

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 and agree that this plat be recorded in the office of the Register of Deeds of Forsyth County.

Owner  
L. RIG, LLC By: HUBBARD, LLC Date  
By: Anne R. Hubbard, Mgr of HUBBARD, LLC 12-6-18  
Owner Date

# 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, 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 7th day of December, 2018  
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 54, Page 193; 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 6 day of DEC, A.D., 20 18.

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 court-ordered survey or other exception to the definition of a subdivision;  
e. That the information available to this survey 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

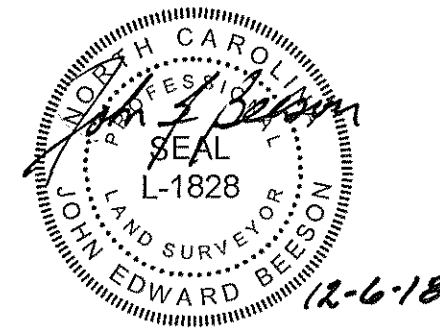
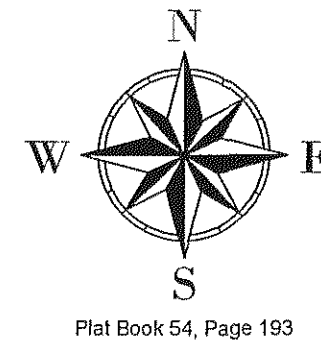
## FORSYTH COUNTY REGISTER OF DEEDS PLAT REGISTRATION

Filed for Registration at 9:03 o'clock A M  
This the 7th Day of December, 2018  
and recorded in Plat Book 69, Page 25

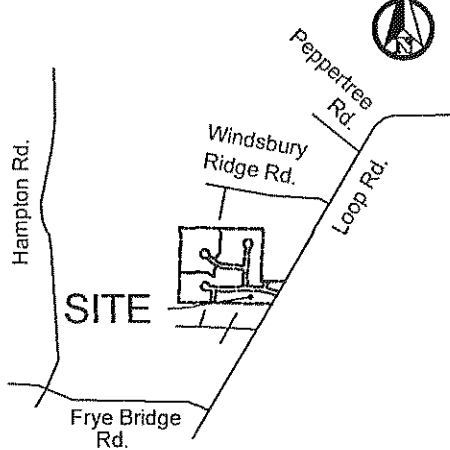
Filing Fee Paid: \$21.00 Lynne Johnson, Register of Deeds

By: Evelyn L. Davis  
Deputy - Assistant  
FORSYTH COUNTY, NORTH CAROLINA

SUNNY BROOK  
Section One  
"As-Built"  
Townhomes Units 77-79  
Plat Book 67, Page 75



## LOCATION MAP N.T.S.



## PURPOSE STATEMENT:

The Purpose of this Plat is to record asbuilt plans for Units 3-5 of Sunny Brook, Section Two. Interior Roads and Boundary previously recorded in Plat Book 54, Page 193.

## 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: 3 (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 3043, Pages 2343-2365.

## LCA\* Limited Common Areas

Unit #	LCA
3	629 Sq.Ft.
4	545 Sq.Ft.
5	575 Sq.Ft.

Total of LCA: 1749 Sq.Ft.

# 06079  
SUNNY BROOK  
Section Two  
"As-Built"  
Townhomes Units 3-5  
Clemmons Township  
Forsyth County, NC  
Clemmons, NC  
Pin No.: 5892-61-7066.00

Owners:  
SHUGART ENTERPRISES, LLC  
221 Jonestown Road  
Winston-Salem, NC 27104  
Phone: 336-765-9661  
LRIG, LLC  
1598 Westbrook Plaza Drive, Suite 200  
Winston-Salem, NC 27103  
Phone: 336-723-0303

DRAWN BY: ATC/TLBC

FIELD WORK BY:

DH, JJ

DATE: 11.20.2018

JOB NO: 06208

SCALE: 1" = 20'

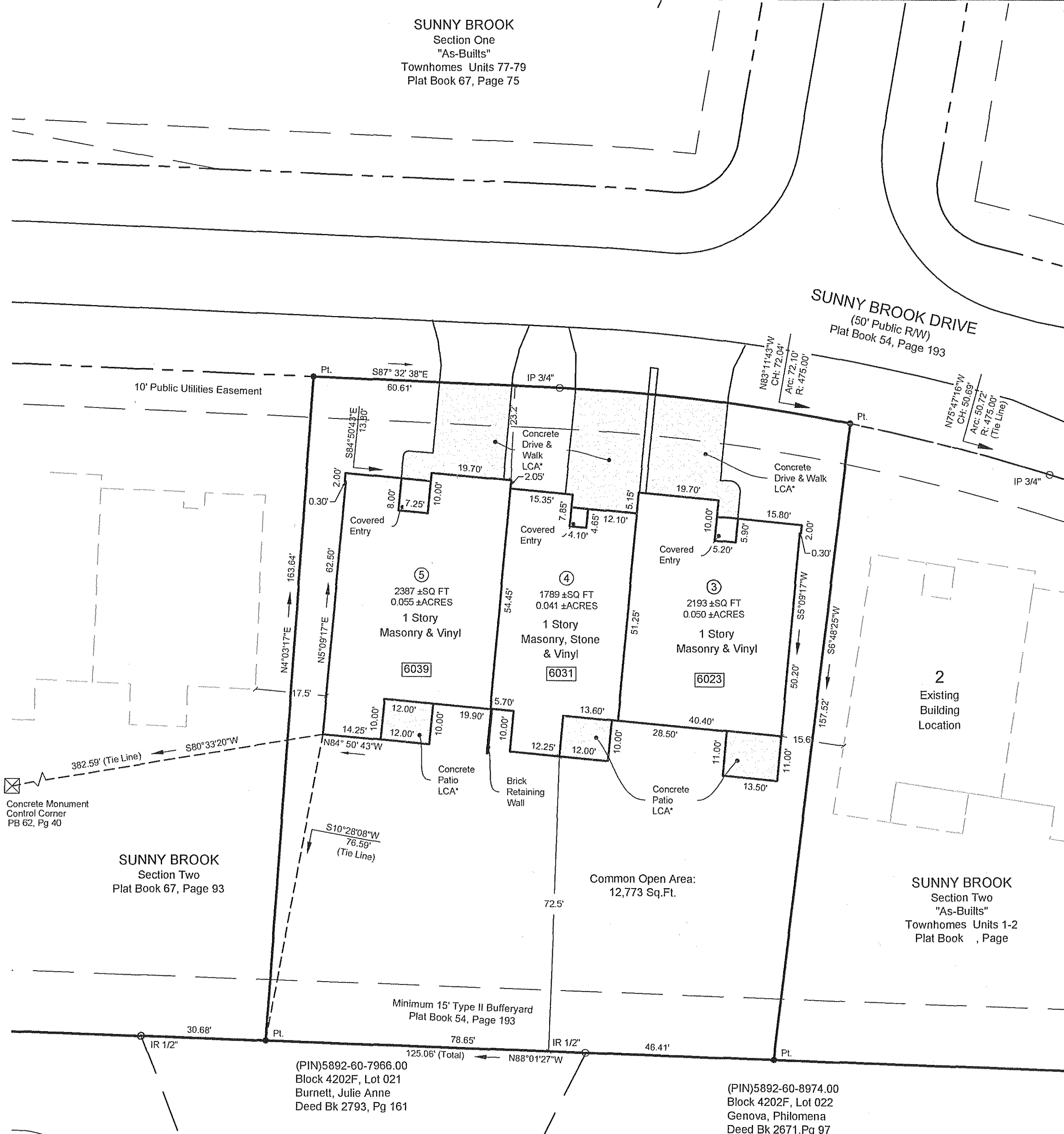
SHEET NO:

1 of 1

**BEESON & CARTER, P.A.**  
CIVIL ENGINEERS LAND SURVEYORS  
LAND PLANNING

4970 US Highway 311 N #669, Walkertown, NC 27051  
OFFICE: (336) 748-0071 FAX: (336) 748-0470  
WEB: www.bc-eng.com  
Corp #: 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.



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

**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

BLK	LOT	MLOT	PIN	STNUM	STNAME	STTYPE
4202J	3	3	5892-61-8029.00	6023	Sunny Brook	DR
4202J	4	4	5892-61-7099.00	6031	Sunny Brook	DR
4202J	5	5	5892-61-7150.00	6039	Sunny Brook	DR
4202J	300C	300C	5892-61-7092.00	0	Sunny Brook	DR

SUNNY BROOK  
Section Two  
Plat Book 67, Page 93

SUNNY BROOK  
Section Two  
"As-Built"  
Townhomes Units 1-2  
Plat Book , Page

(PIN)5892-60-7966.00  
Block 4202F, Lot 021  
Burnett, Julie Anne  
Deed Bk 2793, Pg 161

(PIN)5892-60-8974.00  
Block 4202F, Lot 022  
Genova, Philomena  
Deed Bk 2671, Pg 97

Owner LRQ, LLC By: HADCO, LLC mgr Date 12-6-18  
By: B. Blal - mgr of HADCO, LLC  
Owner \_\_\_\_\_ Date \_\_\_\_\_

Approved David E Reed  
Director of Planning/Review Officer  
This the 7<sup>th</sup> day of December 2018  
NORTH CAROLINA - FORSYTH COUNTY

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

John E. Beeson, Professional Land Surveyor

Filed for Registration at 9:03 o'clock A M  
This 11<sup>th</sup> Day of December, 2018  
and recorded in Plat Book 69, Page 26  
Filing Fee Paid: Lynne Johnson, Register of Deeds  
By: Evelyn R. Dingle  
Deputy Assistant  
FORSYTH COUNTY, NORTH CAROLINA

Plat Book 54, Page 193

The Purpose of this Plat is to record asbuilt plans for Units 6-8 of: Sunny Brook, Section Two. Interior Roads and Boundary previously recorded in Plat Book 54, Page 193.

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: 3 (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 3043, Pages 2343-2365.

Unit #	LCA
6	632 Sq.Ft
7	556 Sq.Ft.
8	553 Sq.Ft.

Total of LCA: 1741 Sq.Ft.

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

**LRIG, LLC.**  
1598 Westbrook Plaza Drive, Suite 200  
Winston-Salem, NC 27103  
Phone: 336-723-0303

DRAWN BY: ATC/TLBC

FIELD WORK BY:

DH, JJ

DATE: 11.26.2018

JOB NO: 06208

SCALE: 1" = 20'

SHEET NO:

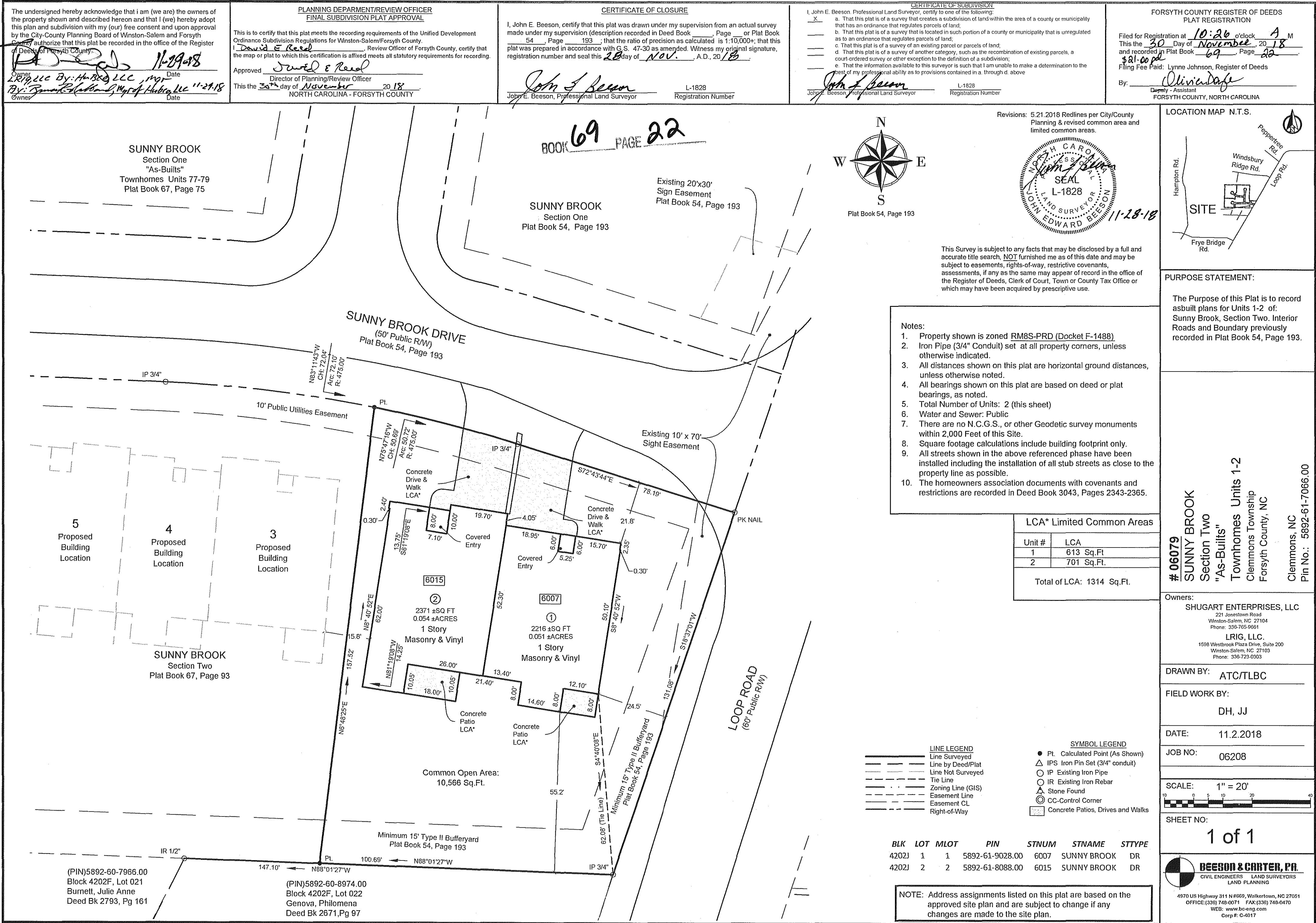
1 of 1



**BEESON & CARTER, P.A.**  
CIVIL ENGINEERS   LAND SURVEYORS  
LAND PLANNING

4970 US Highway 311 N #669, Walkertown, NC 27051  
OFFICE: (336) 748-0071 FAX: (336) 748-0470  
WEB: [www.bc-eng.com](http://www.bc-eng.com)  
Corp #: 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.





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.

LRIG, LLC By: David E. Reed 1-10-18  
Owner Date  
By: David E. Reed  
Owner Date

## 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 11th day of January, 2018  
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 54, Page 193; 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 10 day of JAN, A.D., 2018.

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

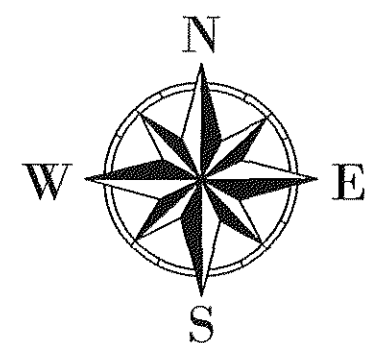
## CERTIFICATE OF SUBDIVISION

I, John E. Beeson, Professional Land Surveyor, certify to one of the following:  
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-1828  
Registration Number

FORSYTH COUNTY REGISTER OF DEEDS  
PLAT REGISTRATION

Filed for Registration at 12:00 o'clock P.M.  
This the 11 Day of January, 2018  
and recorded in Plat Book 67, Page 93  
Filing Fee Paid: \$21.00  
Lynne Johnson, Register of Deeds  
By: Olivia Daff  
Deputy - Assistant



North Ref: Plat Book 54, Page 193

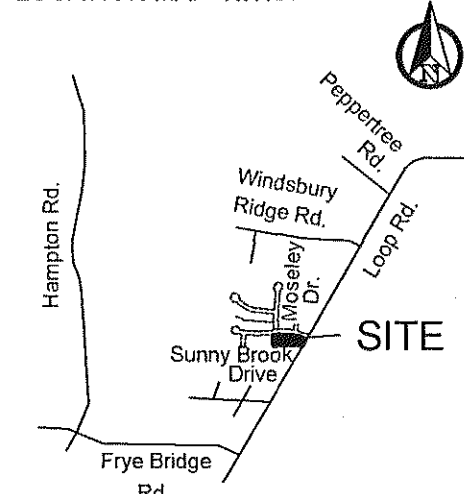
BLK	LOT	MLOT	PIN	STNUM	STNAME	STTYPE
4202	132B	132B	5892-61-7066.00	6007	SUNNY BROOK	DR
				6015	SUNNY BROOK	DR
				6023	SUNNY BROOK	DR
				6031	SUNNY BROOK	DR
				6039	SUNNY BROOK	DR
				6047	SUNNY BROOK	DR
				6055	SUNNY BROOK	DR
				6063	SUNNY BROOK	DR

Plat Book 67, Page 93



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.



## PURPOSE:

The Purpose of this plat is to:  
• Record Tentative Building Locations for Units 1-8 (Rights-of-way and Easements previously recorded in Plat Book 54, Page 193.)

## PROJECT:

#06079  
**SUNNY BROOK**  
Section Two  
Clemmons, NC  
Clemmons Township  
Forsyth County, NC  
Pin No.: 5892-61-7066.00

## CLIENTS:

LRIG, LLC  
1598 Westbrook Drive, Ste. 200  
Winston-Salem, NC 27103  
Phone: 336.723.0303

## DRAWN BY:

ATC/TLBC

## FIELD WORK BY:

ATC

## DATE:

11.27.2017

## JOB NO:

06208

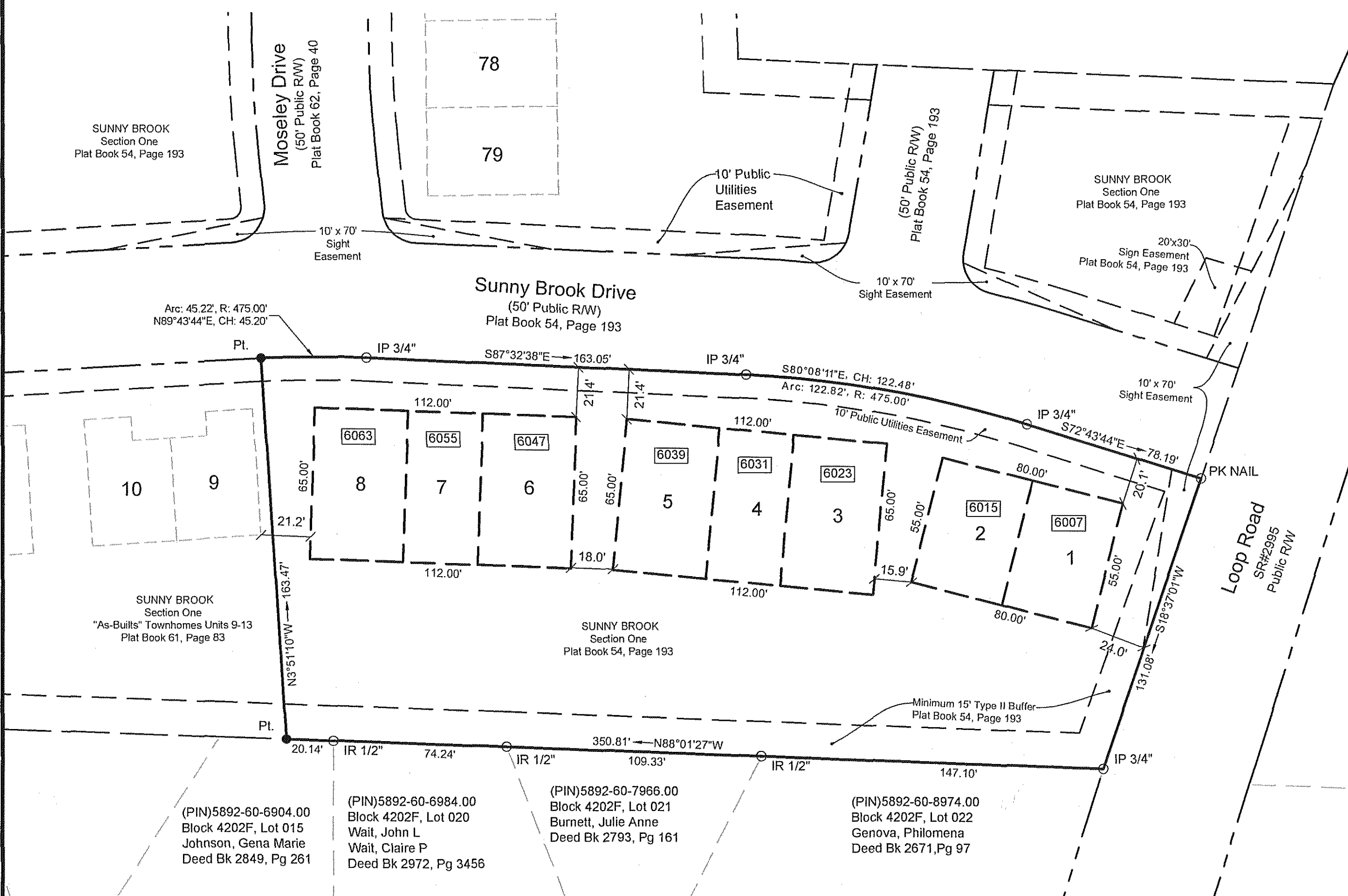
## SCALE:

1" = 40'

## SHEET NO:

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.beesonengineering.com  
CORP#: C-4017



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.