

FL 710,000' TTS 05-28-14

## SURVEYOR CERTIFICATION FOR SUBDIVISION

I, ROBERT S. DISCHINGER, Registered Land Surveyor, Number 4521 certify to one or more of the following as indicated by an X.

☒ A. That the 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 a portion of a county or municipality that is regulated by 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; parcels, a court-ordered survey or other exception to the general rules of subdivision;

☐ E. That the information available to this surveyor is such that it is not necessary to make a determination to the best of my professional ability to provide a professional opinion above.

Signature [Signature] Surveyor  
Forsyth County - North Carolina

## SURVEYOR CERTIFICATION FOR CLOSURE

I, ROBERT S. DISCHINGER, certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Deed Book 2680, Page 2844, or Plat Book     , Page     , If applicable); 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.

Signature [Signature] Surveyor  
Forsyth County - North Carolina

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, A. Paul Norby, Review Officer of Forsyth County, certify that the map or plat to which is attached meets all statutory requirements for recording.

Approved [Signature] Director of Planning/Review Officer  
This the 6th Day of June, 2014  
Forsyth County - North Carolina

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION  
Standards Certification

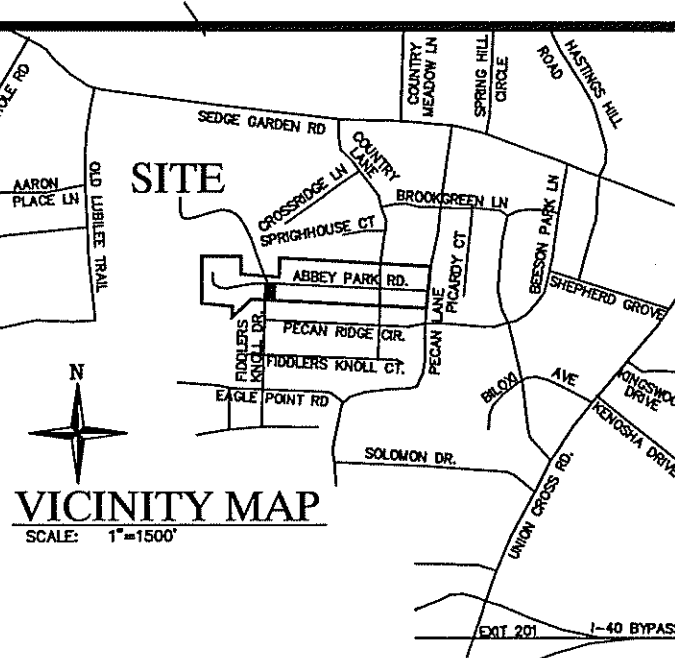
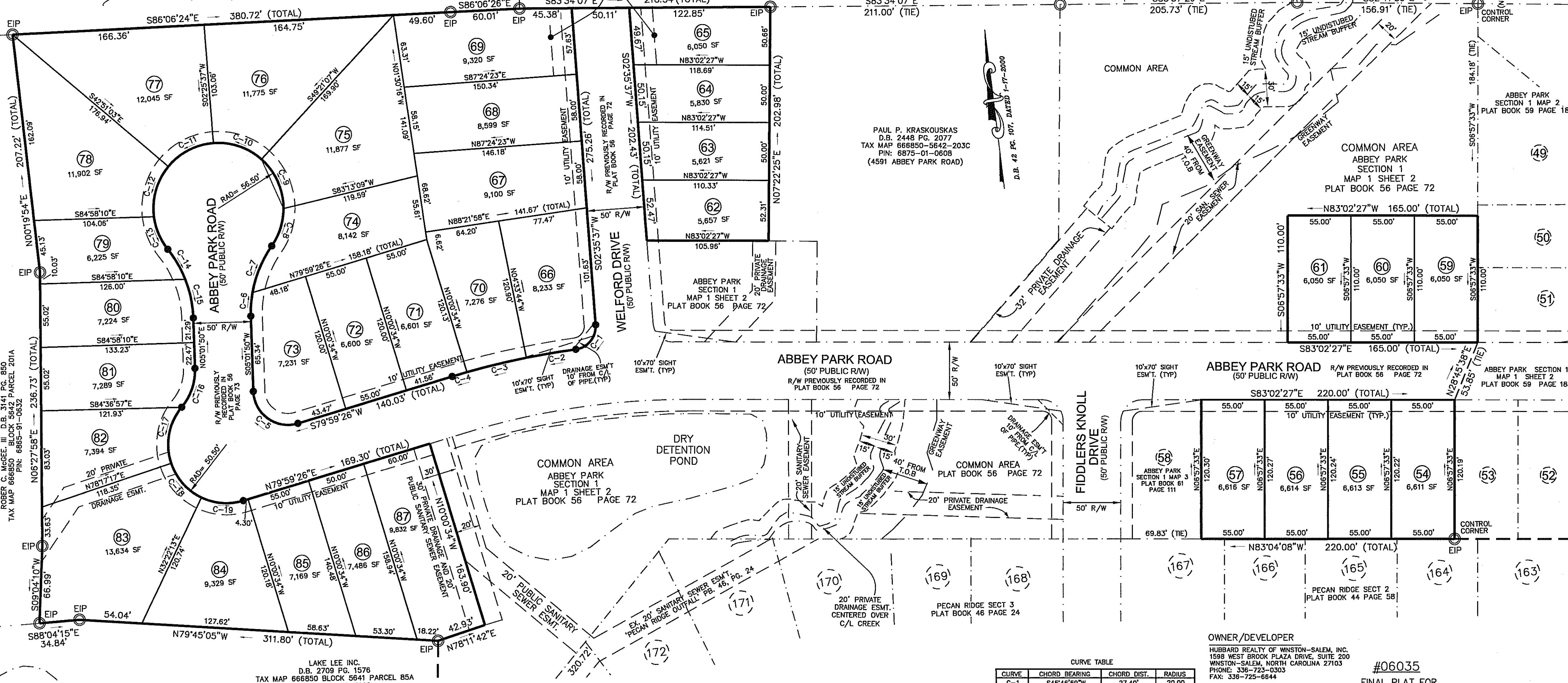
Approved [Signature] Director of Planning/Review Officer  
This the      Day of     , 2009  
Forsyth County - North Carolina  
(NOTE: Not required if plat is within the City of Winston-Salem)

FORSYTH COUNTY REGISTER OF DEEDS  
PLAT REGISTRATION

Filed for registration at 9:26 clock A.M.  
This the 6 Day of June, 2014  
and recorded in Plat Book 62, Page 87  
Filing Fee Paid 21.00 Norman Hollerman, Register of Deeds  
By: [Signature] Assistant/Deputy  
Forsyth County - North Carolina

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND 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 5-28-14 SIGNED [Signature]  
HUBBARD REALTY OF WINSTON-SALEM, INC.



LAKE LEE INC.  
D.B. 2709 PG. 1576  
TAX MAP 666850 BLOCK 5641 PARCEL 85A  
PIN: 6865-81-7182

**SYMBOLS LEGEND**

EXISTING IRON PIPE  
RIGHT-OF-WAY POINTS  
CONCRETE MONUMENT

**LEGEND**

EXISTING IRON PIPE  
P.B. BOOK  
PAGE  
DEED BOOK  
RIGHT-OF-WAY  
N.C.G.S.  
D.M.D.  
S.F.  
ACRES  
EASEMENT  
UTILITY  
DRAINAGE  
C/L  
C.O.W.S.  
N.A.E.  
T.O.B.

| BLK  | LOT | MLOT | PIN             | STNUM | STPRE | STNAME     | STTYPE | BLK  | LOT | MLOT | PIN             | STNUM | STPRE | STNAME     | STTYPE |
|------|-----|------|-----------------|-------|-------|------------|--------|------|-----|------|-----------------|-------|-------|------------|--------|
| 6680 | 054 | 54   | 6875-01-4343.00 | 4652  |       | ABBEY PARK | RD     | 6680 | 078 | 78   | 6865-91-2697.00 | 4418  |       | ABBEY PARK | RD     |
| 6680 | 055 | 55   | 6875-01-3383.00 | 4642  |       | ABBEY PARK | RD     | 6680 | 079 | 79   | 6865-91-2599.00 | 4424  |       | ABBEY PARK | RD     |
| 6680 | 056 | 56   | 6875-01-3323.00 | 4632  |       | ABBEY PARK | RD     | 6680 | 080 | 80   | 6865-91-2594.00 | 4430  |       | ABBEY PARK | RD     |
| 6680 | 057 | 57   | 6875-01-2364.00 | 4622  |       | ABBEY PARK | RD     | 6680 | 081 | 81   | 6865-91-2498.00 | 4436  |       | ABBEY PARK | RD     |
| 6680 | 058 | 58   | 6875-01-4469.00 | 4612  |       | ABBEY PARK | RD     | 6680 | 082 | 82   | 6865-91-2492.00 | 4442  |       | ABBEY PARK | RD     |
| 6680 | 059 | 59   | 6875-01-4419.00 | 4602  |       | ABBEY PARK | RD     | 6680 | 083 | 83   | 6865-91-2383.00 | 4448  |       | ABBEY PARK | RD     |
| 6680 | 060 | 60   | 6875-01-3560.00 | 4592  |       | ABBEY PARK | RD     | 6680 | 084 | 84   | 6865-91-3380.00 | 4454  |       | ABBEY PARK | RD     |
| 6680 | 061 | 61   | 6875-01-3560.00 | 4582  |       | ABBEY PARK | RD     | 6680 | 085 | 85   | 6865-91-4360.00 | 4460  |       | ABBEY PARK | RD     |
| 6680 | 062 | 62   | 6865-91-8559.00 | 1583  |       | WELFORD    | DR     | 6680 | 086 | 86   | 6865-91-5310.00 | 4466  |       | ABBEY PARK | RD     |
| 6680 | 063 | 63   | 6865-91-8553.00 | 1575  |       | WELFORD    | DR     | 6680 | 087 | 87   | 6865-91-5361.00 | 4472  |       | ABBEY PARK | RD     |
| 6680 | 064 | 64   | 6865-91-8669.00 | 1567  |       | WELFORD    | DR     |      |     |      |                 |       |       |            |        |
| 6680 | 065 | 65   | 6865-91-8754.00 | 1559  |       | WELFORD    | DR     |      |     |      |                 |       |       |            |        |
| 6680 | 066 | 66   | 6865-91-6884.00 | 1549  |       | WELFORD    | DR     |      |     |      |                 |       |       |            |        |
| 6680 | 067 | 67   | 6865-91-6853.00 | 1539  |       | WELFORD    | DR     |      |     |      |                 |       |       |            |        |
| 6680 | 068 | 68   | 6865-91-6859.00 | 1529  |       | WELFORD    | DR     |      |     |      |                 |       |       |            |        |
| 6680 | 069 | 69   | 6865-91-6755.00 | 1519  |       | WELFORD    | DR     |      |     |      |                 |       |       |            |        |
| 6680 | 070 | 70   | 6865-91-6533.00 | 1443  |       | ABBEY PARK | RD     |      |     |      |                 |       |       |            |        |
| 6680 | 071 | 71   | 6865-91-5572.00 | 4477  |       | ABBEY PARK | RD     |      |     |      |                 |       |       |            |        |
| 6680 | 072 | 72   | 6865-91-5511.00 | 4471  |       | ABBEY PARK | RD     |      |     |      |                 |       |       |            |        |
| 6680 | 073 | 73   | 6865-91-4560.00 | 4465  |       | ABBEY PARK | RD     |      |     |      |                 |       |       |            |        |
| 6680 | 074 | 74   | 6865-91-5621.00 | 4423  |       | ABBEY PARK | RD     |      |     |      |                 |       |       |            |        |
| 6680 | 075 | 75   | 6865-91-5628.00 | 4417  |       | ABBEY PARK | RD     |      |     |      |                 |       |       |            |        |
| 6680 | 076 | 76   | 6865-91-4783.00 | 4411  |       | ABBEY PARK | RD     |      |     |      |                 |       |       |            |        |
| 6680 | 077 | 77   | 6865-91-3753.00 | 4412  |       | ABBEY PARK | RD     |      |     |      |                 |       |       |            |        |

**NOTES:**

- ADJACENT BOUNDARY LINES NOT SURVEYED ARE SHOWN DASHED.
- AREA DETERMINED BY D.M.D. METHOD OTHERWISE SPECIFIED.
- ALL LOT CORNERS ARE MARKED BY EIPS, UNLESS OTHERWISE SPECIFIED.
- N.C.G.S. MONUMENT 'SCOOBY' IS WITHIN 2000' OF THIS PROJECT.
- 10' X 70' SIGHT EASEMENTS AT ALL PUBLIC ROAD INTERSECTIONS
- TAX MAP NO. 666850 EXISTING TAX BLOCK 6680, LOT 000E, PIN: 6875-01-3315.
- THE HOMEOWNER ASSOCIATION DOCUMENTS WITH COVENANTS AND RESTRICTIONS ARE RECORDED IN D.B. 2880, PG. 903-915; AMENDED IN D.B. 2891, PG. 1022-1023; AMENDED D.B. 2915, PG. 1508-1510.

| CURVE | CHORD BEARING | CHORD DIST. | RADIUS  |
|-------|---------------|-------------|---------|
| C-1   | S45°46'59"W   | 27.40'      | 20.00'  |
| C-2   | S87°13'27"W   | 43.64'      | 700.00' |
| C-3   | S83°15'51"W   | 53.10'      | 700.00' |
| C-4   | S80°32'25"W   | 13.44'      | 700.00' |
| C-5   | S47°29'22"E   | 47.61'      | 30.00'  |
| C-6   | N10°54'23"E   | 20.46'      | 100.00' |
| C-7   | N29°24'02"E   | 43.70'      | 100.00' |
| C-8   | N24°32'06"E   | 33.96'      | 56.50'  |
| C-9   | N17°18'14"W   | 46.59'      | 56.50'  |
| C-10  | N64°36'51"W   | 44.08'      | 56.50'  |
| C-11  | S69°28'05"W   | 44.08'      | 56.50'  |
| C-12  | S22°59'55"W   | 45.08'      | 56.50'  |
| C-13  | S16°14'12"E   | 30.62'      | 56.50'  |
| C-14  | S23°18'55"E   | 30.07'      | 100.00' |
| C-15  | S04°49'10"E   | 34.21'      | 100.00' |
| C-16  | S25°34'47"W   | 35.62'      | 50.00'  |
| C-17  | S17°31'30"W   | 49.33'      | 50.50'  |
| C-18  | S34°40'15"E   | 39.40'      | 50.50'  |
| C-19  | S78°49'11"E   | 36.51'      | 50.50'  |

**SECTION 2 SITE DATA:**  
TOTAL AREA: 6.02 AC.  
AREA IN LOTS: 6.02 AC.  
AREA IN COMMON AREA: 0 AC.  
AREA IN RIGHT-OF-WAY: 0 AC.  
NUMBER OF LOTS: 33  
ZONED: RS-9 (PRD)

OWNER/DEVELOPER  
HUBBARD REALTY OF WINSTON-SALEM, INC.  
1598 WEST BROOK PLAZA DRIVE, SUITE 200  
WINSTON-SALEM, NORTH CAROLINA 27103  
PHONE: 336-723-0303  
FAX: 336-725-6844

#06035  
FINAL PLAT FOR  
**ABBNEY PARK, SECTION 2**  
LOTS 54-57, 59-87

WINSTON TOWNSHIP  
NORTH CAROLINA  
FORSYTH COUNTY  
MAY 28, 2014

**GRAPHIC SCALE**

0 30 60 120 240  
( IN FEET )  
1 inch = 60 ft.

**Evans Engineering, Inc.**  
Engineers Surveyors Planners  
4609 Dundas Drive  
Greensboro, NC 27407  
Phone 336-854-8877  
Fax 336-854-8876  
Firm License No.: C-0168

DRAWN BY: TTS PROJECT: 575-05  
DWG: H:\DRAWINGS\ABBNEY PARK\ABBNEY-PLATS.DWG