

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

By: David E. Reed 7-18-16
 Director of Planning/Review Officer
 Date 7-18-16
 Officer Shugart

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

Approved: David E. Reed
 Director of Planning/Review Officer
 This the 18th day of July, 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 15 day of JULY, A.D., 2016.

John E. Beeson
 John E. Beeson, Professional Land Surveyor
 L-1628
 Registration Number

CERTIFICATE OF SUBDIVISION

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

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 court-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-1628
 Registration Number

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for Registration at 9:37 o'clock A.M.
 This the 19 day of July, 2016
 and recorded in Plat Book 65 Page 32

Filing Fee Paid: \$21.00
 C. Norman Holloman, Register of Deeds
 By: Lori Holloway
 Deputy - Assistant

LOCATION MAP N.T.S.



PURPOSE STATEMENT:

The Purpose of this Plat is to record asbuilt plans for Units 54-55 of The Villas at Sunny Brook, Section One. Interior Roads and Boundary previously recorded in Plat Book 62, Page 40.

06079
 THE VILLAS AT SUNNY BROOK
 Section One
 "As-Built"
 Townhomes Units 54-55
 Clemmons Township
 Forsyth County, NC
 Clemmons, NC
 Pin No.: 5892-61-2584.00

Owner:
 SHUGART ENTERPRISES, LLC
 221 Jonestown Road
 Winston-Salem, NC 27104
 Phone: 336-765-9661

LRIG, LLC
 1588 Westbrook Plaza Drive, Suite 200
 Winston-Salem, NC 27103
 Phone: 336-723-0503

DRAWN BY: ATC/TLBC

FIELD WORK BY:

ATC

DATE: 6.29.2016

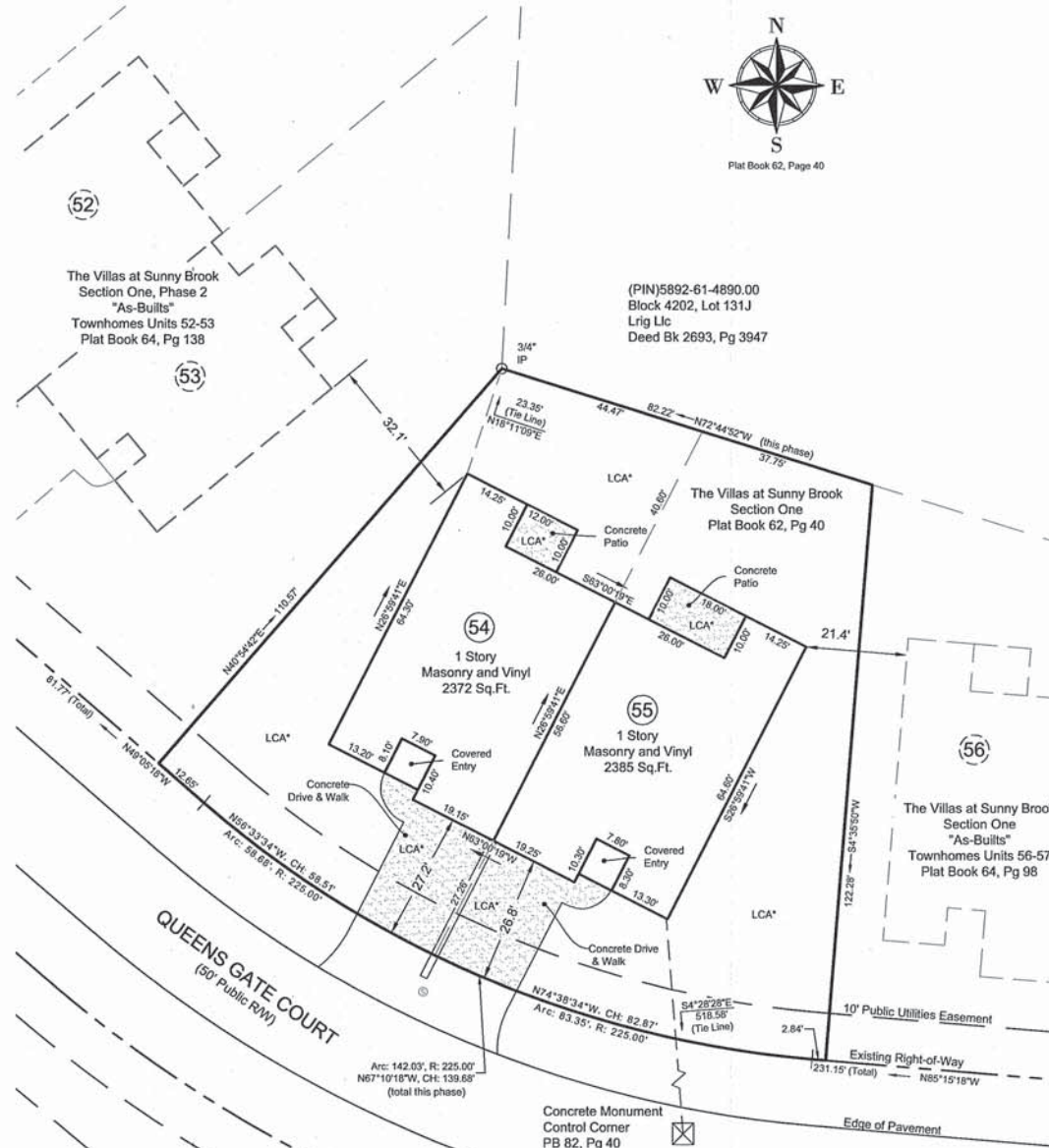
JOB NO: 06208

SCALE: 1" = 20'

SHEET NO:

1 of 1

BEESON & CARTER, P.A.
 CIVIL ENGINEERS LAND SURVEYORS
 LAND PLANNING
 833 HIGH STREET, WINSTON-SALEM, NC 27101
 OFFICE: (336) 748-0071 FAX: (336) 748-0470
 WEB: www.beesonengineering.com



- 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
54	4385 Sq.Ft.
55	5317 Sq.Ft.
Total of LCA: 9702 Sq.Ft.	

BOOK 65 PAGE 32

BLK	LOT	MLOT	PIN	STNUM	STPRE	STNAME	STTYPE
4202J	054	54	5892-61-2556.00	6256		QUEENS GATE	CT
4202J	055	55	5892-61-3503.00	6250		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
- PL 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

<p>DIVISION OF HIGHWAYS</p> <p>PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION</p> <p>APPROVED _____ District Engineer</p> <p>This the _____ Day of _____, 20____</p> <p>NORTH CAROLINA - FORSYTH COUNTY</p>	<p>FINAL SUBDIVISION PLAT APPROVAL</p> <p>This is to certify that this plat meets the recording requirements of the Unified Development Ordinance Subdivision Regulations for Winston-Salem/Forsyth County.</p> <p>Reviewed by _____ Review Officer of Forsyth County.</p> <p>certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.</p> <p>Approved _____ Director of Planning/Review Officer</p> <p>This the _____ day of _____, 20____</p> <p>NORTH CAROLINA - FORSYTH COUNTY</p>	<p>CERTIFICATE OF CLOSURE</p> <p>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 _____ Page _____ or Plat Book _____ 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, registration number and seal this _____ day of _____, A.D. _____</p> <p>John E. Beeson, Professional Land Surveyor L-1828 Registration Number</p>	<p>CERTIFICATE OF SUBDIVISION</p> <p>I, John E. Beeson, Professional Land Surveyor, certify to one of the following:</p> <p>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;</p> <p>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;</p> <p>c. That this plat is of a survey of an existing parcel or parcels of land;</p> <p>d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of a subdivision;</p> <p>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</p> <p>John E. Beeson, Professional Land Surveyor L-1828 Registration Number</p>	<p>FORSYTH COUNTY REGISTER OF DEEDS PLAT REGISTRATION</p> <p>Filed for Registration at _____ o'clock _____ M</p> <p>This the _____ day of _____, 20____</p> <p>and recorded in Plat Book _____ Page _____</p> <p>Filing Fee Paid to _____ C. Norman Holleman, Register of Deeds</p> <p>By: _____</p>								
<p>The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown and described herein 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.</p> <p>LRIG, LLC By: _____ Date 1-19-16</p> <p>Owner _____ Date 1-19-16</p>	<p>Plat Book 62, Page 40</p>	<p>64 PAGE 98</p>	<p>LOCATION MAP N.T.S.</p>	<p>LOCATION MAP N.T.S.</p>								
<p>The Villas at Sunny Brook Section One Plat Book 62, Pg 40</p> <p>54</p> <p>55</p> <p>The Villas at Sunny Brook Section One "As-Built" Townhomes Units 40-41 Plat Book 63, Pg 178</p>	<p>(PIN)5892-61-4890.00 Block 4202, Lot 131J Lrig Lic</p> <p>Concrete Patio</p> <p>Concrete Entry</p> <p>Concrete Drive & Walk</p> <p>Concrete Monument Control Corner PB 62, Pg 40</p>	<p>64 PAGE 98</p>	<p>Notes:</p> <ol style="list-style-type: none"> Property shown is zoned RM8S-PRD (Docket F-1488) Iron Pipe (3/4" Conduit) set at all property corners, unless otherwise indicated. All distances shown on this plat are horizontal ground distances, unless otherwise noted. All bearings shown on this plat are based on deed or plat bearings, as noted. Total Number of Units: 2 (this sheet) Water and Sewer: Public There are no N.C.G.S., or other Geodetic survey monuments within 2,000 Feet of this Site. Square footage calculations include building footprint only. 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. The homeowners association documents with covenants and restrictions are recorded in Deed Book 3185, Pages 268-293. <p>LCA* Limited Common Areas</p> <table border="1"> <thead> <tr> <th>Unit #</th> <th>LCA</th> </tr> </thead> <tbody> <tr> <td>56</td> <td>3419 Sq.Ft</td> </tr> <tr> <td>57</td> <td>2929 Sq.Ft</td> </tr> <tr> <td colspan="2">Total of LCA: 6348 Sq.Ft.</td> </tr> </tbody> </table> <p>SYMBOL LEGEND</p> <ul style="list-style-type: none"> ● PL 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 <p>LINE LEGEND</p> <ul style="list-style-type: none"> — Line Surveyed - - - Line Not Surveyed - - - Title Line - - - Zoning Line (GIS) - - - Easement Line - - - Easement CL - - - Right-of-Way 	Unit #	LCA	56	3419 Sq.Ft	57	2929 Sq.Ft	Total of LCA: 6348 Sq.Ft.		<p>PURPOSE STATEMENT:</p> <p>The Purpose of this Plat is to record as-built plans for Units 56-57 of The Villas at Sunny Brook, Section One. Interior Roads and Boundary previously recorded in Plat Book 62, Page 40.</p> <p># 06079 THE VILLAS at SUNNY BROOK Section One "As-Built" Townhomes Units 56-57</p> <p>Clemmons Township Forsyth County, NC</p> <p>Clemmons, NC Pin No.: 5892-61-3544.00</p> <p>Owners: SHUGART ENTERPRISES, LLC 221 Jorntown Road Winston-Salem, NC 27104 Phone: 336-765-9961</p> <p>LRIG, LLC 1558 Windbrook Plaza Drive, Suite 200 Winston-Salem, NC 27103 Phone: 336-723-0203</p> <p>DRAWN BY: ATC/TLBC</p> <p>FIELD WORK BY: ELE</p> <p>DATE: 1.5.2016</p> <p>JOB NO: 06208</p> <p>SCALE: 1" = 20'</p> <p>SHEET NO: 1 of 1</p> <p>BEESON & CARTER, P.A. CIVIL ENGINEERS LAND SURVEYORS LAND PLANNING 603 HIGH STREET, WINSTON-SALEM, NC 27101 OFFICE (336) 744-0071 FAX (336) 744-0420 WEB: www.beesonandcarter.com Corp. No.: G-4917</p>
Unit #	LCA											
56	3419 Sq.Ft											
57	2929 Sq.Ft											
Total of LCA: 6348 Sq.Ft.												

DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED _____

District Engineer

This the _____ Day of _____ 2015

NORTH CAROLINA - FORSYTH COUNTY

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

Approved David E. Reed
Director of Planning/Review Officer
This the 18th day of August 2015
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 _____ Page _____ or Plat Book _____ 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, registration number and seal this 18 day of AUG., A.D., 2015.

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

CERTIFICATE OF SURVEY

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

- 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;
- 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;
- That this plat is of a survey of an existing parcel or parcels of land;
- That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of a subdivision;
- 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

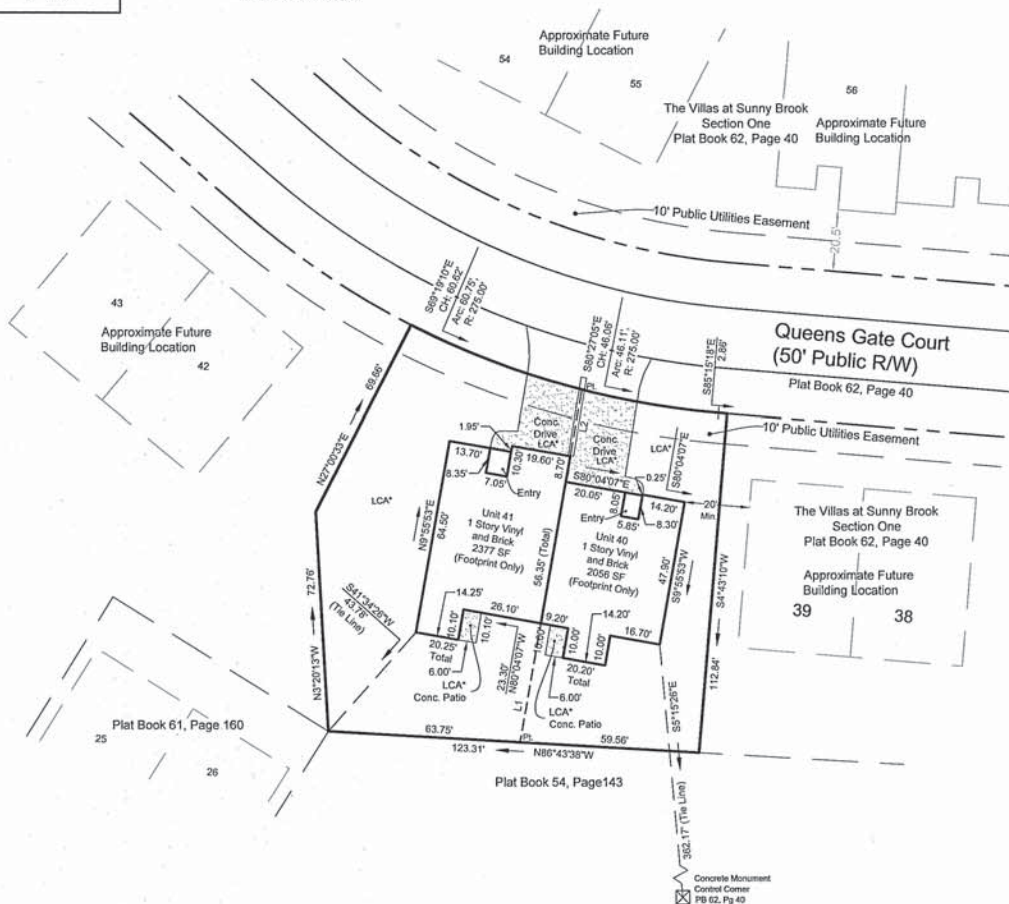
Filed for Registration at 11:40 o'clock 1 M
This the 18 Day of August 2015
and recorded in Plat Book 63 Page 178
Filing Fee Paid: \$21.00
By: C. Norman Holliman, Register of Deeds
By: Olin Day, Deputy - Assistant

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 plat be recorded in the office of the Register of Deeds for Forsyth County.

By: David E. Reed, Director of Planning/Review Officer, dated 8-18-15
By: John E. Beeson, Professional Land Surveyor, dated 8-18-15
Owner: _____ Date _____



North Red Plat Book 62, Pg 40



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.

BLK	LOT	MLOT	PIN	STNUM	STPRE	STNAME	STTYPE
42021	040	40	5892-61-2396.00	6245		QUEENS GATE	CT
42021	041	41	5892-61-2357.00	6251		QUEENS GATE	CT

Plat Book 63, Page 178

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:

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

LCA* Limited Common Areas

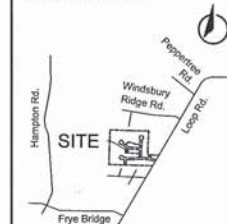
Unit #	LCA
40	4171 Sq.Ft.
41	6707 Sq.Ft.
Total of LCA: 10,984 Sq.Ft.	

Parcel Line Table	
Line #	Bearing
L1	39.98 59° 55' 53" W
L2	22.38 59° 55' 53" W

LEGEND

- EIP - Existing Iron Pipe
- △ IPS - New Iron Pipe
- △ Stone - Stone (found)
- PL - Point on the ground
- ⊙ CC - Control Corner
- ### - Street Address
- ▣ Concrete Patios, Drives and Walks

- LINE LEGEND**
- Line Surveyed
 - - - 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 rerecord the Limited Common area for Units 40-41 of The Villas at Sunny Brook, Section One previously recorded in Plat Book 63, Page 170.

PROJECT:

#06079
THE VILLAS at SUNNY BROOK
Section One
"As-Built"
Townhomes Units 40-41
Clemmons Township
Forsyth County, NC
Clemmons, NC
Pin No.: 5892-61-3386.00

Owners:
SHUGART ENTERPRISES, LLC
221 Joretown Road
Winston-Salem, NC 27104
Phone: 336-755-0661
LRIG, LLC
1588 Westbrook Plaza Drive, Suite 200
Winston-Salem, NC 27103
Phone: 336-723-0303

DRAWN BY: **ATC/TLBC**

FIELD WORK BY:

ELE, ATC, CNK

DATE: 8.17.2015

JOB NO: 06208

SCALE: 1" = 30'

SHEET NO:

1 of 1

BEESON & CARTER, P.A.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNING
203 HIGH STREET, WINSTON-SALEM, NC 27104
OFFICE: (336) 748-0371 FAX: (336) 748-0470
WEB: www.beesonengineering.com
Corp. No.: G-0517

<p>DIVISION OF HIGHWAYS</p> <p>PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION</p> <p>APPROVED _____ District Engineer</p> <p>This the _____ Day of _____, 20____</p> <p>NORTH CAROLINA - FORSYTH COUNTY</p>	<p>FINAL SUBDIVISION PLAT APPROVAL</p> <p>This is to certify that this plat meets the recording requirements of the Unified Development Ordinance Subdivision Regulations for Winston-Salem/Forsyth County.</p> <p>1. <u>Plat Book 63, Page 170</u> Review Officer of Forsyth County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.</p> <p>Approved _____ Director of Planning/Review Officer</p> <p>This the <u>11th</u> day of <u>AUGUST</u>, 20<u>15</u></p> <p>NORTH CAROLINA - FORSYTH COUNTY</p>	<p>CERTIFICATE OF CLOSURE</p> <p>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 _____ Page _____ or Plat Book _____ 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, registration number and seal this <u>10</u> day of <u>AUG</u>, A.D., 20<u>15</u></p> <p><u>John E. Beeson</u> L-1828 John E. Beeson, Professional Land Surveyor Registration Number</p>	<p>CERTIFICATE OF SUBDIVISION</p> <p>I, John E. Beeson, Professional Land Surveyor, certify to one of the following:</p> <p><u>X</u> 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;</p> <p>_____ 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;</p> <p>_____ c. That this plat is of a survey of an existing parcel or parcels of land;</p> <p>_____ d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of a subdivision;</p> <p>_____ 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</p> <p><u>John E. Beeson</u> L-1828 John E. Beeson, Professional Land Surveyor Registration Number</p>	<p>FORSYTH COUNTY REGISTER OF DEEDS PLAT REGISTRATION</p> <p>Filed for Registration at <u>1:08</u> o'clock, <u>20</u> <u>15</u> M This the <u>11</u> Day of <u>August</u>, 20<u>15</u> and recorded in Plat Book <u>63</u>, Page <u>170</u></p> <p>Filing Fee Paid: <u>C. Norman Holliman</u>, Register of Deeds By: <u>Chris Daff</u> Deputy - Assistant</p>																																									
<p>The undersigned hereby acknowledge that I am (we are) the owners of the property shown and described herein 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.</p> <p><u>L.R. VILLE ASSOCIATES, LLC</u> By: <u>Brian Phillips</u> 8-11-15 Owner Date <u>Sharon Shugart</u> 8-11-15 Owner Date</p>	<p>North Ref Plat Book 62, Pg 40</p>	<p>BOOK <u>63</u> PAGE <u>170</u></p>	<p>LOCATION MAP N.T.S.</p>																																										
				<p>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.</p> <p>Notes:</p> <ol style="list-style-type: none"> Property shown is zoned RM8S-PRD (Docket F-1488) Iron Pipe (3/4" Conduit) set at all property corners, unless otherwise indicated. All distances shown on this plat are horizontal ground distances, unless otherwise noted. All bearings shown on this plat are based on deed or plat bearings, as noted. Total Number of Units: 2 (this sheet) Water and Sewer: Public There are no N.C.G.S., or other Geodetic survey monuments within 2,000 Feet of this Site. Square footage calculations include building footprint only. 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. The homeowners association documents with covenants and restrictions are recorded in Deed Book 3185, Pages 268-293. 																																									
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BLK	LOT	MLOT	PIN	STNUM	STPRE	STNAME	STTYPE																																						
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L1	39.98	S9° 55' 53"W																																											
L2	22.38	S9° 55' 53"W																																											

See rerecorded plat Plat book 63 Page 178.

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 BOARD OF ALDERMEN OF THE TOWN OF KERNERSVILLE AUTHORIZE THAT THIS PLAN BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY.

DATE 10-10-14

SIGNED

OWNER

DATE 10-10-14

SIGNED

OWNER

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.

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

Approved: *David E. Reed*
Director of Planning/Review Officer
Day of October 2014
NORTH CAROLINA - FORSYTH COUNTY

SURVEYORS CERTIFICATION FOR CLOSURE

John E. Beeson, Professional Land Surveyor, Number L-1828, certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Deed Book Page 193, or Plat Book Page 193, if applicable), that the ratio of precision as calculated is 1:10,000, and that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 10 day of Oct, A.D., 2014.

John E. Beeson
Professional Land Surveyor
NORTH CAROLINA - FORSYTH COUNTY

L-1828
Registration Number

SURVEYORS CERTIFICATION FOR SUBDIVISION

John E. Beeson, Professional Land Surveyor, Number L-1828, certify to one of the following as indicated by an "X":
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 court-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
Professional Land Surveyor
NORTH CAROLINA - FORSYTH COUNTY

L-1828
Registration NumberFORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

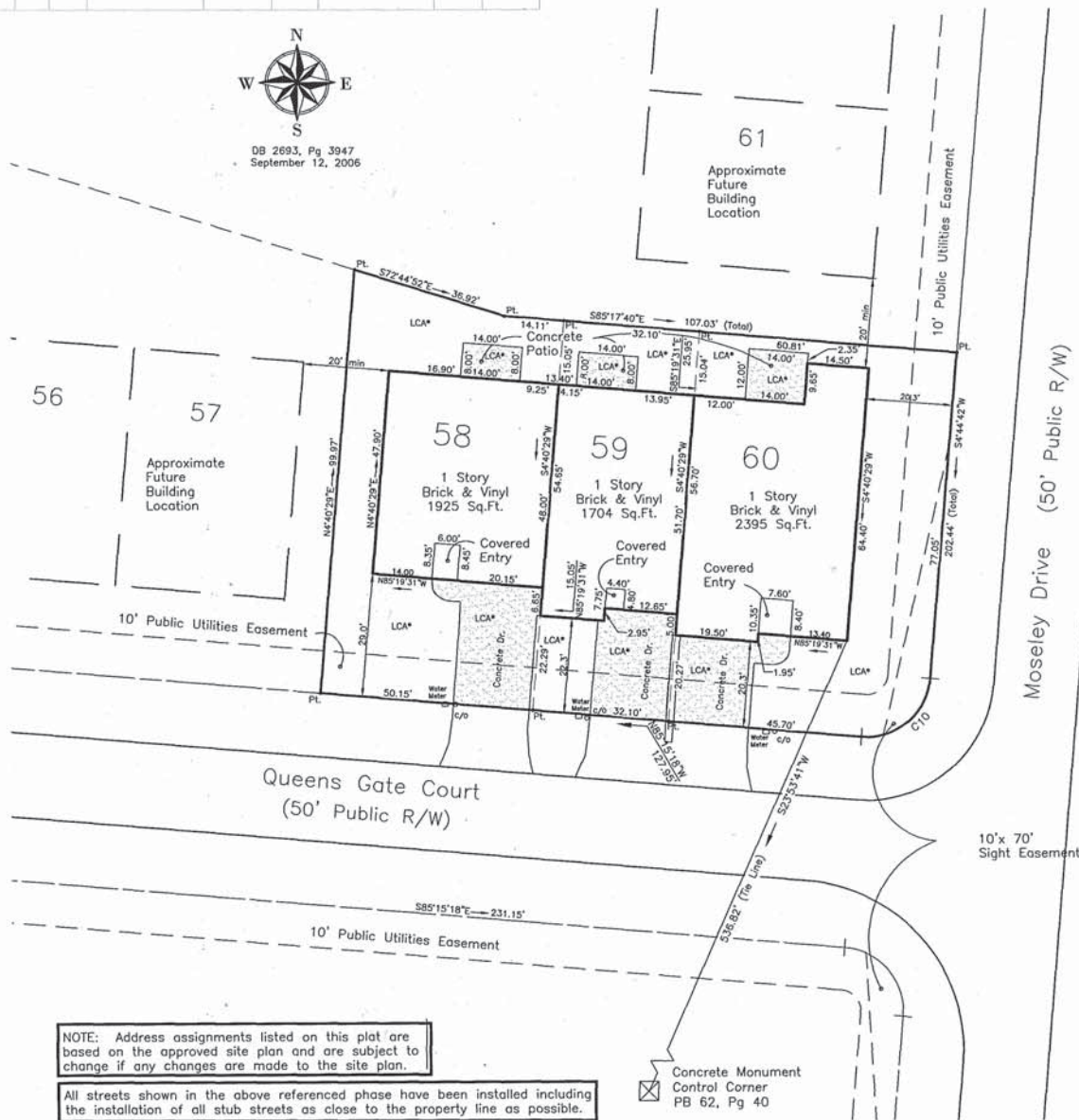
Plat for Registration on 3:55 o'clock P M
This 10 day of October 2014 and recorded
in Plat Book 62, Page 178

Filing Fee Paid: \$1.00
C. Norman Holloman, Register of Deeds
S. B. Smith
Deputy Assistant

BLK	LOT	MLOT	PIN	STNUM	STPRE	STNAME	STTYPE	SUITE
4202J	058	058	5892-61-4572.00	6222		QUEENS GATE	CT	
4202J	059	059	5892-61-5502.00	6216		QUEENS GATE	CT	
4202J	060	060	5892-61-5542.00	6210		QUEENS GATE	CT	

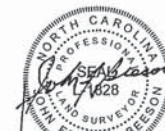


DB 2693, Pg 3947
September 12, 2006

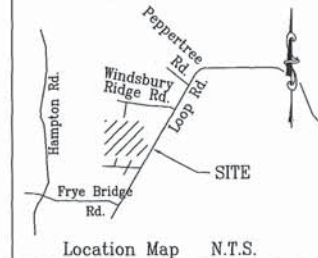


NOTE: Address assignments listed on this plat are based on the approved site plan and are subject to change if any changes are made to the site plan.

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.



CORP#: C-4017

BOOK 62 PAGE 178

NOTE:
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 RMBS-PRD (Pocket F-1488)
2. Iron Pipe (3/4" Conduit) set flush with ground at all lot 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: 3 (this sheet)
6. Water and Sewer: Public
7. There are no N.C.G.S., U.S.C. & G., or other Geodetic survey monuments within 2,000 Feet of this Site.

THE HOMEOWNER ASSOCIATION DOCUMENTS WITH COVENANTS AND RESTRICTIONS ARE RECORDED IN DB 3185 PG. 268-293

The Purpose of this Plat is to record asbuilt plans for Units 58-60 of The Villas at Sunny Brook, Section One. Interior Roads and Boundary previously recorded in Plat Book 62, Page 40.

Square Footage Calculations include Building Footprint ONLY.

#06079

THE VILLAS AT SUNNY BROOK

Section One

"As-Built"

Townhomes Units 58-60

Owners: SHUGART ENTERPRISES, LLC

221 Jonestown Road

Winston-Salem, NC 27104

Phone: 336-755-9861

LRG, LLC

1598 Westbrook Plaza Drive, Suite 200

Winston-Salem, NC 27103

Phone: 336-723-0303

Scale: 1" = 20'

FIELD WORK BY: AC

CHECKED BY: JEB

TAX MAP: 594818

PARCEL: 4202/136

PIN: 5892-61-3563

TOWNSHIP: Clemmons

CITY: Forsyth

STATE: N.C.

DATE: 09/11/2014

JOB NUMBER: 06208

DRAWN BY: TLBC/ATC

PAGE NUMBER: 1 of 1

BEESON & CARTER, P.A.

CIVIL ENGINEERS LAND SURVEYORS

LAND PLANNING

503 HIGH STREET, WINSTON-SALEM, NC 27101

OFFICE (336) 748-0071 FAX (336) 748-0470

WEB: www.beesonandcarter.com

LEGEND

- △ EIP.....Existing Iron Pipe Found w/size
- NIP.....New 3/4" Iron Pipe Set
- ◊ Stone.....Old Planted Field Stone Found
- ☒ Concrete Monument
- Point on Ground
- ▬ Concrete Patios, Drives and Walks

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C10	23.56'	15.00'	N49°44'42"E	21.21'

LCA* Limited Common Areas

Unit #	LCA
58	2832 Sq.Ft.
59	1249 Sq.Ft.
60	3148 Sq.Ft.
Total of LCA: 7229 Sq.Ft.	

