

Ordinance #23-0480
Ordinance Book, Page 120

CITY ORDINANCE - GENERAL USE

Zoning Petition of City of Winston-Salem, Docket W-3593

AN ORDINANCE AMENDING THE WINSTON-SALEM
CITY ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF THE CITY OF
WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from Forsyth County MU-S to Winston-Salem MU-S the zoning classification of the following described property:

Survey Description of Brookberry Farm, Phase 9:

Lying and being in the City of Winston-Salem, Winston-Salem Township, Forsyth County, North Carolina, and more particularly described as follows:

Beginning at a #6 Rebar Found at a northern corner of now or formerly Heribert von Feilitzsch and wife, Berkley von Feilitzsch as recorded in Deed Book 3506, Page 1725; Deed Book 3333, Page 138 and Plat Book 71, Page 44 in the Forsyth County Register of Deeds, also being a #6 Rebar Found having NC Grid NAD83(2011) coordinates of Northing 860,745.79 feet, Easting 1,592,757.46 feet; thence along a northern property line of said Feilitzsch, South 88° 13' 25" West 169.00 feet (crossing a #6 Rebar Found at 167.44 feet) to a 1/2 Inch Iron Pipe Found at the northeastern corner of now or formerly Brookberry Farm, LLC as recorded in Deed Book 3164, Page 4189 and being the Common Open Space per Plat Book 74, Pages 174 to 176; thence along the northern property line of the Common Open Space, South 73° 24' 32" West 156.98 feet to a 3/4 Inch Iron Pipe Found in the eastern right-of-way line of Maple Chase Lane; thence along said eastern right-of-way line of Maple Chase Lane, along the arc of a curve to the left having a radius of 356.21 feet with a chord bearing and distance of North 16° 58' 38" West 43.07 feet to a 3/4 Inch Iron Pipe Found at the terminus of said Maple Chase Lane right-of-way line; thence along said terminus of Maple Chase Lane right-of-way line, South 71° 09' 57" West 50.02 feet to a 3/4

Inch Iron Pipe Found at the western right-of-way line of said Maple Chase Lane, thence along said western right-of-way line of Maple Chase Lane, along a curve to the right having a radius of 306.21 feet with a chord bearing and distance of South 19° 46' 12" East 10.00 feet to a 3/4 Inch Iron Pipe Found at the northeastern corner of Lot 615 of said Plat Book 74, Page 174 to 176; thence along the northern property line of said Lot 615, South 71° 34' 40" West 147.58 feet to a 3/4 Inch Iron Pipe Found at the northwestern corner of said Lot 615; thence along the western property line of said Lot 615 and the western property lines of said Lots 613 and 614 of said Plat Book 74, Pages 174 to 176, the following three (3) courses:

1) along the arc of a curve to the right having a radius of 1,286.12 feet with a chord bearing and distance of South 07° 34' 55" East 100.00 feet to a 3/4 Inch Iron Pipe Found at the northwestern corner of said Lot 614;

2) along the arc of a curve to the right having a radius of 1,286.12 feet with a chord bearing and distance of South 02° 55' 57" East 108.66 feet to a 3/4 Inch Iron Pipe Found at the northwestern corner of said Lot 613;

3) along the arc of a curve to the right having a radius of 1,286.12 feet with a chord bearing and distance of South 00° 43' 36" West 55.58 feet to a 3/4 Inch Iron Pipe Found at the northeastern corner of Lot 611 of said Plat Book 74, Pages 174 to 176; thence along the northern property lines of said 611 and the northern property lines of Lots 608, 609 and 610 of said Plat Book 74, Pages 174 to 176, the following five (5) courses:

1) along the arc of a curve to the right having a radius of 3,249.23 feet with a chord bearing and distance of North 83° 48' 21" West 87.50 feet to a 3/4 Inch Iron Pipe Found at the northeastern corner of said Lot 610;

2) along the arc of a curve to the right having a radius of 3,180.57 feet with a chord bearing and distance of North 82° 20' 46" West 90.01 feet to a 3/4 Inch Iron Pipe Found at the northeastern corner of said Lot 609;

3) along the arc of a curve to the right having a radius 5,098.13 feet with a chord bearing and distance of North 81° 13' 07" West 47.13 feet to a 3/4 Inch Iron Pipe Found in the Northern line of said Lot 609;

4) along the arc of a curve to the left having a radius of 3,064.04 feet with a chord bearing and distance of North 81° 05' 06" West 42.92 feet to a 3/4 Inch Iron Pipe Found at the northeastern corner of said Lot 608;

5) along the arc of a curve to the left having a radius of 4,839.39 feet with a chord bearing and

distance of North $81^{\circ} 50' 35''$ West 85.13 feet to a 3/4 Inch Iron Pipe Found at the northeastern corner of said Lot 608 and the eastern right-of-way line of Penns Meadow Lane; thence along said eastern right-of-way line of Penns Meadow Lane, North $06^{\circ} 13' 43''$ East 0.98 feet to a point at the terminus of said Penns Meadow Lane right-of-way line; thence along said terminus of Penns Meadow Lane right-of-way, North $83^{\circ} 46' 17''$ West 50.00 feet to a 3/4 Inch Iron Pipe Found at the northeastern corner of Lot 607 of said Plat Book 74, Pages 174 to 176; thence along the northern property line of said Lot 607 and the northern property lines of Los 606 the following two (2) courses:

- 1) North $83^{\circ} 25' 29''$ West 82.04 feet to a 3/4 Inch Iron Pipe Found at the northeastern corner of said Lot 606;
- 2) along the arc of a curve to the left having a radius of 4,328.93 feet with a chord bearing and distance of North $84^{\circ} 29' 26''$ West 97.97 feet to a 3/4 Inch Iron Pipe Found at the northwestern corner of said Lot 606; thence along the western property line of said Lot 606, South $06^{\circ} 13' 43''$ West 141.98 feet to a 3/4 Inch Iron Pipe Found at the northern right-of-way line of Brookberry Farm Circle; thence along said northern right-of-way line of Brookberry Farm Circle, the following three (3) courses:

- 1) along the arc of a curve to the left having a radius of 376.15 feet with a chord bearing and distance of South $84^{\circ} 51' 11''$ West 33.08 feet to a 3/4 Inch Iron Pipe Found;
- 2) along the arc of a curve to the right having a radius of 366.00 feet with a chord bearing and distance of South $87^{\circ} 09' 30''$ West 61.58 feet to a 3/4 Inch Iron Pipe Found;
- 3) North $87^{\circ} 48' 52''$ West 6.77 feet to a 3/4 Inch Iron Pipe Set at the proposed eastern right-of-way line of the Winston-Salem Northern Beltway; thence along the eastern right-of-way lines of said Winston-Salem Northern Beltway, the following six (6) course:

- 1) North $06^{\circ} 13' 43''$ East 155.38 feet to a 3/4 Inch Iron Pipe Set;
- 2) North $01^{\circ} 25' 08''$ West 163.92 feet to a 3/4 Inch Iron Pipe Set;
- 3) North $04^{\circ} 44' 59''$ East 105.15 feet to a 3/4 Inch Iron Pipe Set;
- 4) North $04^{\circ} 47' 52''$ East 69.19 feet to a 3/4 Inch Iron Pipe Set;
- 5) North $04^{\circ} 43' 38''$ East 146.97 feet to a 3/4 Inch Iron Pipe Set;
- 6) North $06^{\circ} 34' 24''$ East 274.89 feet to a 3/4 Inch Iron Pipe Set; thence through the now or formerly Brookberry Farm, LLC as recorded in Deed Book 3164, Page 4189 and Deed Book 3559, Page 3235 the following twenty (20) courses:

- 1) South $83^{\circ} 25' 36''$ East 100.00 feet to a 3/4 Inch Iron Pipe Set;

- 2) South 61° 57' 17" East 85.44 feet to a 3/4 Inch Iron Pipe Set;
- 3) North 67° 08' 43" East 266.11 feet to a 3/4 Inch Iron Pipe Set;
- 4) along the arc of a curve to the left having a radius of 875.00 feet with a chord bearing and distance of South 24° 27' 12" East 48.83 feet to a 3/4 Inch Iron Pipe Set;
- 5) along the arc of a curve to the left having a radius of 15.00 feet with a chord bearing and distance of South 72° 23' 07" East 21.70 feet to a 3/4 Inch Iron Pipe Set;
- 6) North 61° 16' 55" East 104.46 feet to a 3/4 Inch Iron Pipe Set;
- 7) along the arc of a curve to the right having a radius 255.00 feet with a chord bearing and distance of North 65° 45' 50" East 39.86 feet to a 3/4 Inch Iron Pipe Set;
- 8) South 20° 14' 05" East 157.01 feet to a 3/4 Inch Iron Pipe Set;
- 9) South 39° 34' 32" East 133.92 feet to a 3/4 Inch Iron Pipe Set;
- 10) along the arc of a curve to the right having a radius of 954.38 feet with a chord bearing and distance of North 68° 30' 45" East 152.14 feet to a 3/4 Inch Iron Pipe Set;
- 11) along the arc of a curve to the left having a radius of 1,382.75 feet with a chord bearing and distance of North 70° 10' 11" East 140.61 feet to a 3/4 Inch Iron Pipe Set;
- 12) South 73° 22' 31" East 52.25 feet to a 3/4 Inch Iron Pipe Set;
- 13) South 87° 26' 07" East 50.00 feet to a 3/4 Inch Iron Pipe Set;
- 14) along the arc of a curve to the left having a radius of 200.00 feet with a chord bearing and distance of South 08° 58' 24" East 80.01 feet to a 3/4 Inch Iron Pipe Set;
- 15) along the arc of a curve to the left having a radius of 15.00 feet with a chord bearing and distance of South 68° 10' 04" East 22.17 feet to a 3/4 Inch Iron Pipe Set;
- 16) North 64° 10' 33" East 32.34 feet to a 3/4 Inch Iron Pipe Set;
- 17) South 25° 49' 27" East 50.00 feet to a 3/4 Inch Iron Pipe Set;
- 18) along the arc of a curve to the right having a radius of 2,965.33 feet with a chord bearing and distance of South 64° 21' 57" West 56.74 feet to a 3/4 Inch Iron Pipe Set;
- 19) South 28° 41' 00" East 200.02 feet to a 3/4 Inch Iron Pipe Set;
South 54° 36' 34" West 134.23 feet to the Point of Beginning containing 17.387 acres.

Section 2. This ordinance shall become effective upon adoption.