





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 plan be recorded in the office of the Register of Deeds of Forsyth County.

Owner: LRIG, LLC By: Anna R. Shugart, Manager  
Shugart Shugart 3-8-16  
 Date

## FINAL SUBDIVISION PLAT APPROVAL

This is to certify that this plan meets the recording requirements of the Unified Development Ordinance Subdivision Regulations for Winston-Salem/Forsyth County.

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

Approved: Aracel Kutz  
 Director of Planning/Review Officer  
 This the 5<sup>th</sup> day of March, 2016  
 NORTH CAROLINA - FORSYTH COUNTY

## CERTIFICATE OF CLOSURE

I, John E. Beeson, certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Deed Book 63, Page 179), 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, registration number and seal this 7 day of MARCH, A.D., 2016.

John E. Beeson  
 John E. Beeson, Professional Land Surveyor  
 L-1828  
 Registration Number

## CERTIFICATE OF SUBDIVISION

I, John E. Beeson, Professional Land Surveyor, certify to one of the following:

X a. 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.

   b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.

   c. That this plat is of a survey of an existing parcel or parcels of land.

   d. That this plat is of a survey of another category, such as the recombination of existing parcels, a couch-ordered survey or other exception to the definition of a subdivision.

   e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in a. through d. above.

John E. Beeson  
 John E. Beeson, Professional Land Surveyor  
 L-1828  
 Registration Number

FORSYTH COUNTY REGISTER OF DEEDS  
PLAT REGISTRATION

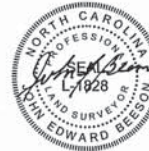
Filed for Registration at 2:47 o'clock P.M.  
 This the 8 day of March, 2016  
 and recorded in Plat Book 64, Page 138

Filing Fee Paid: C. Norman Holliman, Register of Deeds  
 By: Randy L. Smith  
 Deputy - Assistant

BOOK 64 PAGE 138



The Villas at Sunny Brook  
 Section One, Phase 2  
 Plat Book 63, Pg 179



This Survey is subject to any facts that may be disclosed by a full and accurate title search, NOT furnished me as of this date and may be subject to easements, rights-of-way, restrictive covenants, 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.

## Notes:

1. Property shown is zoned RM8S-PRD (Docket F-1488).
2. Iron Pipe (3/4" Conduit) set at all property corners, unless otherwise indicated.
3. All distances shown on this plat are horizontal ground distances, unless otherwise noted.
4. All bearings shown on this plat are based on deed or plat bearings, as noted.
5. Total Number of Units: 2 (this sheet)
6. Water and Sewer: Public
7. There are no N.C.G.S., or other Geodetic survey monuments within 2,000 Feet of this Site.
8. Square footage calculations include building footprint only.
9. All streets shown in the above referenced phase have been installed including the installation of all stub streets as close to the property line as possible.
10. The homeowners association documents with covenants and restrictions are recorded in Deed Book 3185, Pages 268-293.

## LCA\* Limited Common Areas

Unit #	LCA
52	7018 Sq.Ft.
53	7589 Sq.Ft.
Total of LCA: 14,607 Sq.Ft.	

BLK	LOT	MLOT	PIN	STNUM	STPRE	STNAME	STTYPE
4202J	052	52	5892-61-1674.00	6276		QUEENS GATE	CT
4202J	053	53	5892-61-1691.00	6270		QUEENS GATE	CT

NOTE: Address assignments listed on this plat are based on the approved site plan and are subject to change if any changes are made to the site plan.

- SYMBOL LEGEND**
- Pt. Calculated Point (As Shown)
  - △ IPS Iron Pin Set (3/4" conduit)
  - IP Existing Iron Pipe
  - IR Existing Iron Rebar
  - ▲ Stone Found
  - ⊙ CC-Control Corner
  - Concrete Patios, Drives and Walks

- LINE LEGEND**
- Line Surveyed
  - Line by Deed/Plat
  - Line Not Surveyed
  - Tie Line
  - Zoning Line (GIS)
  - Easement Line
  - Easement CL
  - Right-of-Way

## LOCATION MAP N.T.S.



## PURPOSE STATEMENT:

The Purpose of this Plat is to record as-built plans for Units 52-53 of The Villas at Sunny Brook, Section One, Phase 2. Interior Roads and Boundary previously recorded in Plat Book 62, Page 40 and Plat Book 63, Page 179.

#06079  
 THE VILLAS at SUNNY BROOK  
 Section One, Phase 2  
 "As-Built"  
 Townhomes Units 52-53  
 Clemmons Township  
 Forsyth County, NC  
 Clemmons, NC  
 Pin No.: 5892-51-9645.00

Owners:  
 SHUGART ENTERPRISES, LLC  
 221 Jonestown Road  
 Winston-Salem, NC 27104  
 Phone: 336-765-6661

LRIG, LLC  
 1558 Westwood Plaza Drive, Suite 200  
 Winston-Salem, NC 27103  
 Phone: 336-723-0303

DRAWN BY: ATC/TLBC

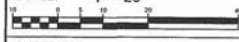
FIELD WORK BY:

ELE

DATE: 2.19.2016

JOB NO: 06208

SCALE: 1" = 20'



SHEET NO:

1 of 1

**BEESON & CARTER, P.A.**  
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