EC PM 1:29 0.136

TOWN OF LEWISVILLE

FINAL SUBDIVISION PLAT APPROVAL

State of North Carolina
Lewisville/Forsyth County
Final Subdivision Plat Approval

This is to certify that this plat meets the recording requirements of the Subdivision Ordinance Subdivision Regulations for Lewisville/Forsyth County.

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

This the 12 day of January, 2021.

(Signed) Review Officer/Director of Planning

I (OR WE) THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I, (OR WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN AND SUBDIVISION WITH MY (OUR) FREE CONSENT AND HEREBY DEDICATE FOR PUBLIC USE AS ROADS AND EASEMENTS FOREVER ALL AREAS SHOWN OR INDICATED ON SAID PLAT AND UPON APPROVAL BY THE BOARD OF ALDERMEN OF THE TOWN OF KERNERSVILLE AUTHORIZES THAT THIS PLAT BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY.
THIS DEVELOPMENT IS SUBJECT TO RESTRICTIVE COVENANTS TO BE ENFORCED BY THE HOME OWNER'S ASSOCIATION. THE DECLARATION OF COVENANTS IS RECORDED IN DEED BOOK 3579 PAGE 1687.

SIGNATURE _____ DATE 1/12/21
BRANT GODFREY MANAGER

LRIG, LLC
FORSYTH COUNTY PARCEL ID 5874-79-3078.00

Forsyth County Register of Deeds
Plat Registration

Filed for registration at 10:44 o'clock A.M
This the 12 Day of January 2021 and recorded in
Plat Book 73 Page 30
Filing Fee Paid $21.00 Lynne Johnson, Register of Deeds
By: Angela Bogue
Assistant/Deputy
Forsyth County, North Carolina

Surveyor Certification
for Subdivision

I, Robert S. Dischinger Professional Land Surveyor, Number L-4521 certify to one or more of the following as indicated by an X:

X d. (11)a. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Signature _____ L-4521
Surveyor Number
Forsyth County, North Carolina

NORTH CAROLINA PROFESSIONAL SEAL 01.08.21 L-4521 LAND SURVEYOR ROBERT S. DISCHINGER, PLS

CERTIFICATE OF SURVEY ACCURACY:

I, ROBERT S. DISCHINGER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3365, PAGE 2798, FORSYTH COUNTY, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT BOOK'S SEE PAGE MAP) THAT THE RATIO OF PRECISION AS CALCULATED IS 1:40,902) THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS (GNSS IF DUAL CONSTELLATIONS ARE USED) SURVEY:

CERTIFICATE OF VRS SURVEY ACCURACY:

N.C. STATE PLANE GRID COORDINATES SHOWN HEREON WERE ESTABLISHED USING THE LEAST-SQUARES AVERAGE OF THREE INDEPENDENT VRS GPS OBSERVATIONS MADE ON MARCH 15, 2017 USING SPECTRA PRECISION SP-80 GPS EQUIPMENT, HOLDING LOCAL CORS STATIONS AS A FIXED HORIZONTAL AND VERTICAL REFERENCE.

CLASS OF SURVEY: 95%
POSITIONAL ACCURACY: 0.04' HORIZ. / VERT 0.016' AT THE 95% LEVEL
TYPE OF GPS FIELD PROCEDURE: RAPID STATIC
DATE OF SURVEY: APRIL 4 2017
DATUM/EPOCH: NAD 83 (2011)
PUBLISHED/FIXED CONTROL USED: LOCAL CORS STATIONS (VRS)
GEOID MODEL: 12B
COMBINED GRID FACTOR: 0.9999691
UNITS: US SURVEY FEET

That this plat meets the standards of practice for Land Surveying in North Carolina (GS 47-30X(11)a.
Witness my original signature and seal this 08 day of JANUARY, A.D. 2021.

ROBERT S. DISCHINGER PLS-4521

NORTH CAROLINA PROFESSIONAL SEAL 01.08.21 L-4521 LAND SURVEYOR ROBERT S. DISCHINGER, PLS

LINE LEGEND:

- EXISTING LOT OF RECORD
- EXISTING RIGHT OF WAY
- PROPERTY LINE (NOT SURVEYED)
- PROPERTY LINE
- CENTERLINE

SYMBOL LEGEND:

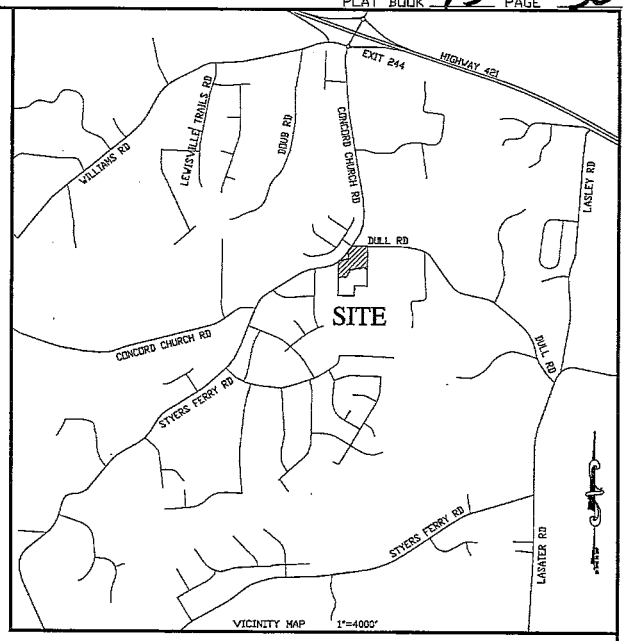
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
	STONE
NIP	NEW IRON PIN (5/8" REBAR)
EIP	EXISTING IRON PIPE
U.E.	UTILITY EASEMENT
ESMT.	EASEMENT
S.E.	SIGHT EASEMENT
XXXX	DENOTES ADDRESS

UTILITY NOTICE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, RECORDED EASEMENTS, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

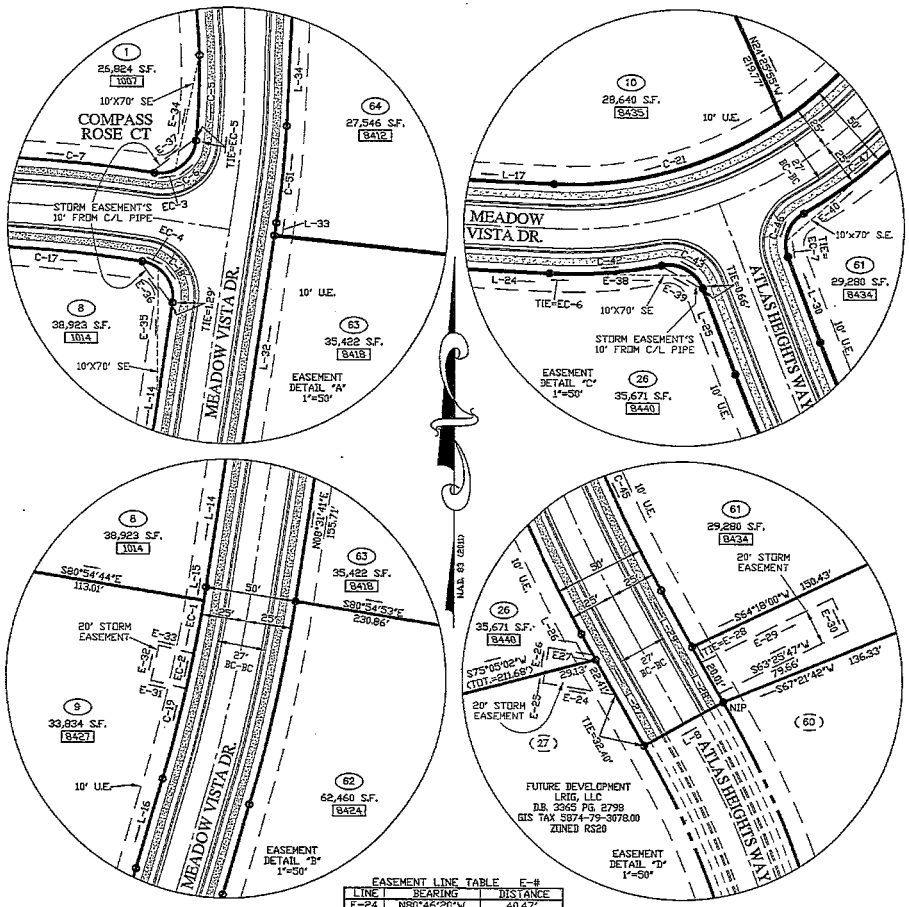
PHASE 1 SITE DATA:
AREA= 26.231 ACRES
NUMBER OF LOTS= 31 AREA IN LOTS= 21.436 ACRES
AREA IN COMMON AREA= 1.735 ACRES
AREA IN STREET RIGHT OF WAY= 3.060 AC
LF OF STREET: #2,459.31 LF

FLOOD INFORMATION
FLOOD PLAIN PER FIRM MAP #3710587400J
PANEL #5874 DATED 01-02-2009

WATERSHED INFORMATION
WATERSHED: NONE
RIVER BASIN: WS-IV YADKIN RIVER
COORDINATES: LAT. 36.07579
LONG. -80.42972



VICINITY MAP 1"=4000'



EASEMENT CURVE TABLE		EC-#	
CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
EC-1	S10°10'41"W	29.85'	29.85'	775.00'
EC-2	S12°01'15"W	20.00'	20.00'	775.00'
EC-3	S81°58'13"W	11.48'	11.64'	20.00'
EC-4	S65°41'56"E	10.74'	10.87'	20.00'
TIE=EC-5	N04°58'25"E	1.47'	1.48'	475.00'
TIE=EC-6	S88°35'46"E	10.80'	10.80'	255.00'
TIE=EC-7	N09°38'22"W	8.39'	8.45'	20.00'

EASEMENT LINE TABLE	E-#	
LINE	BEARING	DISTANCE
E-24	N80°46'20"W	40.47'
E-25	N09°13'40"E	5.67'
E-26	N09°13'40"E	14.33'
E-27	S80°46'20"E	24.67'
E-28	S29°04'29"E	9.86'
E-29	N63°25'47"E	80.51'
E-30	S26°21'36"E	20.00'
E-31	N77°10'57"W	20.08'
E-32	N12°49'03"E	20.00'
E-33	S77°10'57"E	19.81'
E-34	S11°48'57"W	65.35'
E-35	S00°25'40"W	68.11'
E-36	S35°18'19"E	30.02'
E-37	N59°01'58"E	31.27'
E-38	S89°34'34"E	69.02'
E-39	N61°07'59"W	26.92'
E-40	N48°04'57"E	69.02'

OWNER AND DEVELOPER:
LRIG, LLC
1598 WESTBROOK PLAZA DR. - SUITE 200
WINSTON SALEM, NC 27103
CONTACT BRANT GODFREY
PHONE 336-399-0398
bgodfrey@hubbardcommercial.com

NOTES:

1. AREA DETERMINED BY LEAST SQUARES METHOD.
2. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PER PANEL MAP 3710587400J ZONE "X" DATED JANUARY 02, 2009.
3. BOUNDARY LINES NOT SURVEYED ARE SHOWN DASHED.
4. DEED REFERENCES:
   D.B. 3365 PG. 2798 FORSYTH COUNTY IS SUBJECT PROPERTY.
   EVANS ENGINEERING HAS NOT PERFORMED ANY TITLE SEARCH.
5. TOTAL AREA= 26.231 ACRES.
6. THIS SURVEY IS OF AN ACTUAL FIELD SURVEY HAVING AN ERROR OF LESS THAN 1'40,902' FEET. S.S., PM, ALD
7. ALL DISTANCES SHOWN HEREON ARE IN HORIZONTAL FEET UNLESS SPECIFIED OTHERWISE.
8. PROPERTY IS CURRENTLY ZONED RS-20.
9. THERE ARE NO NORTH CAROLINA GEODETIC SURVEY MARKERS WITHIN 2000 FEET OF SUBJECT PROPERTY AS SHOWN.
10. PROPERTY IS CURRENTLY LISTED AS GIS TAX 5874-79-3078.00.
11. ALL STREETS HAVE A 50 FOOT WIDE PUBLIC RIGHT OF WAY.
12. CURBING IS 27 FEET WIDE FROM BACK OF CURB TO BACK OF CURB

SHEET 1 OF 2

FINAL SUBDIVISION PLAT
WOODVIEW ESTATES PHASE 1

LEWISVILLE TOWNSHIP~FORSYTH COUNTY
LEWISVILLE~NORTH CAROLINA
JANUARY 08, 2021

100 0 50 100 200 400
(IN FEET)
1 INCH = 100 ft.

EVANS ENGINEERING, INC.
ENGINEERS, SURVEYORS, PLANNERS
4609 DUNDAS DRIVE GREENSBORO, N.C. 27407
PHONE: (336) 854-8877 FAX: (336) 854-8876
LICENSE C-0168

[PROJECT: 320-02]-[H:\DRAWINGS\DESCO HOLDING\CONCORD CHURCH ROAD\SURVEY\WOODVIEW PHASE 1 PLAT.DWG]

CURVE TABLE C-#				
CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
C-1	N41°28'20"E	107.83'	107.86'	1,326.17'
C-2	N36°22'10"E	128.32'	128.37'	1,326.17'
C-3	S47°00'03"E	54.69'	60.22'	40.00'
C-4	N41°32'46"E	50.28'	54.37'	40.00'
C-5	S02°11'26"W	47.60'	47.62'	475.00'
C-6	S51°51'17"W	29.16'	32.67'	20.00'
C-7	N85°03'45"W	100.28'	100.35'	775.00'
C-8	N89°51'05"W	29.19'	29.19'	775.00'
C-9	S81°35'40"W	66.35'	66.54'	255.00'
C-10	S86°03'14"W	49.63'	49.99'	120.00'
C-11	S72°59'53"W	42.25'	43.62'	50.00'
C-12	S18°20'19"W	49.50'	51.78'	50.00'
C-13	S43°48'05"E	53.69'	56.68'	50.00'
C-14	N71°25'04"E	53.45'	56.39'	50.00'
C-15	N52°29'10"E	55.53'	56.04'	120.00'
C-16	N77°28'01"E	48.27'	48.60'	120.00'
C-17	S86°06'01"E	122.09'	122.23'	725.00'
C-18	S36°22'16"E	28.23'	31.34'	20.00'
C-19	S12°49'47"W	101.52'	101.59'	775.00'
C-20	S35°58'32"W	136.12'	139.76'	205.00'
C-21	S73°59'29"W	130.95'	133.29'	205.00'
C-22	S89°35'55"W	81.62'	81.66'	775.00'
C-23	S82°25'18"W	112.39'	112.49'	775.00'
C-24	S77°58'55"W	7.63'	7.63'	775.00'
C-25	S67°15'15"W	92.47'	92.58'	255.00'
C-26	S45°27'33"W	100.36'	101.02'	255.00'
C-27	S22°35'48"W	101.80'	102.49'	255.00'
C-28	S02°44'04"W	74.05'	74.31'	255.00'
C-29	S01°08'55"W	28.26'	28.33'	120.00'
C-30	S16°52'56"W	37.42'	37.57'	120.00'
C-31	S39°43'55"E	47.85'	49.84'	50.00'
C-32	S59°40'19"E	47.49'	49.49'	50.00'
C-33	N76°48'45"E	26.15'	26.46'	50.00'
C-34	N33°05'10"E	47.92'	49.86'	50.00'
C-35	N16°16'50"W	35.51'	36.30'	50.00'
C-36	N81°29'53"W	65.08'	65.91'	120.00'
C-37	N16°04'04"E	151.48'	153.16'	205.00'
C-38	N57°43'30"E	140.06'	142.94'	205.00'
C-39	N79°34'11"E	47.31'	47.32'	725.00'
C-40	N86°30'11"E	127.98'	128.15'	725.00'
C-41	S82°54'29"E	13.29'	13.28'	725.00'
C-42	N85°38'39"E	61.91'	62.06'	255.00'
C-43	S61°02'16"E	25.87'	28.13'	20.00'
C-44	S24°54'39"E	119.81'	119.92'	825.00'
C-45	N24°54'39"W	112.54'	112.64'	775.00'
C-46	N19°32'29"E	23.87'	28.13'	20.00'
C-47	N49°52'17"E	88.24'	88.69'	255.00'
C-48	N33°10'55"E	59.73'	59.87'	255.00'
C-49	N21°31'15"E	43.98'	43.93'	255.00'
C-50	N12°33'24"E	115.32'	116.02'	825.00'
C-51	N05°34'03"E	54.23'	54.25'	325.00'

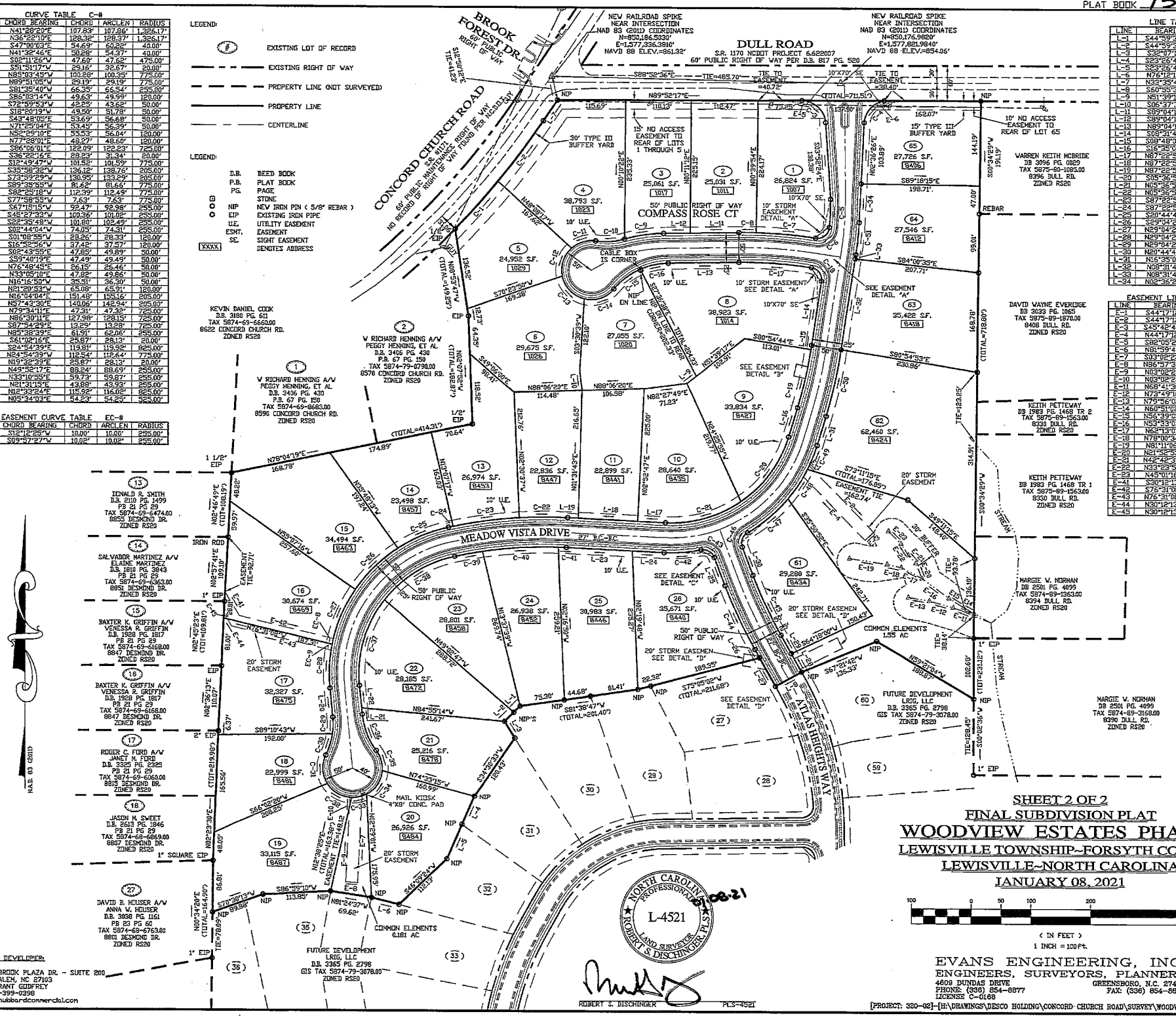
EASEMENT CURVE TABLE EC-#				
CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
EC-8	S12°12'25"W	10.00'	10.00'	255.00'
EC-9	S09°57'27"W	10.02'	10.02'	255.00'

LEGEND:

- EXISTING LOT OF RECORD
- EXISTING RIGHT OF WAY
- PROPERTY LINE (NOT SURVEYED)
- PROPERTY LINE
- CENTERLINE

LEGEND:

D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
	STONE
NIP	NEW IRON PIN (5/8" REBAR)
EIP	EXISTING IRON PIPE
U.E.	UTILITY EASEMENT
ESMT.	EASEMENT
SE.	SIGHT EASEMENT
XXXX	DENOTES ADDRESS



LINE TABLE L-#		
LINE	BEARING	DISTANCE
L-1	S44°59'32"W	14.78'
L-2	S44°59'32"W	21.98'
L-3	S39°07'16"E	32.71'
L-4	S23°26'43"W	52.57'
L-5	S33°26'43"W	63.75'
L-6	N76°12'10"W	47.99'
L-7	N33°35'47"E	42.30'
L-8	S50°55'31"W	50.00'
L-9	N51°39'17"E	20.19'
L-10	S06°37'31"E	33.96'
L-11	S89°04'11"W	81.42'
L-12	S89°04'11"W	44.47'
L-13	N89°04'11"E	118.84'
L-14	S08°31'41"W	110.35'
L-15	S08°48'05"W	7.39'
L-16	S18°35'07"W	51.62'
L-17	N87°22'58"W	46.99'
L-18	N87°22'58"W	101.10'
L-19	N87°22'58"W	17.71'
L-20	S85°36'53"E	48.62'
L-21	N05°36'52"W	10.62'
L-22	N05°36'52"W	38.01'
L-23	S87°22'58"E	112.34'
L-24	S87°22'58"E	53.47'
L-25	S20°44'49"E	50.84'
L-26	S29°04'29"E	16.16'
L-27	N29°04'29"W	54.81'
L-28	N29°04'29"W	35.37'
L-29	N29°04'29"W	35.60'
L-30	N20°44'49"W	50.84'
L-31	N16°35'07"E	51.62'
L-32	N08°31'41"E	155.71'
L-33	N08°31'41"E	7.40'
L-34	N02°36'26"E	65.51'

EASEMENT LINE TABLE E-#		
LINE	BEARING	DISTANCE
E-1	S44°17'12"E	14.00'
E-2	S44°17'12"E	141.28'
E-3	S45°42'48"W	20.00'
E-4	N44°17'12"W	148.62'
E-5	S86°05'22"E	57.07'
E-6	N81°59'49"E	53.02'
E-7	S03°02'23"W	147.90'
E-8	N86°57'37"W	20.00'
E-9	N03°02'23"E	129.35'
E-10	N03°02'23"E	15.06'
E-11	N68°41'30"W	36.76'
E-12	N73°49'10"W	41.87'
E-13	N75°56'02"W	35.76'
E-14	N60°51'02"W	19.96'
E-15	N56°39'09"W	29.18'
E-16	N53°33'03"W	54.46'
E-17	N62°13'01"W	39.32'
E-18	N78°00'34"W	24.07'
E-19	N81°11'06"W	53.89'
E-20	N21°52'53"W	27.39'
E-21	N42°42'39"W	18.43'
E-22	N33°23'51"W	22.71'
E-23	N45°01'16"W	30.05'
E-41	S30°12'13"E	47.59'
E-42	S75°31'08"E	162.57'
E-43	N76°31'08"W	171.96'
E-44	N30°12'13"W	13.83'
E-45	N30°12'13"W	11.58'

SHEET 2 OF 2

FINAL SUBDIVISION PLAT

WOODVIEW ESTATES PHASE 1

LEWISVILLE TOWNSHIP~FORSYTH COUNTY

LEWISVILLE~NORTH CAROLINA

JANUARY 08, 2021

100 0 50 100 200 400

(IN FEET)

1 INCH = 100 ft.

OWNER AND DEVELOPER:
LRIG, LLC
1598 WESTBROOK PLAZA DR. - SUITE 200
WINSTON SALEM, NC 27103
CONTACT BRANT GODFREY
PHONE 336-399-0398
bgodfrey@hubbardcommercial.com

EVANS ENGINEERING, INC.
ENGINEERS, SURVEYORS, PLANNERS
4609 DUNDAS DRIVE GREENSBORO, N.C. 27407
PHONE: (336) 854-8877 FAX: (336) 854-8876
LICENSE: C-0168

[PROJECT: 320-02]-[H:\DRAWINGS\DESCO HOLDING\CONCORD CHURCH ROAD\SURVEY\WOODVIEW PHASE 1 PLAT.DWG]