

BOOK 70 PAGE 41

SURVEYOR CERTIFICATION:

I, KIM B. LILLY, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK 3155, PAGE 1111, BOOK 3154, PAGE 1422 AND PLAT BOOK 30, PAGE 273. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 2994, PAGE 2612, BOOK 2992, PAGE 1773, BOOK 2991, PAGE 55, BOOK 1158, PAGE 3402, BOOK 505, PAGE 227, BOOK 255, PAGE 154, BOOK 254, PAGE 288, PLAT BOOK 96, PAGE 143 AND PLAT BOOK 55, PAGE 142. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:25,425 THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 41-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 10TH DAY OF JULY A.D. 2019.



Kim B. Lilly
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER

PLANNING DEPARTMENT/REVIEW OFFICER
FINAL SUBDIVISION PLAT APPROVAL

THIS IS TO CERTIFY THAT THIS PLAN MEETS THE RECORDING REQUIREMENTS OF THE SUBDIVISION REGULATIONS FOR WINSTON-SALEM/FORSYTH COUNTY. I, [Signature], PLANNING OFFICER FOR FORSYTH COUNTY, CERTIFY THAT THE MAP ON PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

APPROVED: [Signature]
DIRECTOR OF PLANNING / REVIEW OFFICER

THIS THE 22nd DAY OF JULY 2019
FORSYTH COUNTY, NORTH CAROLINA

FORSYTH COUNTY REGISTER OF DEEDS PLAT
REGISTRATION

FILED FOR REGISTRATION AT 1:29 O'CLOCK P.M.
THIS THE 22nd DAY OF JULY 2019
AND RECORDED IN PLAT BOOK 70 PAGE 41
PLUMBING FEE PAID TO THE JOHNSON REGISTER OF DEEDS
BY: [Signature]
ASSISTANT SURVEYOR
FORSYTH COUNTY, NORTH CAROLINA

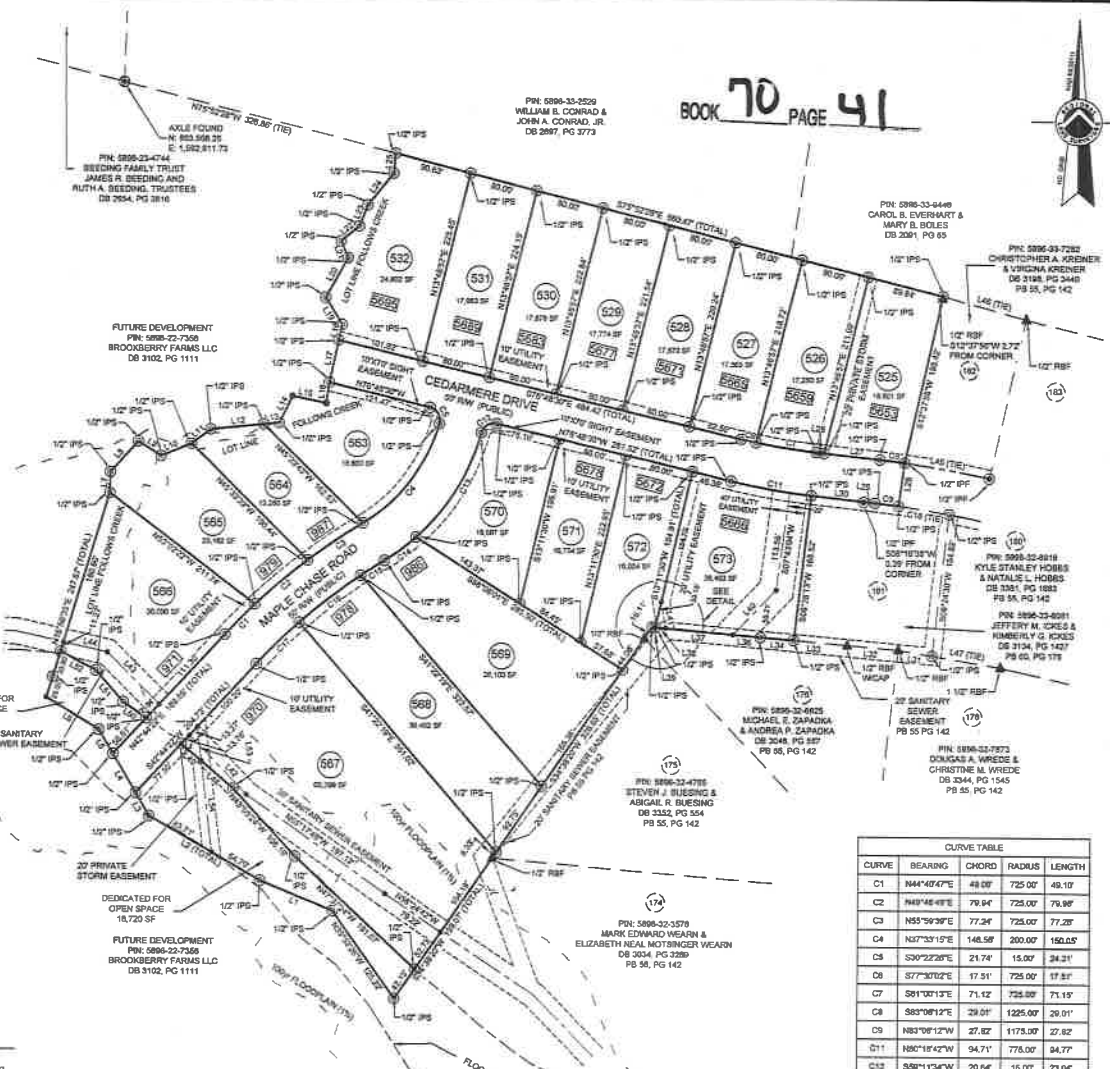
OWNERS CERTIFICATE

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 AUTHORIZING THAT THIS PLAN BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY.

11/14/19 [Signature]
DATE [Signature]
BROOKBERRY FARM, LLC

NOTES:

- 1. SITE REFERENCE: BEING PART OF TAX PARCELS 3899-27-2388 AND A PORTION OF THE BROOKBERRY FARM, LLC. PARCELS AS RECORDED IN DEED BOOK 3102, PAGE 1111, FORSYTH COUNTY, NORTH CAROLINA.
- 2. TOTAL NUMBER OF LOTS: 19
- 3. TOTAL AREA = 12.218 ACRES
AREA OF NEW LOTS: 10.710 ACRES
AREA OF DEDICATED OPEN SPACE: 0.136 ACRES
AREA OF DEDICATED R/W: 1.430 ACRES
- 4. NO TITLE SEARCH WAS PERFORMED FOR THIS SURVEY.
- 5. SITE IS PARTIALLY LOCATED IN A KNOWN FLOOD PLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS ILLUSTRATED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL # 371069800K, DATED JANUARY 2, 2009.
- 6. NO ICCS MEASUREMENT WITHIN 2000' OF SITE.
- 7. ALL DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED.
- 8. SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, STREETS AND ASSESSMENTS, AS THE SAME MAY APPEAR OF RECORD IN THE FORSYTH COUNTY REGISTER OF DEEDS.
- 9. INFORMATION SHOWN HEREON IS FROM DIRECT FIELD DATA COLLECTED AUGUST 21, 2018 AND DECEMBER 08, 2018.
- 10. NORTH CAROLINA GRID COORDINATES AS SHOWN HEREON WERE DERIVED FROM DIRECT GPS OBSERVATIONS UTILIZING THE NORTH CAROLINA GEODETIC SURVEYS NETWORK (NCS) SYSTEM AND ARE REFERENCED TO THE NAD83(2011) DATUM. GPS OBSERVATION PERFORMED ON MARCH 7, 2017.
- 11. ZONING: MU-5
MU-5 ZONING YARD REQUIREMENTS:
FRONT YARD: 12 FEET
SIDE YARD: 5 FEET
CORNER SIDE YARD: 15 FEET
REAR YARD: 15 FEET



LINE TABLE

LINE	BEARING	LENGTH
L1	N87°54'28"W	91.00'
L2	N87°23'30"W	50.00'
L3	N87°29'30"W	148.28'
L4	N87°41'10"W	38.00'
L5	N87°37'12"W	40.00'
L6	N87°04'35"W	60.02'
L7	N87°03'35"W	62.61'
L8	N87°22'30"W	38.60'
L9	S87°18'50"E	21.42'
L10	S87°23'45"E	37.90'
L11	S87°42'28"E	28.15'
L12	N84°12'45"E	61.68'
L13	N84°02'45"E	16.02'
L14	N87°29'24"E	34.70'
L15	S77°33'50"E	40.11'
L16	N88°16'40"E	24.33'
L17	N11°37'33"E	50.02'
L18	N13°00'04"E	18.59'
L19	N01°59'30"W	38.70'
L20	N20°04'01"E	53.29'
L21	N23°30'12"W	21.32'
L22	N89°38'31"E	27.27'
L23	N21°18'22"E	28.89'
L24	N82°47'00"E	47.94'
L25	N84°12'18"E	23.00'
L26	S83°48'54"E	8.21'
L27	S83°48'54"E	85.50'

LINE TABLE

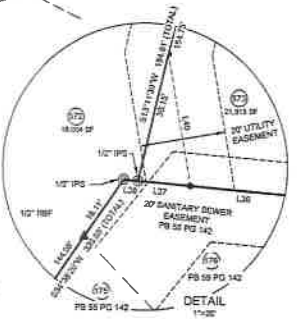
LINE	BEARING	LENGTH
L28	N87°23'30"W	50.00'
L29	N83°48'54"W	13.18'
L30	N83°48'54"W	61.68'
L31	N87°37'12"W	40.00'
L32	N87°04'35"W	60.02'
L33	N87°03'35"W	62.61'
L34	N87°22'30"W	38.60'
L35	N84°58'53"W	32.04'
L36	N84°58'53"W	78.73'
L37	N87°43'53"W	12.24'
L38	N87°03'35"W	3.38'
L39	S47°42'02"W	72.02'
L40	S81°33'35"E	30.89'
L41	N48°21'18"W	95.39'
L42	N48°21'18"W	83.14'
L43	N77°27'04"W	32.48'
L44	N88°08'50"E	98.99'
L45	N74°38'52"W	100.27'
L46	N82°37'28"W	89.11'
L47	N84°23'30"W	48.81'
L48	N47°42'30"W	30.34'
L49	N81°37'30"E	32.84'
L50	N41°10'45"W	48.52'
L51	N82°28'48"W	46.48'
L52	S05°58'17"E	38.78'
L53	S08°58'17"E	105.89'

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	N44°47'47"E	48.00'	725.00'	48.10'
C2	N48°14'48"E	79.84'	725.00'	79.98'
C3	N55°59'36"E	77.24'	725.00'	77.28'
C4	N67°33'15"E	148.58'	200.00'	150.63'
C5	S30°22'28"E	21.74'	15.00'	24.21'
C6	S77°30'12"E	17.51'	725.00'	17.81'
C7	S81°00'13"E	71.42'	725.00'	71.19'
C8	S85°08'12"E	29.01'	1225.00'	29.01'
C9	N83°08'12"W	27.82'	1173.00'	27.82'
C10	N80°18'42"W	94.71'	778.00'	84.77'
C11	S89°11'34"W	20.64'	16.00'	23.04'
C12	S31°49'51"W	143.01'	259.00'	145.04'
C13	S53°42'28"W	48.24'	250.00'	48.31'
C14	S57°40'00"W	32.48'	675.00'	32.48'
C15	S52°27'37"W	90.30'	675.00'	90.37'
C16	S45°41'52"W	89.34'	675.00'	89.37'
C17	S81°00'40"E	96.34'	1175.00'	96.33'
C18	S81°00'40"E	96.34'	1175.00'	96.33'

LEGEND

- COMPUTED POINT
- IRON PIPE SET (SIZE AS NOTED) IPS
- IRON PIPE FOUND (SIZE AS NOTED) IFF
- REBAR FOUND (SIZE AS NOTED) RFB
- ARS FOUND
- SUBJECT BOUNDARY LINE (SURVEYED)
- ADJONER BOUNDARY LINE (NOT SURVEYED)
- FLOODWAY (CHANNEL)
- FLOODPLAIN
- CENTERLINE
- ADDRESS
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- R/W RIGHT-OF-WAY

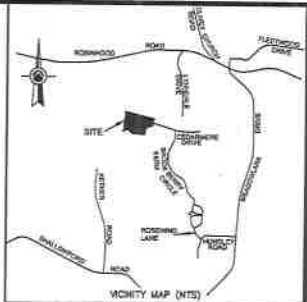


#03033
FINAL PLAT
BROOKBERRY FARM
SINGLE FAMILY HOMES
PHASE 7A
VIENNA TOWNSHIP, FORSYTH COUNTY
WINSTON-SALEM, NORTH CAROLINA



FORSYTH COUNTY REGISTER OF DEEDS PLAT REGISTRATION

FILED FOR REGISTRATION AT 10:31 O'CLOCK A.M. THIS THE 10th DAY OF September 2019 AND RECORDED IN PLAT BOOK 70 PG 107 FILING FEE PAID 2.11 BY E. W. JOHNSON, REGISTER OF DEEDS.



SURVEYOR CERTIFICATION:

I, JIM R. LILEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK 2126, PAGE 1115...

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

I, JIM R. LILEY, 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 PREPARE THE SURVEY:

- 1) CLASS OF SURVEY: URBAN LAND SURVEY (CLASS A)
2) POSITIONAL ACCURACY: COF
3) TYPE OF GPS FIELD PROCEDURE: GPS/RVS
4) DATES OF SURVEY: MARCH 07, 2017
5) DATUM/EPOCH: NAD 83 (NRS 2011)
6) PUBLISHED CONTROL USE: NONE
7) GEOID MODEL: GEOID 12B
8) COMBINED GRID FACTOR(S): 0.869651402
9) UNITS: US FEET



Signature of Jim R. Liley, Surveyor.

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...

APPROVED: [Signature] DIRECTOR OF PLANNING / REVIEW OFFICER

THIS THE 10th DAY OF September, 2019 FORSYTH COUNTY, NORTH CAROLINA

OWNERS CERTIFICATE

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN...

9/9/19 [Signature] BROOKBERRY FARM LLC

NOTES:

- 1. SITE REFERENCE: BEING PART OF TAX PARCELS 5886-25-7185 AND A PORTION OF THE BROOKBERRY FARM LLC, PARCEL AS RECORDED IN DEED BOOK 2126, PAGE 1111, FORSYTH COUNTY REGISTER.
2. TOTAL NUMBER OF LOTS: 30
3. TOTAL AREA - 18.193 ACRES
4. NO TITLE SEARCH WAS PERFORMED FOR THIS SURVEY.
5. SITE IS PARTIALLY LOCATED IN A FLOOD PLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY...
6. NO NCGS MONUMENT WITHIN 2000' OF SITE.
7. ALL DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED.
8. SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, STREETS AND ASSESSMENTS, AS THE SAME MAY APPEAR OF RECORD IN THE FORSYTH COUNTY REGISTER OF DEEDS.
9. INFORMATION SHOWN HEREON IS FROM DIRECT FIELD DATA COLLECTED AUGUST 21, 2018, DECEMBER 08, 2018 AND APRIL 28, 2019.
10. NORTH CAROLINA GRID COORDINATES AS SHOWN HEREON WERE DERIVED FROM DIRECT GPS OBSERVATIONS UTILIZING THE NORTH CAROLINA GEOCENTRIC SURVEY NETWORK RTN SYSTEM AND ARE REFERENCED TO THE NAD(83)/NRS(2011) DATUM GPS OBSERVATION PERFORMED ON DECEMBER 17, 2018.
11. ZONING: M-L-3
12. THIS PHASE LOCATED WITHIN APPROVED MASTER PLAN LAND BAY II, REFERENCE REZONING CASE F-1992.
13. THE HOMEOWNERS ASSOCIATION DOCUMENTS WITH COVENANTS AND RESTRICTIONS ARE RECORDED IN DEED BOOK 2127.
14. THE SUBDIVISION SHOWN HEREON IS NOT LOCATED WITHIN A DESIGNATED WATERSHED.

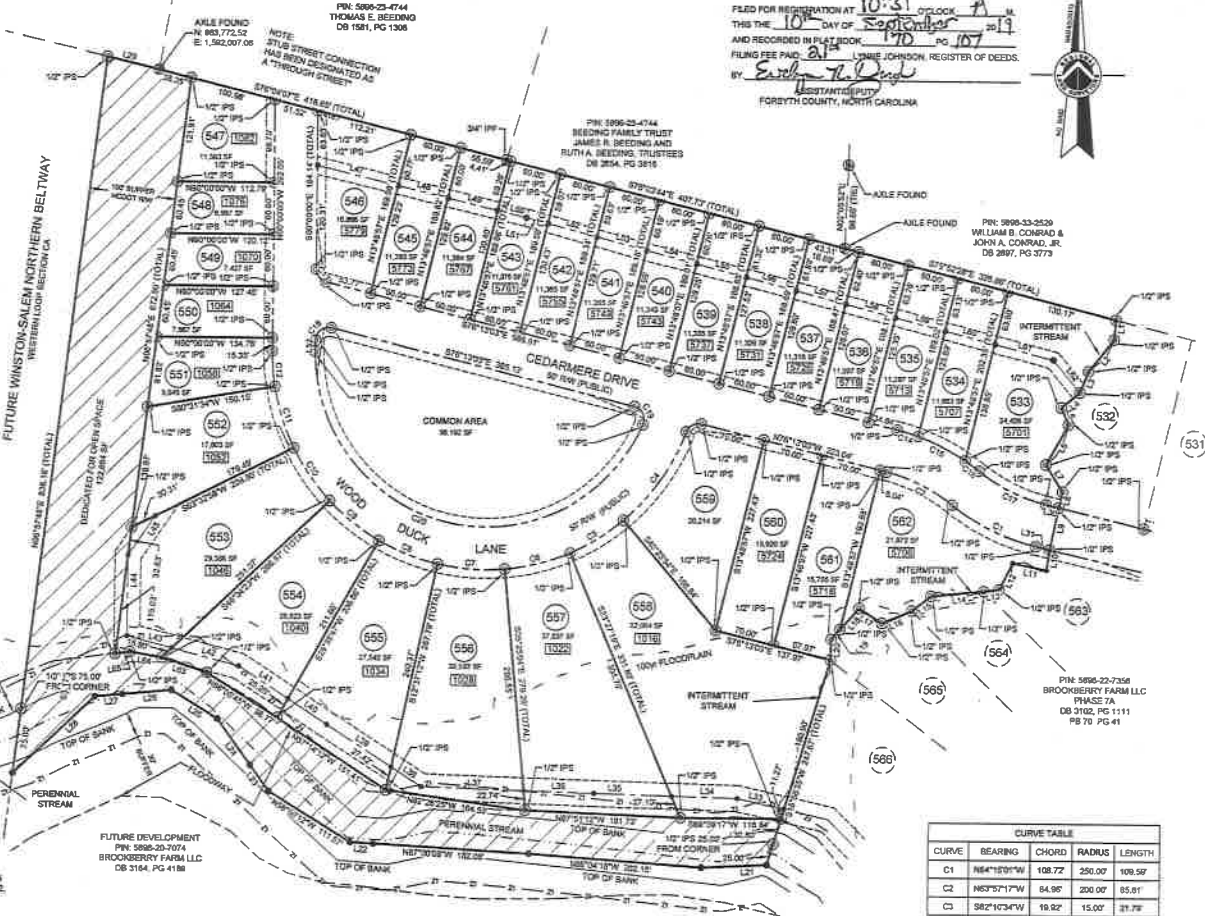


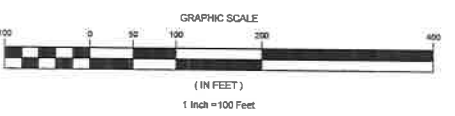
Table with columns: BLK, LOT, M/LGT, PIN, DTNUM, STNAME, STTYPE. Lists lot details for blocks 531 through 566.

FUTURE DEVELOPMENT PIN: 5886-25-7336 BROOKBERRY FARM LLC DB 3162, PG 1111

LEGEND

- COMPUTED POINT
○ IRON PIPE SET (SIZE AS NOTED) (IPS)
○ IRON PIPE FOUND (SIZE AS NOTED) (IPF)
○ AXLE FOUND
--- EASEMENT
--- SUBJECT BOUNDARY LINE (SURVEYED)
--- ADJACENT BOUNDARY LINE (NOT SURVEYED)
--- FLOODWAY (CHANNEL)
--- FLOODPLAIN
--- CENTERLINE
--- DESD BOOK
--- PLAT BOOK
--- PAGE
--- RW RIGHT-OF-WAY
[Symbol] ADDRESS
[Symbol] DEDICATED FOR OPEN SPACE

CURVE TABLE with columns: CURVE, BEARING, CHORD, RADIUS, LENGTH. Lists curve data for C1 through C20.



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

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists line data for L1 through L36.

#30303 FINAL PLAT BROOKBERRY FARM SINGLE FAMILY HOMES PHASE 7B VIENNA TOWNSHIP, FORSYTH COUNTY NORTH CAROLINA

