

FC = 1:10,000+ OLL 2-10-09

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.

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 as to an ordinance that regulates parcels of land;

C. That this plat is of a survey of an existing one or more parcels of land;

D. That this plat is of a survey of another one or more parcels of land, the recombination of existing parcels; parcels, a court-ordered survey or other one or more portions of a subdivision;

E. That the information available to the surveyor is such that it is unable to make a determination to the best of my professional abilities of the provisions contained A through D, above.

Signature Robert S. Dischinger Surveyor Registration Number 4521

Forsyth County - North Carolina

SURVEYOR CERTIFICATION FOR CLOSURE

I, ROBERT S. D'AMICO, certify that this plat was drawn under my supervision from an actual survey made under my supervision, [description recorded in Deed Book 2890, Page 2644, or Plot 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 and seal this _____ day of _____, 2009.

Signature [Handwritten Signature] **NORTH CAROLINA PROFESSIONAL SURVEYOR** 4521
Surveyor Registration Number
LC4521

This the 10th Day of November, 2009.
Forsyth County - North Carolina

PLANNING DEPARTMENT/REVIEW OFFICER
FINAL SUBDIVISION PLAT APPROVAL

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

I, David E. Ford, Review officer of Forsyth County, certify that the map or plot to which is affixed meets all statutory requirements for recording.

Appointed David E. Ford Director of Planning/Review Officer

This the 17th Day of March, 2009

Forsyth County - North Carolina

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

~~PROPOSED SUBDIVISION ROAD CONSTRUCTION
Standards Certification~~

~~Approved _____
Director of Planning/Review Officer~~

~~This the _____ Day of _____, 2009~~

~~Forsyth County North Carolina~~

~~(NOTE: Not required if plot is within the City of Winston-Salem)~~

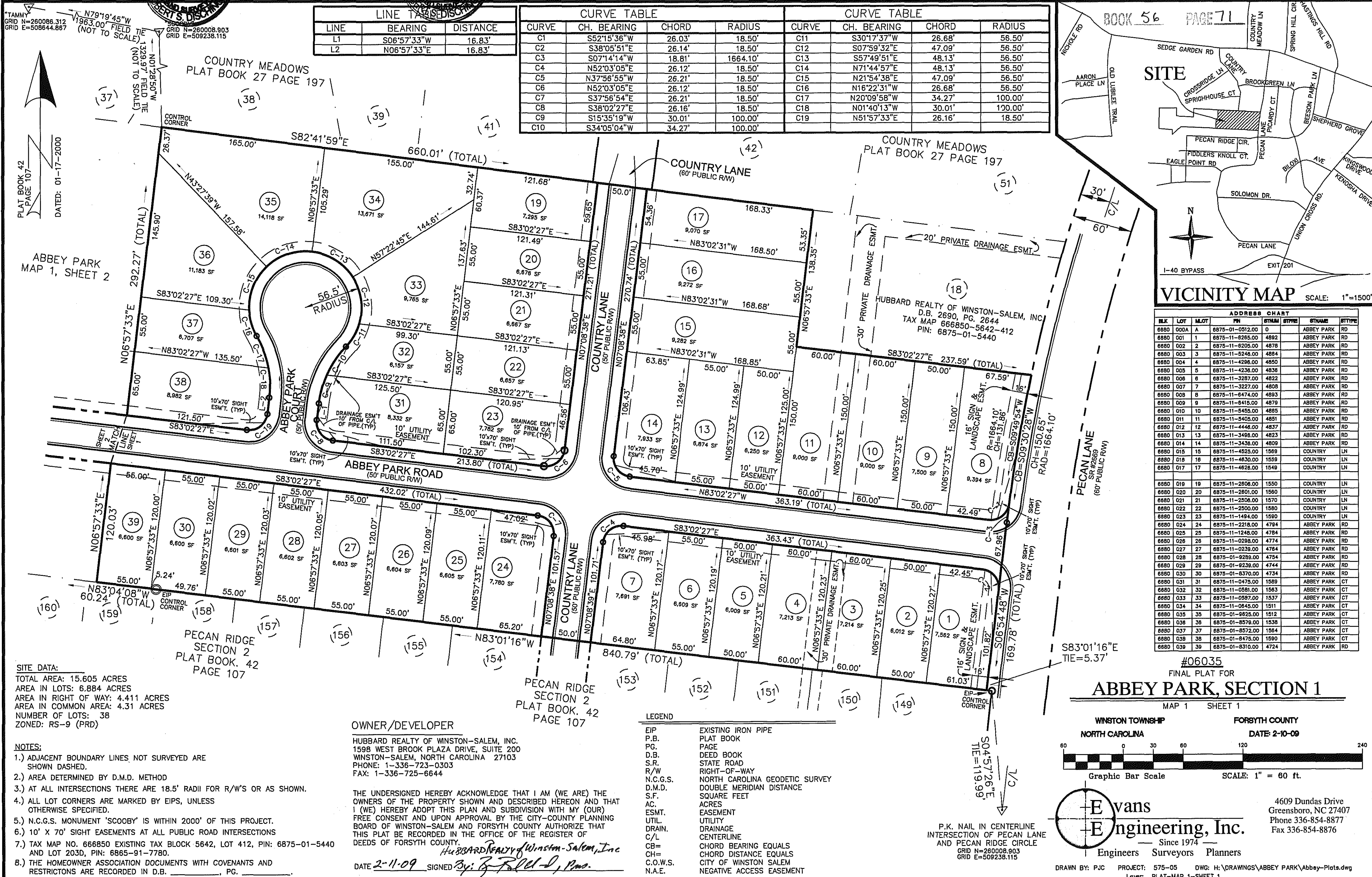
**FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION**

Filed for registration at 4:10 o'clock P M.
This the 20 Day of March, 2005
and recorded in Plat Book 56, Page 71
Filing Fee Paid: C. Norman Holloman, Register of Deeds
By: [Signature]
21 Assistant/Deputy
Forayth County - North Carolina

LINE TAB (SEDISCH)		
LINE	BEARING	DISTANCE
L1	S06°57'33"W	16.83'
L2	N06°57'33"E	16.83'

CURVE TABLE			
CURVE	CH. BEARING	CHORD	RADIUS
C1	S52°15'36"W	26.03'	18.50'
C2	S38°05'51"E	26.14'	18.50'
C3	S07°14'14"W	18.81'	1664.10'
C4	N52°03'05"E	26.12'	18.50'
C5	N37°56'55"W	26.21'	18.50'
C6	N52°03'05"E	26.12'	18.50'
C7	S37°56'54"E	26.21'	18.50'
C8	S38°02'27"E	26.16'	18.50'
C9	S15°35'19"W	30.01'	100.00'
C10	S34°05'04"W	34.27'	100.00'

CURVE	CH. BEARING	CHORD	RADIUS
C11	S30°17'37"W	26.68'	56.50'
C12	S07°59'32"E	47.09'	56.50'
C13	S57°49'51"E	48.13'	56.50'
C14	N71°44'57"E	48.13'	56.50'
C15	N21°54'38"E	47.09'	56.50'
C16	N16°22'31"W	26.68'	56.50'
C17	N20°09'58"W	34.27'	100.00'
C18	N01°40'13"W	30.01'	100.00'
C19	N51°57'33"E	26.16'	18.50'



Evans
Engineering, Inc.
— Since 1974 —
Engineers Surveyors Planners

4609 Dundas Drive
Greensboro, NC 27407
Phone 336-854-8877
Fax 336-854-8876

DRAWN BY: PJC PROJECT: 575-05 DWG: H:\DRAWINGS\ABBEY PARK\Abbey-Plots.dwg
Layer: PLAT-MAP 1-SHEET 1

FC-1:10,006 + DCL 2-10-09

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 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; parcels, a court-ordered survey or other exception to the definition of a subdivision;

☐ E. That the information available to this surveyor is sufficient to make a determination to the best of my professional ability as indicated in A. through D. above.

Signature Robert S. Dischinger Surveyor Registration Number 4521
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 2690, Page 2644, or Plat Book 42, Page 107, 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 and seal:
Robert S. Dischinger Surveyor Registration Number 4521
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 of the City of Winston-Salem/Forsyth County.

I, David E. Reed, Review officer of Forsyth County, certify that the map or plat to which is affixed meets all statutory requirements for recording.

Approved David E. Reed Director of Planning/Review Officer
This the 17th Day of March, 2009
Forsyth County - North Carolina

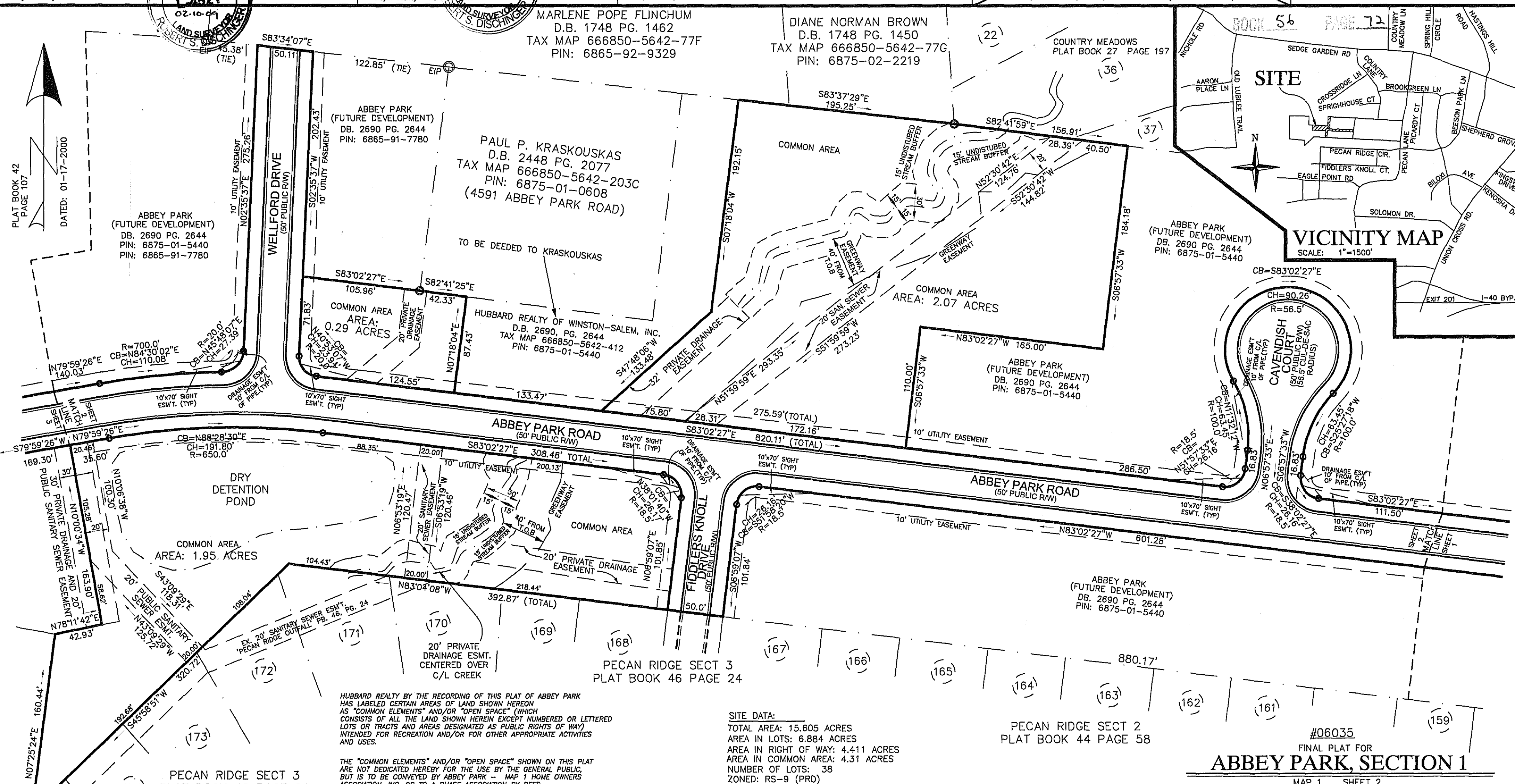
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION Standards Certification

Approved _____ 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 4:10 o'clock P. M.
This the 20 Day of March, 2009
and recorded in Plat Book 56, Page 72
Filing Fee Paid: C. Norman Huffman, Register of Deeds
By: [Signature] Assistant/Deputy
Forsyth County - North Carolina



HUBBARD REALTY BY THE RECORDING OF THIS PLAT OF ABBEY PARK HAS LABELED CERTAIN AREAS OF LAND SHOWN HEREON AS "COMMON ELEMENTS" AND/OR "OPEN SPACE" (WHICH CONSISTS OF ALL THE LAND SHOWN HEREIN EXCEPT NUMBERED OR LETTERED LOTS OR TRACTS AND AREAS DESIGNATED AS PUBLIC RIGHTS OF WAY) INTENDED FOR RECREATION AND/OR FOR OTHER APPROPRIATE ACTIVITIES AND USES.

THE "COMMON ELEMENTS" AND/OR "OPEN SPACE" SHOWN ON THIS PLAT ARE NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC, BUT IS TO BE CONVEYED BY ABBEY PARK - MAP 1 HOME OWNERS ASSOCIATION, INC. OR TO A PHASE ASSOCIATION BY DEED, FOR THE USES AND ENJOYMENT PROVIDED FOR IN THE DEED, IN THE PHASE ASSOCIATION DOCUMENTS AND/OR THE DECLARATION OF MASTER COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS RECORDED IN BOOK _____, PAGE _____, FORSYTH COUNTY REGISTRY, TO WHICH REFERENCE IS HEREBY MADE FOR THE CONTENT THEREOF.

HUBBARD REALTY HEREBY GIVES, GRANTS, AND CONVEYS TO EMBARQ, DUKE POWER COMPANY, TIME WARNER CABLE, PIEDMONT NATURAL GAS, THE CITY OF WINSTON-SALEM, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RIGHTS-OF-WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE WIRES, LINES, CONDUITS AND PIPES IN THEIR PRESENT LOCATIONS WITHIN THE "COMMON ELEMENTS" AS SHOWN HEREON TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS OVER AND UPON SAID "COMMON ELEMENTS" FOR THE PURPOSE OF MAINTAINING AND SERVICING SAID LINES, WIRES, CONDUITS AND PIPES.

HUBBARD REALTY OF WINSTON-SALEM, INC.
By: [Signature] (President)
ATTEST: [Signature] (Secretary)

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 UPON APPROVAL BY THE CITY-COUNTY PLANNING BOARD OF WINSTON-SALEM AND FORSYTH COUNTY AUTHORIZING THAT THIS PLAT BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY.

DATE 2-11-09 SIGNED By: [Signature]

OWNER/DEVELOPER
HUBBARD REALTY OF WINSTON-SALEM, INC.
1598 WEST BROOK PLAZA DRIVE, SUITE 200
WINSTON-SALEM, NORTH CAROLINA 27103
PHONE: 1-336-723-0303
FAX: 1-336-725-6644

LEGEND

EIP	EXISTING IRON PIPE
P.B.	PLAT BOOK
PG.	PAGE
D.B.	DEED BOOK
S.R.	STATE ROAD
R/W	RIGHT-OF-WAY
N.C.G.S.	NORTH CAROLINA GEODETIC SURVEY
D.M.D.	DOUBLE MERIDIAN DISTANCE
S.F.	SQUARE FEET
AC.	ACRES
ESMT.	EASEMENT
UTIL.	UTILITY
DRAIN.	DRAINAGE
C/L	CENTERLINE
CB=	CHORD BEARING EQUALS
CH=	CHORD DISTANCE EQUALS
C.O.W.S.	CITY OF WINSTON SALEM
N.A.E.	NEGATIVE ACCESS EASEMENT

NOTES:

- 1.) ADJACENT BOUNDARY LINES NOT SURVEYED ARE SHOWN DASHED.
- 2.) AREA DETERMINED BY D.M.D. METHOD
- 3.) AT ALL INTERSECTIONS THERE ARE 18.5' RADII FOR R/W'S OR AS SHOWN.
- 4.) IRONS AT ALL CORNERS UNLESS NOTED OTHERWISE.

WINSTON TOWNSHIP NORTH CAROLINA
DATE: 2-10-09
SCALE: 1" = 60 ft.
Graphic Bar Scale

Evans Engineering, Inc.
Engineers Surveyors Planners
Since 1974
4609 Dundas Drive
Greensboro, NC 27407
Phone 336-854-8877
Fax 336-854-8876

DRAWN BY: PJC PROJECT: 575-05 DWG: H:\DRAWINGS\ABBEY PARK\Abbey-Plats.dwg
Layer: PLAT-MAP 1-SHEET 2

FC-1:10,000' DUL 2-10-09

SURVEYOR CERTIFICATION FOR SUBDIVISION

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☐ 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 indicated in A. through D. above.

Signature Robert S. Dischinger Surveyor Registration Number 4521
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 2690, Page 2644, or Plat Book , Page ; If applicable); that the portion of the plat is calculated as 1:10,000; that this plat was prepared in accordance with the provisions of the act as amended. Witness my original signature, and seal:

Signature Robert S. Dischinger Surveyor Registration Number 4521
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, David E. Reed, Review officer of Forsyth County, certify that the map or plat to which is affixed meets all statutory requirements for recording.

Approved David E. Reed Director of Planning/Review Officer
This the 17th Day of March, 2009
Forsyth County - North Carolina

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION
Standards Certification

Approved _____ 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 4:10 o'clock P.M.
This the 20 Day of March, 2009
and recorded in Plat Book 56, Page 73
Filing Fee Paid: C. Norman Holleman, Register of Deeds
By: Assistant/Deputy
Forsyth County - North Carolina

LEGEND

EIP EXISTING IRON PIPE
P.B. PLAT BOOK
PG. PAGE
D.B. DEED BOOK
S.R. STATE ROAD
R/W RIGHT-OF-WAY
N.C.G.S. NORTH CAROLINA GEODETIC SURVEY
D.M.D. DOUBLE MERIDIAN DISTANCE
S.F. SQUARE FEET
AC. ACRES
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UTIL. UTILITY
DRAIN. DRAINAGE
C/L CENTERLINE
CB= CHORD BEARING EQUALS
CH= CHORD DISTANCE EQUALS
C.O.W.S. CITY OF WINSTON SALEM
N.A.E. NEGATIVE ACCESS EASEMENT

NOTES:

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- 2.) AREA DETERMINED BY D.M.D. METHOD
- 3.) AT ALL INTERSECTIONS THERE ARE 18.5' RADII FOR R/W'S OR AS SHOWN.
- 4.) IRONS AT ALL CORNERS UNLESS NOTED OTHERWISE.

MARLENE POPE FLINCHUM
D.B. 2137 PG. 0003
TAX MAP 666850-5642-77E
PIN: 6865-92-4303

ROBERT C. MCGEE, III
D.B. 1326 PG. 1176
TAX MAP 666850 BLOCK 5642 PARCEL 201A
PIN: 6865-91-0632

SITE DATA:

TOTAL AREA: 15.605 ACRES
AREA IN LOTS: 6.884 ACRES
AREA IN RIGHT OF WAY: 4.411 ACRES
AREA IN COMMON AREA: 4.31 ACRES
NUMBER OF LOTS: 38
ZONED: RS-9 (PRD)

LAKE LEE INC.
D.B. 0704 PG. 0110
TAX MAP 666850 BLOCK 5641 PARCEL 85A
PIN: 6865-81-7182

LAKE LEE INC.
D.B. 0704 PG. 0110
TAX MAP 666850 BLOCK 5641 PARCEL 85A
PIN: 6865-81-7182

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 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 2-11-09 SIGNED By: Robert S. Dischinger, Surveyor

OWNER/DEVELOPER

HUBBARD REALTY OF WINSTON-SALEM, INC.
1598 WEST BROOK PLAZA DRIVE, SUITE 200
WINSTON-SALEM, NORTH CAROLINA 27103
PHONE: 1-336-723-0303
FAX: 1-336-725-6644

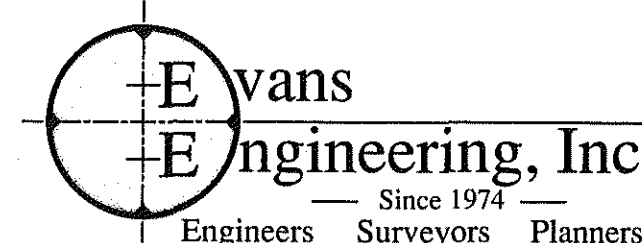
#06035
FINAL PLAT FOR
ABBEY PARK, SECTION 1

MAP 1 SHEET 3

WINSTON TOWNSHIP
NORTH CAROLINAFORSYTH COUNTY
DATE: 2-10-09

Graphic Bar Scale

SCALE: 1" = 60 ft.



DRAWN BY: PJC PROJECT: 575-05 DWG: H:\DRAWINGS\ABBEY PARK\Abbey-Plats.dwg
Layer: PLAT-MAP 1-SHEET 3

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