

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

Approved Arnon King
Director of Planning/Review Officer

This the 10th Day of MAY 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 8/22/2018; 5) DATUM/EPOCH NAD 83(2011); 6) PUBLISHED/FIXED CONTROL NCGS VRS-NETWORK; 7) GEIOD MODEL GEIOD12A; 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 3rd DAY OF MAY, 2018.

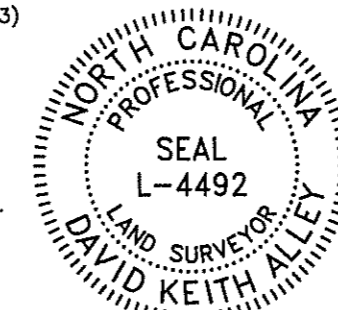
L-4492
LICENSE NO.

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 5-08-17
SURVEYOR DATE



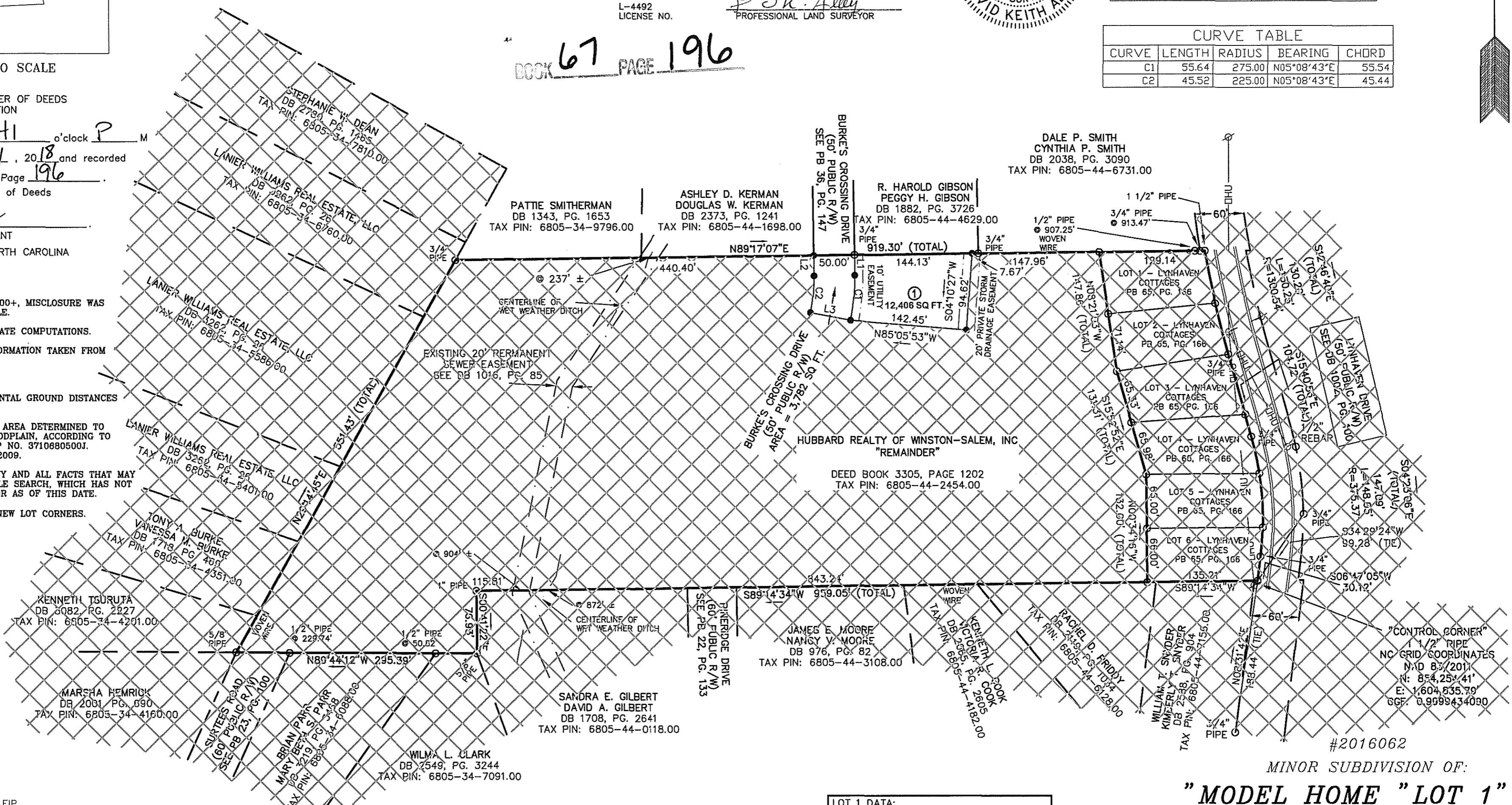
LINE TABLE		
LINE	LENGTH	BEARING
L1	25.09	N00°39'02"W
L2	25.03	N00°39'02"W
L3	50.00	N79°03'32"W

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

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for registration at 3:41 o'clock P M
This the 10 Day of May, 2018 and recorded
in Plat Book 67, Page 196
by Lynne Johnson, Register of Deeds
Filing Fee Paid \$21.00
by Olin Duff
DEPUTY-ASSISTANT
FORSYTH COUNTY - NORTH CAROLINA

- NOTES:
1. RAW ERROR OF CLOSURE 1:10,000+, MIS-CLOSURE WAS DISTRIBUTED BY COMPASS RULE.
 2. AREA DETERMINED BY COORDINATE COMPUTATIONS.
 3. DASHED LINES REPRESENT INFORMATION TAKEN FROM DEED OR PLAT.
 4. PROPERTY ZONED: RS9
 5. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
 6. THIS PROPERTY IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE 500 - YEAR FLOODPLAIN, ACCORDING TO F.I.R.M. PANEL NO. 68051, MAP NO. 37106805001, EFFECTIVE DATE JANUARY 2, 2009.
 7. 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.
 8. 5/8" REBARS ARE SET AT ALL NEW LOT CORNERS.



- LEGEND
- EXISTING IRON PIN
 - EXISTING REBAR
 - NO POINT SET
 - IRON REBAR SET
 - UTILITY POLE
 - BOLLARD
 - LOT ADDRESSES
 - R/W
 - CONCRETE MONUMENT
 - CHORD
 - SIGHT EASEMENT
 - DEED BOOK
 - PLAT BOOK
 - CURB AND GUTTER

- REFERENCES:
1. PLAT ENTITLED "LYNHAVEN COTTAGES" RECORDED: JANUARY 28, 2017, FORSYTH COUNTY REGISTRY.
 2. ALL DEEDS AND MAPS SHOWN HEREON.

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

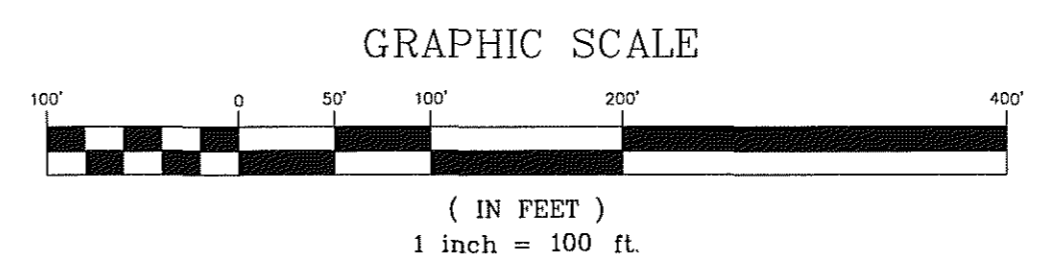
DATE: 5-8-18 SIGNATURE: Brandon H. Harty, V.P.

DATE: _____ SIGNATURE: _____

LOT 1 DATA:
ADDRESS: 425 BURKE'S CROSSING DRIVE
PIN: 6805-44-4610.00
BLOCK 6258A - LOT 1

PURPOSE STATEMENT: THE PURPOSE OF THIS PLAT IS TO SHOW A MINOR SUBDIVISION OF LOT 1 AND SHOW LOT 1 AS THE "MODEL HOME" LOT FOR LYNHAVEN CROSSING.

Revisions
05/08/17 - EDITS AS PER CITY COMMENTS



MINOR SUBDIVISION OF:
"MODEL HOME" LOT 1 OF
LYNHAVEN CROSSING

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
1.287 ACRES +/- (TOTAL)

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

SCALE 1" = 100'
TOWNSHIP WINSTON
COUNTY FORSYTH
STATE NORTH CAROLINA
DATE 04/23/18

SURVEYED: RB JD
MAPPED: DA
JOB NO. PA160801
MAP NO. LRS_REV.dwg
TDS LRS



2018017374 00235

FORSYTH CO, NC FEE \$26.00
PRESENTED & RECORDED:

05-10-2018 03:41:41 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE

ASST

BK: RE 3404

PG: 359-359

Godfrey Box 90

Tax Block Lot Parcel ID 2805-44-2454.00

Mail after recording to: BRANT GODFREY Box 90

Plat Recording Authorization and/or Statement of Dedication of Streets or Roads by Corporation

THIS INSTRUMENT made this 9 day of May, 2018.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The undersigned Grantor does hereby state that it is the owner in fee simple of the lands which it has caused to be subdivided and which lands are shown on a plat entitled: MODEL HOME "LOT 1" OF LYNHAVEN CROSSING

a copy of which is on file in the office of the City-County Planning Board, which, upon final approval by the City-County Planning Board will be recorded in the office of the Register of Deeds of Forsyth County.

If applicable, the undersigned Grantor hereby consents to and approves the dedication and/or use of (1) the portion of the lands above referred to for the public use of the streets or roads shown thereon for street and utility purposes, and (2) any other public easements as shown on the plat of said property, for those who may purchase said property, or any part thereof, and for the general public.

Also if applicable, the undersigned Grantor hereby consents to and approves the dedication and/or use of the portion of the lands above referred to for the use of the private streets or roads as shown on the plat of said property for those who may rent or purchase said property or any part thereof, and for their invitees or guests and for all governmental service vehicles such as fire, police, garbage, mail, etc. and other utility service vehicles. The Grantor shall be responsible for maintenance of the private drives as shown on said plat unless by recorded covenants running with the land require the subsequent owners be responsible for said maintenance.

The property shown on said plat is not encumbered by a recorded deed of trust or mortgage, or by a judgement rendered by any court, except NONE (if applicable, attach Plat Recording

Authorization and Statement of Interest and Consent by Trustee and Holder of Lien)

IN TESTIMONY WHEREOF the Grantor has set his hand and seal the day and year first above written.

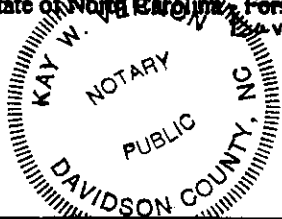
HUBBARD REALTY & WINSTON-SALEM, INC. By: Brant H. Godfrey vice, President Davidson

Name of Corporation
State of North Carolina, Forsyth County

I, Kay W. Vernon, a Notary Public of Forsyth County, NC do hereby certify that Brant H. Godfrey personally came before me this day and acknowledged that he/she is vice President of HUBBARD REALTY & WINSTON-SALEM, INC. and acknowledged on behalf of the corporation, the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 9 day of May, 2018.

My commission expires April 11, 2022
Kay W. Vernon Notary Public



The foregoing Certificate(s) of _____ is/are certified to be correct at the date of recordation shown on the first page thereof.

Register of Deeds of Forsyth County by: _____ Deputy/Asst.