

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 DESCRIPTIONS RECORDED IN DEED BOOK 2839, PAGE 3684; DEED BOOK 3102, PAGE 3111; 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 2439, PAGE 3684; DEED BOOK 2859, PAGE 1626; DEED BOOK 3093, PAGE 4349; DEED BOOK 3102, PAGE 3111; DEED BOOK 3164, PAGE 4189; DEED BOOK 3333, PAGE 139; DEED BOOK 3559, PAGE 1225; DEED BOOK 3559, PAGE 3235; DEED BOOK 3785, PAGE 4144; DEED BOOK 3786, PAGE 3266; DEED BOOK 3805, PAGE 4150; DEED BOOK 3818, PAGE 3079; DEED BOOK 3830, PAGE 3027; DEED BOOK 3832, PAGE 1117; PLAT BOOK 55, PAGE 63; PLAT BOOK 55, PAGE 140; PLAT BOOK 21, PAGE 44; PLAT BOOK 74, PAGES 174-176; AND PLAT BOOK 75, PAGE 121; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:97,488; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 23RD DAY OF APRIL, A.D., 2025.

PURPOSE OF THIS PLAT:

(C)(1) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

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 (NRS83 2011)
- 6) PUBLISHED/FIXED-CONTROL USE: NONE
- 7) GEOD MODEL: GEOD 128
- 8) COMBINED GRID FACTOR(S): 0.999951982
- 9) UNITS: US FEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°10'33"W	32.34'
L2	N25°49'27"W	50.00'

CURVE TABLE			
CURVE	BEARING	CHORD	RADIUS
C1	N64°21'57"E	56.74'	2965.33'
C2	N78°33'52"W	35.23'	31.04'
C3	S68°10'04"E	22.17'	15.00'
C4	N63°10'01"E	53.98'	1565.55'
C5	N81°45'50"E	36.91'	55.00'
C6	S22°08'24"W	22.12'	15.00'
C7	S62°52'17"E	22.12'	15.00'

PRELIMINARY
NOT FOR RECORDATION,
CONVEYANCES, OR SALES

PLANNING DEPARTMENT/REVIEW OFFICER CERTIFICATION:

STATE OF NORTH CAROLINA

I, _____ REVIEW OFFICER FOR FORSYTH COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED IS EXEMPT FROM REVIEW OFFICER EXAMINATION.

DIRECTOR OF PLANNING / REVIEW OFFICER

THIS THE _____ DAY OF _____, 2025.
FORSYTH COUNTY, NORTH CAROLINA

FORSYTH COUNTY REGISTER OF DEEDS PLAT REGISTRATION

FILED FOR REGISTRATION AT _____ O'CLOCK _____ M.

THIS THE _____ DAY OF _____, 2025.

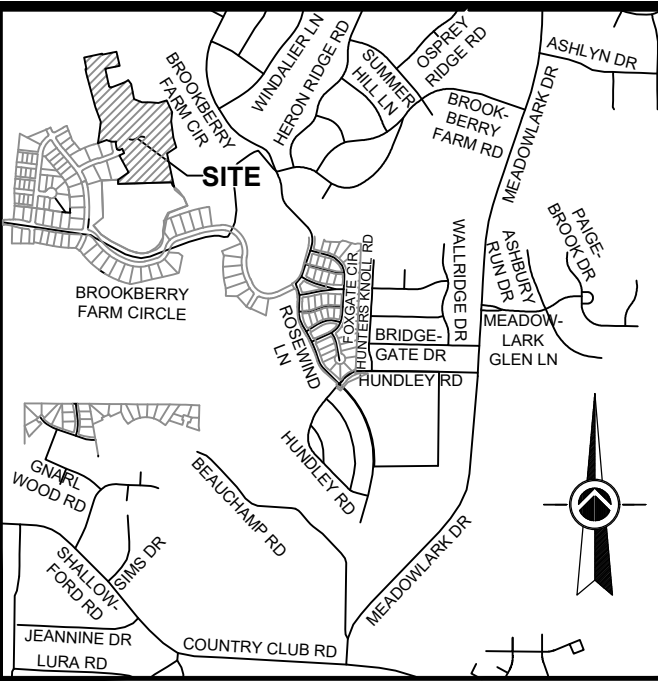
AND RECORDED IN PLAT BOOK _____ PG. _____

FILING FEE PAID: _____ LYNNE JOHNSON, REGISTER OF DEEDS.

BY _____

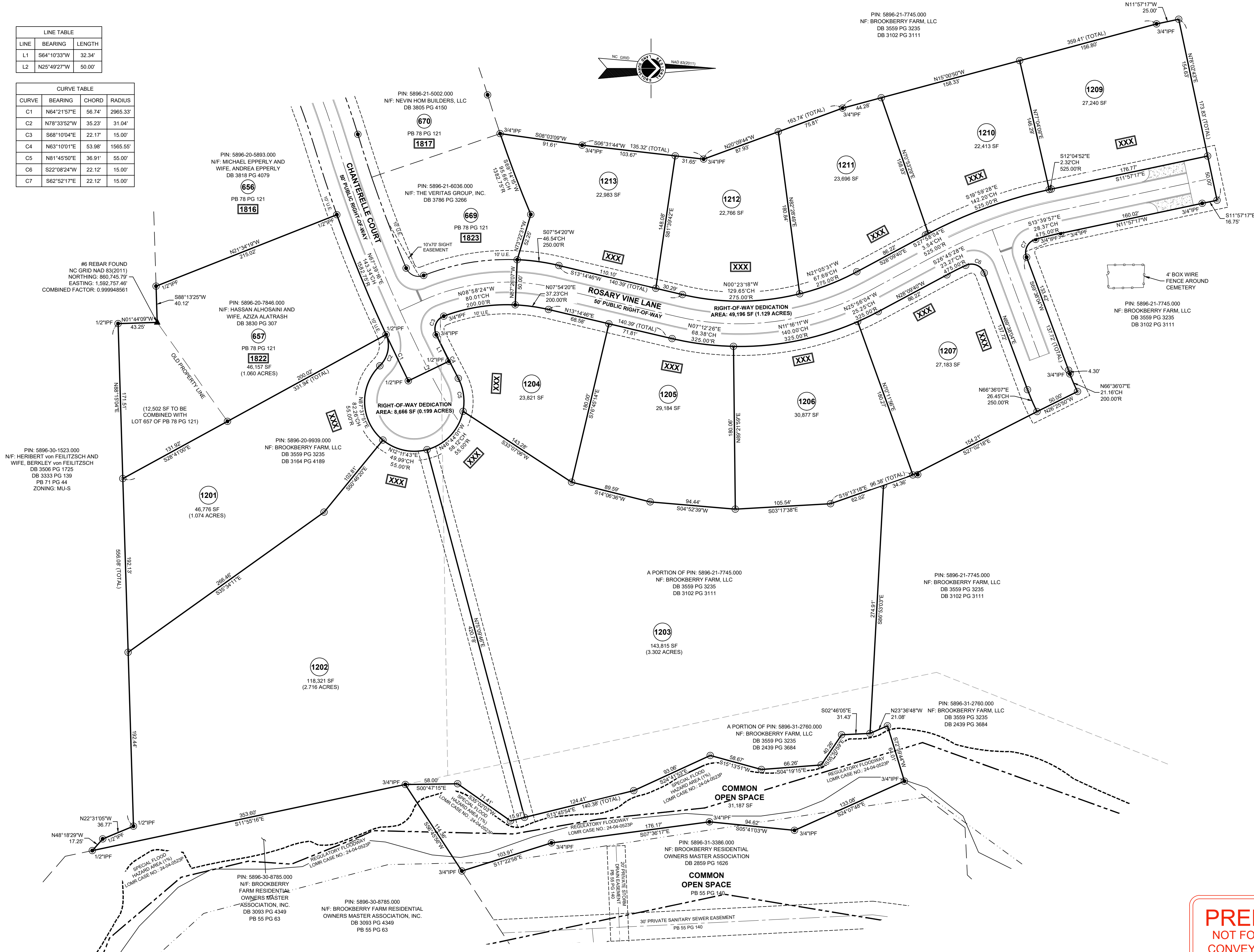
ASSISTANT/DEPUTY

FORSYTH COUNTY, NORTH CAROLINA



VICINITY MAP
(SCALE 1" = 2000')

PIN: 5896-21-7745.000
NF: BROOKBERRY FARM, LLC
DB 3559 PG 3235
DB 3102 PG 3111

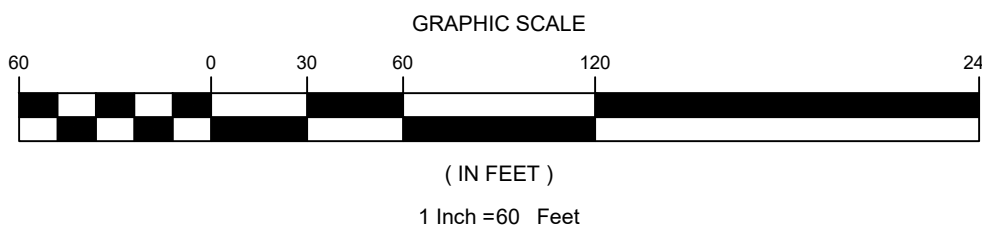


- LEGEND**
- COMPUTED POINT
 - ⊙ IRON PIPE FOUND (SIZE AS NOTED)
 - ⊙ IRON PIPE SET (3/4")
 - ⊙ PK-NAIL FOUND
 - ▲ REBAR FOUND (SIZE AS NOTED)
 - NF NOW OR FORMERLY
 - DB DEED BOOK
 - PB PLAT BOOK
 - PG PAGE

- LINE LEGEND**
- SUBJECT BOUNDARY LINE (SURVEYED)
 - OLD BOUNDARY LINE
 - - - ADJOINER BOUNDARY LINE (NOT SURVEYED)
 - - - RIGHT-OF-WAY LINE
 - - - EASEMENT
 - - - CITY / COUNTY LIMITS LINE
 - - - CENTERLINE
 - - - NCDOT RIGHT-OF-WAY BUFFER
 - - - CURB AND GUTTER

NOTES:

1. SITE REFERENCES:
BROOKBERRY FARM, LLC:
PIN: 5896-20-9939.000; DEED BOOK 3559, PAGE 3235 AND DEED BOOK 3164, PAGE 4189;
PIN: 5896-21-7745.000; DEED BOOK 3559, PAGE 3235 AND DEED BOOK 3102, PAGE 3111; AND
PIN: 5896-31-2760.000; DEED BOOK 3559, PAGE 3235 AND DEED BOOK 2439, PAGE 3684
AS RECORDED IN THE FORSYTH COUNTY REGISTRY.
2. TOTAL NUMBER OF LOTS: 13
3. AREA OF LOTS: (33,655 SF FROM PHASE 9 LOT 657):
585,232 SF (13,435 ACRES)
57,862 SF (1,328 ACRES)
31,187 SF (0,715 ACRES)
GROSS AREA: 674,281 SF (15,479 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 PARTIALLY LOCATED IN A KNOWN FLOOD PLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY LETTER OF MAP REVISION, CASE NO.: 24-04-0522P, DATED NOVEMBER 17, 2023 UPDATING 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 FORSYTH COUNTY REGISTER OF DEEDS.
9. THIS PARCEL IS LOCATED WITHIN APPROVED MASTER PLAN LAND BAY III, REFERENCE REZONING CASE F-108.
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(NRS2011) DATUM GPS OBSERVATION PERFORMED ON DECEMBER 17, 2018
11. NO NCGS MONUMENT WITHIN 2000' OF SITE.



PRELIMINARY
NOT FOR RECORDATION,
CONVEYANCES, OR SALES

OWNER:
BROOKBERRY FARM, LLC
1540 SILAS CREEK PARKWAY
WINSTON SALEM, NORTH CAROLINA 27127
(336) 408-9303

RLS
SURVEYING & CONSULTING
REGIONAL LAND SURVEYORS, INC.
8642 WEST MARKET STREET, SUITE 100
GREENSBORO, NORTH CAROLINA 27409
NC FIRM LICENSE NO. C-1382
JOB#: 1630.30 | DRAWN BY: HAD | DATE: 04-23-2025 | CREW CHIEF: SRC

FINAL PLAT
BROOKBERRY FARM
PHASE 12
BROOKBERRY FARM CIRCLE
VIENNA TOWNSHIP, FORSYTH COUNTY
NORTH CAROLINA