

FC 1:240,155 DWS

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, the boundaries of which are shown on a map, plan, or other document of record, and that the boundaries of the parcels shown on this plat are the same as the boundaries of the parcels shown on the map, plan, or other document of record;

D. That this plat is of a survey of another category, the boundaries of which are shown on a map, plan, or other document of record, and that the boundaries of the parcels shown on this plat are the same as the boundaries of the parcels shown on the map, plan, or other document of record;

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 whether the boundaries shown on this plat are the same as the boundaries shown on the map, plan, or other document of record.

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 2880, 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. 42-30 as amended. Witness my original signature, registration number, and seal.

Signature: Robert S. Dischinger
 Surveyor Registration Number: 4521
 This the 6th Day of May, 2013
 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 23rd Day of May, 2013
 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

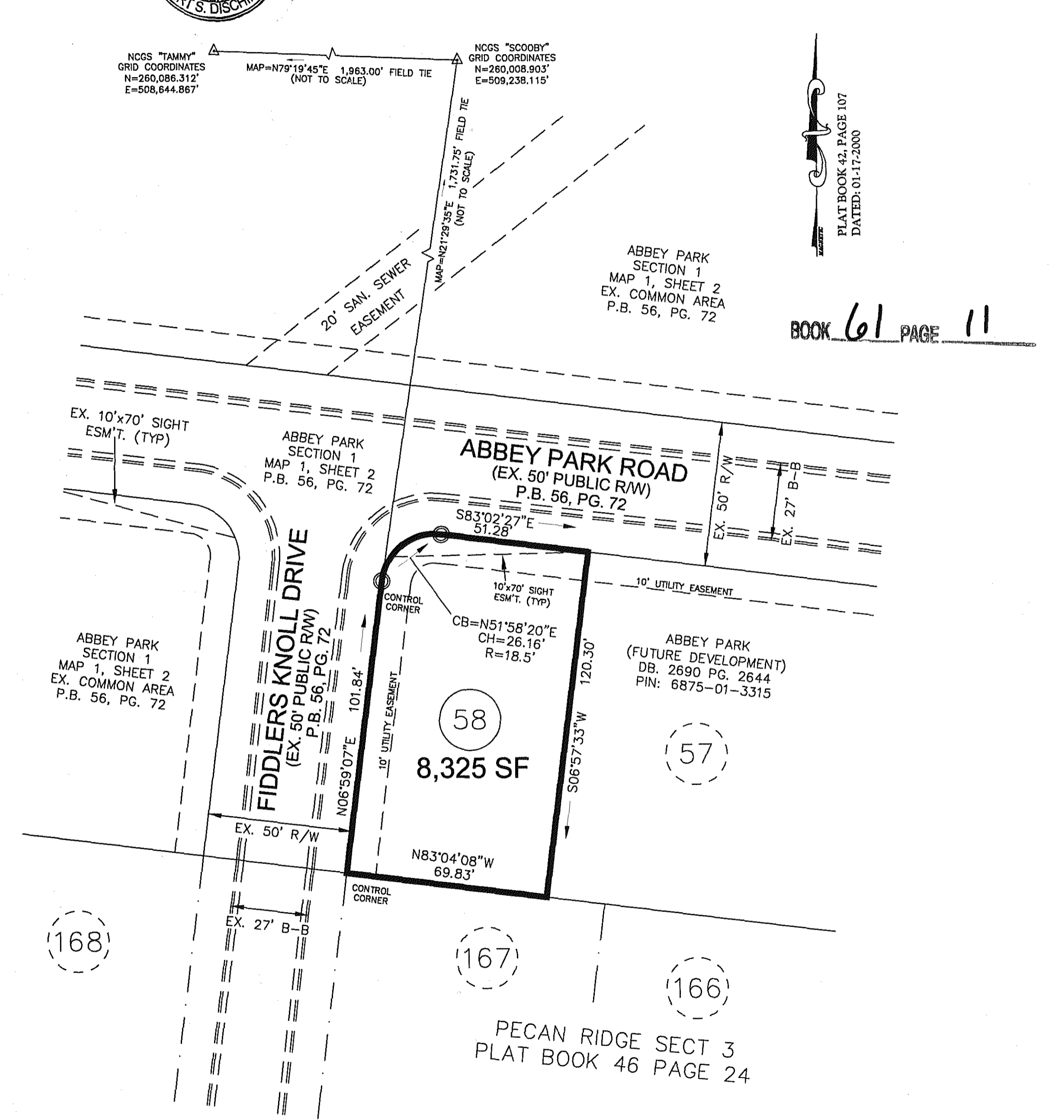
(NOTE: Not required if plat is within the City of Winston-Salem)

FORSYTH COUNTY REGISTER OF DEEDS PLAT REGISTRATION

Filed for registration at 3:32 o'clock P. M.
 This the 23 Day of May, 2013
 and recorded in Plat Book 61, Page 11
 Filing Fee Paid: \$21.00
 C. Norman Halleman, Register of Deeds
 By: Alini Das
 Assistant/Deputy
 Forsyth County - North Carolina

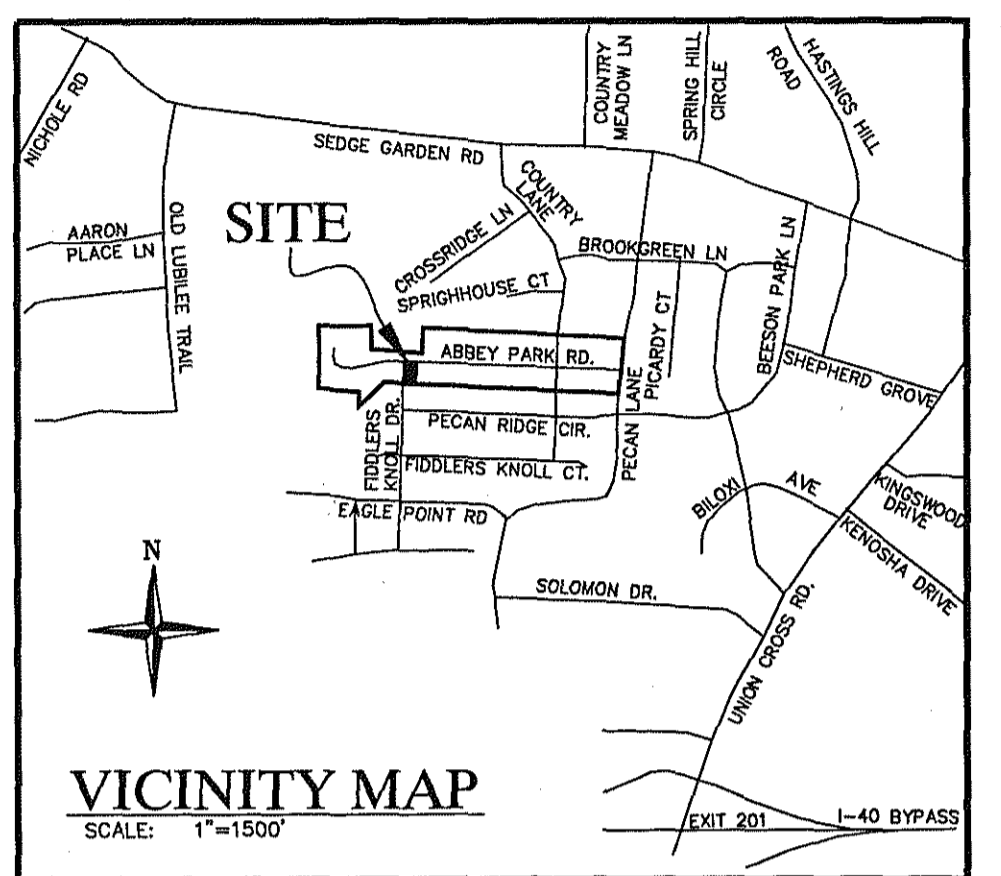
THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN AND SUBDIVISION WITH MY (OUR) FREE CONSENT AND UPON APPROVAL BY THE CITY-COUNTY PLANNING BOARD OF WINSTON-SALEM AND FORSYTH COUNTY AUTHORITY THAT THIS PLAT BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY.

DATE 5-23-13 SIGNED By: B. E. Hubbard, Pres.
 HUBBARD REALTY OF WINSTON-SALEM, INC.



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

BOOK 61 PAGE 11



BLK	LOT	MLOT	PIN	STNUM	STPRE	STNAME	STTYPE
6680	58	58	6875-01-2315.00	4612		ABBEY PARK	RD

SITE DATA:
 TOTAL AREA: 8,325 SF, 0.19 AC.
 AREA IN LOTS: 8,325 SF, 0.19 AC.
 AREA IN COMMON ELEMENTS: 0 AC.
 AREA IN RIGHT-OF-WAY: 0 AC.
 NUMBER OF LOTS: 1
 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: 336-725-6644

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:**
- 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
 - 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.

#06035
 FINAL PLAT FOR
ABBEY PARK, SECTION 1
 MAP 3
 WINSTON TOWNSHIP NORTH CAROLINA
 FORSYTH COUNTY MAY 6, 2013

GRAPHIC SCALE
 0 15 30 60 120
 (IN FEET)
 1 inch = 30 ft.

Evans Engineering, Inc.
 Since 1974
 Engineers Surveyors Planners
 DRAWN BY: DWS PROJECT: 575-05
 DWG: H:\DRAWINGS\ABBEY PARK\ABBEY-PLATS.DWG

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