

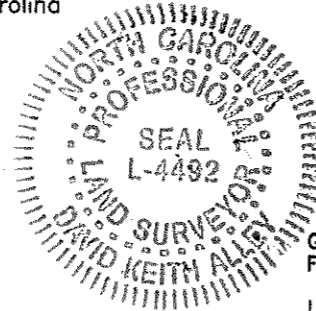
VICINITY MAP NOT TO SCALE

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, Amor Kim, Review Officer of Forsyth County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Approved: Amor Kim
Director of Planning/Review Officer

This the 6th Day of July, 2018.
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 8/22/2016; 5) DATUM/EPOCH NAD 83(2011); 6) PUBLISHED/FIXED CONTROL NCGS VRS-NETWORK; 7) GEOID MODEL GEOID12A; COMBINED GRID FACTOR 0.9999434090; 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 28TH DAY OF JUNE, 2018.

L-4492
LICENSE NO. David K. Alley
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.

David K. Alley SURVEYOR DATE 6/28/18

*SEE LOT 1 OF PLAT BOOK 67, PAGE 196
"LYNHAVEN CROSSING MODEL HOME"

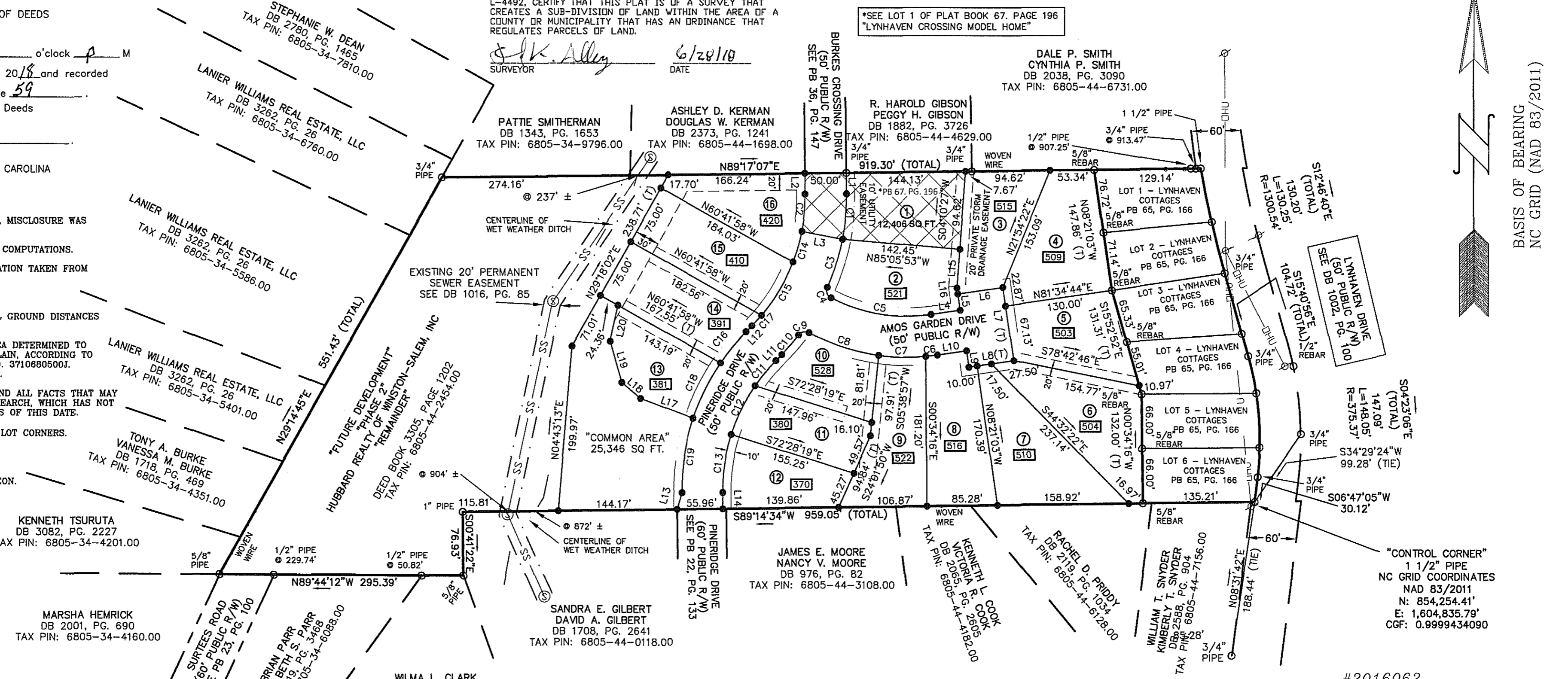
LINE TABLE		
LINE	LENGTH	BEARING
L1	25.09	N00°39'02"W
L2	25.03	N00°39'02"W
L3	50.00	N79°03'32"W
L4	35.68	N81°38'57"E
L5	20.00	N08°21'03"W
L6	55.00	N81°38'57"E
L7	90.00	S08°21'03"E
L8(T)	55.00	S81°38'57"W
L9	20.00	N08°21'03"W
L10	35.68	S81°38'57"W
L11	10.16	S44°24'16"W
L12	10.16	N44°24'16"E
L13	21.00	N15°55'50"E
L14	19.95	S00°34'16"E
L15	47.15	S04°10'27"W
L16	7.42	S08°21'03"E
L17	68.79	N69°20'41"W
L18	29.80	N49°45'09"W
L19	51.79	N15°53'38"W
L20	45.03	N12°23'47"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	55.64	275.00	N05°08'43"E	55.54
C2	45.52	225.00	N05°08'43"E	45.44
C3	61.32	275.00	N17°19'46"E	61.20
C4	124.52	200.00	S80°30'53"E	122.52
C5	14.33	250.00	N83°17'29"E	14.33
C6	56.94	250.00	S88°32'29"E	56.82
C7	88.44	250.00	S71°52'53"E	87.98
C8	14.03	10.00	S78°02'57"W	12.91
C9	31.48	275.00	N41°07'29"E	31.47
C10	39.60	225.00	S39°21'43"W	39.55
C11	65.94	225.00	S25°55'26"W	65.70
C12	71.08	225.00	S08°28'43"W	70.78
C13	38.81	225.00	N15°52'59"E	38.77
C14	75.37	225.00	N30°25'15"E	75.01
C15	49.21	275.00	S39°16'42"W	49.14
C16	17.23	225.00	N42°12'38"E	17.23
C17	75.23	275.00	S26°18'53"W	75.00
C18	91.43	275.00	S08°57'11"W	91.01

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION
Filed for registration at 2:12 o'clock P M
This the 9 Day of July, 2018, and recorded
in Plat Book 68, Page 59
Lynne Johnson, Register of Deeds
Filing Fee Paid \$21.00
by Sandra Johnson
DEPUTY ASSISTANT
FORSYTH COUNTY - NORTH CAROLINA

- NOTES:
- RAW ERROR OF CLOSURE 1:10,000+, MIS-CLOSURE WAS DISTRIBUTED BY COMPASS RULE.
 - AREA DETERMINED BY COORDINATE COMPUTATIONS.
 - DASHED LINES REPRESENT INFORMATION TAKEN FROM DEED OR PLAT.
 - PROPERTY ZONED: RS9
 - DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
 - THIS PROPERTY IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE 500 - YEAR FLOODPLAIN, ACCORDING TO F.I.R.M. PANEL NO. 6805J, MAP NO. 3710680500J. EFFECTIVE DATE JANUARY 2, 2009.
 - 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.
 - 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
 - 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
 - 10' UTILITY EASEMENT
 - 20' PRIVATE STORM DRAINAGE EASEMENT
 - DITCH CENTERLINE
 - AREA NOT PART OF THIS PLAT

AREA WITHIN NEW PUBLIC R/W
32,971 SQ. FT.
"PINERIDGE DRIVE AND AMOS GARDEN DRIVE"

BOOK 68 PAGE 59

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.

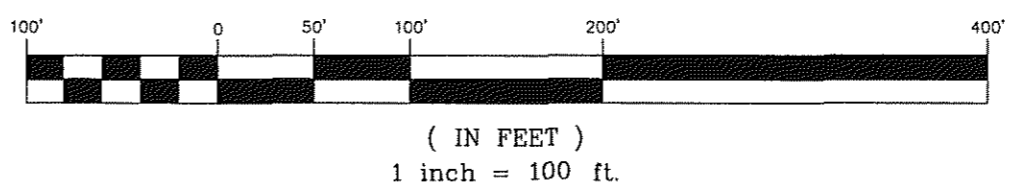
Hubbard Realty of Winston-Salem, Inc.
DATE: June 28, 2018 SIGNATURE: [Signature]
VICE PRESIDENT

LOT AREAS

- LOT 2 - 12,455 SQ. FT.
- LOT 3 - 11,352 SQ. FT.
- LOT 4 - 14,865 SQ. FT.
- LOT 5 - 12,649 SQ. FT.
- LOT 6 - 15,056 SQ. FT.
- LOT 7 - 15,095 SQ. FT.
- LOT 8 - 13,227 SQ. FT.
- LOT 9 - 13,420 SQ. FT.
- LOT 10 - 9,655 SQ. FT.
- LOT 11 - 10,086 SQ. FT.
- LOT 12 - 10,016 SQ. FT.
- LOT 13 - 10,117 SQ. FT.
- LOT 14 - 13,055 SQ. FT.
- LOT 15 - 13,905 SQ. FT.
- LOT 16 - 10,971 SQ. FT.

BLK	LOT#	LOT	PIN	STNUM	STNAME	STTYPE
6258A	2	2	6805-44-4502.00	521	AMOS GARDEN	DR
6258A	3	3	6805-44-5518.00	515	AMOS GARDEN	DR
6258A	4	4	6805-44-6506.00	509	AMOS GARDEN	DR
6258A	5	5	6805-44-6415.00	503	AMOS GARDEN	DR
6258A	6	6	6805-44-6335.00	504	AMOS GARDEN	DR
6258A	7	7	6805-44-5360.00	510	AMOS GARDEN	DR
6258A	8	8	6805-44-4373.00	516	AMOS GARDEN	DR
6258A	9	9	6805-44-4302.00	522	AMOS GARDEN	DR
6258A	10	10	6805-44-3410.00	528	AMOS GARDEN	DR
6258A	11	11	6805-44-2384.00	380	PINERIDGE	DR
6258A	12	12	6805-44-2257.00	370	PINERIDGE	DR
6258A	13	13	6805-44-1411.00	381	PINERIDGE	DR
6258A	14	14	6805-44-1439.00	391	PINERIDGE	DR
6258A	15	15	6805-44-1575.00	410	BURKES CROSSING	DR
6258A	16	16	6805-44-2631.00	420	BURKES CROSSING	DR
6258A	000A	000A	6805-44-0361.00	0	BURKES CROSSING	DR
3829	007M	007M	6805-34-8473.00	0	PINERIDGE	DR

GRAPHIC SCALE



#2016062

FINAL PLAT FOR:

"LYNHAVEN CROSSING"
(PHASE I)

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

TAX PIN: 6805-44-2454.00
DEED BOOK 3305, PAGE 1202
5.607 ACRES +/- (TOTAL)

Allied Associates, P.A.

4720 KESTER MILL ROAD Phone (336) 765-2377
WINSTON-SALEM, N.C. 27103 FAX 760-8886
Website: www.alliedpa.com NC LICENSE #C-2198

SCALE	TOWNSHIP	COUNTY	STATE	DATE
1" = 100'	WINSTON	FORSYTH	NORTH CAROLINA	04/23/18
SURVEYED:	MAPPED:	JOB NO.	MAP NO.	TDS
RB JD	DA	PA160801	LYNHAVEN CROSSING.dwg	LR5