SURVEYOR CERTIFICATION:

"I, KIM R. LILLY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN: DEED BOOK 3164, PAGE 4189 AND DEED BOOK 3559, PAGE 3235; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 3164, PAGE 4189; DEED BOOK 3333, PAGE 139; DEED BOOK 3506, PAGE 1725; DEED BOOK 3559, PAGE 3235; DEED BOOK 3528, PAGE 4371; PLAT BOOK 71, PAGE 44; PLAT BOOK 74, PAGE 174, 175 AND 176; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:97,408;THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 13TH DAY OF APRIL, A.D., 2023.

PURPOSE OF THIS PLAT:

(A). THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, KIM R. LILLY, FURTHER CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1) CLASS OF SURVEY: URBAN LAND SURVEY (CLASS A)
2) POSITIONAL ACCURACY: 0.05'
3) TYPE OF GPS FIELD PROCEDURE: GPS/VRS
4) DATES OF SURVEY: AUGUST 24, 2018
5) DATUM/EPOCH: NAD 83 (NSRS 2011)
6: PUBLISHED/FIXED-CONTROL USE: NONE
7) GEOID MODEL: GEOID 12B
8) COMBINED GRID FACTOR(S): 0.999951962
9) UNITS: US FEET

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES, OR SALES

OWNERS CERTIFICATE

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.

DATE _____ SIGNED: _____
BROOKBERRY FARM LLC

PLANNING DEPARTMENT/REVIEW OFFICER FINAL SUBDIVISION PLAT APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT MEETS THE RECORDING REQUIREMENTS OF THE SUBDIVISION REGULATIONS FOR WINSTON-SALEM/FORSYTH COUNTY

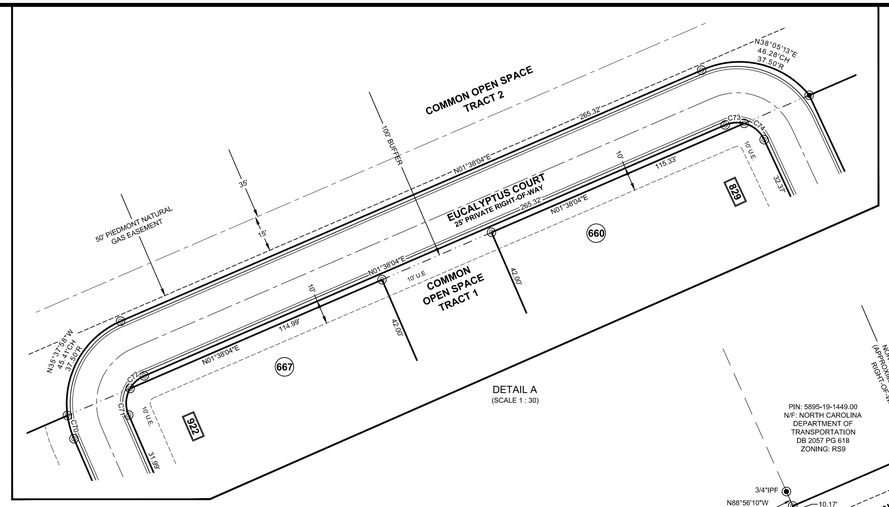
I, _____ REVIEW OFFICER FOR FORSYTH COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

APPROVED _____
DIRECTOR OF PLANNING / REVIEW OFFICER

THIS THE _____ DAY OF _____
FORSYTH COUNTY, NORTH CAROLINA

FORSYTH COUNTY REGISTER OF DEEDS PLAT REGISTRATION

FILED FOR REGISTRATION AT _____O'CLOCK_____M.
THIS THE _____ DAY OF _____, 2023
AND RECORDED IN PLAT BOOK_____ PG._____
FILING FEE PAID:_____ LYNNE JOHNSON, REGISTER OF DEEDS.
BY:_____
ASSISTANT/DEPUTY
FORSYTH COUNTY, NORTH CAROLINA



DETAIL A
(SCALE 1 : 30)

VICINITY MAP
(SCALE 1 : 2000)

BLK	LOT	PIN	STNUM	STNAME	STTYPE
xxx	616	xxxx-xxx-xxxx.00	xxx	xxx	xxx

CURVE TABLE			
CURVE	BEARING	CHORD	RADIUS
C1	S01°58'50"W	60.08'	5885.13'
C2	S01°38'43"W	64.95'	43393.13'
C3	S01°34'10"W	50.00'	43393.13'
C4	S01°27'55"W	107.95'	43393.13'
C5	S00°00'44"W	12.06'	250.00'
C6	S04°15'02"E	25.13'	250.00'
C7	S22°58'43"E	136.54'	250.04'
C8	S41°53'09"E	26.71'	250.04'
C9	S49°35'27"E	40.48'	250.04'
C10	S58°27'29"E	36.69'	251.48'
C11	S17°50'15"E	21.15'	15.00'
C12	S26°43'40"W	55.10'	6258.44'
C13	S26°12'03"W	60.01'	6258.44'
C14	S25°39'05"W	60.03'	6258.44'
C15	S25°06'06"W	60.05'	6258.44'
C16	S24°34'04"W	56.61'	6258.44'
C17	S18°45'42"W	33.83'	175.00'
C18	S08°22'08"W	29.57'	175.00'
C19	S27°37'05"W	28.58'	35.00'
C20	S12°38'15"W	69.34'	55.00'
C21	S47°30'56"E	39.56'	55.00'
C22	N85°25'30"E	48.19'	55.00'
C23	N07°23'18"E	86.75'	55.00'
C24	N20°34'18"W	28.58'	35.00'
C25	N13°54'57"E	45.10'	125.00'

CURVE TABLE			
CURVE	BEARING	CHORD	RADIUS
C26	N24°19'37"E	4.01'	6208.44'
C27	N24°37'40"E	61.18'	6208.44'
C28	N25°11'33"E	61.18'	6208.44'
C29	N25°45'26"E	61.18'	6208.44'
C30	N26°20'41"E	66.18'	6208.44'
C31	N26°57'20"E	66.18'	6208.44'
C32	N27°32'36"E	61.18'	6208.44'
C33	N28°06'35"E	61.57'	6208.44'
C34	N28°15'08"E	4.61'	1025.01'
C35	N25°37'59"E	89.08'	1025.01'
C36	N22°24'25"E	26.32'	1025.01'
C37	N23°48'17"E	95.06'	1276.75'
C38	N77°14'29"E	23.41'	15.00'
C39	S49°55'02"E	22.82'	425.00'
C40	N50°48'14"W	40.19'	475.00'
C41	N11°48'05"W	19.85'	15.00'
C42	N36°19'30"E	6.13'	455.00'
C43	S34°13'19"W	115.22'	1326.75'
C44	S30°45'10"W	45.40'	1326.75'
C45	S73°35'08"W	20.77'	15.00'
C46	N67°30'05"W	81.14'	475.00'
C47	N75°25'05"W	50.00'	475.00'
C48	N81°27'07"W	50.00'	475.00'
C49	N86°26'08"W	32.60'	475.00'
C50	N43°22'34"W	21.22'	15.00'

CURVE TABLE			
CURVE	BEARING	CHORD	RADIUS
C51	N01°40'10"E	28.57'	43343.43'
C52	N02°06'09"E	84.37'	5835.13'
C53	N02°35'45"E	16.11'	5835.13'
C54	N79°08'48"W	1.53'	1167.92'
C55	N79°48'21"W	25.34'	1167.92'
C56	N83°18'46"W	8.33'	1167.92'
C57	N87°51'59"W	34.42'	1167.92'
C58	S18°11'17"E	21.04'	15.00'
C59	S25°08'09"W	56.48'	1326.75'
C60	S21°49'07"W	5.02'	975.00'
C61	S27°07'06"W	43.35'	975.00'
C62	S28°17'57"W	20.28'	6258.44'
C63	S27°57'30"W	54.16'	6258.44'
C64	S72°31'40"W	21.15'	15.00'
C65	N57°22'52"W	36.67'	200.00'
C66	N05°33'03"W	48.37'	200.00'
C67	N01°23'43"E	1.91'	44106.30'
C68	N01°28'14"E	112.14'	43343.43'
C69	N46°34'16"E	21.22'	15.00'
C70	N80°38'55"W	10.11'	37.50'
C71	N61°49'00"W	11.19'	12.50'
C72	N16°48'02"W	7.91'	12.50'
C73	N20°04'09"E	7.91'	12.50'
C74	N64°15'08"E	10.86'	12.50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°23'42"W	25.02'
L2	S03°31'24"W	13.67'
L3	N03°31'24"E	13.67'
L4	N84°26'32"E	50.39'
L5	N27°20'43"E	50.00'
L6	N53°06'53"W	50.89'
L7	N49°50'22"W	30.85'
L8	N48°22'44"W	36.71'
L9	S28°30'08"W	50.01'
L10	N01°35'51"E	50.00'
L11	S64°09'20"E	2.49'

LEGEND

- COMPUTED POINT
- IRON PIPE SET (1/2")
- IRON PIPE FOUND (SIZE AS NOTED)
- PK-NAIL FOUND
- 1234 ADDRESS

N/F	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
U.E.	UTILITY EASEMENT
PSWE	PRIVATE STORMWATER EASEMENT
OPL	OLD PROPERTY LINE

LINE LEGEND

- SUBJECT BOUNDARY LINE (SURVEYED)
- ADJOINER BOUNDARY LINE (NOT SURVEYED)
- RIGHT-OF-WAY LINE
- EASEMENT
- CENTERLINE
- NCDOT RIGHT-OF-WAY BUFFER
- CURB AND GUTTER

NOTES:

1. SITE REFERENCES:
   BROOKBERRY FARM, LLC:
   PIN: 5895-29-3860; DEED BOOK 3164, PAGE 4189 AND
   PIN: 5896-21-8619: DEED BOOK 3559, PAGE 3235
   AS RECORDED IN THE FORSYTH COUNTY REGISTRY.
2. TOTAL NUMBER OF LOTS: 48
3. AREA OF LOTS: 433,742 SF (9.957 ACRES)
   PUBLIC RIGHT-OF-WAY DEDICATION AREA: 116,396 ACRES (2.672 ACRES)
   PRIVATE RIGHT-OF-WAY AREA: 17,071 SF (0.392 ACRES)
   COMMON OPEN SPACE: 142,885 SF (3.280 ACRES)
   GROSS AREA: 710,094 SF (16.301 ACRES)
4. ALL DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED.
5. INFORMATION SHOWN HEREON IS FROM DIRECT FIELD DATA COLLECTED AUGUST 21, 2018, DECEMBER 06, 2018 AND APRIL 26, 2019.
6. A TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY.
7. SITE IS NOT LOCATED IN A KNOWN FLOOD PLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS ILLUSTRATED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 3710589500J; DATED JANUARY 2, 2009 AND PANEL NO.: 3710589600J; DATED JANUARY 2, 2009.
8. SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, STREETS AND ASSESSMENTS, AS THE SAME MAY APPEAR OF RECORD IN THE ALAMANCE COUNTY REGISTER OF DEEDS.
9. THIS PARCEL IS LOCATED WITHIN APPROVED MASTER PLAN LAND BAY III. REFERENCE REZONING CASE F-1608.
10. NORTH CAROLINA GRID COORDINATES AS SHOWN HEREON WERE DERIVED FROM DIRECT GPS OBSERVATIONS UTILIZING THE NORTH CAROLINA GEODETIC SURVEY'S NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NAD83(NSRS2011) DATUM GPS OBSERVATION PERFORMED ON DECEMBER 17, 2018

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES, OR SALES

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 Inch = 60 Feet

OWNERS:
BROOKBERRY FARM, LLC
3600 COUNTRY CLUB ROAD SUITE 200
WINSTON SALEM, NORTH CAROLINA 27104
(336) 794-1780

#2003033
FINAL PLAT
BROOKBERRY FARM
PHASE 10
BROOKBERRY FARM CIRCLE
VIENNA TOWNSHIP, FORSYTH COUNTY
NORTH CAROLINA

RLS SURVEYING & CONSULTING
REGIONAL LAND SURVEYORS, INC.
8642 WEST MARKET STREET, SUITE 100
GREENSBORO, NORTH CAROLINA 27409
NC FIRM LICENSE NO. C-1362

JOB# 1630.22 | DRAWN BY: HAD | DATE: 04-13-2023 | CREW CHIEF: SRC

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