

FC 05-30-2012 1:50:00 PM PJC

SURVEYOR CERTIFICATION FOR SUBDIVISION

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

☒ A. that the plot is 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 plot is 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 plot is a survey of an existing parcel or parcels of land;

☐ D. that this plot is 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 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 Robert S. Dischner PLS L-4521
Forsyth County - North Carolina Registration Number

SURVEYOR CERTIFICATION FOR CLOSURE

I, ROBERT S. DISCHNER, certify that this plot was drawn under my supervision from an actual survey made under my supervision (description recorded in Deed Book 2650, Page 2644, or Plot Book 59, Page 188); that this plot was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, registration number and seal:

Signature Robert S. Dischner L-4521
Forsyth County - North Carolina Registration Number

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

Approved David E. Read Director of Planning/Review Officer
This the 4th day of June, 2012
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 _____, 2012
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 11:19 clock A.M.
This the 5 day of June, 2012
and recorded in Plot Book 69, Page 188
Filing Fee Paid 21.00
By J. B. Griffith Register of Deeds
Forsyth County - North Carolina

DIANE NORMAN BROWN
D.B. 1748 PG. 1450
TAX MAP 666850-5642-77G
PIN: 6875-02-2219

PLAT BOOK 42
PAGE 107
DATED: 01-17-2000

LEGEND

EIP	EXISTING IRON PIPE
P.B.	PLAT BOOK
P.G.	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
EASEMENT	UTILITY
UTL.	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 EASEMENT

BLK	LOT	M.LOT	FIN	STNAM	STTYPE	STNAME	STTYPE
6680	040	40	6875-01-7360 00	4714	RD	ABBY PARK	RD
6680	041	41	6875-01-7300 00	4704	RD	ABBY PARK	RD
6680	042	42	6875-01-6341 00	4692	RD	ABBY PARK	RD
6680	043	43	6875-01-6301 00	4682	RD	ABBY PARK	RD
6680	044	44	6875-01-7467 00	1593	CT	CAVENDISH	CT
6680	045	45	6875-01-7571 00	1585	CT	CAVENDISH	CT
6680	046	46	6875-01-7589 00	1537	CT	CAVENDISH	CT
6680	047	47	6875-01-7638 00	1509	CT	CAVENDISH	CT
6680	048	48	6875-01-6619 00	1510	CT	CAVENDISH	CT
6680	049	49	6875-01-5641 00	1538	CT	CAVENDISH	CT
6680	050	50	6875-01-5543 00	1586	CT	CAVENDISH	CT
6680	051	51	6875-01-5448 00	1594	CT	CAVENDISH	CT
6680	052	52	6875-01-5341 00	4672	RD	ABBY PARK	RD
6680	053	53	6875-01-4362 00	4662	RD	ABBY PARK	RD

HUBBARD REALTY BY THE RECORDING OF THIS PLAT OF ABBY 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 ABBY 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, RESTRICTIONS AND RESTRICTIONS RECORDED IN BOOK 2650, PAGE 2644 FORSYTH COUNTY REGISTER OF DEEDS, (H.A.A. AMENDED) TO WHICH REFERENCE IS HEREBY MADE FOR THE CONTENT THEREOF.

HUBBARD REALTY HEREBY GIVES, GRANTS, AND CONVEYS TO EMBARGO, 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: Bruce R. Johnson
(President)

ATTEST:
(Secretary)

SITE DATA:

TOTAL AREA: 2.734 ACRES
AREA IN LOTS: 2.734 ACRES
NUMBER OF LOTS: 14
ZONED: RS-9 (PRD)

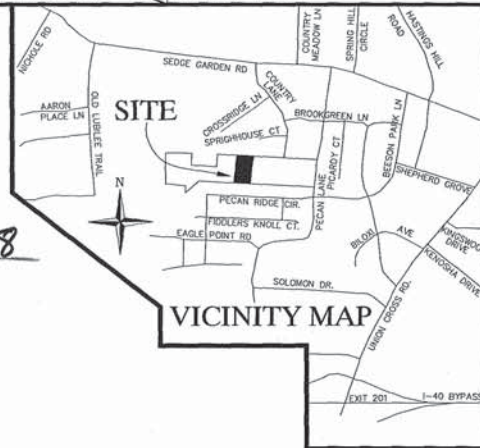
OWNER/DEVELOPER

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

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.

Hubbard Realty of Winston-Salem, Inc.
DATE 6-4-12 SIGNED By: B. Johnson, Pres

BOOK 59 PAGE 188



CURVE TABLE

CURVE	CH. BEARING	CHORD	RADIUS
C1	N38°02'27"W	26.16'	18.50'
C2	N15°35'18"E	30.01'	100.00'
C3	N34°05'04"E	34.27'	100.00'
C4	N30°17'37"E	26.68'	56.50'
C5	N07°59'32"W	47.09'	56.50'
C6	N57°49'51"W	48.13'	56.50'
C7	S71°44'57"W	48.13'	56.50'
C8	S21°54'38"W	47.09'	56.50'
C9	S16°22'31"E	26.68'	56.50'
C10	S20°09'58"E	34.27'	100.00'
C11	S01°40'13"E	30.01'	100.00'
C12	S51°57'33"W	26.16'	18.50'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N06°57'33"E	16.83'
L2	S06°57'33"W	16.83'

#06035

FINAL PLAT FOR

ABBEY PARK, SECTION 1

MAP 2

WINSTON TOWNSHIP

NORTH CAROLINA

FORSYTH COUNTY

DATE 05-30-2012



E v a n s
E n g i n e e r i n g , I n c .
— Since 1974 —
Engineers Surveyors Planners

4699 Dundas Drive
Greensboro, NC 27407
Phone 336-854-8877
Fax 336-854-8876

NOTES:

- ADJACENT BOUNDARY LINES NOT SURVEYED ARE SHOWN DASHED.
- AREA DETERMINED BY D.M.D. METHOD
- AT ALL INTERSECTIONS THERE ARE 18.5' RADII FOR R/W'S OR AS SHOWN.
- IRONS AT ALL CORNERS UNLESS NOTED OTHERWISE.
- THE HOMEOWNER ASSOCIATION DOCUMENTS WITH COVENANTS AND RESTRICTIONS ARE RECORDED IN DEED BOOK 2650 PAGE 2644 FORSYTH COUNTY REGISTER OF DEEDS, (H.A.A. AMENDED)

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