

This 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 **L-1828**
By: [Signature] Date **10-13-17**
By: [Signature] Date **10-13-17**

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, **[Signature]**, Director of Planning/Review Officer
 This the **16** day of **October**, 20 **17**
 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 **62**, Page **40** or Plat Book **62**, Page **40**) 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 **13** day of **Oct**, A.D. 20 **17**
[Signature]
 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:
 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 requires parcels of land;
 b. That this plat is of a survey that is located in each portion of a county or municipality that is unregulated as to an ordinance that requires 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
[Signature]
 John E. Beeson, Professional Land Surveyor
 L-1828
 Registration Number

FORSYTH COUNTY REGISTER OF DEEDS PLAT REGISTRATION

Filed for Registration at **11:17** o'clock
 This the **16** Day of **October**, 20 **17**
 and recorded in Plat Book **67**, Page **4**
[Signature]
 Filing Fee Paid: **[Signature]** Lynne Johnson, Register of Deeds
 By: **[Signature]**
 FORSYTH COUNTY, NORTH CAROLINA

BLK	LOT	MLOT	PIN	STNUM	STNAME	STTYPE
42021	72	72	5892-61-6597.00	5128	MOSELEY	DR
42021	73	73	5892-61-6583.00	5134	MOSELEY	DR
42021	000V	000V	5892-61-7544.00	0	MOSELEY	DR

BOOK **67** PAGE **4**



Plat Book 62, Page 40



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 RM8-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 sub 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
72	6629 Sq.Ft.
73	6521 Sq.Ft.
Total of LCA: 13,150 Sq.Ft.	

LOCATION MAP N.T.S.



PURPOSE STATEMENT:

The Purpose of this Plat is to record asbuilt plans for Units 72-73 of: The Villas at Sunny Brook, Section Two, Phase 2, Interior Roads and Boundary previously recorded in Plat Book 62, Page 40, Plat Book 65, Page 54 and Plat Book 66, Page 39.

06079
 THE VILLAS AT SUNNY BROOK
 Section Two "As-Built"
 Townhomes Units 72-73
 Clemmons Township
 Forsyth County, NC
 Clemmons, NC
 Pin No.: 5892-61-6398.00

Owners:
 SHUGART ENTERPRISES, LLC
 221 Jonestown Road
 Winston-Salem, NC 27104
 Phone: 336-765-9691
 LRIG, LLC
 1598 Westbrook Plaza Drive, Suite 200
 Winston-Salem, NC 27103
 Phone: 336-723-6303

DRAWN BY: ATC/TLBC

FIELD WORK BY:
 ATC, JC

DATE: 11.2.2017

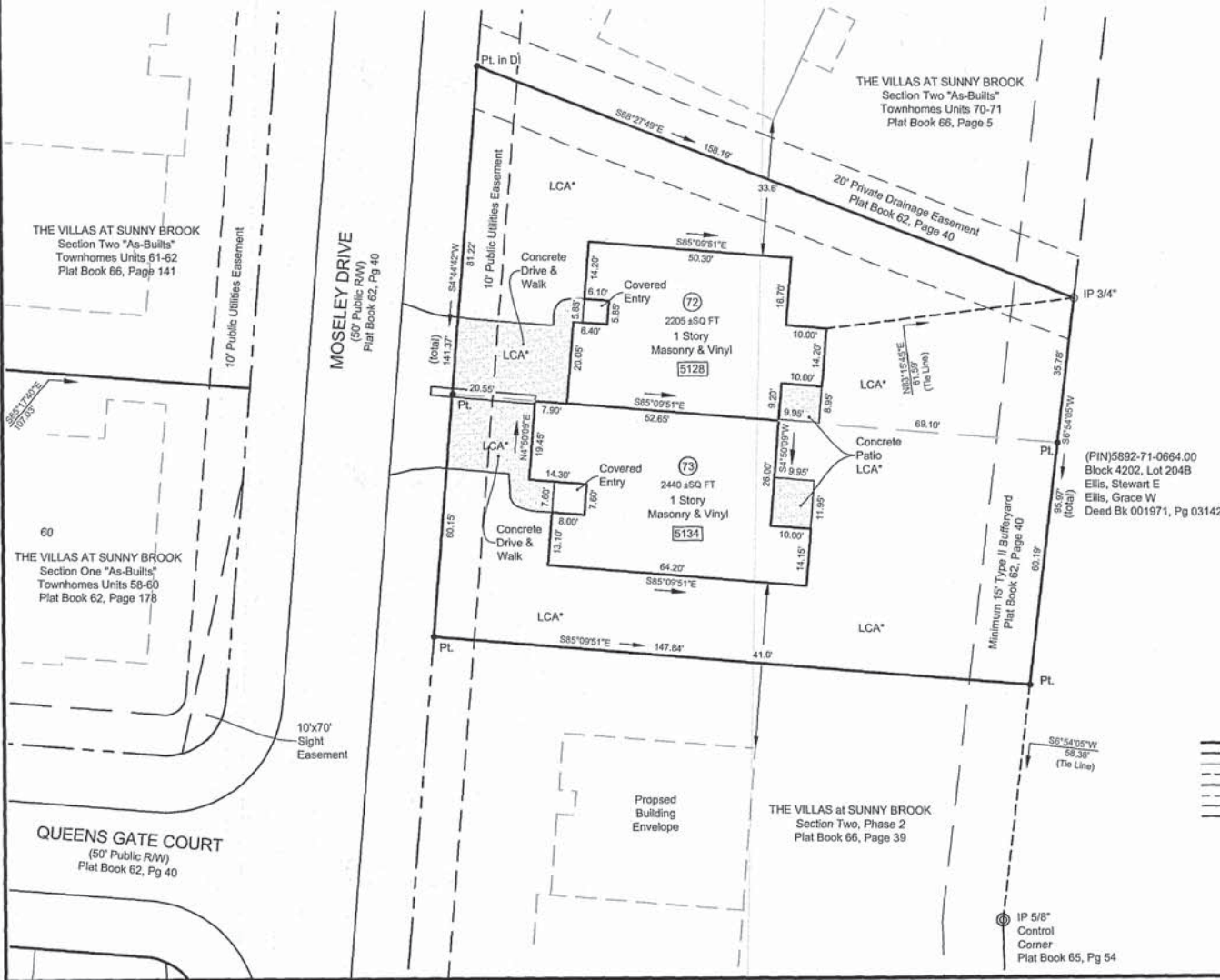
JOB NO: 06208

SCALE: 1" = 20'

SHEET NO:
 1 of 1

BEESON & CARTER, P.A.
 CIVIL ENGINEERS - LAND SURVEYORS
 LAND PLANNING
 603 HIGH STREET, WINSTON-SALEM, NC 27101
 OFFICE: (336) 768-0071 FAX: (336) 768-0470
 WEB: www.beesonandcarter.com
 Corp No.: C-4017

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.



DIVISION OF HIGHWAYS		FINAL SUBDIVISION PLAT APPROVAL		CERTIFICATE OF CLOSURE		CERTIFICATE OF SUBDIVISION		FORSYTH COUNTY REGISTER OF DEEDS PLAT REGISTRATION	
PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION		This is to certify that this plat meets the recording requirements of the Unified Development Ordinance Subdivision Regulations for Winston-Salem/Forsyth County. I, <u>David E. Beeson</u> , Review Officer of Forsyth County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.		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>17</u> day of <u>Aug</u> , A.D., 20 <u>16</u> .		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 cost-oriented 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 effect of my professional ability as to provisions contained in a. through d. above		Filed for Registration at <u>12:01</u> o'clock <u>P.</u> M. This the <u>19</u> Day of <u>August</u> , 20 <u>16</u> , and recorded in Plat Book <u>65</u> , Page <u>54</u> . Filing Fee Paid \$ <u>27.00</u> By: <u>Norman Holliman</u> , Register of Deeds Deputy - <u>Alexander</u>	
APPROVED _____ District Engineer This the _____ Day of _____, 20____		Approved <u>David E. Beeson</u> Director of Planning/Review Officer This the <u>17</u> Day of <u>August</u> , 20 <u>16</u> NORTH CAROLINA - FORSYTH COUNTY		John E. Beeson, Professional Land Surveyor L-1828 Registration Number		John E. Beeson, Professional Land Surveyor L-1828 Registration Number		Plat Book <u>65</u> , Page <u>54</u>	
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.		N W E S North Ref: DB 2693, PG 3947 Dated: September 12, 2008		Windsbury Phase 1 Plat Book 40, Page 69		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.		LOCATION MAP N.T.S. Hampton Rd. Windsbury Ridge Rd. Loop Rd. Frye Bridge Rd.	
LRIG, LLC By: <u>Hurco, LLC</u> , Mgr Owner: <u>By: Zuercher, LLC</u> 8-17-16 Deputy: <u>Mgr of Hurco, LLC</u>		Redus One, LLC Blk 4209, Lot 22A Pin: 5892-62-1276.00 DB 3099, Pg 1017 Zoned: RS9		(18) (17) (16) (13)		CORP#: C-4017		PURPOSE: The Purpose of this plat is to: • Record Tentative Building Locations for Units 61-71	
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		BLK LOT MLOT PIN TENTATIVE LOT STNUM STPRE STNAME STTYPE		PROJECT: THE VILLAS at SUNNY BROOK Section Two Clemmons, NC Clemmons Township Forsyth County, NC Pin No.: 5892-61-4890.00	
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		4202 131M 131M 5892-62-4820.00 61 5139 MOSELEY DR		CLIENTS: LRIG, LLC 1598 Westbrook Drive, Ste. 200 Winston-Salem, NC 27103 Phone: 336.723.0303	
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		62 5133 MOSELEY DR		DRAWN BY: ATC/TLBC	
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		63 5127 MOSELEY DR		FIELD WORK BY: ATC	
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		64 5121 MOSELEY DR		DATE: 7.25.2016	
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		65 5115 MOSELEY DR		JOB NO: 06208	
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		66 5109 MOSELEY DR		SCALE: 1" = 60'	
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		67 5103 MOSELEY DR		SHEET NO: 1 of 1	
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		68 5104 MOSELEY DR		BEEBON & CARTER, P.A. CIVIL ENGINEERS - LAND SURVEYORS LAND PLANNING 503 HIGH STREET, WINSTON-SALEM, NC 27101 OFFICE (336) 748-0071 FAX (336) 748-0070 WWW.BEEBONENGINEERING.COM CORP#: C-4017	
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		69 5110 MOSELEY DR			
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		70 5116 MOSELEY DR			
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		71 5122 MOSELEY DR			
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		Notes: 1. Property shown is zoned RMBS-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 Area Calculated by Coordinates (this phase): 169,858 Sq.Ft; 3.90 Ac.± (Excludes Right-of-Way) 6. Total Number of Units: 11 (this phase) 7. Water and Sewer: Public. 8. 20' Minimum distance between buildings. 9. There are no N.C.G.S., or other Geodetic survey monuments within 2,000 Feet of this Site.			
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		CURVE TABLE			
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		CURVE LENGTH RADIUS BEARING CHORD			
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		C7 29.40' 35.00' S79°48'22"W 28.54'			
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		C8 265.31' 55.00' N85°19'18"W 73.33'			
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		C9 29.48' 35.00' N19°22'59"W 28.61'			
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		SYMBOL LEGEND			
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		● Pl. Calculated Point (As Shown)			
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		△ IPS Iron Pin Set (3/4" conduit)			
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		○ IP Existing Iron Pipe			
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN AREA		○ IP Existing Iron Rebar			
THE VILLAS at SUNNY BROOK Section One, Phase 2 Plat Book 63, Page 179		COMMON OPEN AREA		COMMON OPEN					