

SURVEYOR'S CERTIFICATE:

I, SAMUEL S. SGROI, PLS, certify that this plot was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Deed Book: 1141 Page: 1175 and Plat Book: 28 Page: 3); that the boundaries not surveyed are clearly indicated as drawn from information found in the Register of Deeds, Forsyth County, that the ratio of precision as calculated is over 1:10,000, that this plot was prepared in accordance with G.S. 47-30 as amended.

This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;

Witness my original signature, license number and seal this 30th day of January 2025

Signature: [Signature] DATE: 1/30/25
PROFESSIONAL LAND SURVEYOR

L-5478

SURVEYOR'S NOTES:

- SITE IS SUBJECT TO ALL EASEMENTS, R/W AND AGREEMENTS OF RECORD PRIOR TO THE DATE OF THE SURVEY.
- ALL DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED
- ALL BEARINGS ARE GRID BEARINGS.
- AREA COMPUTED BY COORDINATE GEOMETRY.
- SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE (MAP NUMBER: 3710588500J, PANEL DATE: 1/02/2009)
- A TITLE COMMITMENT WAS NOT PROVIDED

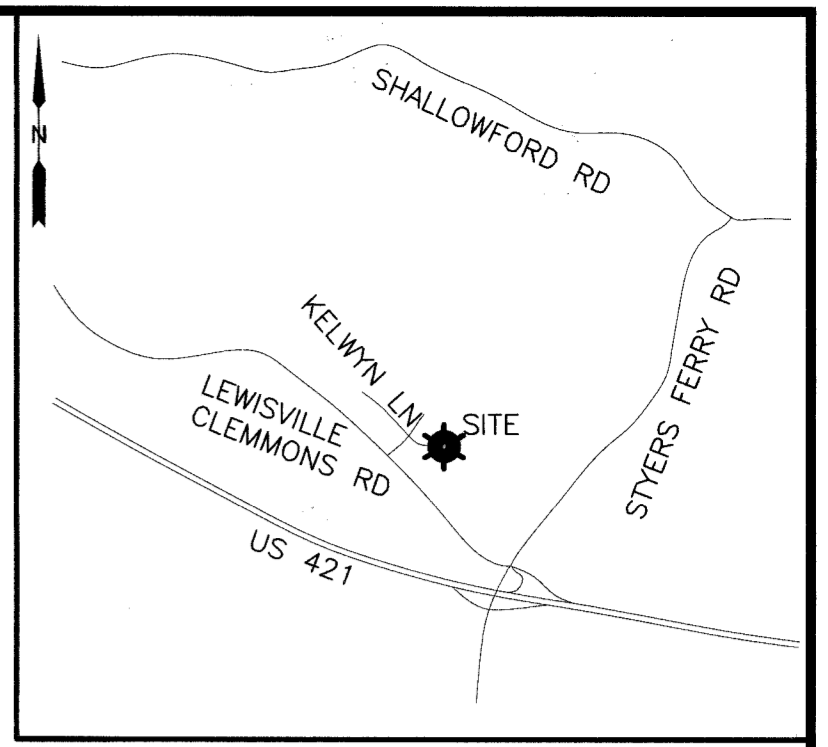
NC GRID TIE

I, Samuel S. Sgroi, certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervision and the following information was used to perform the survey.
Class of survey: Class AA
Positional accuracy: 0.10'
Type of GPS (or GNSS) field procedure: NC VRS
Date(s) of survey: 1/02/2025
Datum/Epoch: NAD 83 (2011)
Published/fix control: VRS
Geoid model: (18)
Combined grid factor: 0.99994568387193
Units: U.S. Feet

SURVEYOR'S CERTIFICATE FOR SUBDIVISION

- I, Samuel S. Sgroi, Registered Land Surveyor, Number L-5478, certify to one or more of the following as indicated by an X;
- a. That this 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 portion of a county or municipality that is unregulated 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, 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: [Signature] Registration Number: L-5478



VICINITY MAP
N1S

FORSYTH COUNTY REGISTER OF DEEDS

Filed for registration at 11:10 o'clock A. M.

This the 30 Day of January, 2025
and recorded in Plat Book 81, Page 14

Filing Fee Paid: [Amount]
By: [Signature] Lynne Johnson, Register of Deeds
Assistant Deputy
Forsyth County, North Carolina

81 PAGE 14

**PLANNING DEPARTMENT/
REVIEW OFFICER CERTIFICATE**

This is to certify that this plat meets the recording requirements of the Unified Development Ordinance Subdivision Regulations for the Town of Lewisville.

I, [Signature] Review Officer of Forsyth County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Approved, [Signature] Director of Planning/Review Officer
This the 30th Day of January, 2025
Forsyth County, North Carolina

**OWNER ACKNOWLEDGEMENT
AND ACCEPTANCE**

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 TOWN OF LEWISVILLE PLANNING DEPARTMENT AUTHORIZE THAT THIS PLAT BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY.

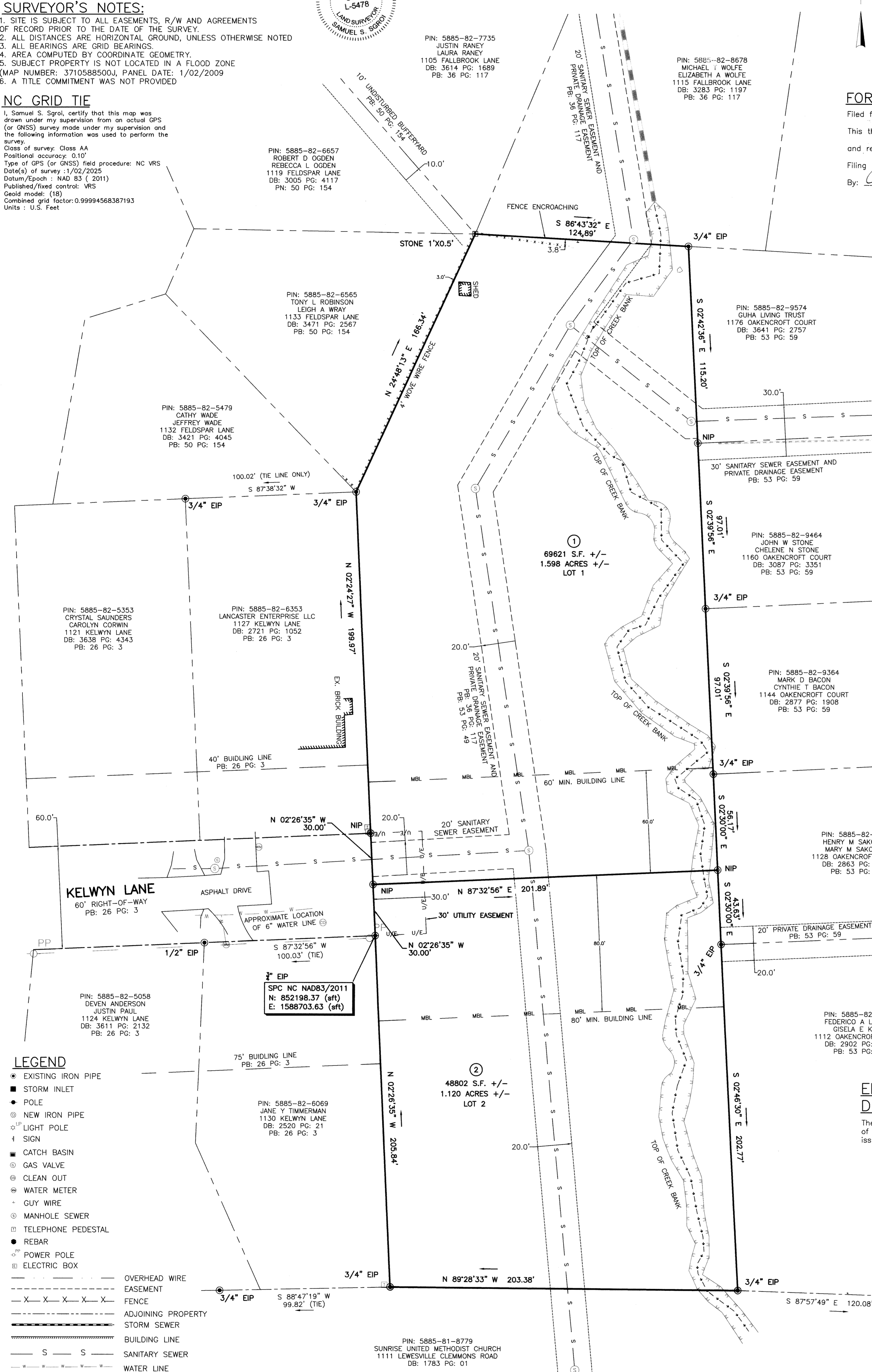
Hubbard Realty of Winston-Salem, Inc.
By: [Signature] Owners/SIGNATURE
DATE: 1-30-2025

**ENVIRONMENTAL HEALTH
DEPARTMENT NOTE**

The Forsyth County Health Department has not evaluated any of the lots represented on this plat for the purposes of issuing Improvement Permits.

SITE DATA

PIN: 5885-82-7393
HUBBARD REALTY OF WINSTON SALEM INC
1142 KELWYN LANE
PORTION OF SENIOR TRACT
DB: 1141 PG: 1175



LEGEND

- EXISTING IRON PIPE
- STORM INLET
- POLE
- NEW IRON PIPE
- ⊙ LIGHT POLE
- ⊙ SIGN
- CATCH BASIN
- ⊙ GAS VALVE
- ⊙ CLEAN OUT
- ⊙ WATER METER
- ⊙ GUY WIRE
- ⊙ MANHOLE SEWER
- ⊙ TELEPHONE PEDESTAL
- REBAR
- ⊙ POWER POLE
- ⊙ ELECTRIC BOX

- OVERHEAD WIRE
- EASEMENT
- X-X-X-X- FENCE
- ADJOINING PROPERTY
- STORM SEWER
- BUILDING LINE
- S-S- SANITARY SEWER
- W-W-W- WATER LINE

ZONING INFORMATION
RS-9 RESIDENTIAL SINGLE FAMILY
TOWN OF LEWISVILLE

The RS-9 District is primarily intended to accommodate relatively high density single family detached dwellings in urban areas.

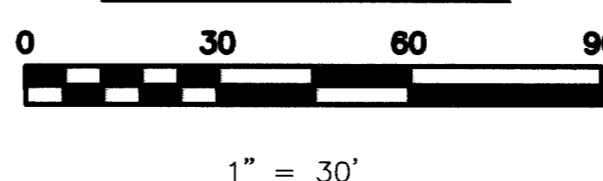
SETBACK INFORMATION

MAX HEIGHT	MIN. LOT SIZE	MIN. LOT WIDTH	MAX. DENSITY	FRONT	SIDE	STREET	REAR
40'	9,000sf	65ft.	N/A	20'	7'	20'	25'

TEXT LEGEND

- CONC. = CONCRETE
- DB = DEED BOOK
- S.P.C. = STATE PLANE COORDINATES
- N.A.D. = NORTH AMERICAN DATUM
- P.B. = PLAT BOOK
- R.O.W. = RIGHT-OF-WAY
- EIP = EXISTING IRON PIPE
- PG = PAGE

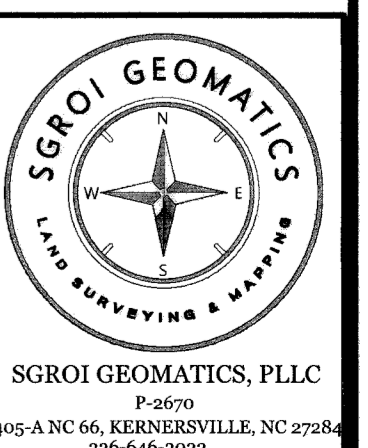
GRAPHIC SCALE



FINAL PLAT

MINOR SUBDIVISION
LEWISVILLE PLACE SECTION VI
OWNER: HUBBARD REALTY OF WINSTON-SALEM, INC
TOWN OF LEWISVILLE
LEWISVILLE TOWNSHIP
FORSYTH COUNTY, NORTH CAROLINA

DATE: 1/22/2025 PROJECT NO: 24-85 DRAWN BY: SSS



SGROI GEOMATICS, PLLC
P-2670
1405-A NC 66, KERNERSVILLE, NC 27284
336-646-9032