

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION
FILED FOR REGISTRATION AT 11:10 O'CLOCK A.M.
THIS THE 19 DAY OF January 2024
AND RECORDED IN PLAT BOOK 78 PAGE 186
FILING FEE PAID:
LYNNE JOHNSON, REGISTER OF DEEDS
BY *Carol A. Harris*
ASSISTANT/DEPUTY
FORSYTH COUNTY, NORTH CAROLINA

OWNERS ACKNOWLEDGEMENT AND ACCEPTANCE
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 HEREBY DEDICATE TO PUBLIC USE AND ROADS, STREETS, AND EASEMENTS FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT.

PMIA HOLDINGS, LLC
SIGNATURE *[Signature]* DATE 12-21-23
PIN: 5854-95-4348

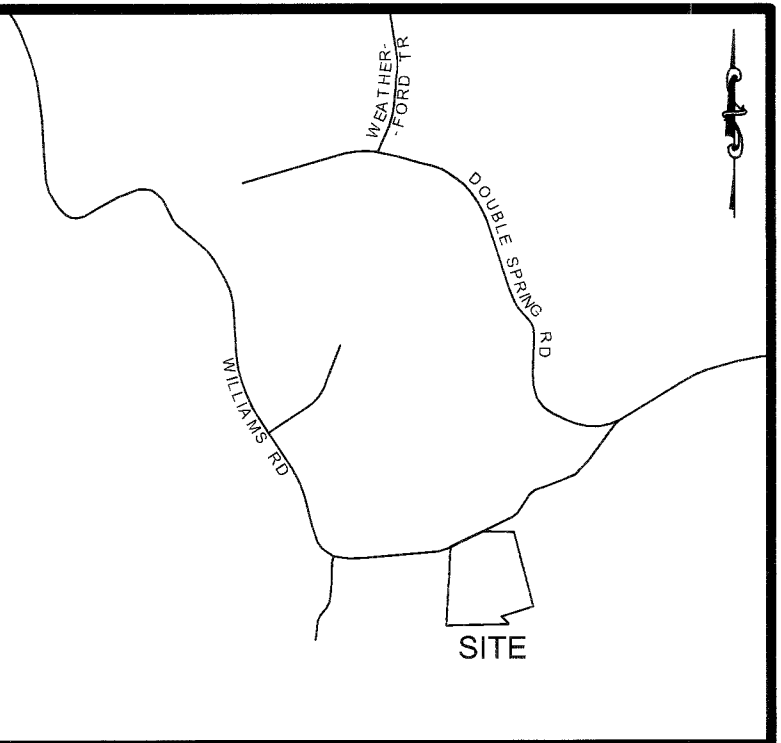
NORTH CAROLINA STATE PLANE
NAD83(2011) GRID COORDINATES
ON FIELD SET CAPPED REBAR
VRS CONTROL POINT #1022
N: 845851.37
E: 1559525.76

SITE DATA:
OWNER: PMIA HOLDINGS, LLC
PIN: 5854-95-4348
D.B. 1212 P.G. 1343
TOTAL AREA: 17.03 ACRES
AREA IN LOTS: 15.35 ACRES
COMMON AREA: 0.25 ACRES
AREA IN WILLIAMS RD R/W: 0.26 ACRES
AREA IN SUBDIVISION R/W: 1.17 ACRES

ZONING:
EXISTING ZONING: AG

DEVELOPMENT STANDARDS:
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
MINIMUM LOT SIZE: 40,000 SF
MINIMUM LOT WIDTH: 150'
FRONT SETBACK: 45'
SIDE SETBACK: 20'
REAR SETBACK: 50'
MAXIMUM HEIGHT: 40'
AVG. LOT SIZE: 40,000 SF

WATERSHED DATA:
WATERSHED: YADKIN RIVER
WATERSHED CLASSIFICATION: WS-IV
RIVER BASIN: YADKIN-PEEDEE
SOIL TYPES: C1B, WmB, WmC
AVG. SLOPE: 5.65%
WATERSHED COMPLIANCE METHOD CHOSEN FOR THIS DEVELOPMENT IS DENSITY OF NOT MORE THAN 3 UNITS PER 40,000 SF



VICINITY MAP
1" = 2000'

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I, TOMMY W. WRIGHT, CERTIFY THAT THE CONTROL FOR THIS SURVEY IS FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY

- CLASS OF SURVEY: CLASS A
- POSITIONAL ACCURACY: 0.05'
- TYPE OF GPS (OR GNSS) FIELD PROCEDURE: VRS (SOKKIA MODEL GCX-3 NETWORK ROVER)
- DATE(S) OF SURVEY: 2022-09-01 & 2022-09-02
- DATUM/EPOCH: NAD83 (2011) / EPOCH (2010)
- PUBLISHED/FIXED-CONTROL USE: CORS NETWORK
- GEOID MODEL: 18
- COMBINED GRID FACTOR: 0.999939176 (GROUND TO GRID)
- UNITS: U.S. SURVEY FOOT

HORIZONTAL POSITIONS ARE REFERENCED TO NAD83/NSRS (2011)

SURVEYOR'S CERTIFICATION:

"I, TOMMY W. WRIGHT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3693 PAGE 1867, ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 310 AS PAGE SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15,310; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 20th DAY OF DECEMBER, 2023 A.D.

Tommy W. Wright
PROFESSIONAL LAND SURVEYOR

L-5262
LICENSE NUMBER



#2022099

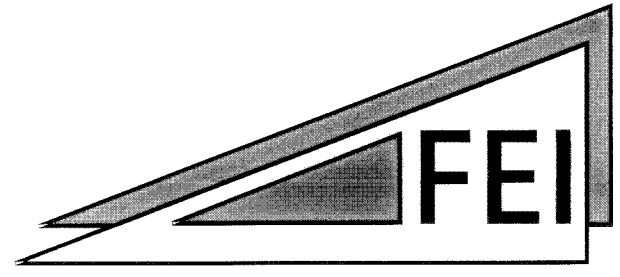
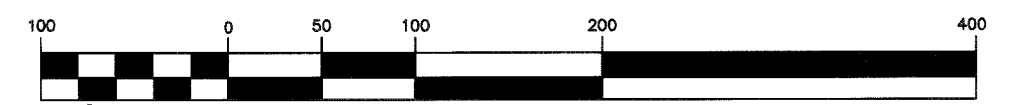
FINAL PLAT FOR:
ADAMS ESTATES SUBDIVISION

OWNER:
PMIA HOLDINGS, LLC
PO BOX 5323
WINSTON SALEM, NC 27113

TOWNSHIP: LEWISVILLE

SCALE: 1"=100'

FORSYTH COUNTY
NORTH CAROLINA
DATE: 12-20-2023



Civil Engineers and Land Surveyors
8518 Triad Drive, Colfax, NC 27235
www.feiconsulting.com
(336) 852-9797
License No. C-0950

PROJ. NO. 01420.021 DRAWN BY: JDB

NC GRID
NAD83(2011)

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, *Bryan D. Wilson*, REVIEW OFFICER FOR FORSYTH COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

APPROVED *[Signature]*
DIRECTOR OF PLANNING
REVIEW OFFICER

THIS THE 19th DAY OF January 2024
FORSYTH COUNTY, NORTH CAROLINA

FORSYTH COUNTY HEALTH DEPARTMENT:

THE LOTS RECORDED ON THIS PLAT HAVE BEEN DEEMED SUITABLE/UNSUITABLE FOR ON-SITE SEPTIC PERMITS AS OF THIS PLAT RECORDING. SPECIFIC INFORMATION ON EACH LOT CAN BE OBTAINED BY CONTACTING THE FORSYTH COUNTY HEALTH DEPARTMENT.

PRINT: *Chad Rakes*

SIGNED: *Chad Rakes* DATE: 1/18/24

TITLE: *EHS*

NCDOT DIVISION OF HIGHWAYS DISTRICT ENGINEER CERTIFICATE:

I HEREBY CERTIFY THAT THE STREETS AS DEPICTED HEREON ARE/ARE NOT CONSISTENT WITH THE REQUIREMENTS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.

Scott Jones 1/10/24
DISTRICT ENGINEER DATE

NOTES:

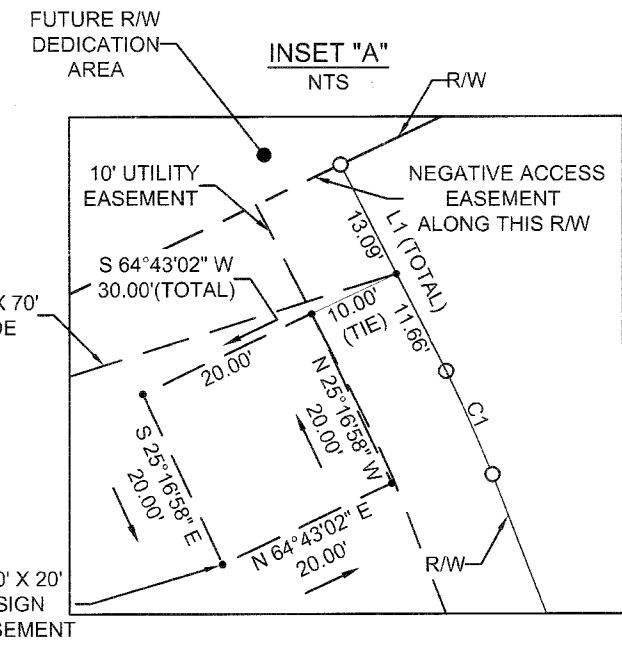
- AREA DETERMINED UTILIZING COORDINATE COMPUTATION.
- SITE IS TO BE SERVED BY PRIVATE WELL & SEPTIC..
- RESIDENTIAL STREETS WILL BE PUBLIC AND CONSTRUCTED TO NCDOT STANDARDS.
- ALL CONSTRUCTION IS TO BE TO FORSYTH COUNTY STANDARDS AND SPECIFICATIONS, NCDOT UTILITY COMMISSION STANDARDS AND NCDENR STANDARDS.
- THIS PROPERTY IS PARTIALLY LOCATED WITHIN ZONE X AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 3710585400K, EFFECTIVE DATE MAY 18, 2009.
- NO NGS MONUMENTS WERE RECOVERED WITHIN 2000' OF THE PROPERTY.
- THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAYS, AND AGREEMENTS NOT VISIBLE OR APPARENT AT THE TIME OF THE SURVEY.
- THE CLASSIFICATION OF THIS SURVEY IS NORTH CAROLINA CLASS A.
- HORIZONTAL DATUM: NAD83(2011)
- GRID TIE INFORMATION BASED ON MONUMENTATION AND DATUM AS SHOWN. ALL DISTANCES ARE GROUND DISTANCES (US FEET) UNLESS OTHERWISE SHOWN.

LEGEND

- = PROPERTY LINE
- - - = ADJOINING PROPERTY LINE
- - - = RIGHT-OF-WAY LINE
- - - = NEW RIGHT-OF-WAY LINE
- - - = NEW PARCEL LINE
- - - = SETBACK
- - - = EASEMENT (AS NOTED)
- - - = MBL (MINIMUM BUILD LINE)
- - - = GRID TIE LINE

- = EXISTING PROPERTY CORNER (AS NOTED)
- = POINT IN ROAD (NOT MONUMENTED)
- = 5/8" SET REBAR
- ⊙ = GPS CONTROL POINT
- ⊙ = EASEMENT POINT (NOT MONUMENTED)
- AC = ACRES
- R/W = RIGHT OF WAY
- FIP = FOUND IRON PIPE
- AG = ABOVE GROUND
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- ESMT. = EASEMENT

BLK	LOT	MLOT	PIN	STNUM	STNAME	STTYPE
44178	1		5854-95-2630.00	4011	Estate	DR
44178	2		5854-95-2456.00	4017	Estate	DR
44178	3		5854-95-2362.00	4023	Estate	DR
44178	4		5854-95-2188.00	4029	Estate	DR
44178	5		5854-95-2083.00	4035	Estate	DR
44178	6		5854-94-2897.00	4041	Estate	DR
44178	7		5854-95-7020.00	4040	Estate	DR
44178	8		5854-95-7115.00	4034	Estate	DR
44178	9		5854-95-6390.00	4028	Estate	DR
44178	10		5854-95-6464.00	4022	Estate	DR
44178	11		5854-95-6529.00	4016	Estate	DR
44178	12		5854-95-5753.00	4010	Estate	DR
44178	C/A		5854-94-6805.00	0	Estate	DR



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 27°00'31" E	24.75'
L2	S 27°00'31" E	23.26'
L3	S 07°14'57" W	63.32'
L4	N 07°14'57" E	22.47'
L5	S 84°05'32" E	35.59'
L6	N 06°41'10" E	50.00'
L7	N 84°05'32" W	35.18'
L8	N 72°48'33" E	92.61'
L9	N 66°33'22" E	92.62'
L10	N 87°03'06" W	50.00'

CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	S 24°19'15" E	12.11'	116.80'
C2	N 24°13'58" W	16.95'	175.00'
C3	N 19°51'02" W	97.17'	1733.24'
C4	S 19°12'43" E	131.85'	1683.24'
C5	N 15°45'48" W	150.06'	1733.24'
C6	S 14°24'49" E	150.00'	1683.24'
C7	N 10°48'08" W	150.00'	1733.24'
C8	S 09°18'22" E	150.00'	1683.24'
C9	N 05°50'31" W	150.00'	1733.24'
C10	S 04°11'55" E	150.01'	1683.24'
C11	N 00°52'55" W	150.00'	1733.24'
C12	S 00°54'34" W	150.01'	1683.24'
C13	N 03°20'44" E	105.71'	1733.24'
C14	S 05°21'22" W	111.20'	1683.24'
C15	N 51°34'43" E	34.94'	25.00'
C16	N 39°29'58" W	35.10'	25.00'

