

Certificate of Ownership and Dedication

The undersigned hereby acknowledge that I am (we are) the owner(s) 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 _____
Date _____ signed _____

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.

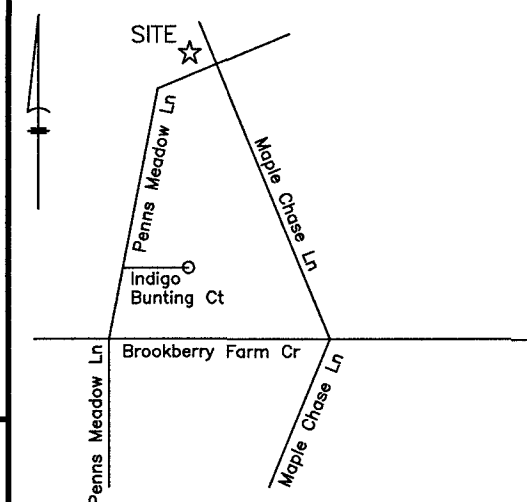
I, _____, Review Officer of Forsyth County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

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 _____
Filing Fee Paid _____
by _____
DEPUTY-ASSISTANT

Plat Book _____ Page _____



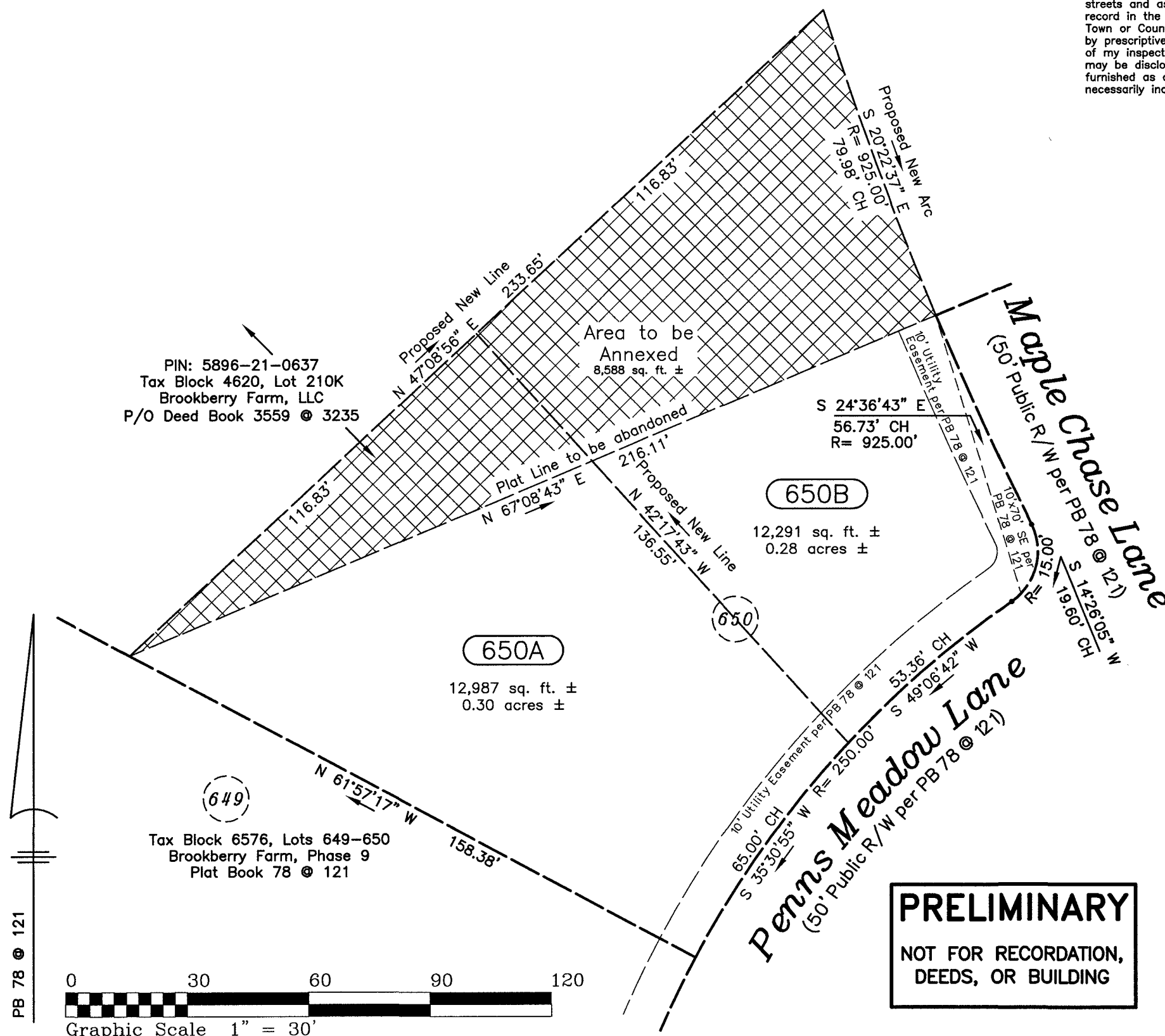
Vicinity Map (Not to Scale)

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
CL - Center Line
EP - Edge of Pavement
AC - Air Conditioner Unit
LP - Light Pole
MH - Man Hole
R - Radius
C/D - Chord Distance
P/O - Part of
Elec. - Electric
DB - Deed Book
PB - Plat Book
CP - Catch Basin
FP - Fence Post
SL - Sewer Line
SNE - Sign Easement
BC - Back of Curb



NOTES

- All distances are horizontal ground unless otherwise noted.
- 10' Utility Easement along the front of all lots, unless otherwise noted.
- 15' Minimum Front Building Setback. Minimum rear setback is 15'. Minimum side yard is 5' (15' along streets).
- 10' X 70' Sight Easement at all intersections, unless otherwise noted.
- 1/2" Rebar set at all lot corners, PC's and PT's unless otherwise noted.
- Lot areas shown are based on a 1:10,000 precision.
- Sediment traps and other erosion control structures not shown.
- 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.
- 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 (NARS 2011)
6) Published/Fixed control: NCGS Network VRS
7) Geoid model: GEOID12A
8) combined grid factor: 0.99999999
9) Units: U.S. Survey Feet
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 ____ day of ____ 20 ____

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

PRELIMINARY
NOT FOR RECORDATION,
DEEDS, OR BUILDING

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

SURVEYED: **Allied Land Surveying Co., P.A.** JOB NO. 15-487
Winston-Salem, N.C. 27103 Phone (336) 765-2377
e-mail: info@allied-engsurvey.com FAX 760-8886
License: C-0721

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