VILLAGE OF CLEMMONS
DEPARTMENT OF PUBLIC WORKS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
Approved: Director of Public Works
Date: 2/8/2007
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 Village of Clemmons, Forsyth County.
I, Mona N. Lewellen, Review Officer of Village of Clemmons, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Approved: Director of Planning/Review Officer
This the 6th day of February, 2007
FORSYTH COUNTY, NORTH CAROLINA

SURVEYORS CERTIFICATION
I, David A. Wiseman, certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Deed Book 2359, Page 514 or Plat Book ____, Page ____, if applicable); that the ratio of precision as calculated is 1:____; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 15 day of Feb, A.D., 2006.
Professional Land Surveyor L-3890
NORTH CAROLINA – FORSYTH COUNTY

I, David A. Wiseman, Professional Land Surveyor, Number L-3890 certify to one of the following as indicated by an X:
X a. 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;
__ b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates 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.
Professional Land Surveyor
NORTH CAROLINA – FORSYTH COUNTY

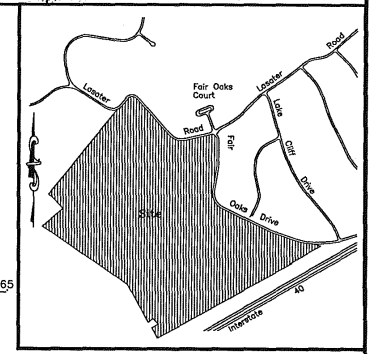
FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION
Filed for Registration at 4:42 o'clock P M
This the 7th Day of February, 2006 and recorded in Plat Book 54, Page 55-57
Filing Fee Paid: $13-63.00
Pickie C. Wood, Register of Deeds
KAREN GORDON, REGISTER OF DEEDS By: Deputy – Assistant

BLK	LOT	MLOTPIN	STNUM	STPRE	STNAME	STTYPE	SUITE
4305	023	23	5883-10-1029.00	7925	VALLEY VIEW	DR	
4305	024	24	5883-00-9063.00	7935	VALLEY VIEW	DR	
4305	025	25	5882-09-8928.00	7945	VALLEY VIEW	DR	
4305	028	28	5883-00-4020.00	7955	VALLEY VIEW	DR	
4305	026	26	5882-09-6982.00	7965	VALLEY VIEW	DR	
4305	027	27	5882-09-5930.00	7975	VALLEY VIEW	DR	
4305	029	29	5883-00-3174.00	7985	VALLEY VIEW	DR	
4305	030	30	5883-00-1404.00	7995	VALLEY VIEW	DR	
4305	031	31	5875-90-9085.00	7980	VALLEY VIEW	DR	
4305	032	32	5872-99-8609.00	7970	VALLEY VIEW	DR	
4305	033	33	5882-09-1751.00	7976	VALLEY VIEW	DR	
			3997		VALLEY VIEW	CIR	
4305	034	34	5882-09-1573.00	3973	VALLEY VIEW	CIR	
4305	035	35	5882-09-3441.00	3949	VALLEY VIEW	CIR	
4305	036	36	5882-09-5441.00	3925	VALLEY VIEW	CIR	
4305	037	37	5882-09-6592.00	3901	VALLEY VIEW	CIR	
			7956		VALLEY VIEW	DR	
4305	038	38	5882-09-8640.00	7950	VALLEY VIEW	DR	
4305	039	39	5882-09-9696.00	7940	VALLEY VIEW	DR	
4305	040	40	5882-19-1721.00	7930	VALLEY VIEW	DR	
4305	041	41	5882-19-2767.00	7920	VALLEY VIEW	DR	

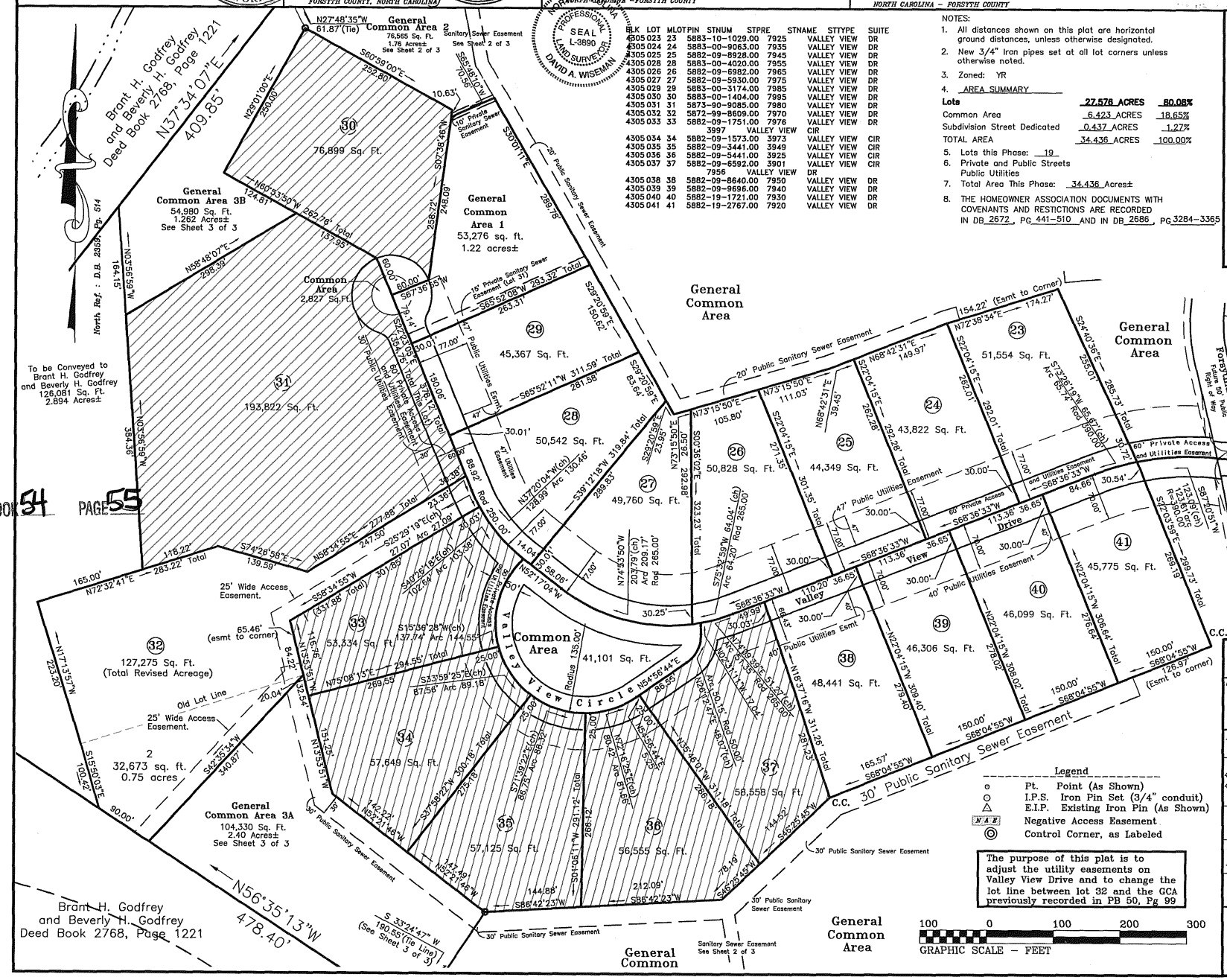
NOTES:
1. All distances shown on this plat are horizontal ground distances, unless otherwise designated.
2. New 3/4" iron pipes set at all lot corners unless otherwise noted.
3. Zoned: YR
4. AREA SUMMARY

Lots	27.576 ACRES	80.08%
Common Area	6.423 ACRES	18.65%
Subdivision Street Dedicated	0.437 ACRES	1.27%
TOTAL AREA	34.436 ACRES	100.00%

5. Lots this Phase: 19
6. Private and Public Streets Public Utilities
7. Total Area This Phase: 34.436 Acres±
8. THE HOMEOWNER ASSOCIATION DOCUMENTS WITH COVENANTS AND RESTICTIONS ARE RECORDED IN DB 2672, PG 441-510 AND IN DB 2686, PG 3284-3365



Vicinity Map — Not to Scale



BOOK 54 PAGE 55

The Estates at Fair Oaks (REVISED)

Owner/Developer:
Fair Oaks Associates, LLC.
2631 Reynolda Road
Winston-Salem, NC 27106
(336) 777-0078

FIELD WORK BY	CHECKED BY:
GS PJ CJ DH JB MC	JEB

Block / Lot	PIN:	Deed Book / Page
4207 / 405A 4207 / 408		D.B. 2359, Pg. 514

TOWNSHIP:	CITY:	COUNTY:
Clemmons	Village of Clemmons	FORSYTH
STATE: NORTH CAROLINA	DATE: April 05, 2006	SHEET NUMBER: 1 of 3
JOB NUMBER: 05204RP	DRAWN BY: DAW/dbc/DAS	

BEESON ENGINEERING INC.
ENGINEERS SURVEYORS PLANNERS
503 HIGH STREET
WINSTON-SALEM, NC 27101
TELEPHONE: (336) 748-0071
www.beesonengineering.com

VILLAGE OF CLEMMONS DEPARTMENT OF PUBLIC WORKS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED [signature] DEPARTMENT OF PUBLIC WORKS

This the 6 Day of Feb 2008

NORTH CAROLINA – FORSYTH COUNTY

VILLAGE OF CLEMMONS FOUNDED 1902 INCORPORATED 1986 PUBLIC WORKS DEPT.

PLANNING DEPARTMENT FINAL SUBDIVISION PLAT

This is to certify that this plat meets the recording requirements of the Unified Development Ordinance Subdivision Regulations of Winston-Salem/Forsyth County.

[signature] Planner

of Forsyth County, certify that the map or plat to which this certification is affixed meets all applicable requirements.

Approved [signature] Director of Planning/Zoning Officer

This the 6th day of February 2008

NORTH CAROLINA – FORSYTH COUNTY

SURVEYORS CERTIFICATION

I, David A. Wiseman, certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Deed Book 2369, Page 614 or Plat Book FIP, Page PA 0 ; that the ratio of precision as calculated is 1:10,000+ ; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 25 day of Feb, 2008.

[signature] Surveyor — L-3890 Registration Number

NORTH CAROLINA – FORSYTH COUNTY

PROFESSIONAL SEAL L-3890 LAND SURVEYOR DAVID A. WISEMAN

I, David A. Wiseman, Professional Land Surveyor, Number L-3890 certify to one of the following as indicated by an X :

X a. 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;

__ b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates 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.

[signature] Surveyor — L-3890 Registration Number

NORTH CAROLINA – FORSYTH COUNTY

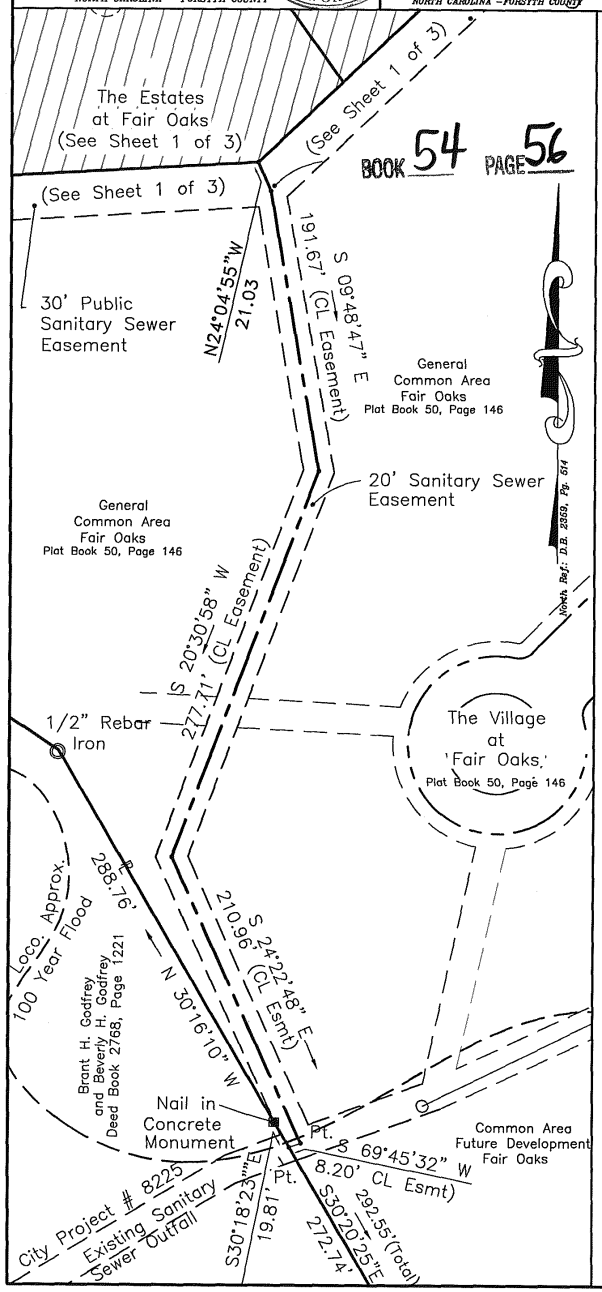
FORSYTH COUNTY REGISTER OF DEEDS PLAT REGISTRATION

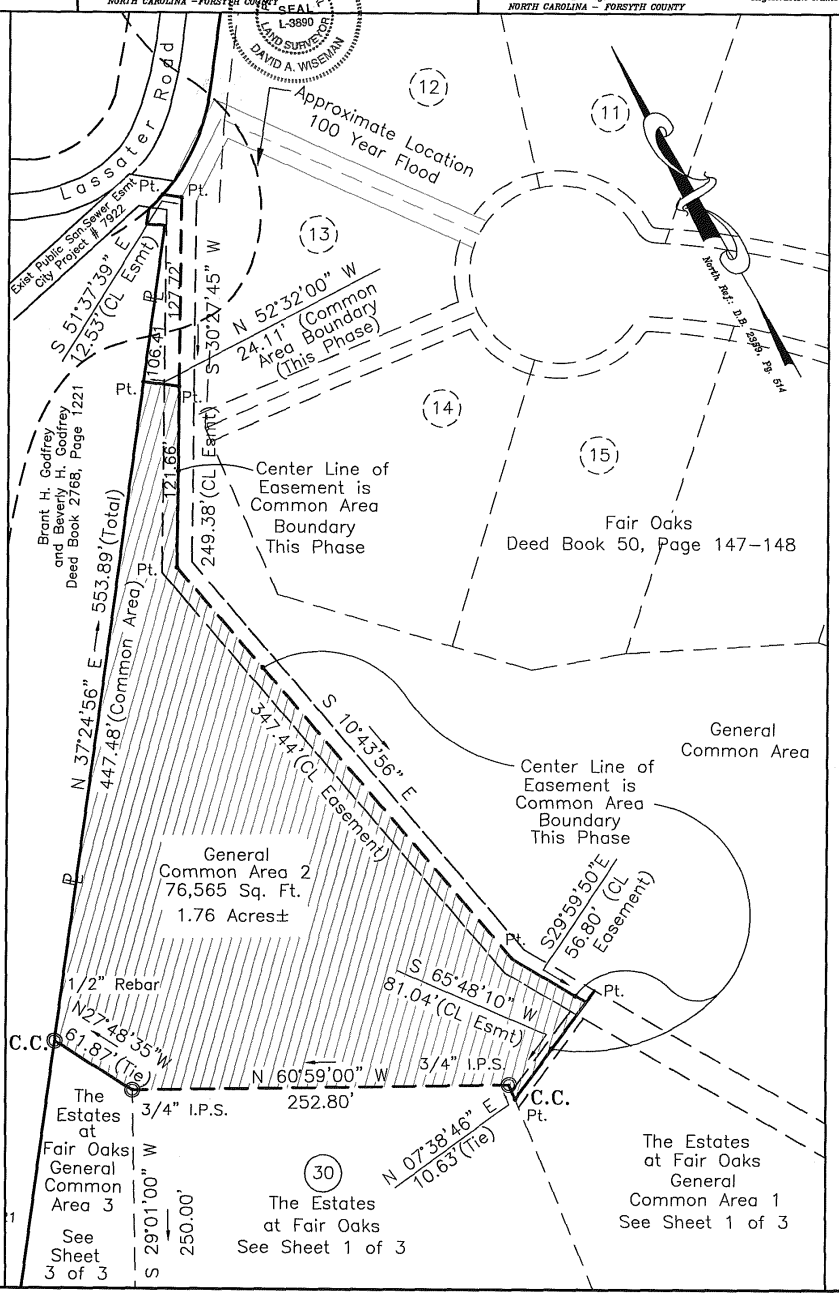
Filed for Registration at 11:12 o'clock P M

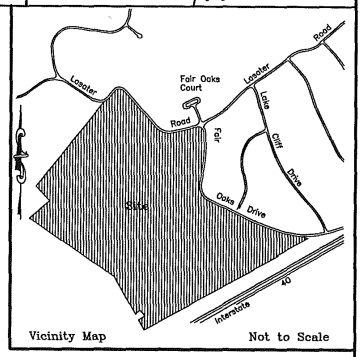
This the 7th Day of February 08 and recorded in Plat Book 54 Page 56

Filing Fee Paid 21.00 Dickie C. Kood, Register of Deeds

KAREN GORDON, REGISTER OF DEEDS By [signature] Deputy – Assistant







This Survey is subject to any facts that may be disclosed by a full and accurate title search, NOT furnished me as of this date, and may be subject to easements, rights-of-way, restrictive covenants, 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.

Notes:
All distances shown on this plat are horizontal Distances.
3/4" Iron Pipes at all corners unless otherwise noted.

This Map describes the Sanitary Sewer Easements and Common Area being recorded at this time.

Area in Common Area this map 1.76 Acres±, (76,565 Sq. Ft.)

Public Utilities.
Zoning YR

Legend

- EIP.....Existing Iron Pipe
- IPS..... Iron Pipe (Set)
- Stone.....Stone (found)
- Pt.....Point on the ground
- C.C.....Control Corner

The purpose of this plat is to revise common area 2, easement and tie lines previously recorded in PB 50, Pg 100

60 0 60

Scale 1" = 60'

The Estates at Fair Oaks
Sanitary Sewer Easements and Common Area 2
(Revised)

Owner/Developer:
Fair Oaks Associates, LLC.
2631 Reynolda Road
Winston-Salem, N.C. 27106
(336) 777-0076

FIELD WORK BY: GS/PJ/DH/JB/MC	CHECKED BY: JEB
	PARCEL: Tax Blk 4207 Lots 405A, and 408
TOWNSHIP: Clemmons	CITY: Village of Clemmons
COUNTY: Forsyth	
STATE: N.C.	DATE: January 3, 2008
SHEET NUMBER: Revised 2 of 3	
JOB NUMBER: 05204RP	DRAWN BY: DAW/TLBC/DAS

BEESON ENGINEERING INC.
ENGINEERS SURVEYORS PLANNERS
603 HIGH STREET
WINSTON-SALEM, NC 27101
Telephone: (336)-748-0071
Fax Number: (336)-748-0470
WebSite: www.beesonengineering.com

BOOK 54 PAGE 57

VILLAGE OF CLEMMONS
DEPARTMENT OF PUBLIC WORKS
PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION
APPROVED [signature]
DEPARTMENT OF PUBLIC WORKS
This the 6 Day of Feb 20
NORTH CAROLINA – FORSYTH COUNTY

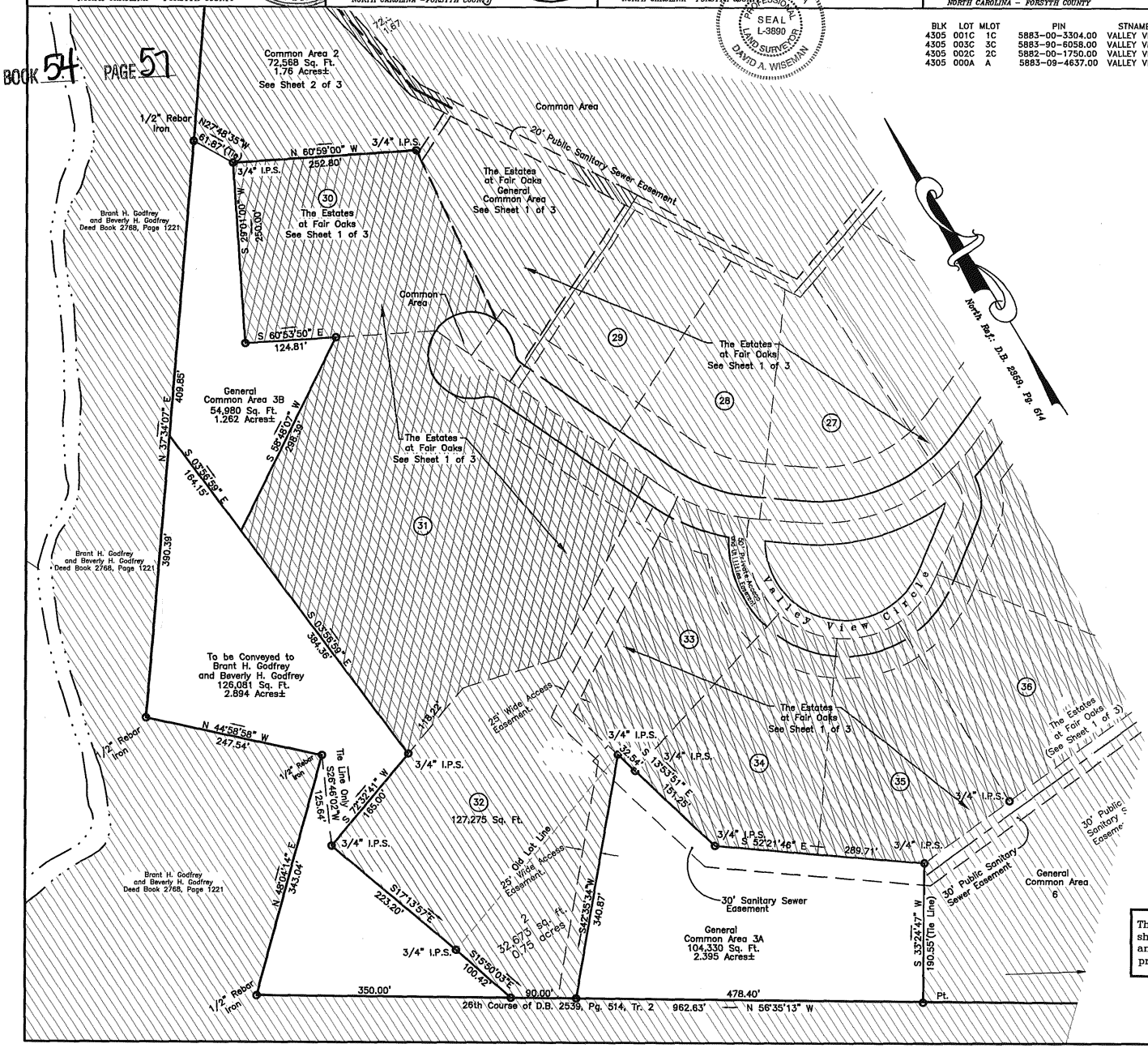
PLANNING DEPARTMENT/REVIEW OFFICER
FINAL SUBDIVISION PLAT APPROVAL
This is to certify that this plat meets the requirements of the Unified Development Ordinance Subdivision Regulations of Winston-Salem/Forsyth County.
Approved [signature] Planning Director
This the 6th day of February 2008
NORTH CAROLINA – FORSYTH COUNTY

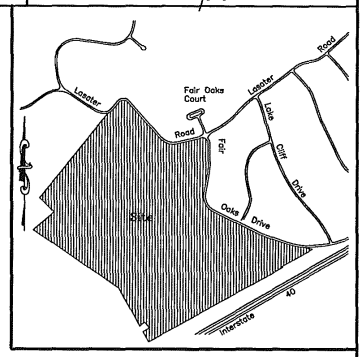
SURVEYORS CERTIFICATION
I, David A. Wiseman, certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Deed Book ____, Page ____ or Plat Book ____, Page ____); that the ratio of precision as calculated is 1: 10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 05 day of Dec, A.D., 2022
[signature] Surveyor
L-3890 Registration Number
NORTH CAROLINA – FORSYTH COUNTY
NORTH CAROLINA PROFESSIONAL SEAL L-3890 LAND SURVEYOR DAVID A. WISEMAN

I, David A. Wiseman, Professional Land Surveyor, Number L-3890 certify to one of the following as indicated by an X:
X a. 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;
___ b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates 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.
[signature] Surveyor
L-3890 Registration Number
NORTH CAROLINA – FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION
Filed for Registration at 4:42 o'clock P M
This the 7th Day of February 2008 and recorded in Plat Book 54 Page 57
Filing Fee Paid 21.00 Dickie C. Wood, Register of Deeds
KAREN GORDON, REGISTER OF DEEDS By [signature] Deputy – Assistant

BLK	LOT	MLOT	PIN	STNAME	
4305	001C	1C	5883-00-3304.00	VALLEY VIEW	COMMON AREA
4305	003C	3C	5883-90-6058.00	VALLEY VIEW	COMMON AREA
4305	002C	2C	5882-00-1750.00	VALLEY VIEW	COMMON AREA
4305	000A	A	5883-09-4637.00	VALLEY VIEW	COMMON AREA





This Survey is subject to any facts that may be disclosed by a full and accurate title search. NOT furnished me as of this date, and may be subject to easements, rights-of-way, restrictive covenants, 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.

Notes:

All distances shown on this plat are horizontal Distances.

3/4" Iron Pipes at all corners unless otherwise noted.

General Common Area 3A has 104,330 Sq. Ft. (2.395 Acres±)
General Common Area 3B has 54,980 Sq. Ft. (1.262 Acres±)

Public Utilities.
Zoning YR

Legend
- EIP.....Existing Iron Pipe
- IPS..... Iron Pipe (Set)
- Stone.....Stone (found)
- Pt.....Point on the ground
- C.C.....Control Corner

100 0 100
Scale 1" = 100'

The purpose of this plat is to show transfer of ownership of property and to adjust the common areas previously recorded in PB 50, Pg 101

The Estates at Fair Oaks
Common Area 3 (REVISED)
Owner/Developer:
Fair Oaks Associates, L.L.C.
2631 Reynolda Road
Winston-Salem, N.C. 27106
(336) 777-0078

FIELD WORK BY: CS/BJ/DM/JB/MC	CHECKED BY: JEB
TAX MAP:	PARCEL: Block 4207 Lots 405A and 408
TOWNSHIP: Clemmons	CITY: Village of Clemmons
COUNTY: Forsyth	STATE: N.C.
DATE: April 05, 2006	SHEET NUMBER: 3 of 3
JOB NUMBER: 05204RP	DRAWN BY: DAW/TLBC/DAS

BEESON ENGINEERING INC.
ENGINEERS SURVEYORS PLANNERS
503 HIGH STREET
WINSTON-SALEM, NC 27101
Telephone: (336)-748-0071
Fax Number: (336)-748-0470
WebSite: www.beesonengineering.com

VILLAGE OF CLEMMONS
DEPARTMENT OF PUBLIC WORKS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

Marsha E. Duckworth
Notary Public - State of North Carolina VILLAGE CLERK
My Commission Expires June 19, 2006
FORSYTH COUNTY

PLANNING DEPARTMENT/REVIEW OFFICER
FINAL SUBDIVISION PLAT APPROVAL

This is to certify that this final subdivision plat has met the requirements of the Modified Development Ordinance Subdivision Regulations for Village of Clemmons, Forsyth County.

I, Christopher Ross Murphy, Review Officer for Village of Clemmons, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Approved: Director of Planning/Review Officer

This the 22nd day of June 2006

FORSYTH COUNTY, NORTH CAROLINA

SURVEYORS CERTIFICATION

I, John E. Beeson, certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Deed Book ____ Page ____ or Plat Book ____ Page ____ if applicable); that the ratio of precision as calculated is 1:10000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 14 day of June A.D. 2006.

John E. Beeson
Professional Land Surveyor L-1828
NORTH CAROLINA - FORSYTH COUNTY

I, John E. Beeson, Professional Land Surveyor, Number L-3890 certify to one of the following as indicated by an X:

X a. 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;
___ b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates 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 the 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.

John E. Beeson
Professional Land Surveyor L-1828
NORTH CAROLINA - FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

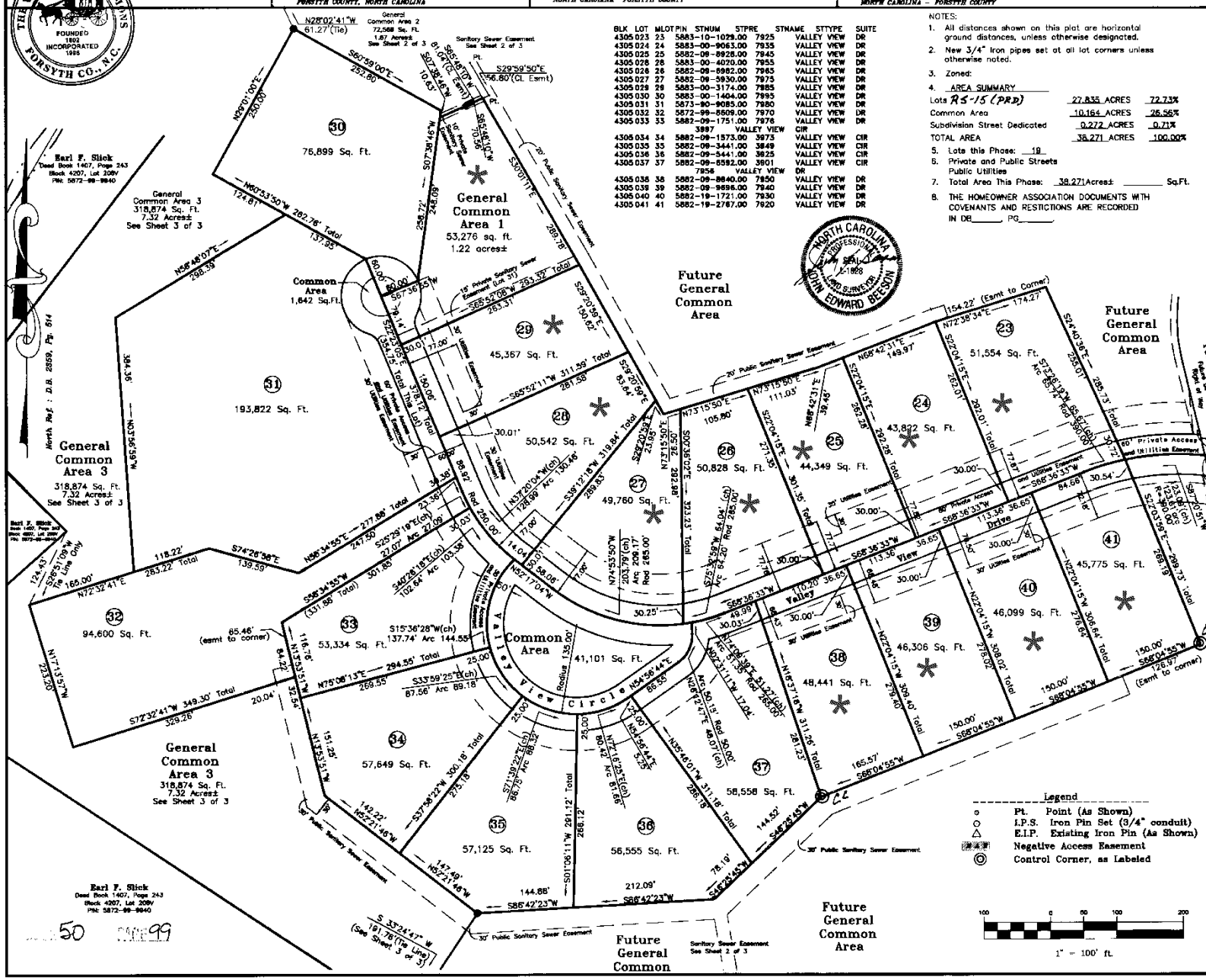
Filed for registration at 3:38 o'clock P M
This the 22 day of June 2006 and recorded in Plat Book P 50 Page 99-101
Filing Fee Paid: 31.00 x 3 = 63.00
Dickie C. Ward, Register of Deeds
By: Deputy - Assistant

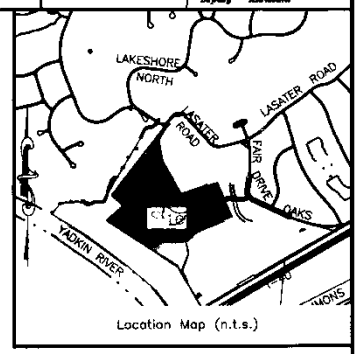
BLK	LOT	MLOTPIN	STNUM	STPRE	STNAME	STTYPE	SUITE
4305 023	23	5883-10-1029.00	7925		VALLEY VIEW	DR	
4305 024	24	5883-00-9063.00	7935		VALLEY VIEW	DR	
4305 025	25	5882-08-8928.00	7945		VALLEY VIEW	DR	
4305 026	26	5883-00-4020.00	7955		VALLEY VIEW	DR	
4305 026	26	5882-08-6982.00	7965		VALLEY VIEW	DR	
4305 027	27	5882-09-5930.00	7975		VALLEY VIEW	DR	
4305 029	29	5883-00-3174.00	7985		VALLEY VIEW	DR	
4305 030	30	5883-00-1404.00	7995		VALLEY VIEW	DR	
4305 031	31	5873-90-9085.00	7980		VALLEY VIEW	DR	
4305 032	32	5872-99-8609.00	7970		VALLEY VIEW	DR	
4305 033	33	5882-09-1751.00	7976		VALLEY VIEW	DR	
		3897	VALLEY VIEW			CIR	
4305 034	34	5882-09-1573.00	3975		VALLEY VIEW	CIR	
4305 035	35	5882-09-3441.00	3949		VALLEY VIEW	CIR	
4305 036	36	5882-09-5441.00	3925		VALLEY VIEW	CIR	
4305 037	37	5882-09-8592.00	3901		VALLEY VIEW	CIR	
		7958	VALLEY VIEW			DR	
4305 038	38	5882-09-8840.00	7950		VALLEY VIEW	DR	
4305 039	39	5882-09-9696.00	7940		VALLEY VIEW	DR	
4305 040	40	5882-19-1721.00	7930		VALLEY VIEW	DR	
4305 041	41	5882-19-2767.00	7920		VALLEY VIEW	DR	

NOTES:
1. All distances shown on this plat are horizontal ground distances, unless otherwise designated.
2. New 3/4" Iron pipes set at all lot corners unless otherwise noted.
3. Zoned:
4. AREA SUMMARY

Lots RS-15 (PRD)	27.835 ACRES	72.73%
Common Area	10.164 ACRES	26.56%
Subdivision Street Dedicated	0.272 ACRES	0.71%
TOTAL AREA	38.271 ACRES	100.00%

5. Lots this Phase: 19
6. Private and Public Streets
   Public Utilities
7. Total Area This Phase: 38.271Acres± _____ Sq.Ft.
8. THE HOMEOWNER ASSOCIATION DOCUMENTS WITH COVENANTS AND RESTICTIONS ARE RECORDED IN DB_____ PG_____





Location Map (n.t.s.)

The Estates at Fair Oaks

Owner/Developer:
Fair Oaks Associates, LLC.
2631 Reynolds Road
Winston-Salem, NC 27106
(336) 777-0078

FIELD WORK BY: CS PJ CJ BM JB MC	CHECKED BY: JEB
Block / Lot: 4207 / 405A, 4207 / 406 — PIN:	Deed Book / Page: D.B. 2359, Pg. 514
TOWNSHIP: Clemmons	CITY: Village of Clemmons — COUNTY: FORSYTH
STATE: NORTH CAROLINA	DATE: April 05, 2006 — SHEET NUMBER: 1 of 3
JOB NUMBER: 05204RP	DRAWN BY: DAW/tbc/DAS

BEESON ENGINEERING INC.
ENGINEERS SURVEYORS PLANNERS
603 HIGH STREET
WINSTON-SALEM, NC 27101
TELEPHONE: (336) 748-0071
www.beesonengineering.com

* See Revised Plat Forsyth County Plat Book 54 Page 55

VILLAGE OF CLEMMONS
DEPARTMENT OF PUBLIC WORKS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED Marcia E. Sundarski
DEPARTMENT OF PUBLIC WORKS
VILLAGE CLERK
This the 20th day of JUNE, 2006
FORSYTH COUNTY

VILLAGE OF CLEMMONS
FOUNDED 1962
INCORPORATED 1986
FORSYTH CO., N.C.

PLANNING DEPARTMENT/REVIEW OFFICER
FINAL SUBDIVISION PLAT APPROVAL

This is to certify that this plat meets the remaining requirements of the Unified Development Ordinance Subdivision Regulations for Winston-Salem/Forsyth County.

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

Approved: Review Officer
Title the 22nd day of June 2006
NORTH CAROLINA – FORSYTH COUNTY

SURVEYORS CERTIFICATION

I, John Edward Beeson certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Deed Book 1.D. 2353 Page 79, Other Plat Book 158, Page 147); that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 14 day of June, A.D., 2006.

John E. Beeson
Surveyor
Regd. Registration Number
NORTH CAROLINA – FORSYTH COUNTY

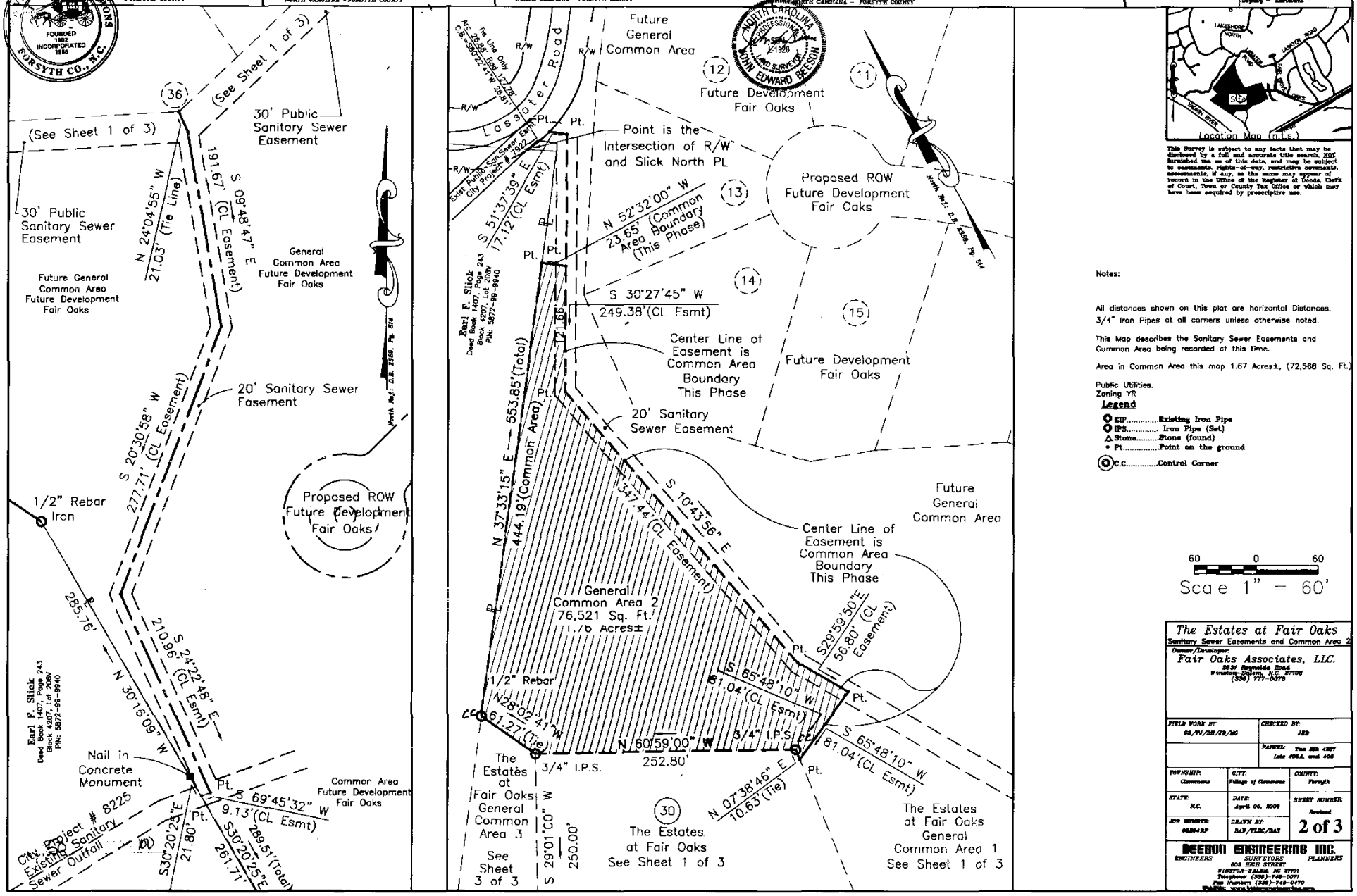
I, John E. Beeson, Professional Land Surveyor, Number L-1828 certify to one of the following as indicated by an X:

X a. 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;
__ b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates 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.

John E. Beeson
Surveyor
L-1828
Registration Number
NORTH CAROLINA – FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for Registration at 3:38 o'clock P M
This the 20th day of June 20 06 and recorded in Plat Book 50 Page 100
Filing Fee Paid: 21.00 Dickie C. Wood, Register of Deeds
By: Deputy – Assistant



This Survey is subject to any facts that may be disclosed by a full and accurate title search. NOT furnished the use of this date, and may be subject to easements, rights-of-way, restrictive covenants, 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.

Notes:

All distances shown on this plat are horizontal Distances.
3/4" Iron Pipes at all corners unless otherwise noted.

This Map describes the Sanitary Sewer Easements and Common Area being recorded at this time.

Area in Common Area this map 1.67 Acres±, (72,568 Sq. Ft.)

Public Utilities.
Zoning YR

Legend

- EIP.....Existing Iron Pipe
- IPS.....Iron Pipe (Set)
- Stone.....Stone (found)
- Pt.....Point on the ground
- C.C.....Control Corner

60 0 60
Scale 1" = 60'

The Estates at Fair Oaks
Sanitary Sewer Easements and Common Area 2

Owner/Developer:
Fair Oaks Associates, LLC.
2831 Reynolda Road
Winston-Salem, N.C. 27106
(336) 777-0075

FIELD WORK BY: CS/PI/DR/CD/BC	CHECKED BY: JEB	
	PARCEL: Tax Blk 4207 Lots 206A, and 206	
TOWNSHIP: Clemmons	CITY: Village of Clemmons	COUNTY: Forsyth
STATE: N.C.	DATE: April 05, 2006	SHEET NUMBER: Revised 2 of 3
JOB NUMBER: 06184-BP	DRAWN BY: DAP/PLDC/DAS	

BEESON ENGINEERING INC.
ENGINEERS SURVEYORS PLANNERS
602 3RD STREET
WINSTON-SALEM, NC 27101
Telephone: (336)-748-0071
Fax Number: (336)-748-0470
Website: www.beesonengineering.com

See Revised Forsyth County Plat Book 54 Page 56

VILLAGE OF CLEMMONS
DEPARTMENT OF PUBLIC WORKS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: DEPARTMENT OF PUBLIC WORKS
VILLAGE CLERK
This the 13th day of JUNE 2006
FORSYTH COUNTY

PLANNING DEPARTMENT/REVIEW OFFICER
FINAL SUBDIVISION PLAT APPROVAL

This is to certify that this plat meets the remaining requirements of the Subject Development Ordinance Subdivision Regulations for Forsyth County.

I, Christopher Ray Murphy, Review Officer of Forsyth County, certify that any lot that is which this certification is offered meets all statutory requirements for recording.

Approved: Director of Planning/Review Officer
This the 22nd day of June 2006
NORTH CAROLINA – FORSYTH COUNTY

SURVEYORS CERTIFICATION

I, John E. Beeson, certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Deed Book ___ Page ___ or Plat Book ___ Page ___) that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 7 day of June A.D., 2006.

John E. Beeson
Surveyor — L-1828 Registration Number
NORTH CAROLINA – FORSYTH COUNTY

I, John E. Beeson, Professional Land Surveyor, Number L-1828, certify to one of the following as indicated by an X:

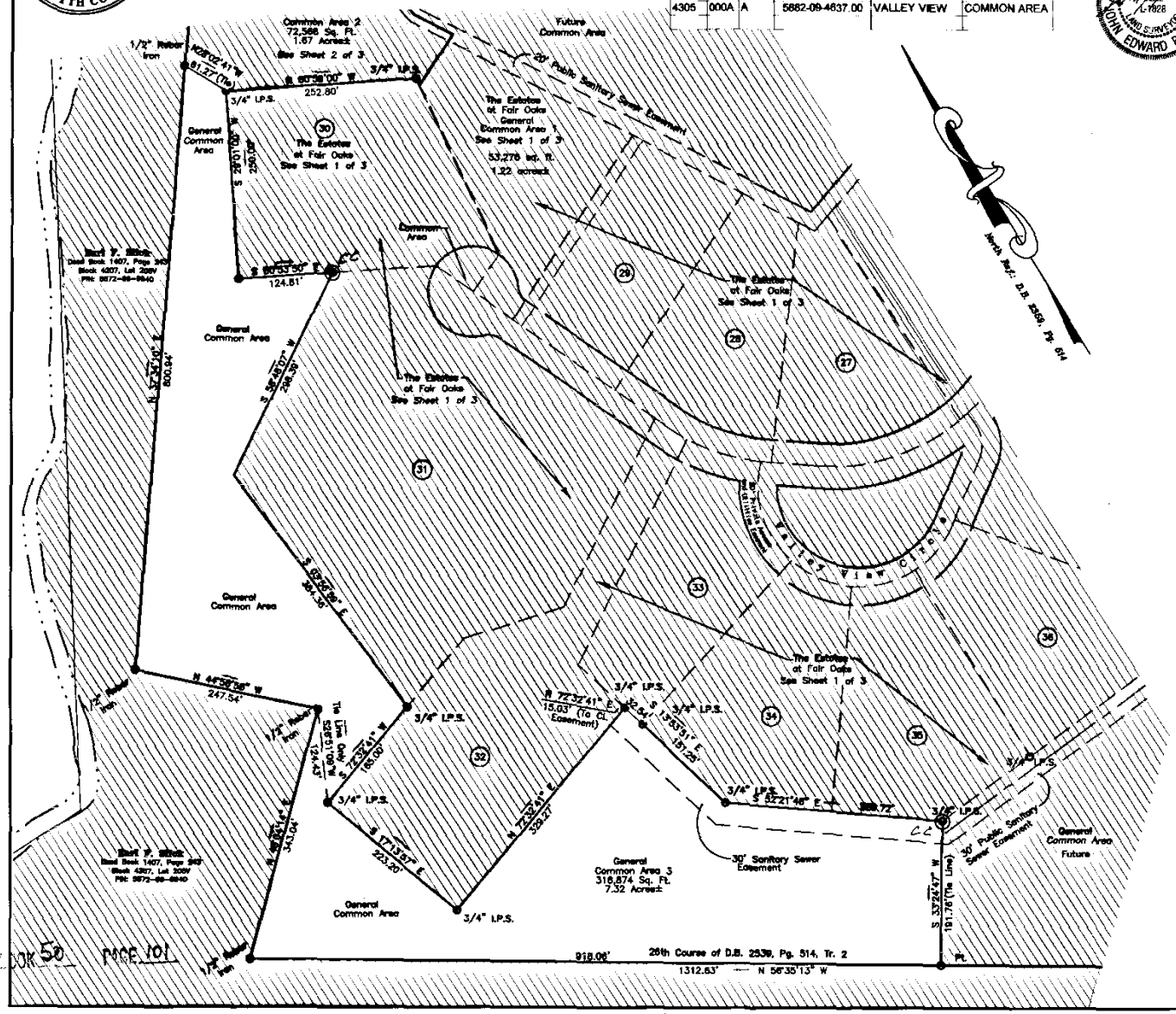
X a. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
___ b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates 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 subparagraphs a through d above.

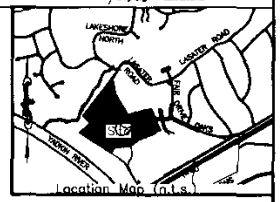
Surveyor — L-1828 Registration Number
NORTH CAROLINA – FORSYTH COUNTY

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for Registration at 3:38 o'clock P M
This the 13th Day of June 2006 and recorded in Plat Book 50 Page 101
Filing Fee Paid 21.00 Dorie C. Wood, Register of Deeds
By: Deputy – Assistant

BLK	LOT	MLOT	PIN	STNAME	
4305	001C	1C	5883-00-3304.00	VALLEY VIEW	COMMON AREA
4305	003C	3C	5873-90-6058.00	VALLEY VIEW	COMMON AREA
4305	002C	2C	5883-00-1750.00	VALLEY VIEW	COMMON AREA
4305	000A	A	5882-09-4637.00	VALLEY VIEW	COMMON AREA





This Survey is subject to any facts that may be disclosed by a full and accurate title search. NOT furnished me as of this date, and may be subject to easements, rights-of-way, restrictive covenants, commments. 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.

Notes:

All distances shown on this plat are horizontal Distances.
3/4" Iron Pipes at all corners unless otherwise noted.

General Common Area 3 has 318,874 Sq. Ft. (7.32 Acres±)

Public Utilities.
Zoning YR

Legend

- IRP.....Existing Iron Pipe
- IPS.....Iron Pipe (Set)
- Stone.....Stone (found)
- Pt.....Point on the ground
- C.C.....Control Corner

100 0 100
Scale 1" = 100'

The Estates at Fair Oaks
Common Area 3

Owner/Developer:
Fair Oaks Associates, L.L.C.
2531 Reynolda Road
Winston-Salem, N.C. 27106
(336) 777-0076

FIELD WORK BY: 03/01/06/12/16/06	CHECKED BY: JEB
TAX MAP:	PARCEL: Tax Block 4305 Lots 4001 and 402
TOWNSHIP: Clemmons	CITY: Village of Clemmons
COUNTY: Forsyth	STATE: N.C.
DATE: April 06, 2006	SHEET NUMBER: 3 of 3
JOB NUMBER: 05304RP	DRAWN BY: DAV/FLJC/DAS

BEESON ENGINEERING INC.
ENGINEERS SURVEYORS PLANNERS
503 HIGH STREET
WINSTON-SALEM, NC 27101
Telephone: (336)-748-0071
Fax Number (336)-748-0479
Web Site: www.beesonengineering.com

See Revised Forsyth County Plat Book 54 Page 57