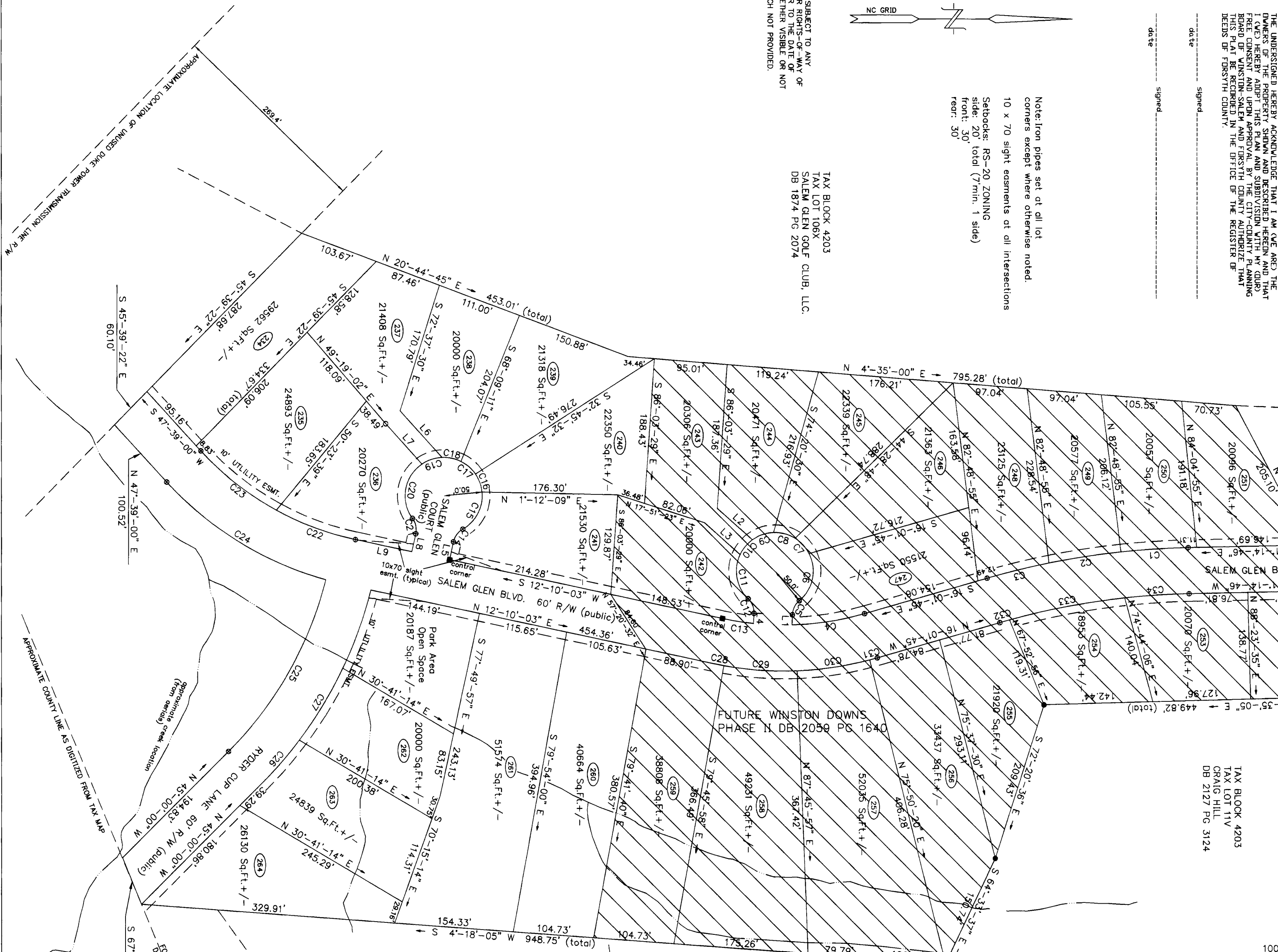


Note: Iron pipes set at all lot  
corners except where otherwise noted.  
10 x 70 sight easements at all intersections  
Setbacks: RS-20 ZONING  
side: 20' total (7' min. 1 side)  
front: 30'  
rear: 30'

TAX BLOCK 4203  
TAX LOT 106X  
SALEM GLEN GOLF CLUB, LLC.  
DB 1874 PG 2074

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE  
OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT  
I (WE) HEREBY AUTHORIZE THIS SURVEY AND SUBDIVISION WITHIN THE CARING  
POWER AND AUTHORITY OF THE BOARD OF COUNTY COMMISSIONERS AND THE  
BOARD OF COUNTY COMMISSIONERS OF FORSYTH COUNTY AUTHORIZED THAT  
THIS PLAT BE RECORDED IN THE OFFICE OF THE REGISTER OF  
DEEDS OF FORSYTH COUNTY.

Curve	Radius	Chord Bearing and Distance	Arc Length	Line	Bearing	Distance
C1	1032.10'	S 3°-41'-18" E	88.01'	L1	N 87°-47'-58" W	13.28'
C2	1032.10'	S 8°-46'-15" E	95.07'	L2	N 41°-49'-14" E	61.34'
C3	1032.10'	S 13°-43'-10" E	83.19'	L3	N 41°-49'-14" E	61.34'
C4	380.03'	S 8°-48'-01" E	95.64'	L4	N 87°-47'-58" E	13.28'
C5	25.00'	N 63°-42'-17" W	20.41'	L5	N 77°-49'-57" W	23.85'
C6	50.00'	N 78°-15'-38" W	62.46'	L6	N 48°-02'-40" E	81.39'
C7	50.00'	S 47°-29'-05" W	26.90'	L7	N 48°-02'-40" E	81.39'
C8	50.00'	S 14°-55'-29" W	29.16'	L8	S 77°-49'-57" E	70.44'
C9	50.00'	S 18°-54'-49" E	29.04'	L9	S 12°-10'-03" W	23.85'
C10	50.00'	S 50°-17'-01" E	25.02'			
C11	50.00'	N 79°-37'-11" E	58.33'			
C12	25.00'	N 68°-06'-20" E	20.41'			
C13	380.03'	N 9°-04'-11" W	41.09'			
C14	25.00'	N 53°-44'-16" W	20.41'			
C15	50.00'	N 62°-37'-01" W	54.43'			
C16	50.00'	S 65°-55'-54" W	25.00'			
C17	50.00'	S 40°-58'-36" W	25.00'			
C18	50.00'	S 12°-01'-18" W	25.00'			
C19	50.00'	S 18°-17'-43" E	27.29'			
C20	50.00'	S 80°-04'-43" E	27.29'			
C21	25.00'	N 78°-04'-43" E	20.41'			
C22	380.03'	S 31°-27'-50" W	109.67'			
C23	380.03'	S 38°-12'-19" W	124.72'			
C24	440.02'	S 50°-24'-20" E	256.00'			
C25	481.84'	S 60°-24'-24" E	259.12'			
C26	541.84'	N 58°-59'-24" W	75.44'			
C27	541.84'	N 48°-59'-24" W	109.03'			
C28	440.03'	N 11°-12'-01" E	14.85'			
C29	440.03'	N 4°-00'-00" E	95.57'			
C30	440.03'	N 8°-27'-41" W	95.50'			
C31	440.03'	N 15°-21'-41" W	10.26'			
C32	972.10'	N 15°-38'-18" W	13.27'			
C33	972.10'	N 10°-43'-49" W	153.11'			
C34	972.10'	N 3°-43'-44" W	84.28'			



MAP of **WINSTON DOWNS Phase I**

1" = 100'

AREA BY COORDINATES  
PRECISION 1 : 10,000 +

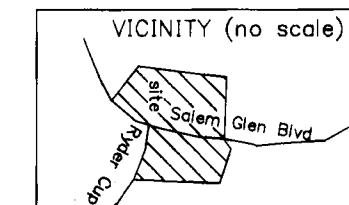
6 AUG. 2002

FORSYTH CO. NC. CLEMMONS TOWNSHIP TAX MAP 588814 TAX BLOCK 4203  
P/O TAX LOT 106Z (existing) owners: DAVIS GLEN PROPERTIES, LLC. DB 2059 PG 1640  
NEW TAX BLOCK 4203G

COE FORESTRY & SURVEYING  
P.O. BOX 36  
Wallburg, NC 27373 (336) 769-4673

JOB # 2002170

- LEGEND
- Line Surveyed (or calculated) ————
  - Line Not Surveyed - - - - -
  - Iron Found ●
  - Iron Set ○
  - Point not monumented ⊙
  - Stream or Creek ————
  - Concrete monument ■
  - Power Pole ⊗



45 18



The undersigned hereby acknowledge that I am (we are) the owners of the property shown and described hereon, which is located in the subdivision jurisdiction of Davidson County and that I hereby adopt this plan of subdivision with my (our) free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

10-18-04 signed *[Signature]*  
Date  
10-18-04 signed *[Signature]*  
Date

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED *[Signature]*  
DISTRICT ENGINEER  
DATE 12-21-04

**Certificate of Approval for Recording**  
I certify that the plot shown hereon complies with the Watershed Protection Ordinance and is approved by the Watershed Administrator for recording in the Register of Deeds Office.

12-23-04 *[Signature]*  
Date Watershed Administrator/Chairman, Review Board

Any development or construction on the lots shown on this plat must meet all the building and development regulations of the appropriate local governmental unit or agency.

12-23-04 *[Signature]*  
Date Subdivision Administrator / Chairman, Planning Board

Tax Block 4203B, Lot 102  
Calvin & Ruth Vestal  
Deed Book 1391 @ 1276  
Forsyth County

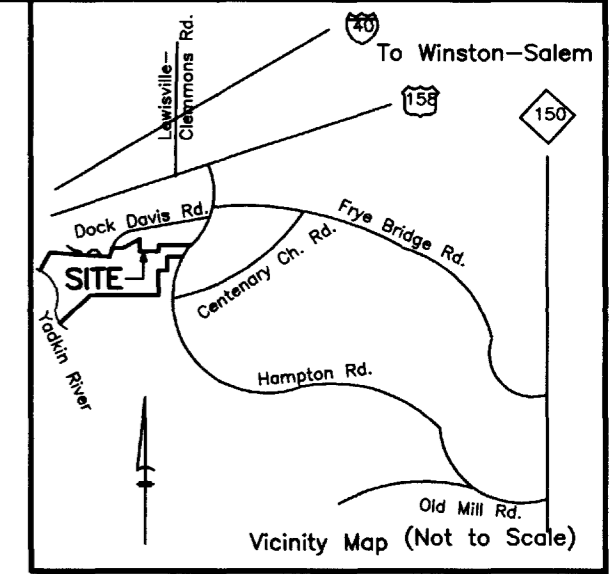
Tax Block 4203B, Lot 9  
C. H. Vestal & J. C. Vestal Const.  
Deed Book 1371 @ 814  
Forsyth County

Forsyth Tax Block 4203, Lot 120  
Davidson Tax Map 3, Lot 18  
Kevin & Sharon D. Hughes  
Forsyth Deed Book 2234 @ 4301  
Davidson Deed Book 1298 @ 688

Control Corner  
(NC Grid NAD 83)  
N = 814,274.74'  
E = 1,592,816.74'  
Combined Factor = 0.99992243

Filed for registration at \_\_\_\_\_ o'clock \_\_\_\_\_ M  
\_\_\_\_\_, 20\_\_\_\_ and recorded  
in Plat Book \_\_\_\_\_ Page \_\_\_\_\_  
Ronald W. Callicutt, Register of Deeds  
Filing Fee Paid \_\_\_\_\_  
by \_\_\_\_\_ DEPUTY-ASSISTANT

NOTE:  
This property is subject to all easements, right-of-ways, streets and 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, and were or were not visible at the time of my inspection. This survey is subject to any facts that may be disclosed by a full and accurate title search, NOT furnished as of this date.

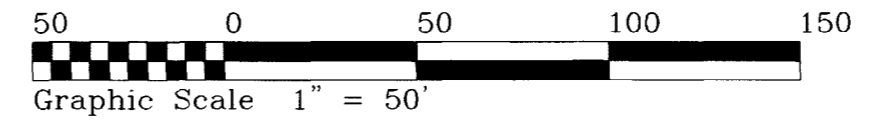


**LEGEND**

R/W - Right-of-Way	CL - Center Line
EIP - Existing Iron Pipe	EPL - Edge of Pavement
EIR - Existing Iron Rebar	FC - Face of Curb
P - Point	PP - Power Pole
CM - Concrete Monument	LP - Light Pole
IRS - Iron Rebar Set	MH - Man Hole
P/L - Property Line	R - Radius
C A - Controlled Access	CH - Chord Distance
RCP - Reinforced Concrete Pipe	P/O - Part of
CMP - Corrugated Metal Pipe	SE - Sight Easement, 10'x70'
CPP - Corrugated Plastic Pipe	DB - Deed Book
-F- 100 year Flood Boundary	PB - Plat Book
-O- Overhead Utilities	CB - Catch Basin
-X- Fence	FP - Fence Post
-F- 500 year Flood Boundary	S - Sewer Line
L - Length of Curve	SE - Sign Easement, 10'x20'
	#000 - House Address Numbers

**NOTES**

- All distances are horizontal ground unless otherwise noted.
- 10' Utility Easement along the front of all lots.
- 1/2" Rebar set at all lot corners, PC's and PT's unless otherwise noted.
- 20' Storm Sewer Easement is 10' each side of pipe, unless otherwise noted.
- Lot areas shown are based on a 1:10,000 precision.
- Sediment traps and other erosion control structures not shown.
- NC Grid tie based on GPS session by C. Phil Wagoner, 3/29/95, with NCGS Kinnamon (Forsyth County), NC Grid NAD 83, N = 836,809.08', E = 1,593,055.83', Elevation = 826.03' (MSL) NGVD 29, Combined Factor = 0.9999223. Positional tolerance = 0.5'



☆ All development of these lots are to be built according to the Master Covenants and Restrictions for Salem Glen, recorded in Davidson County, Deed Book 1042 @ 1435.

The Homeowners Association documents with covenants and restrictions for Winston Downs are recorded in Forsyth County, Deed Book 2215, Page 1935.

Tax Map 3, Lot 2D  
Salem Glen Country Club, LLC  
Deed Book 1447 @ 840, Pool Tract (Davidson County)  
Deed Book 2386 @ 1726, Pool Tract (Forsyth County)  
see Plat Book 39 @ 83 (Davidson County)

PB 43 Pg 78

FILED  
DAVIDSON COUNTY NC  
12/23/2004 11:51 AM  
RONALD W. CALLICUTT  
Register of Deeds

**Salem Glen  
Winston Downs,  
Phase III**

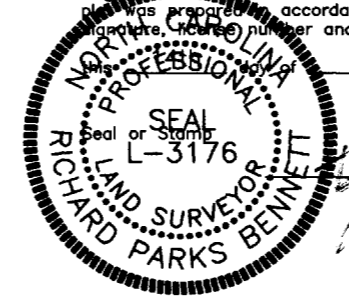
Owners: C.H. Vestal Construction, Inc. and  
J.C. Vestal Construction, Inc.  
4841 Bent Ridge Lane  
Clemmons, NC 27102

Salem Glen Golf Club, LLC  
131 West Parris Avenue, Suite 18  
High Point, NC 27262

Forsyth County Tax Block 4203B, P/O Lot 101  
Davidson County Tax Map 3, P/O Lots 2 & 19  
P/O Deed Books 1371 @ 814, 1874 @ 2074,  
2059 @ 1640 & 2156 @ 2173 (Forsyth)  
P/O Deed Books 961 @ 191 &  
1220 @ 1234 (Davidson)  
see also Deed of Exchange  
DB 2256 @ 2173 (Forsyth)  
DB 1220 @ 1234 (Davidson)  
3.07 Acres ± in 3 Lots  
4.12 Acres ± Total  
Area by Computer

SCALE 1" = 50'  
TOWNSHIP Clemmons  
COUNTY Forsyth  
STATE North Carolina  
DATE 10/14/04

SURVEYED: RR  
MAPPED: CS  
Allied Land Surveying Co., P.A.  
Richard P. Bennett, PLS-3176  
4720 Kester Mill Road Phone (336) 765-2377  
Winston-Salem, N.C. 27103 FAX 760-8886  
e-mail - rpb@allied-engrsurv.com



I, Richard P. Bennett, Professional Land Surveyor No. 3176, certify that this plot 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.

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Davidson County, North Carolina, and that this plat has been approved by the Planning Board/Board of County Commissioners for recording in the office of the Register of Deeds of Davidson County.

State of North Carolina  
County of Davidson  
I, *[Signature]* Review Officer  
of Davidson County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.  
12-23-04  
Date

**Revisions**

*[Signature]*  
Date

12-23-04 *[Signature]*  
Date Chairperson  
12-23-04 *[Signature]*  
Date Subdivision Administrator

*[Signature]*  
Professional Land Surveyor, No. 3176

October, A.D. 2004

Surveyor  
3176  
License Number

V:\Survey\3441\dwg\3441vst1.dwg, plot=WD3-Dvd, 10/13/2004 12:27:57 PM, 1:1