Certificate of Ownership and Dedication

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.

_____ signed _____
Date

_____ signed _____
Date

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 _____, Review Officer of 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

_____, 20_____ and recorded

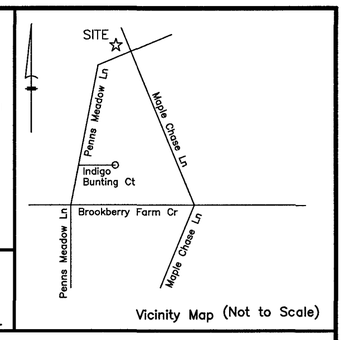
in Plat Book _____, Page _____.

Lynne Johnson, Register of Deeds

Filing Fee Paid

by _____.
DEPUTY–ASSISTANT

Plat Book _____ Page _____



Vicinity Map (Not to Scale)

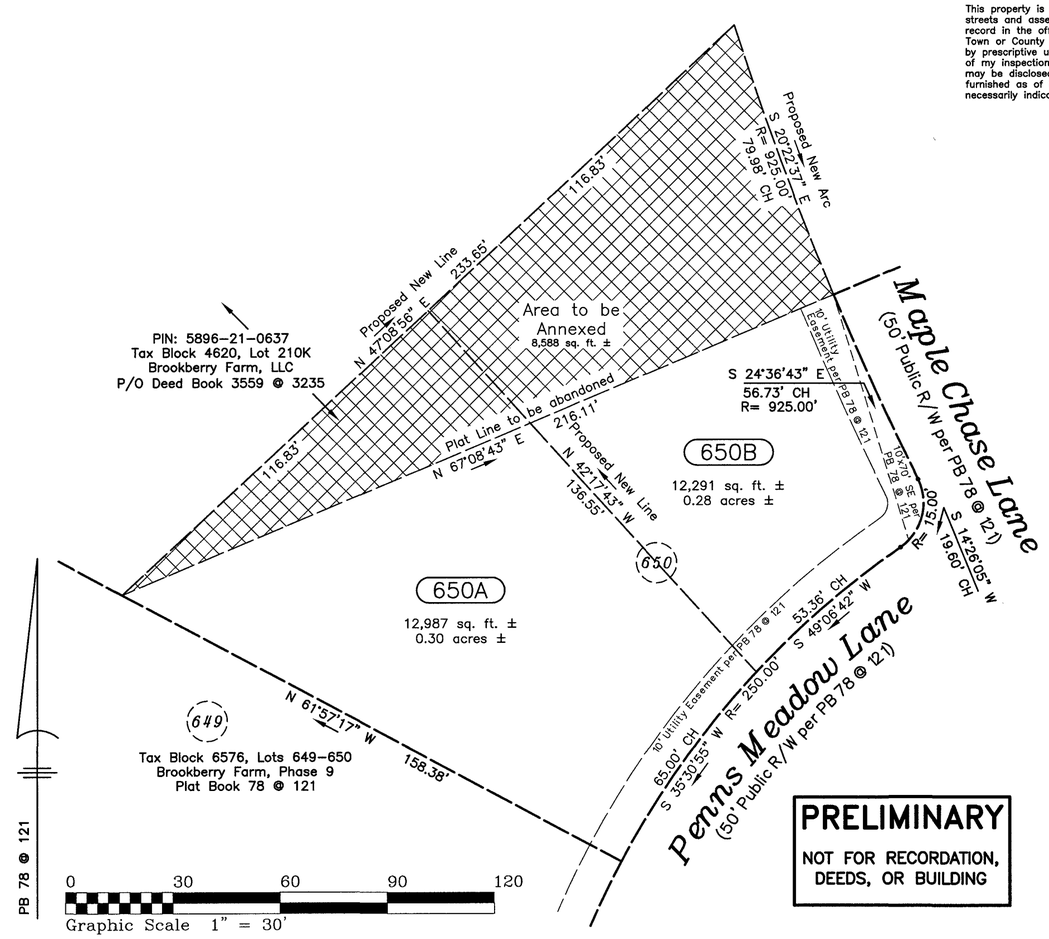
NOTE:

This property is subject to all easements, right–of–ways, streets and assessments, if any, as the same may appear of record in the office of the Register of Deeds, Clerk of Court, Town or County Tax Office or which may have been acquired by prescriptive use, and were or were not visible at the time of my inspection. This survey is subject to any facts that may be disclosed by a full and accurate title search, NOT furnished as of this date. Therefore, this survey may not necessarily indicate all encumbrances on the property.

LEGEND

R/W – Right–of–Way
EIP – Existing Iron Pipe
EIR – Existing Iron Rebar
P – Point
CM – Concrete Monument
IRS – Iron Rebar Set
PL – Property Line
CA – Controlled Access
CP – Concrete Pipe
CMP – Corrugated Metal Pipe
CPP – Corrugated Plastic Pipe
–F– 100 year Flood Boundary
–O– Overhead Utilities
–X– Fence
Sq. Ft. – Square Feet

℄ – Center Line
CL – Center Line
EP – Edge of Pavement
AC – Air Conditioner Unit
PP – Power Pole
LP – Light Pole
MH – Man Hole
R – Radius
CH – Chord Distance
P/O – Part of
Elec. – Electric
DB – Deed Book
PB – Plat Book
CB – Catch Basin
FP – Fence Post
–S– Sewer Line
SnE – Sign Easement
BC – Back of Curb



PRELIMINARY
NOT FOR RECORDATION, DEEDS, OR BUILDING

Subdivision and Recombination of Lot 650 Brookberry Farm

Owner: Brookberry Farm , LLC
1540 Silas Creek Parkway
Winston–Salem, NC 27127

P/O PIN: 5896–21–0637
Tax Block 4620, Lot 210K
P/O Deed Book 3559 @ Page 3235
0.20 acres ±

PIN: 5896–11–9148
Tax Block 6576, Lot 650
Brookberryfarm, Phase 9, Lot 650.
Plat Book 78 @ 121
4209 Penns Meadow Lane
P/O Deed Book 3559 @ Page 3235
0.38 acres ±

0.58 acres ± in 2 Recombined Lots
0.58 acres ± Total
Areas by computer

SCALE	TOWNSHIP	COUNTY	STATE	DATE
1" = 30'	Vienna	Forsyth	North Carolina	??/??/??

SURVEYED: ??
MAPPED: CS/nfz

Allied Land Surveying Co., P.A.
4720 Kester Mill Road Phone (336) 765–2377
Winston–Salem, N.C. 27103 FAX 760–8886
e–mail– info@allied–engsurv.com
License: C–0721

JOB NO. 15–487
MAP NO. survey.dwg
plat–cncpt

NOTES

1. All distances are horizontal ground unless otherwise noted.
2. 10' Utility Easement along the front of all lots, unless otherwise noted.
3. 15' Minimum Front Building Setback. Minimum rear setback is 15'. Minimum side yard is 5' (15' along streets).
4. 10' X 70' Sight Easement at all intersections, unless otherwise noted.
5. 1/2" Rebar set at all lot corners, PC's and PT's unless otherwise noted.
6. Lot areas shown are based on a 1:10,000 precision.
7. Sediment traps and other erosion control structures not shown.
8. Lines and easements labeled as "New" or "Proposed" are not facts of record as of the date of this plat. They are proposed and do not take effect until the deeds or other documents of said change are recorded with the County Register of Deeds.
9. Existing Structures, Fences, Drives, Utilities, Creeks, etc. not shown.

Certificate of Global Positioning Systems Surveys

I, Charles E. Shoaf, certify that the site control (grid tie only) 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–Network VRS
4) Date of survey: ??/??/??
5) Datum/Epoch: NAD 83 (NSRS 2011)
6) Published/Fixed control: NCGS Network VRS
7) Geoid model: GEOID12A
8) combined grid factor: 0.9999????
9) Units: U.S. Survey Foot

and that this map was prepared in accordance with the standards and practice for land surveying as outlined by the NC Administration Code Title 21, Chapter 56.1607.
Witness my hand and official seal

this ??th day of ??? 20 ??.

L–3983
License No.

Professional Land Surveyor

Surveyor Certification for Subdivision

I, Charles E. Shoaf, Professional Land Surveyor No. 3983, certify that this plat is of 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.

Professional Land Surveyor, No. 3983

Revisions

01/29/26 Area to be annexed highlighted

This document has not been issued and sealed. This electronic media should not be considered a certified document. It is PRELIMINARY. It is furnished only for convenience and any user shall accept the implied risk.

Surveyor Certification for Closure

I, Charles E. Shoaf, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book as noted, Page , etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book as noted, Page _____; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47–30 as amended. Witness my original signature, license number and seal

this _____ day of _____, A.D. _____.

Seal or Stamp

Surveyor
L–3983
License Number

PRELIMINARY
NOT FOR RECORDATION, DEEDS, OR BUILDING

W–???

X:\Projects\15–487\dwg\survey.dwg, plat–cncpt, 1/29/2026 1:35:03 PM, 1:1