

BOOK 74 PAGE 174

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 DESCRIPTION RECORDED IN DEED BOOK 3093, PAGE 4349, DEED BOOK 3164, PAGE 4189, DEED BOOK 3528, PAGE 4371, DEED BOOK 3559, PAGE 3235, PLAT BOOK 55, PAGE 63, AND PLAT BOOK 71, PAGE 35; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 3333, PAGE 139; DEED BOOK 3506, PAGE 1725, DEED BOOK 3559, PAGE 3235, DEED BOOK 3528, PAGE 4371, PLAT BOOK 49, PAGE 81, PLAT BOOK 53, PAGE 108; PLAT BOOK 71, PAGE 35; PLAT BOOK 71, PAGE 35, AND PLAT BOOK 71, PAGE 44, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:97,408; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 11<sup>TH</sup> DAY OF NOVEMBER, A.D., 2021.

PURPOSE OF THIS PLAT:

(A) THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

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 (NSRS 2011)
6) PUBLISHED/FIXED-CONTROL USE: NONE
7) GEOID MODEL: GEOID 12B
8) COMBINED GRID FACTOR(S): 0.999951962
9) UNITS: US FEET

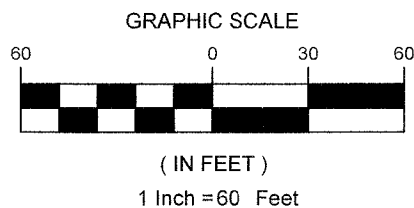
Professional seal for Kim R. Lilly, North Carolina Professional Surveyor, License Number L-3612.

FORSYTH COUNTY REGISTER OF DEEDS PLAT REGISTRATION

FILED FOR REGISTRATION AT 9:56 O'CLOCK A.M. THIS THE 11th DAY OF November 2021 AND RECORDED IN PLAT BOOK 74 PG 174-176 FILING FEE PAID 63 LYNNE JOHNSON, REGISTER OF DEEDS. BY Chelsea B. Palled ASSISTANT/DEPUTY FORSYTH COUNTY, NORTH CAROLINA

NOTES:

- 1. SITE REFERENCES: BROOKBERRY FARM RESIDENTIAL OWNERS MASTER ASSOCIATION, INC. PARCEL IDENTIFICATION NUMBER: PIN: 5896-30-9503; DEED BOOK 3093, PAGE 4349 AND PLAT BOOK 55, PAGE 63. BROOKBERRY FARM, LLC. PIN: 5895-29-3860; DEED BOOK 3164, PAGE 4189; PIN: 5895-48-4995; DEED BOOK 3559, PAGE 3235 AND PLAT BOOK 71, PAGE 35; AND PIN: 5896-01-5983; DEED BOOK 3559, PAGE 3235 AND DEED BOOK 3528, PAGE 4371 AS RECORDED IN THE FORSYTH COUNTY REGISTER.
2. TOTAL NUMBER OF LOTS: 41 (LOT 582 NO LONGER EXISTS, COMBINED WITH LOT 583)
3. AREA OF LOTS: 746,010 SF (17.126 ACRES) RIGHT-OF-WAY DEDICATION AREA: 254,844 SF (5.850 ACRES) COMMON OPEN SPACE: 140,531 SF (3.226 ACRES) GROSS AREA: 1,141,385 SF (26.202 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 AS ILLUSTRATED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 3710589500J, DATED JANUARY 2, 2009 AND PANEL NO.: 3710589600J, DATED JANUARY 2, 2009.
8. NO NCGS MONUMENT WITHIN 2000' OF SITE.
9. SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, STREETS AND ASSESSMENTS, AS THE SAME MAY APPEAR OF RECORD IN THE ALMANACE COUNTY REGISTER OF DEEDS.
10. THIS PARCEL IS LOCATED WITHIN APPROVED MASTER PLAN LAND BAY III REFERENCE REZONING CASE F-1608.
11. 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(NSRS2011) DATUM GPS OBSERVATION PERFORMED ON DECEMBER 17, 2018



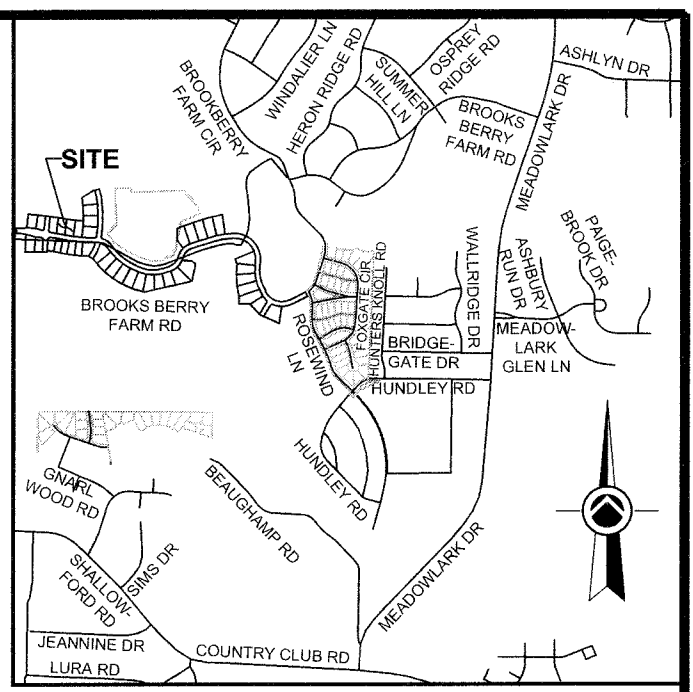
LINE LEGEND table with symbols for surveyed boundary lines, easements, setbacks, etc.

LEGEND table with symbols for computed points, iron pipe sets, PK-nail found, etc.

OWNERS CERTIFICATE

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 AUTHORIZING THAT THIS PLAT BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY.

11/15/21 DATE, [Signature] BROOKBERRY FARM LLC, [Signature] BROOKBERRY FARM LLC



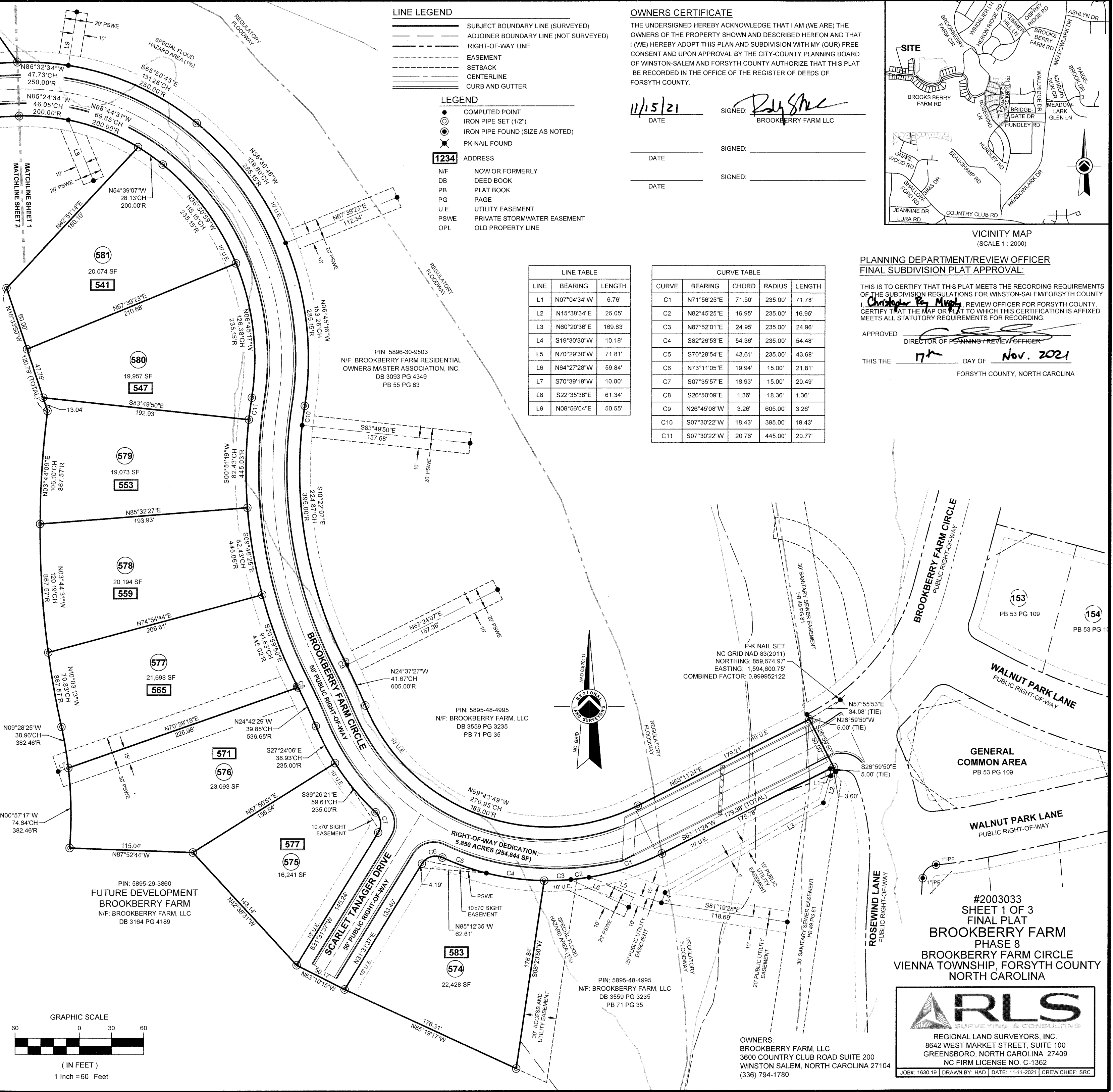
PLANNING DEPARTMENT/REVIEW OFFICER FINAL SUBDIVISION PLAT APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT MEETS THE RECORDING REQUIREMENTS OF THE SUBDIVISION REGULATIONS FOR WINSTON-SALEM/FORSYTH COUNTY. I, [Signature], REVIEW OFFICER FOR FORSYTH COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

APPROVED [Signature] DIRECTOR OF PLANNING / REVIEW OFFICER. THIS THE 17th DAY OF Nov. 2021 FORSYTH COUNTY, NORTH CAROLINA

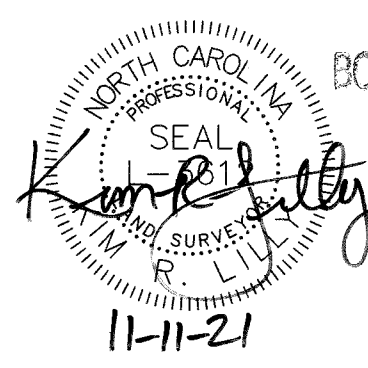
LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L1 through L9 with their respective bearings and lengths.

CURVE TABLE with columns: CURVE, BEARING, CHORD, RADIUS, LENGTH. Lists curves C1 through C11 with their respective bearings, chord lengths, radii, and curve lengths.



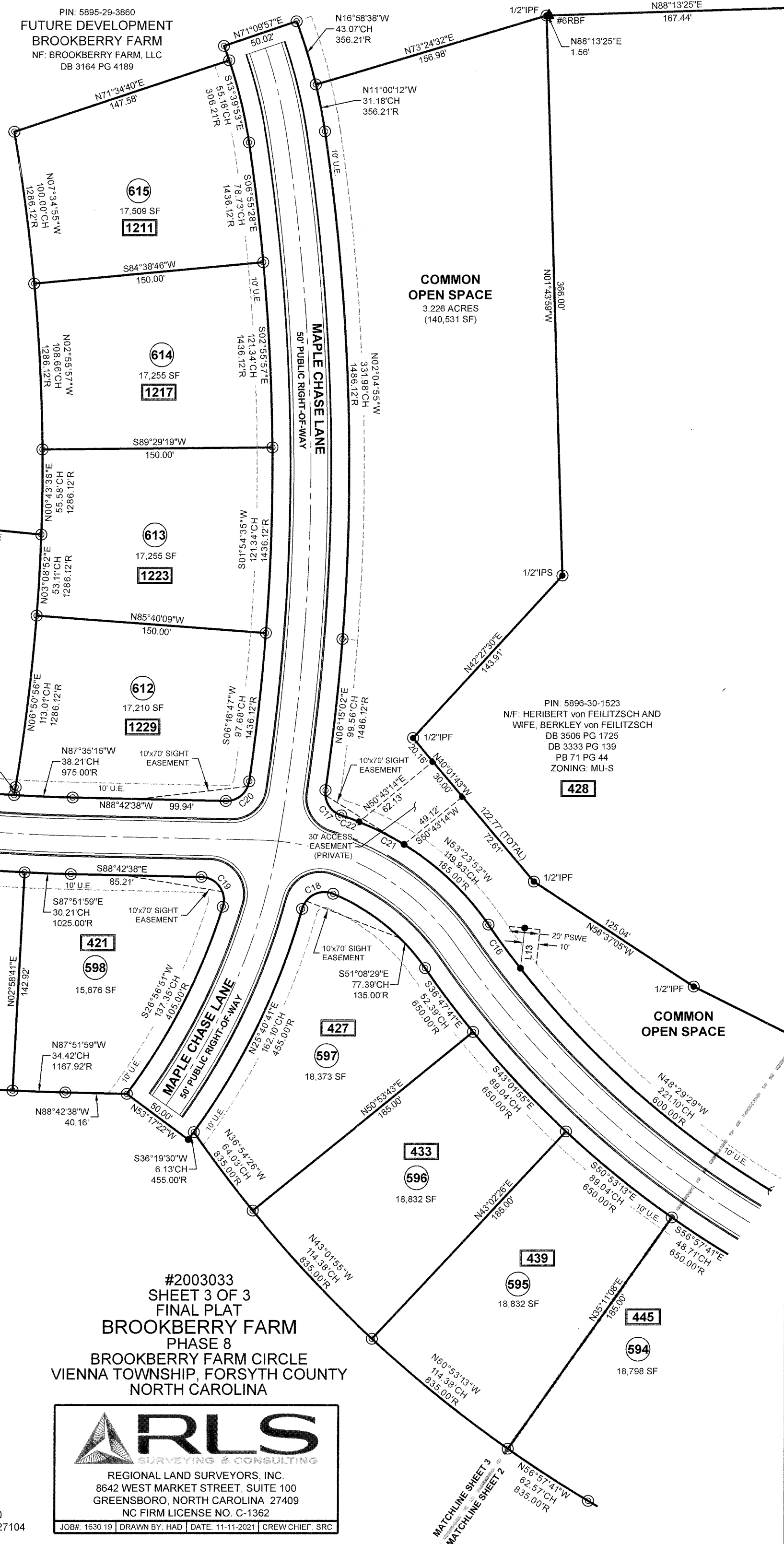
#2003033 SHEET 1 OF 3 FINAL PLAT BROOKBERRY FARM PHASE 8 BROOKBERRY FARM CIRCLE VIENNA TOWNSHIP, FORSYTH COUNTY NORTH CAROLINA

ARLS SURVEYING & CONSULTING logo and contact information: REGIONAL LAND SURVEYORS, INC. 8642 WEST MARKET STREET, SUITE 100 GREENSBORO, NORTH CAROLINA 27409 NC FIRM LICENSE NO. C-1362



BLK	LOT	PIN	STNUM	STNAME	STTYPE
6576	574	5895-49-2452.00	583	BROOKBERRY FARM	CIRCLE
6576	575	5895-49-0592.00	577	BROOKBERRY FARM	CIRCLE
6576	576	5895-49-0509.00	571	BROOKBERRY FARM	CIRCLE
6576	577	5895-39-9669.00	565	BROOKBERRY FARM	CIRCLE
6576	578	5895-39-9748.00	559	BROOKBERRY FARM	CIRCLE
6576	579	5895-39-9849.00	553	BROOKBERRY FARM	CIRCLE
6576	580	5895-39-9969.00	547	BROOKBERRY FARM	CIRCLE
6576	581	5896-30-9028.00	541	BROOKBERRY FARM	CIRCLE
6576	583	5896-30-6326.00	530	BROOKBERRY FARM	CIRCLE
6576	584	5896-30-4371.00	524	BROOKBERRY FARM	CIRCLE
6576	585	5896-30-3288.00	518	BROOKBERRY FARM	CIRCLE
6576	586	5896-30-2290.00	512	BROOKBERRY FARM	CIRCLE
6576	587	5895-39-3940.00	487	BROOKBERRY FARM	CIRCLE
6576	588	5895-39-2851.00	481	BROOKBERRY FARM	CIRCLE
6576	589	5895-39-1758.00	475	BROOKBERRY FARM	CIRCLE
6576	590	5895-39-0755.00	469	BROOKBERRY FARM	CIRCLE
6576	591	5895-29-9744.00	463	BROOKBERRY FARM	CIRCLE
6576	592	5895-29-8745.00	457	BROOKBERRY FARM	CIRCLE
6576	593	5895-29-7850.00	451	BROOKBERRY FARM	CIRCLE
6576	594	5895-29-6854.00	445	BROOKBERRY FARM	CIRCLE

BLK	LOT	PIN	STNUM	STNAME	STTYPE
6576	595	5895-29-5889.00	439	BROOKBERRY FARM	CIRCLE
6576	596	5895-29-5907.00	433	BROOKBERRY FARM	CIRCLE
6576	597	5896-20-4045.00	427	BROOKBERRY FARM	CIRCLE
6576	598	5896-20-3100.00	421	BROOKBERRY FARM	CIRCLE
6576	599	5896-20-2120.00	415	BROOKBERRY FARM	CIRCLE
6576	600	5896-20-1141.00	409	BROOKBERRY FARM	CIRCLE
6576	601	5896-20-0162.00	403	BROOKBERRY FARM	CIRCLE
6576	602	5896-20-0103.00	397	BROOKBERRY FARM	CIRCLE
6576	603	5896-10-9135.00	391	BROOKBERRY FARM	CIRCLE
6576	604	5896-10-8104.00	385	BROOKBERRY FARM	CIRCLE
6576	605	5896-10-7115.00	379	BROOKBERRY FARM	CIRCLE
6576	606	5896-10-7339.00	378	BROOKBERRY FARM	CIRCLE
6576	607	5896-10-8317.00	384	BROOKBERRY FARM	CIRCLE
6576	608	5896-10-9346.00	390	BROOKBERRY FARM	CIRCLE
6576	609	5896-20-0334.00	396	BROOKBERRY FARM	CIRCLE
6576	610	5896-20-1322.00	402	BROOKBERRY FARM	CIRCLE
6576	611	5896-20-2311.00	414	BROOKBERRY FARM	CIRCLE
6576	612	5896-20-3228.00	1229	MAPLE CHASE	LANE
6576	613	5896-20-3349.00	1223	MAPLE CHASE	LANE
6576	614	5896-20-3531.00	1217	MAPLE CHASE	LANE
6576	615	5896-20-3822.00	1211	MAPLE CHASE	LANE



PIN: 5896-01-5983  
N/F: BROOKBERRY FARM, LLC  
DB 3559 PG 3235  
DB 3528 PG 4371

PIN: 5896-01-5983  
N/F: BROOKBERRY FARM, LLC  
DB 3559 PG 3235  
DB 3528 PG 4371

WINSTON-SALEM  
NORTHERN BELTWAY  
(APPROXIMATE FUTURE  
RIGHT-OF-WAY)

PIN: 5896-30-1523  
N/F: HERIBERT von FEILITZSCH AND  
WIFE, BERKLEY von FEILITZSCH  
DB 3506 PG 1725  
DB 3333 PG 139  
PB 71 PG 44  
ZONING: MU-S

LINE TABLE

LINE	BEARING	LENGTH
L13	N05°54'18"E	26.56'
L14	N03°51'33"E	9.98'
L15	N87°45'33"W	9.98'
L16	N01°59'26"E	25.21'
L17	N01°59'26"E	24.79'
L18	S87°48'52"E	12.68'
L19	N87°51'15"W	6.33'
L20	S02°00'29"W	39.05'
L21	N02°00'29"E	33.75'

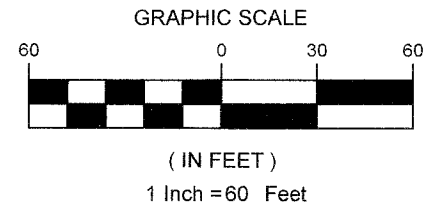
PIN: 5895-29-3860  
FUTURE DEVELOPMENT  
BROOKBERRY FARM  
N/F: BROOKBERRY FARM, LLC  
DB 3164 PG 4189

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C16	N36°10'47"W	35.48'	600.00'	35.49'
C17	N32°04'13"W	19.38'	15.00'	21.07'
C18	N63°48'35"E	22.43'	15.00'	25.34'
C19	S35°45'47"E	23.94'	15.00'	27.72'
C20	S49°45'33"W	19.89'	15.00'	21.75'
C23	N09°57'42"E	5.29'	255.00'	5.29'
C24	S79°09'07"E	1.53'	1025.00'	1.53'
C26	N36°26'26"W	20.33'	15.00'	22.34'
C27	N47°35'38"E	20.74'	15.00'	22.90'
C28	S42°07'05"E	21.55'	15.00'	24.04'
C29	S56°58'25"W	23.23'	15.00'	26.57'
C30	N71°10'32"W	15.33'	388.34'	15.33'
C31	S89°00'51"W	21.54'	376.15'	21.54'
C32	S74°27'28"E	24.84'	443.78'	24.84'
C33	S71°55'42"E	14.34'	443.78'	14.34'

- LEGEND
- COMPUTED POINT
  - IRON PIPE SET (1/2")
  - 1234 ADDRESS
  - N/F NOW OR FORMERLY
  - DB DEED BOOK
  - PB PLAT BOOK
  - PG PAGE
  - U.E. UTILITY EASEMENT
  - PSWE PRIVATE STORMWATER EASEMENT

- LINE LEGEND
- SUBJECT BOUNDARY LINE (SURVEYED)
  - - - ADJOINER BOUNDARY LINE (NOT SURVEYED)
  - - - RIGHT-OF-WAY LINE
  - - - EASEMENT
  - - - SETBACK
  - - - CENTERLINE
  - - - CURB AND GUTTER



#2003033  
SHEET 3 OF 3  
FINAL PLAT  
BROOKBERRY FARM  
PHASE 8  
BROOKBERRY FARM CIRCLE  
VIENNA TOWNSHIP, FORSYTH COUNTY  
NORTH CAROLINA

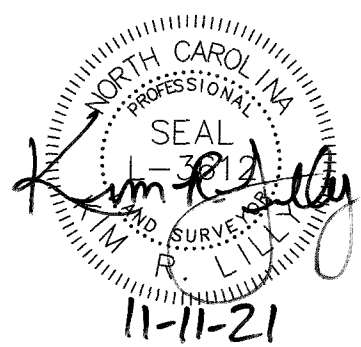


OWNERS:  
BROOKBERRY FARM, LLC  
3600 COUNTRY CLUB ROAD SUITE 200  
WINSTON SALEM, NORTH CAROLINA 27104  
(336) 794-1780

JOB# 1630 19 | DRAWN BY: HAD | DATE: 11-11-2021 | CREW CHIEF: SRC

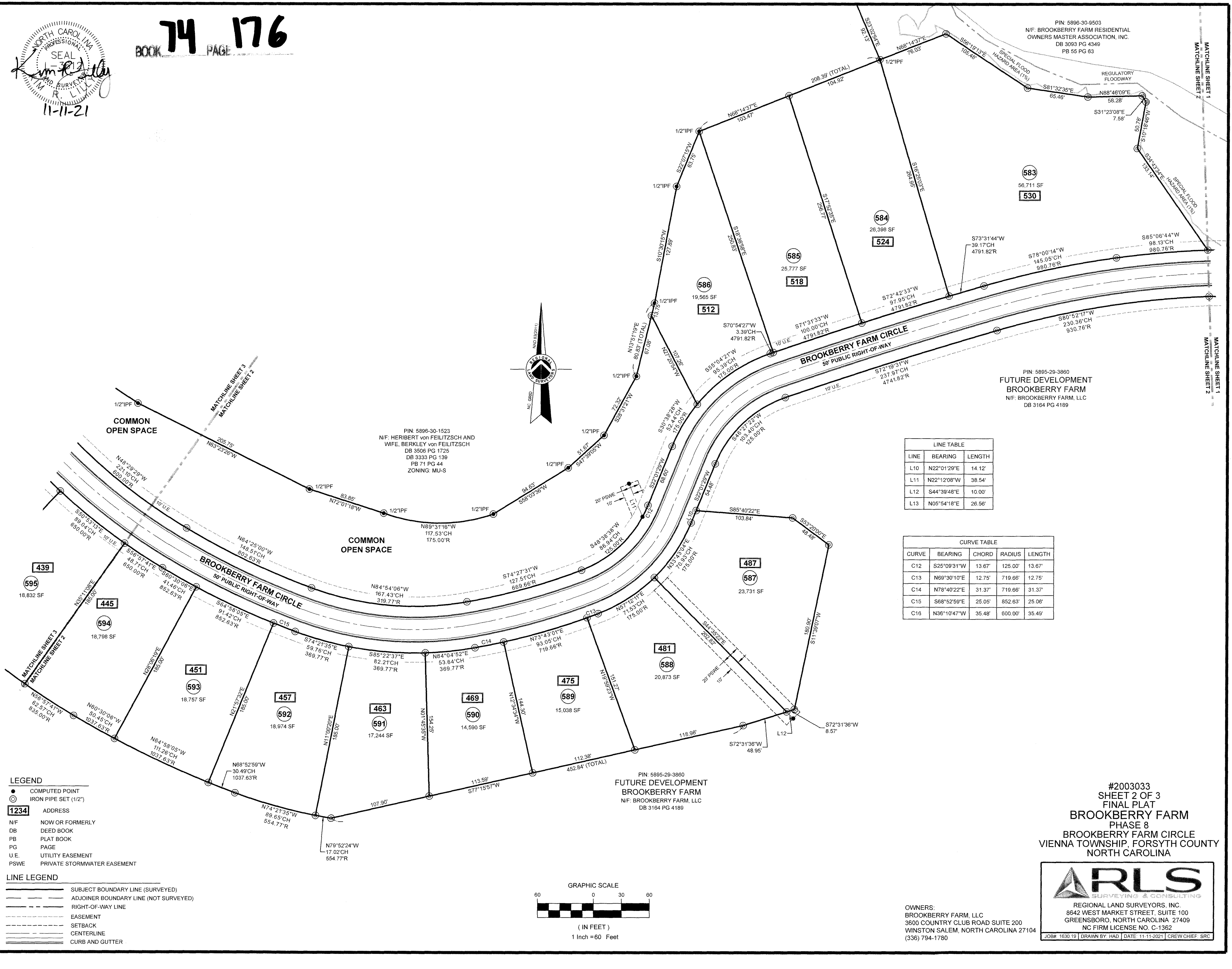
S:\CurrentProj\163013\_BrookberryFarm\_Phase8\_C33\163013\_BrookberryFarm\_Phase8\_Plat\_Frwding\_17122021\_319.28.PM





BOOK 74 PAGE 176

PIN: 5896-30-9503  
N/F: BROOKBERRY FARM RESIDENTIAL OWNERS MASTER ASSOCIATION, INC.  
DB 3093 PG 4349  
PB 55 PG 63

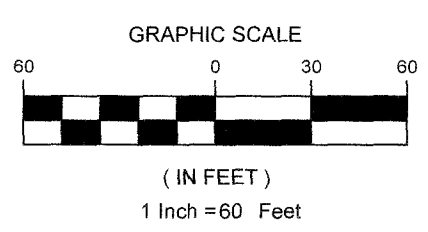
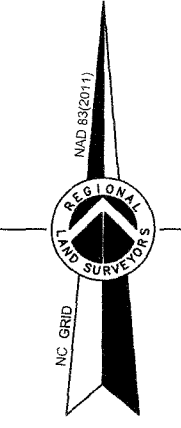


LINE TABLE

LINE	BEARING	LENGTH
L10	N22°01'29"E	14.12'
L11	N22°12'08"W	38.54'
L12	S44°39'48"E	10.00'
L13	N05°54'18"E	26.56'

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C12	S25°09'31"W	13.67'	125.00'	13.67'
C13	N69°30'10"E	12.75'	719.66'	12.75'
C14	N78°40'22"E	31.37'	719.66'	31.37'
C15	S68°52'59"E	25.05'	852.63'	25.06'
C16	N36°10'47"W	35.48'	600.00'	35.49'



**LEGEND**

- COMPUTED POINT
- IRON PIPE SET (1/2")
- 1234 ADDRESS
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- U.E. UTILITY EASEMENT
- PSWE PRIVATE STORMWATER EASEMENT

**LINE LEGEND**

- SUBJECT BOUNDARY LINE (SURVEYED)
- - - ADJOINER BOUNDARY LINE (NOT SURVEYED)
- - - RIGHT-OF-WAY LINE
- - - EASEMENT
- - - SETBACK
- - - CENTERLINE
- - - CURB AND GUTTER

PIN: 5896-30-1523  
N/F: HERIBERT von FEILITZSCH AND WIFE, BERKLEY von FEILITZSCH  
DB 3506 PG 1725  
DB 3333 PG 139  
PB 71 PG 44  
ZONING: MU-S

PIN: 5895-29-3860  
FUTURE DEVELOPMENT  
BROOKBERRY FARM  
N/F: BROOKBERRY FARM, LLC  
DB 3164 PG 4189

#2003033  
SHEET 2 OF 3  
FINAL PLAT  
BROOKBERRY FARM  
PHASE 8  
BROOKBERRY FARM CIRCLE  
VIENNA TOWNSHIP, FORSYTH COUNTY  
NORTH CAROLINA



OWNERS:  
BROOKBERRY FARM, LLC  
3600 COUNTRY CLUB ROAD SUITE 200  
WINSTON SALEM, NORTH CAROLINA 27104  
(336) 794-1780

REGIONAL LAND SURVEYORS, INC.  
8642 WEST MARKET STREET, SUITE 100  
GREENSBORO, NORTH CAROLINA 27409  
NC FIRM LICENSE NO. C-1362  
JOB#: 163019 | DRAWN BY: HAD | DATE: 11-11-2021 | CREW CHIEF: SRC

S:\Cummins\06013 Brookberry Farm Phase 8\Drawings\10319 Brookberry Farm\Plat-F-rev.dwg, 11/17/2021 3:55:55 PM