

Ordinance #23-0481
Ordinance Book, Page 125

CITY ORDINANCE - GENERAL USE

Zoning Petition of City of Winston-Salem, Docket W-3594

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 10:

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 1 Inch Iron Pipe Found at the southwestern corner of Lot 597 of Plat Book 74, Page 174 to 176 as recorded in the Forsyth County Register of Deeds having NC Grid NAD83(2011) coordinates of Northing 860,010.76 feet, Easting 1,592,360.01 feet; thence along the southern line of said Lot 597 and Lot 596 of said Plat Book 74, Page 174 to 176, the following two (2) courses:

1) along the arc of a curve to the left having a radius of 835.00 feet with a chord bearing and distance of South 36° 54' 26" East 64.03 feet to a 1 Inch Iron Pipe Found at the southwestern corner said Lot 596;

2) along the arc of a curve to the left having a radius of 835.00 feet with a chord bearing and distance of South 40° 58' 00" East 54.27 feet to a 3/4 Inch Iron Pipe Set; thence through the property of now or formerly Brookberry Farm, LLC as recorded in Deed Book 3559, Page 3235 and Deed Book 3164, Page 4189, the following fourteen (14) courses:

1) South 41° 37' 16" West 152.55 feet to a 3/4 Inch Iron Pipe Set;

- 2) South 48° 22' 44" East 66.25 feet to a 3/4 Inch Iron Pipe Set;
- 3) South 41° 37' 16" West 185.00 feet to a 3/4 Inch Iron Pipe Set;
- 4) South 48° 22' 44" East 56.15 feet to a 3/4 Inch Iron Pipe Set;
- 5) South 34° 06' 59" West 58.15 feet to a 3/4 Inch Iron Pipe Set;
- 6) South 31° 25' 47" West 59.89 feet to a 3/4 Inch Iron Pipe Set;
- 7) South 28° 35' 00" West 59.82 feet to a 3/4 Inch Iron Pipe Set;
- 8) South 25° 44' 18" West 59.82 feet to a 3/4 Inch Iron Pipe Set;
- 9) South 22° 53' 29" West 59.90 feet to a 3/4 Inch Iron Pipe Set;
- 10) South 20° 02' 22" West 60.04 feet to a 3/4 Inch Iron Pipe Set;
- 11) South 17° 10' 43" West 60.26 feet to a 3/4 Inch Iron Pipe Set;
- 12) South 14° 22' 07" West 60.55 feet to a 3/4 Inch Iron Pipe Set;
- 13) South 13° 28' 06" West 519.05 feet to a 3/4 Inch Iron Pipe Set;
- 14) South 89° 29' 20" West 201.26 feet to a 3/4 Inch Iron Pipe Set in the eastern property line of now or formerly North Carolina Department of Transportation as recorded in Deed Book 2045, Page 2551; thence along said eastern property line of North Carolina Department of Transportation, and the eastern property lines of now or formerly North Carolina Department of Transportation as recorded in Deed Book 2025, Page 2765; Deed Book 2028, Page 2710 and Deed Book 2057, Page 618, the following three (3) courses:
 - 1) North 00° 30' 40" West 296.73 feet to a 1-1/2 Inch Iron Pipe Found;
 - 2) North 03° 45' 06" East 623.23 feet to a Bent 1 Inch Iron Rod Found;
 - 3) North 88° 56' 10" West 286.15 feet (crossing a 1-3/4 Inch Iron Pipe Found at 275.98 feet) to a 1/2" Iron Pipe Set in the southern property line of now or formerly Brookberry Farm, LLC as recorded in Deed Book 3559, Page 3235 and Deed Book 3528, Page 4371; thence through said Brookberry Farm, LLC, the following two (2) courses:
 - 1) North 01° 38' 04" East 669.29 feet to a 3/4 Inch Iron Pipe Set;
 - 2) North 06° 13' 43" East 39.73 feet to a point in the southern right-of-way line of Brookberry Farm Circle; thence along said southern right-of-way line of Brookberry Farm Circle, the following two (2) courses:
 - 1) South 87° 45' 33" East 7.78 feet to a 1 Inch Iron Pipe Found;
 - 2) along the arc of a curve to the right having a radius of 445.16 feet with a chord bearing and distance of South 81° 58' 23" East 92.28 feet to a 1 Inch Iron Pipe Found at the

northwestern corner of Lot 605 of said Plat Book 74, Pages 174 to 176; thence along the western and southern property lines of said Lot 605 and the southern property line of Lot 604 of said Plat Book 74, Pages 174 to 176, the following two (3) courses:

- 1) South $06^{\circ} 13' 43''$ West 33.37 feet to a 1 Inch Iron Pipe Found;
- 2) South $01^{\circ} 38' 04''$ West 148.75 feet to a 1 Inch Iron Pipe Found;
- 3) North $90^{\circ} 00' 00''$ East 178.38 feet (crossing a 1 Inch Iron Pipe Found at 92.70 feet) to a 1 Inch Iron Pipe Found in the western right-of-way line of Penns Meadow Lane; thence along the southern terminus of said Penns Meadow Lane, South $87^{\circ} 29' 00''$ East 50.00 feet to a point at the eastern right-of-way line of said Penns Meadow Lane; thence along said eastern right-of-way line of said Penns Meadow Lane, along the arc of curve to the right having a radius of 5,835.13 feet with a chord bearing and distance of North $02^{\circ} 35' 45''$ East 16.11 feet to a 1 Inch Iron Pipe Found at the southwestern corner of Lot 603 of said Plat Book 74, Pages 174 to 176; thence along the southern property line of said Lot 603 and the southern property lines of Lots 598, 599, 600, 601 and 602 of said Plat Book 74, Pages 174 to 176, the following six (6) courses:

- 1) South $79^{\circ} 06' 33''$ East 205.62 feet (crossing a 1 Inch Iron Pipe Found at 67.15 feet at the southwestern corner of said Lot 602 and crossing a 1 Inch Iron Pipe Found at 137.15 feet at the southwestern corner of said Lot 601) to a 1 Inch Iron Pipe Found;
- 2) along the arc of curve to the left having a radius of 1,167.92 feet with a chord bearing and distance of South $79^{\circ} 08' 48''$ East 1.53 feet to a 1 Inch Iron Pipe Found at the southwestern corner of said Lot 600;
- 3) along the arc of curve to the left having a radius of 1,167.92 feet with a chord bearing and distance of South $81^{\circ} 08' 47''$ East 79.97 feet to a 1 Inch Iron Pipe Found at the southwestern corner of said Lot 599;
- 4) along the arc of curve to the left having a radius of 1,167.92 feet with a chord bearing and distance of South $85^{\circ} 03' 55''$ East 79.76 feet to a 1 Inch Iron Pipe Found to a 1 Inch Iron Pipe Found at the southwestern corner of said Lot 598;
- 5) along the arc of curve to the left having a radius of 1,167.92 feet with a chord bearing and distance of South $87^{\circ} 51' 59''$ East 34.42 feet to a 1 Inch Iron Pipe Found;
- 6) South $88^{\circ} 42' 38''$ East 40.16 feet to a 1 Inch Iron Pipe Found at the western right-of-way line of said Maple Chase Lane; thence along the terminus of said Maple Chase Lane, South $53^{\circ} 17' 22''$ East 50.00 feet to a 3/4 Inch Iron Pipe Set at the eastern right-of-way

**Winston-Salem City Council
APPROVED
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line of said Maple Chase Lane; thence along said the eastern right-of-way line of said Maple Chase Lane, along the arc of curve to the left having a radius of 455.00 feet with a chord bearing and distance of North 36° 19' 30" East 6.13 feet to the Point of Beginning containing 16.301 acres.

Section 2. This ordinance shall become effective upon adoption.