



VICINITY MAP NOT TO SCALE

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for registration at 11:50 o'clock A M
This the 26 Day of January, 2017 and recorded
in Plat Book 65, Page 166
Lynne Johnson, Register of Deeds
Filing Fee Paid \$21.00
by David E Reed
DEPUTY ASSISTANT
FORSYTH COUNTY - NORTH CAROLINA

NOTES:

1. RAW ERROR OF CLOSURE 1:10,000+, MIS-CLOSURE WAS DISTRIBUTED BY COMPASS RULE.
2. AREA DETERMINED BY COORDINATE COMPUTATIONS.
3. DASHED LINES REPRESENT INFORMATION TAKEN FROM DEED OR PLAT.
4. PROPERTY ZONED: RS9
5. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
6. THIS PROPERTY IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE 600 - YEAR FLOODPLAIN, ACCORDING TO F.I.R.M. PANEL NO. 6805J, MAP NO. 3710680500J, EFFECTIVE DATE JANUARY 2, 2009.
7. THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL TITLE SEARCH, WHICH HAS NOT BEEN FURNISHED TO SURVEYOR AS OF THIS DATE.
8. 5/8" REBARS ARE SET AT ALL NEW LOT CORNERS.

REFERENCES:

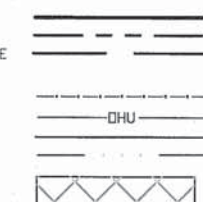
1. ALL DEEDS AND MAPS SHOWN HEREBY.

LEGEND

EXISTING IRON PIN
EXISTING REBAR
NO POINT SET
IRON REBAR SET
UTILITY POLE
BOLLARD
LOT ADDRESSES
RIGHT-OF-WAY
CONCRETE MONUMENT
CHORD
SIGHT EASEMENT
DEED BOOK
PLAT BOOK
CURB AND GUTTER

BOUNDARY LINE
RIGHT-OF-WAY LINE
UNSURVEYED PROPERTY LINE
SANITARY SEWER LINE
FENCE LINE
OVERHEAD UTILITY
EASEMENT
DITCH CENTERLINE
AREA NOT PART
OF THIS PLAT

○ EIP
○ EIR
● NPS
● IRS
○
XXX
R/W
CM
SE
DB
PB
C&G



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. 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 26th Day of January, 2017.
Forsyth County, North Carolina

GS 47-30 (d) CERTIFICATE OF CLOSURE
FORSYTH COUNTY, NORTH CAROLINA

I, DAVID K. ALLEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS IN DEED BOOK 3305, PAGE 1202); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS LISTED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE SITE CONTROL SHOWN HEREON WAS ESTABLISHED UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY: 1) CLASS OF SURVEY CLASS A; 2) POSITIONAL ACCURACY DOES NOT EXCEED 0.10; 3) TYPE OF GPS FIELD PROCEDURE RTK; 4) DATE OF SURVEY 8/22/2018; 5) DATUM/EPOCH NAD 83(2011); 6) PUBLISHED/FIXED CONTROL NCGS VRS-NETWORK; 7) GEOD MODEL GEOD12A; COMBINED GRID FACTOR 0.9999434080; 9) UNITS U.S. SURVEY FOOT; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23RD DAY OF JANUARY, 2017.

L-4492
LICENSE NO.

David K. Alley
PROFESSIONAL LAND SURVEYOR

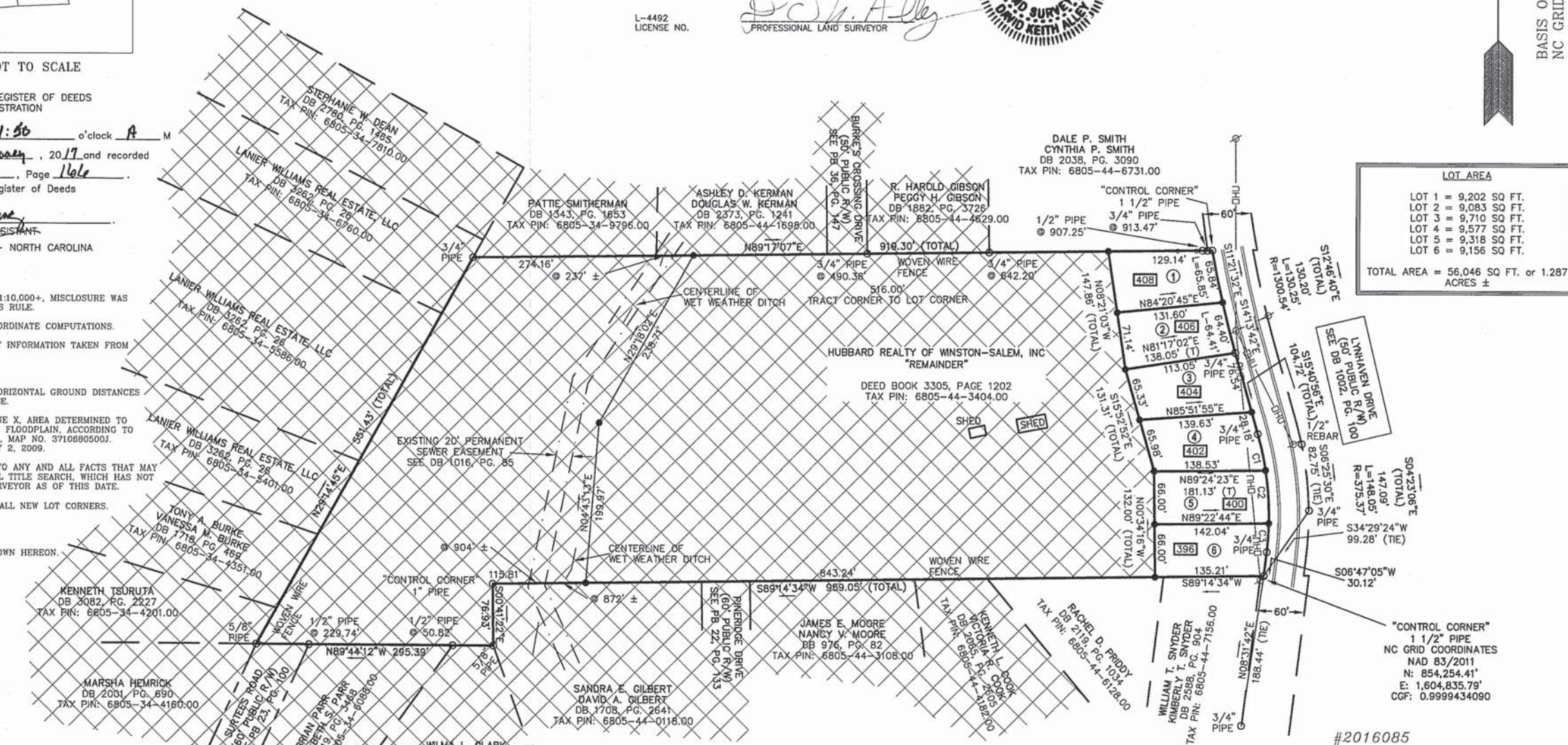
GS 47-30 (f)(1) CERTIFICATE OF SUBDIVISION
FORSYTH COUNTY, NORTH CAROLINA

I, DAVID K. ALLEY, A PROFESSIONAL LAND SURVEYOR, NUMBER L-4492, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUB-DIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

David K. Alley 1-23-17
SURVEYOR DATE



BASIS OF BEARING
NC GRID (NAD 83/2011)



LOT AREA

LOT 1 = 9,202 SQ. FT.
LOT 2 = 9,083 SQ. FT.
LOT 3 = 9,710 SQ. FT.
LOT 4 = 9,577 SQ. FT.
LOT 5 = 9,318 SQ. FT.
LOT 6 = 9,156 SQ. FT.

TOTAL AREA = 56,046 SQ. FT. or 1.287 ACRES ±

#2016085

REVISION OF:

PLAT BOOK 65, PAGE 146

SUBDIVISION OF:

"LYNHAVEN COTTAGES"

OWNER:
HUBBARD REALTY OF WINSTON-SALEM, INC.
1598 WESTBROOK PLAZA DRIVE, SUITE 200
WINSTON-SALEM, NC 27103

TAX PIN: 6805-44-3404.00
DEED BOOK 3305, PAGE 1202
1.287 ACRES +/- (TOTAL)

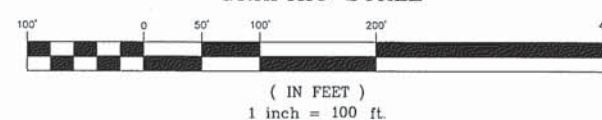


Allied Associates, P.A.
4720 KESTER MILL ROAD Phone (336) 765-2377
WINSTON-SALEM, N.C. 27103 FAX 760-8886
www.alliedopa.com NC LICENSE # C-2198

CALLS ALONG LOTS 4, 5 & 6

CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C1	46.03	375.37	N12°10'14"W	46.01
C2	66.11	375.37	N03°36'43"W	66.02
C3	35.91	375.37	N04°10'25"E	35.89

GRAPHIC SCALE

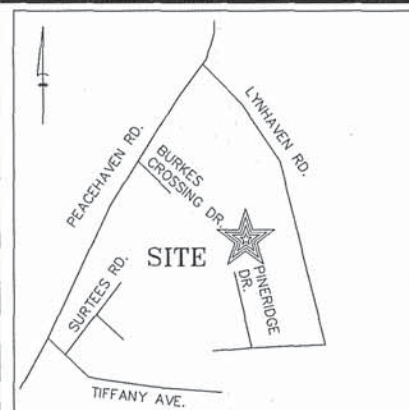


CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE 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 UPON APPROVAL BY THE CITY-COUNTY PLANNING BOARD OF WINSTON-SALEM AND FORSYTH COUNTY AUTHORIZES THAT THIS PLAT BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY.

DATE: 1-24-17 SIGNATURE: Robert H. Goffrey
HUBBARD REALTY OF WINSTON-SALEM, INC.
BY: ROBERT H. GOFFREY, VP

DATE: _____ SIGNATURE: _____



VICINITY MAP NOT TO SCALE

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for registration at 3:45 o'clock P M.
This the 4 Day of January, 2017 and recorded
in Plat Book 65, Page 146.
_____ Register of Deeds
Filing Fee Paid \$1.00 Lynne Johnson
by Randy L. Smith.
DEPUTY-ASSISTANT
FORSYTH COUNTY - NORTH CAROLINA

NOTES:

1. RAW ERROR OF CLOSURE 1:10,000+, MISCLOSURE WAS DISTRIBUTED BY COMPASS RULE.
2. AREA DETERMINED BY COORDINATE COMPUTATIONS.
3. DASHED LINES REPRESENT INFORMATION TAKEN FROM DEED OR PLAT.
4. PROPERTY ZONED: RS9
5. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
6. THIS PROPERTY IS IN ZONE X. AREA DETERMINED TO BE OUTSIDE 500 - YEAR FLOODPLAIN, ACCORDING TO F.I.R.M. PANEL NO. 6905J, MAP NO. 3710680500J, EFFECTIVE DATE JANUARY 2, 2009.
7. THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL TITLE SEARCH, WHICH HAS NOT BEEN FURNISHED TO SURVEYOR AS OF THIS DATE.
8. 5/8" REBARS ARE SET AT ALL NEW LOT CORNERS.

REFERENCES:

1. ALL DEEDS AND MAPS SHOWN HEREON.

LEGEND

EXISTING IRON PIN
EXISTING REBAR
NO POINT SET
IRON REBAR SET
UTILITY POLE
BOLLARD
SEWER MANHOLE
RIGHT-OF-WAY
CONCRETE MONUMENT
CHORD
SIGHT EASEMENT
DEED BOOK
PLAT BOOK
CURB AND GUTTER

☐ EIP
☐ EIR
☒ NPS
☒ IRS
☒
☐

R/W
 CM
 CH
 SE
 DB
 PB
 C&G

BOUNDARY LINE
RIGHT-OF-WAY LINE
UNSURVEYED PROPERTY LINE
SANITARY SEWER LINE
FENCE LINE
OVERHEAD UTILITY
EASEMENT
DITCH CENTERLINE
AREA NOT PART
OF THIS PLAT

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, Margaret C. Bessette, Review Officer of Forsyth County, certify that the Map or plat to which this certification is affixed meets all statutory requirements for recording.

Approved Margaret C. Bisette
Director of Planning/Review Officer

This the 4th Day of January, 2017.
Forsyth County, North Carolina

GS 47-30 (d) CERTIFICATE OF CLOSURE
FORSYTH COUNTY, NORTH CAROLINA

I, DAVID K. ALLEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS IN DEED BOOK 3305, PAGE 1202); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS LISTED; THAT THE RATIO OF PRECISION IS CALCULATED IS 1:10,000+; THAT THE SITE CONTROL SHOWN HEREON WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION; THAT AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY: 1) CLASS OF SURVEY CLASS A; 2) POSITIONAL ACCURACY DOES NOT EXCEED 0.10"; 3) TYPE OF GPS FIELD PROCEDURE RTK; 4) DATE OF SURVEY 8/22/2016; 5) DATUM/EPOCH NAD 83(2011); 6) PUBLISHED/FIXED CONTROL NCGS VRS-NETWORK; 7) GEOID MODEL GEOID12A; COMBINED GRID FACTOR 0.9999416090; 9) UNITED U.S. SURVEY FOOT; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH C.S. 47-30 AS AMENDED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4TH DAY OF JANUARY, 2017.

L-4492
LICENSE NO.

OFFICIAL SEAL THIS 4TH DAY OF
Dec. 4, 1999
 PROFESSIONAL LAND SURVEYOR

GS 47-30 (f)(11)d CERTIFICATE OF SUBDIVISION
FORSYTH COUNTY, NORTH CAROLINA

I, DAVID K. ALLEY, A PROFESSIONAL LAND SURVEYOR, NUMBER L-4492, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUB-DIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Jack Alley 01-04-17
SURVEYOR DATE



BASIS OF BEARING
NC GRID (NAD 83/2011)

LOT AREA

LOT 1 = 9,202 SQ. FT.
LOT 2 = 9,083 SQ. FT.
LOT 3 = 9,710 SQ. FT.
LOT 4 = 9,577 SQ. FT.
LOT 5 = 9,318 SQ. FT.
LOT 6 = 9,156 SQ. FT.

TOTAL AREA = 56,046 SQ. FT. or 1.287 ACRES ±

"CONTROL CORNER"
1 1/2" PIPE
NC GRID COORDINATES
NAD 83/2011
N: 854,254.41'
E: 1,604,835.79'
CGF: 0.9999434090

#2016085
SUBDIVISION OF:

HUBBARD REALTY OF
WINSTON-SALEM, INC
400 LYNHAVEN ROAD

OWNER:
HUBBARD REALTY OF WINSTON-SALEM, INC
1598 WESTBROOK PLAZA DRIVE, SUITE 200
WINSTON-SALEM, NC 27103

TAX PIN: 6805-44-3404.00
DEED BOOK 3305, PAGE 1202
1.287 ACRES +/- (TOTAL)



SCALE	TOWNSHIP	COUNTY	STATE	DATE
1" = 100'	WINSTON	FORSYTH	NORTH CAROLINA	12/20/16
SURVEYED:	MAPPED:	JOB NO.	MAP NO.	TDS
RB JD	DA	PA160801	LRS_REC.dwg	LRS

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*See revised plat platbook 65 page 166

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE 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 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.

DATE: JANUARY 4, 2017 SIGNATURE: Blanton G. Goff, V.P.
HUBBARD REALTY OF WINSTON-SALEM, INC.

DATE: _____ SIGNATURE: _____

CALLS ALONG LOTS 4, 5 & 6

CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C1	46.03	375.37	N12°10'14"W	46.03
C2	66.11	375.37	N03°36'43"W	66.11
C3	35.91	375.37	N04°10'25"E	35.91

GRAPHIC SCALE

