The undersigned hereby acknowledge that I am (we are) the owner 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 of Forsyth County.

10-13-04 Date signed

10-13-04 Date signed

Filed for registration at 11:41 o'clock A M

Dec 27, 20 04 and recorded

in Plat Book 47 Page 198

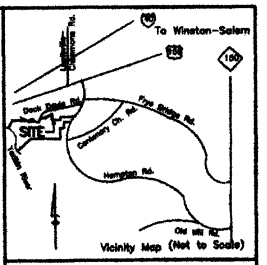
Dixie C. Woody Register of Deeds

Filing Fee Paid

by DEPUTY-ASSISTANT

NOTE:

This property is subject to all easements, right-of-ways, streets and easements, 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 established 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.



Plat Book 47 Page 198

The Homeowners Association documents with covenants and restrictions are recorded in Deed Book 2215, Page 1935.

LEGEND

R/W – Right-of-Way
IPF – Existing Iron Pipe
IRS – Iron Rebar Set
– Power
CM – Concrete Monument
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
– Overhead Utilities
– Fence
– F – 500 year Flood Boundary
L – Length of Curve

℄ – Center Line
– Power Line
– Power Easement
– Curb
– Edge of Pavement
– Water Line
– Water Valve
– Water Meter
– Fire Hydrant
– Power Pole
P/O – Part of
– Drainage Easement
– Sewer Easement, 10'x70'
– Sewer Line
– Sewer Manhole
– Sewer Valve
– Sewer Cleanout
– Sign Easement, 10'x20'
#460 – House Address Numbers

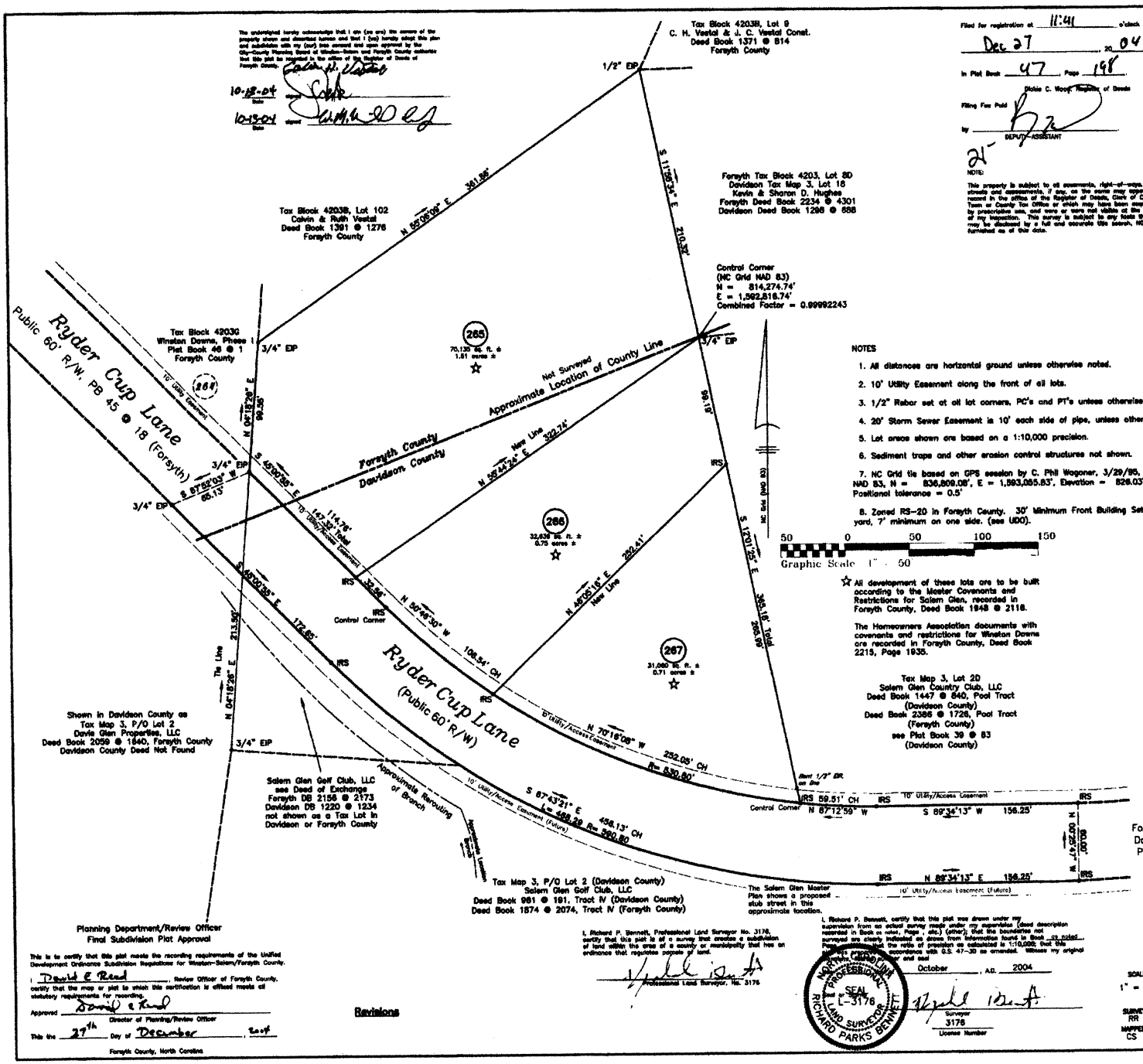
NOTES

1. All distances are horizontal ground unless otherwise noted.
2. 10' Utility Easement along the front of all lots.
3. 1/2" Rebar set at all lot corners, PC's and PT's unless otherwise noted.
4. 20' Storm Sewer Easement is 10' each side of pipe, unless otherwise noted.
5. Lot areas shown are based on a 1:10,000 precision.
6. Sediment traps and other erosion control structures not shown.
7. 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 = 828.03' (MSL) NGVD 29, Combined Factor = 0.9999223. Positional tolerance = 0.5'
8. Zoned RS-20 in Forsyth County. 30' Minimum Front Building Setback, 30' Minimum Rear Setback, 20' total side yard, 7' minimum on one side. (see UDO).

Graphic Scale 1" = 50'

☆ All development of these lots are to be built according to the Master Covenants and Restrictions for Salem Glen, recorded in Forsyth County, Deed Book 1948 ● 2118.

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



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 Parrie Avenue, Suite 18
High Point, NC 27262

Forsyth County Tax Block 4203B, P/O Lot 101B
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 981 ● 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	TOWNSHIP	COUNTY	STATE	DATE
1" = 50'	Clemmons Hampton	Forsyth Davidson	North Carolina	10/14/04

SURVEYED: RR
MAPPED: CS

Allied Land Surveying Co., P.A. JOB NO. 3441
Richard P. Bennett, PLS-3176
4720 Kester Mill Road Phone (336) 765-2377 MAP NO. 3441sal
Winston-Salem, N.C. 27103 FAX 760-8866 plat-WD3-Fre
e-mail rpb@allied-engsurv.com

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

Approved David E Reed
Director of Planning/Review Officer

This the 27th Day of December, 2004

Forsyth County, North Carolina

Revisions

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

Professional Land Surveyor, No. 3176

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.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book as noted; 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 and seal

October, A.D. 2004

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

Surveyor
3176
License Number

W-96009