

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.

Owner
LRIG, LLC By: *David E Reed* Date
By: *David E Reed* Date
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.

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., 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:
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
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 27

Filing Fee Paid: *20.00*
By: *Evelyn R. Dink*
Lynne Johnson, Register of Deeds
FORSYTH COUNTY, NORTH CAROLINA

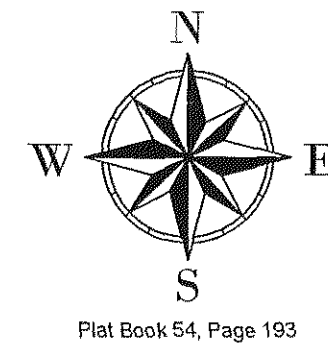
SUNNY BROOK Section One
"As-Built"
Townhomes Units 25-26
Plat Book 61, Page 160

Common Open Area:
11,275 Sq.Ft.

THE VILLAS at SUNNY BROOK
Section One
"As-Built"
Townhomes Units 40-41
Plat Book 63, Page 178

THE VILLAS at SUNNY BROOK
Section One
"As-Built"
Townhomes Units 37-39
Plat Book 65, Page 162

SUNNY BROOK Section One
"As-Built"
Townhomes Units 30-31
Plat Book 68, Page 180



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: 3 (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 3043, Pages 2343-2365.

LCA* Limited Common Areas

Unit #	LCA
27	551 Sq.Ft.
28	562 Sq.Ft.
29	552 Sq.Ft.

Total of LCA: 1665 Sq.Ft.

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

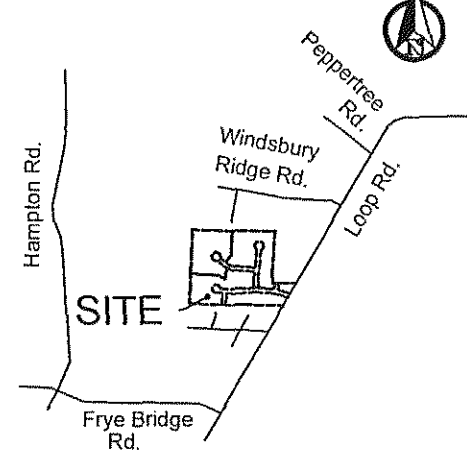
LINE LEGEND

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

BLK	LOT	MLOT	PIN	STNUM	STNAME	STTYPE
4202J	27	27	5892-61-2212.00	6156	Sunny Brook	DR
4202J	28	28	5892-61-2252.00	6152	Sunny Brook	DR
4202J	29	29	5892-61-2282.00	6148	Sunny Brook	DR
4202J	300E	300E	5892-61-2229.00	0	Sunny Brook	DR

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.

LOCATION MAP N.T.S.



PURPOSE STATEMENT:

The Purpose of this Plat is to record asbuilt plans for Units 27-29 of: Sunny Brook, Section One. Interior Roads and Boundary previously recorded in Plat Book 54, Page 193.

#06079
SUNNY BROOK
Section One
"As-Built"
Townhomes Units 27, 28 & 29
Clemmons Township
Forsyth County, NC
Clemmons, NC
Pin No.: 5892-61-2295.00

Owners:
SHUGART ENTERPRISES, LLC
221 Jonestown Road
Winston-Salem, NC 27104
Phone: 336-785-9681

LRIG, LLC.
1568 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 #609, Walkertown, NC 27051
OFFICE: (336) 748-0071 FAX: (336) 748-0470
WEB: www.bc-eng.com
Corp #: C-4017

SUNNY BROOK COURT
(50' Public R/W)
Plat Book 54, Page 193

SUNNY BROOK DRIVE
(50' Public R/W)
Plat Book 54, Page 193

SUNNY BROOK
Section One
"As-Built"
Townhomes Units 14-16
Plat Book 68, Page 113

Concrete Monument
Control Corner
PB 62, Pg 40

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.

L. Riggs, LLC, By: H. H. Riggs, LLC Manager
Signature of H. H. Riggs, LLC Manager
 Date 10-31-18
 10-31-18
 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 9th day of November, 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 31 day of Oct, 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

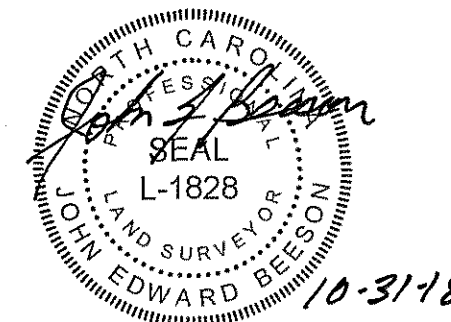
FORSYTH COUNTY REGISTER OF DEEDS PLAT REGISTRATION

Filed for Registration at 1:53 o'clock 7 M
 This the 1 Day of November, 2018
 and recorded in Plat Book 69, Page 2
 Filing Fee Paid: \$21.00

Lynne Johnson, Register of Deeds

By: *Olivia Dorff*
 Deputy - Assistant
 FORSYTH COUNTY, NORTH CAROLINA

Revisions: 5.21.2018 Redlines per City/County Planning & revised common area and limited common areas.



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: 3 (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 3043, Pages 2343-2365.

LCA* Limited Common Areas

Unit #	LCA
22	2926 Sq.Ft.
23	2412 Sq.Ft.
24	3068 Sq.Ft.

Total of LCA: 8406 Sq.Ft.

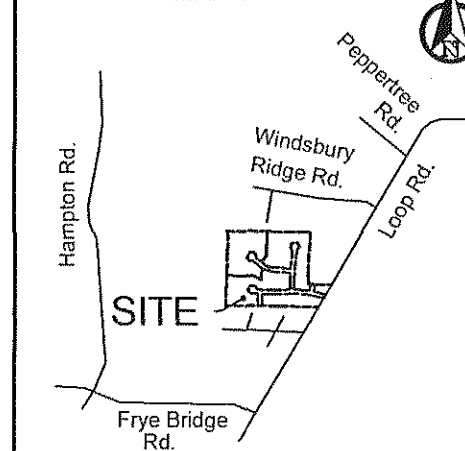
SYMBOL LEGEND

- 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 asbuilt plans for Units 22-24 of: Sunny Brook, Section One. Interior Roads and Boundary previously recorded in Plat Book 54, Page 193.

#06079
 SUNNY BROOK
 Section One
 "As-Built"
 Townhomes Units 22, 23 & 24
 Clemmons Township
 Forsyth County, NC
 Clemmons, NC
 Pin No.: 5892-51-9257.00

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: 10.15.2018

JOB NO: 06208

SCALE: 1" = 20'

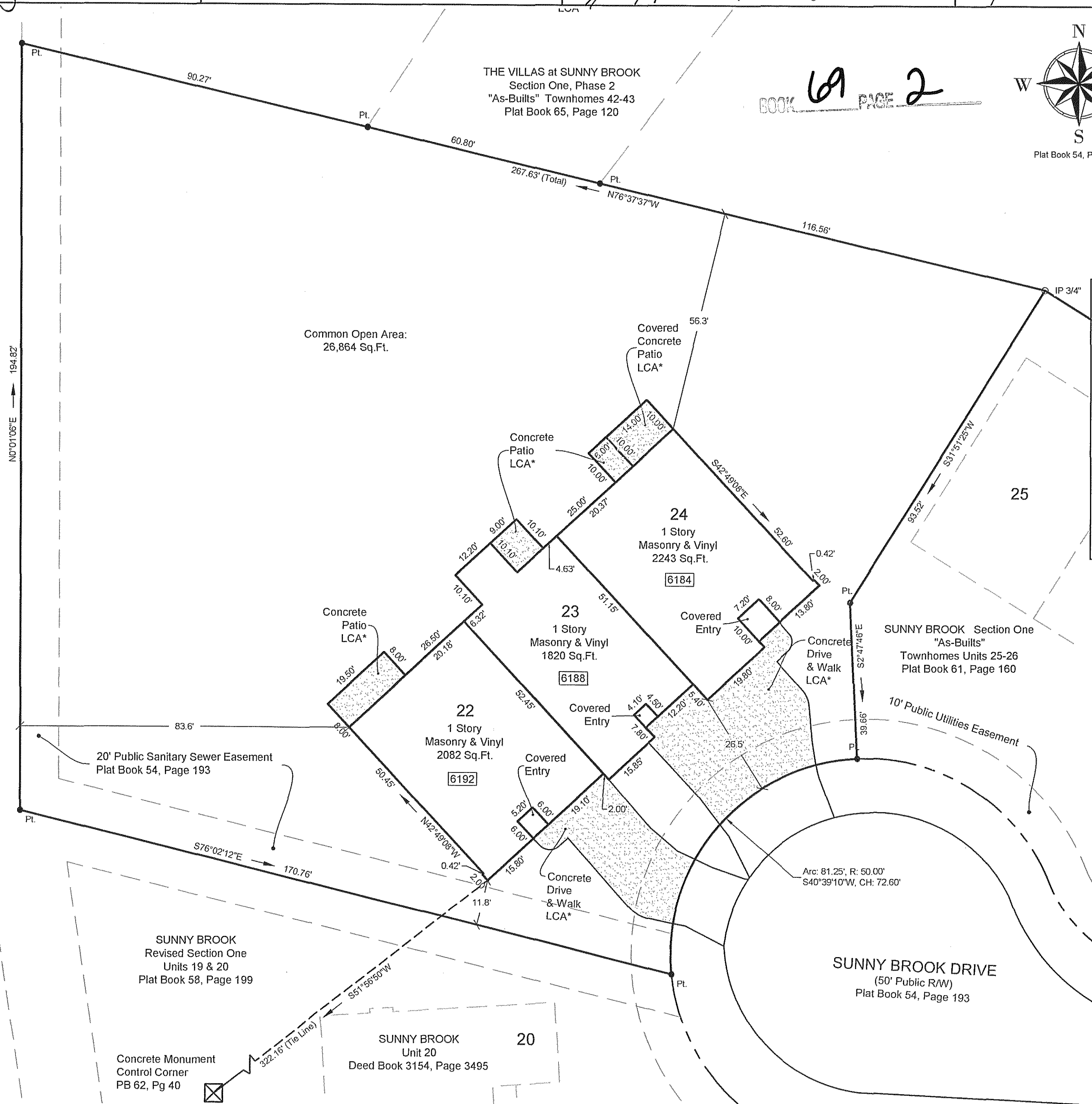
SHEET NO:

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

SUNNY BROOK
 Section One
 Plat Book 54, Page 193



BLK	LOT	MLOT	PIN	STNUM	STNAME	STTYPE
4202J	22	22	5892-51-9293.00	6192	Sunny Brook	DR
4202J	23	23	5892-61-0226.00	6188	Sunny Brook	DR
4202J	24	24	5892-61-0258.00	6184	Sunny Brook	DR
4202J	300B	300B	5892-51-9313.00	0	Sunny Brook	DR

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.

By: Hubco, LLC manager
Date: 10-22-18
Owner: Hubco, LLC

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 22nd day of October, 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 22 day of Oct, 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:
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.

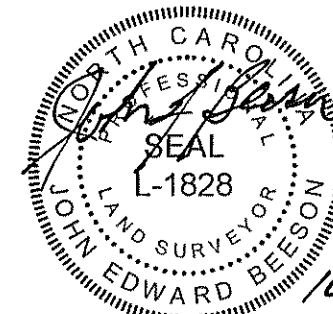
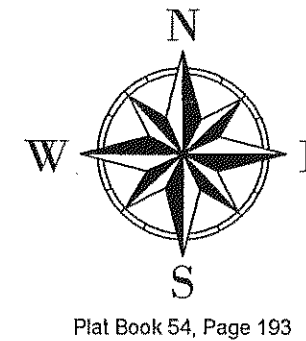
John E. Beeson
John E. Beeson, Professional Land Surveyor
L-1828
Registration Number

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

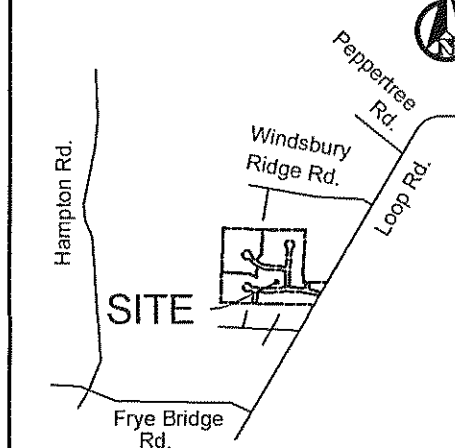
Filed for Registration at 3:21 o'clock P M
This the 22 day of October, 2018
and recorded in Plat Book 68, Page 180

Filing Fee Paid: Lynne Johnson, Register of Deeds
By: Deputy Assistant
FORSYTH COUNTY, NORTH CAROLINA

Revisions: 5.21.2018 Redlines per City/County Planning & revised common area and limited common areas.



LOCATION MAP N.T.S.



PURPOSE STATEMENT:

The Purpose of this Plat is to record asbuilt plans for Units 30-31 of: Sunny Brook, Section One. 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: 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 3043, Pages 2343-2365.

LCA* Limited Common Areas

Unit #	LCA
30	648 Sq.Ft.
31	571 Sq.Ft.

Total of LCA: 1219 Sq.Ft.

#06079
SUNNY BROOK
Section One
"As-Built"
Townhomes Units 30-31
Clemmons Township
Forsyth County, NC
Clemmons, NC
Pin No.: 5892-61-2295.00

Owners:
SHUGART ENTERPRISES, LLC
221 Jonestown Road
Winston-Salem, NC 27104
Phone: 336-765-9681

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: 9.25.2018

JOB NO: 06208

SCALE: 1" = 20'

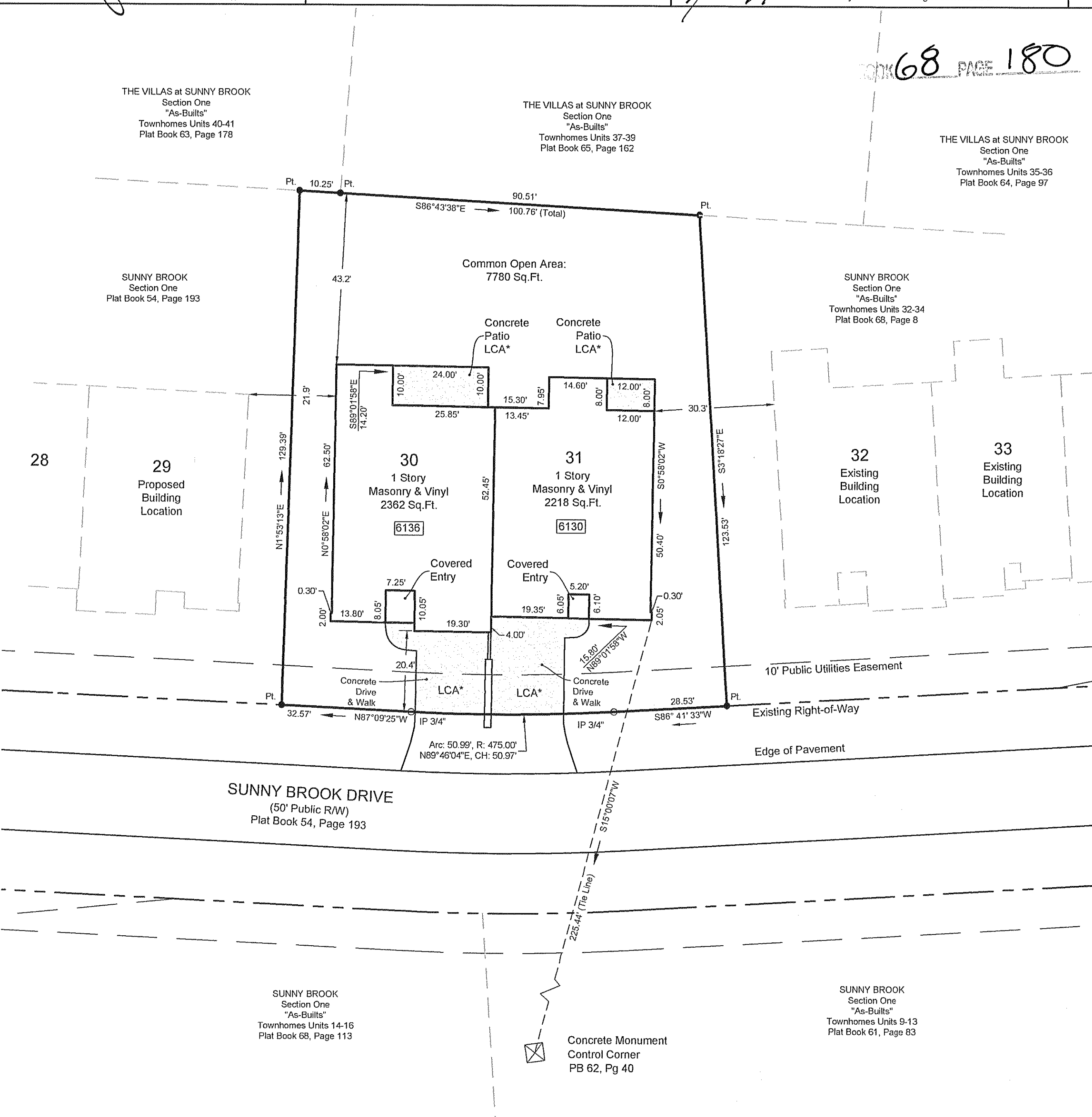
SHEET NO:

1 of 1

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

4970 US Highway 311 N #609, 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.



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: *[Signature]* Date: 8-6-18
Owner: *[Signature]* Date: 8-6-18

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.

Approved: *[Signature]* Date: 8-6-18
Director of Planning/Review Officer
This the 21 day of August 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 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 6 day of AUG, A.D., 2018.

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

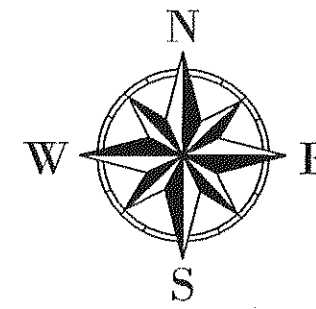
CERTIFICATE OF SUBDIVISION

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 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

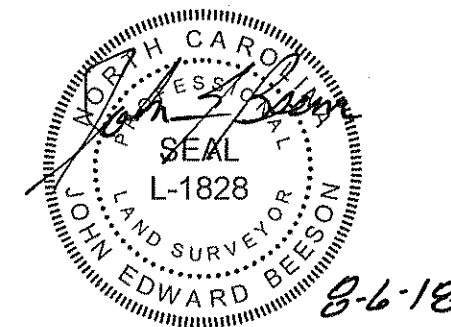
[Signature]
John E. Beeson, Professional Land Surveyor
L-1828
Registration Number

FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for Registration at 2:41 p'clock P
This the 21 Day of August 2018
and recorded in Plat Book 62, Page 40
Filing Fee Paid: Lynne Johnson, Register of Deeds
By: *[Signature]*
Deputy - Assistant
FORSYTH COUNTY, NORTH CAROLINA

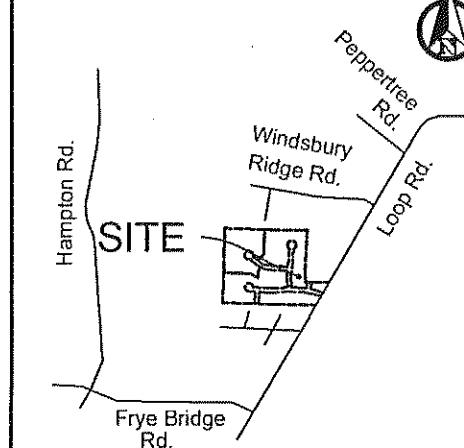


Plat Book 62, Page 40



BOOK 68 PAGE 113

LOCATION MAP N.T.S.



PURPOSE STATEMENT:

The Purpose of this Plat is to record asbuilt plans for Units 14-16 of: The Sunny Brook, Section One. Interior Roads and Boundary previously recorded in Plat Book 54, Page 193.

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: 3 (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 3043, Pages 2343-2365.

LCA* Limited Common Areas

Unit #	LCA
14	620 Sq.Ft.
15	565 Sq.Ft.
16	540 Sq.Ft.
Total of LCA: 1725 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

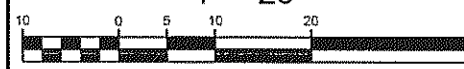
DRAWN BY: ATC/TLBC

FIELD WORK BY:
DH, JC

DATE: 7.11.2018

JOB NO: 06208

SCALE: 1" = 20'



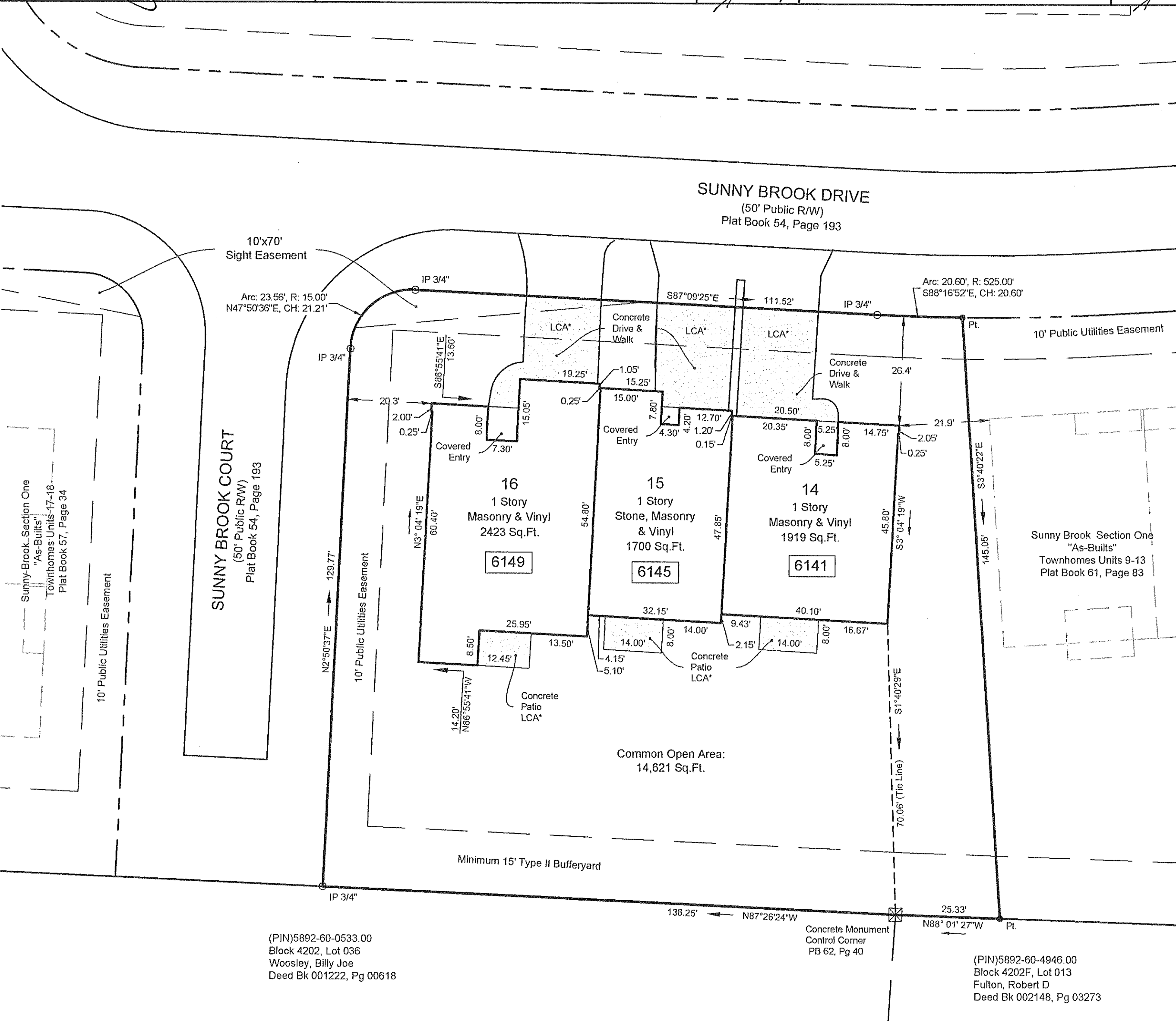
SHEET NO:

1 of 1

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

4970 US Highway 311 N #609, 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.



(PIN)5892-60-0533.00
Block 4202, Lot 036
Woosley, Billy Joe
Deed Bk 001222, Pg 00618

Concrete Monument
Control Corner
PB 62, Pg 40

(PIN)5892-60-4946.00
Block 4202F, Lot 013
Fulton, Robert D
Deed Bk 002148, Pg 03273

BLK	LOT	MLOT	PIN	STNUM	STNAME	STTYPE
4202J	14	14	5892-61-3038.00	6141	SUNNY BROOK	DR
4202J	15	15	5892-61-3008.00	6145	SUNNY BROOK	DR
4202J	16	16	5892-61-2068.00	6149	SUNNY BROOK	DR

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: Hubco, LLC
Hubco, LLC
 Date **5-22-18**
 Owner **Hubco, LLC**

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 **29th** day of **May**, 20**18**
 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 **21** day of **MAY**, A.D., 20**18**.

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

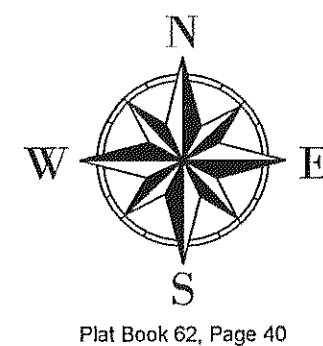
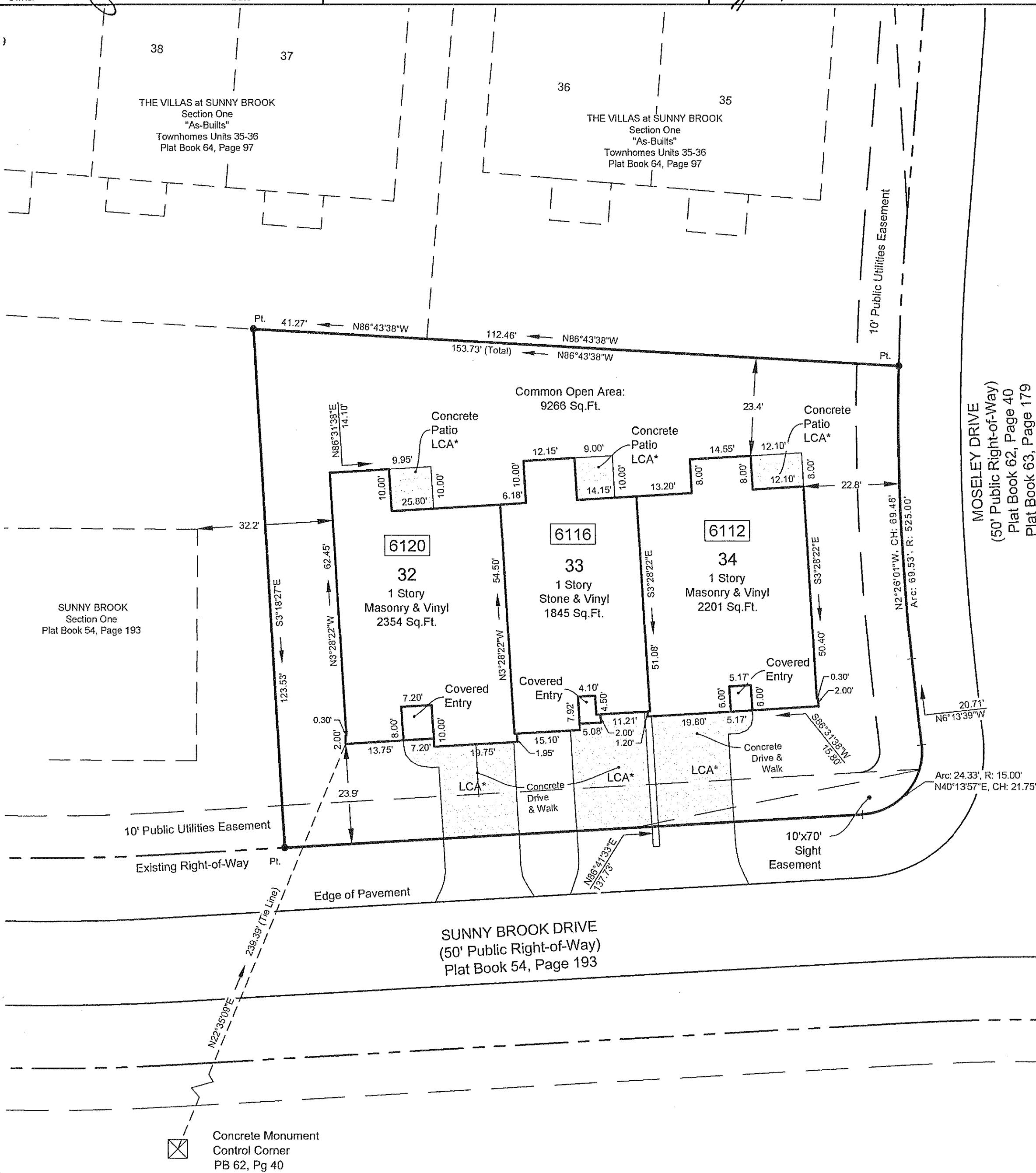
CERTIFICATE OF SUBDIVISION

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 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

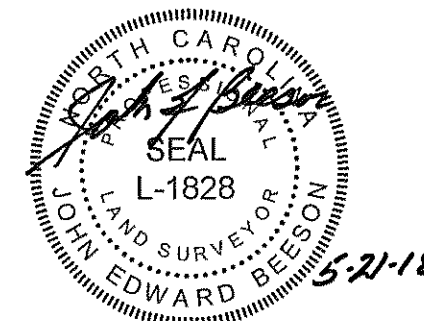
FORSYTH COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for Registration at **10:36** o'clock **A** M
 This the **29** Day of **May**, 20**18**
 and recorded in Plat Book **68**, Page **8**
 Filing Fee Paid: **\$21.00**
 Filing Fee Paid: **Lynne Johnson, Register of Deeds**
 By: **Olivia Dafe**
 Deputy - Assistant
 FORSYTH COUNTY, NORTH CAROLINA



Plat Book 62, Page 40

Revisions: 5.21.2018 Redlines per City/County Planning & revised common area and limited common areas.



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: 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
32	544 Sq.Ft.
33	563 Sq.Ft.
34	599 Sq.Ft.

Total of LCA: 1706 Sq.Ft.

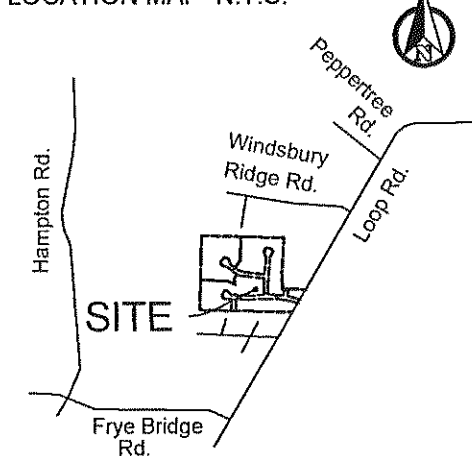
BLK	LOT	MLOT	PIN	STNUM	STPRE	STNAME	STTYPE
4202J	32	32	5892-61-4264.00	6120		SUNNYBROOK	DR
4202J	33	33	5892-61-4295.00	6116		SUNNYBROOK	DR
4202J	34	34	5892-61-5235.00	6112		SUNNYBROOK	DR
4202J	134A	134A	5892-61-4299.00	0		SUNNYBROOK	DR

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

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.

LOCATION MAP N.T.S.



PURPOSE STATEMENT:

The Purpose of this Plat is to record asbuilt plans for Units 32-34 of: The Villas at Sunny Brook, Section One - Phase 2. Interior Roads and Boundary previously recorded in Plat Book 54, Page 193 and Plat Book 62, Page 40.

#06079
SUNNY BROOK
 Section One
 "As-Built"
 Townhomes Units 32-34
 Clemmons Township
 Forsyth County, NC
 Clemmons, NC
 Pin No.: 5892-61-3265.00

Owners:

SHUGART ENTERPRISES, LLC
 221 Jonesdown Road
 Winston-Salem, NC 27104
 Phone: 336-765-8661

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

DRAWN BY: **ATC/TLBC**

FIELD WORK BY:

MHDATE: **4.23.2017**JOB NO: **06208**SCALE: **1" = 20'**

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 No.: C-4017

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) 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 KENNESVILLE AUTHORIZING THAT THIS PLAN BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY.

12-20-13 SIGNED *FLPA Investments, Inc.*
DATE ORDER

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 Forsyth County, Georgia.

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

Approved: *Adrian Kirk*
This the 23rd day of December 2013
NORTH CAROLINA - FORSYTH COUNTY

SURVEYORS CERTIFICATION

I, John E. Beeson, certify that this plat was drawn under my supervision from an actual survey made under my supervision (Description recorded on Deed Book _____ Page _____ or Plat Book _____ Page _____). If applicable, that the ratio of precision as calculated is 1 to 10,000. I had this plat prepared in accordance with G.S. 47-50 as amended. Witness my original signature, registration number and seal this 12th day of Dec. A.D. 2013.

John E. Beeson
Surveyor
NORTH CAROLINA - FORSYTH COUNTY

L-1828
Registration Number

I, 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
Surveyor
NORTH CAROLINA - FORSYTH COUNTY

L-1828
Registration Number

FORSYTH COUNTY REGISTER OF DEEDS PLAT REGISTRATION

Filed for Registration at 10:44 a'clock A.M.
This the 23rd day of December 2013 and recorded
in Plat Book 61 Page 160

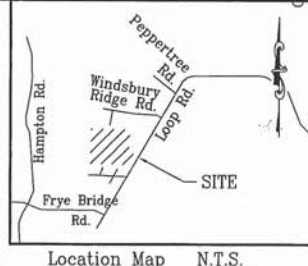
Filing Fee Paid: C. Norman Williams, Register of Deeds
\$21.00 by *Joan Yellowway*
Deputy - Assistant

BLK	LOT	MLOT	PIN	STNUM	STPRE	STNAME	STTYPE
4202J	025	25	5892-61-1331.00	6172		SUNNY BROOK	DR
4202J	026	26	5892-61-1269.00	6168		SUNNY BROOK	DR

THE HOMEOWNER ASSOCIATION DOCUMENTS
WITH COVENANTS AND RESTRICTIONS ARE
RECORDED IN DB 3043 PGs 2343-2365



Corp#: C-1144



Notes:
Property shown is zoned RMBS-PRO (Docket F-1488)
Iron Pipe (3/4" Conduit) set flush with ground at all lot corners, unless otherwise indicated.
All distances shown on this plot are horizontal ground distances, unless otherwise noted.
All bearings shown on this plot are based on deed or plot bearings, as noted.

Total Number of Units: 2 (this phase)

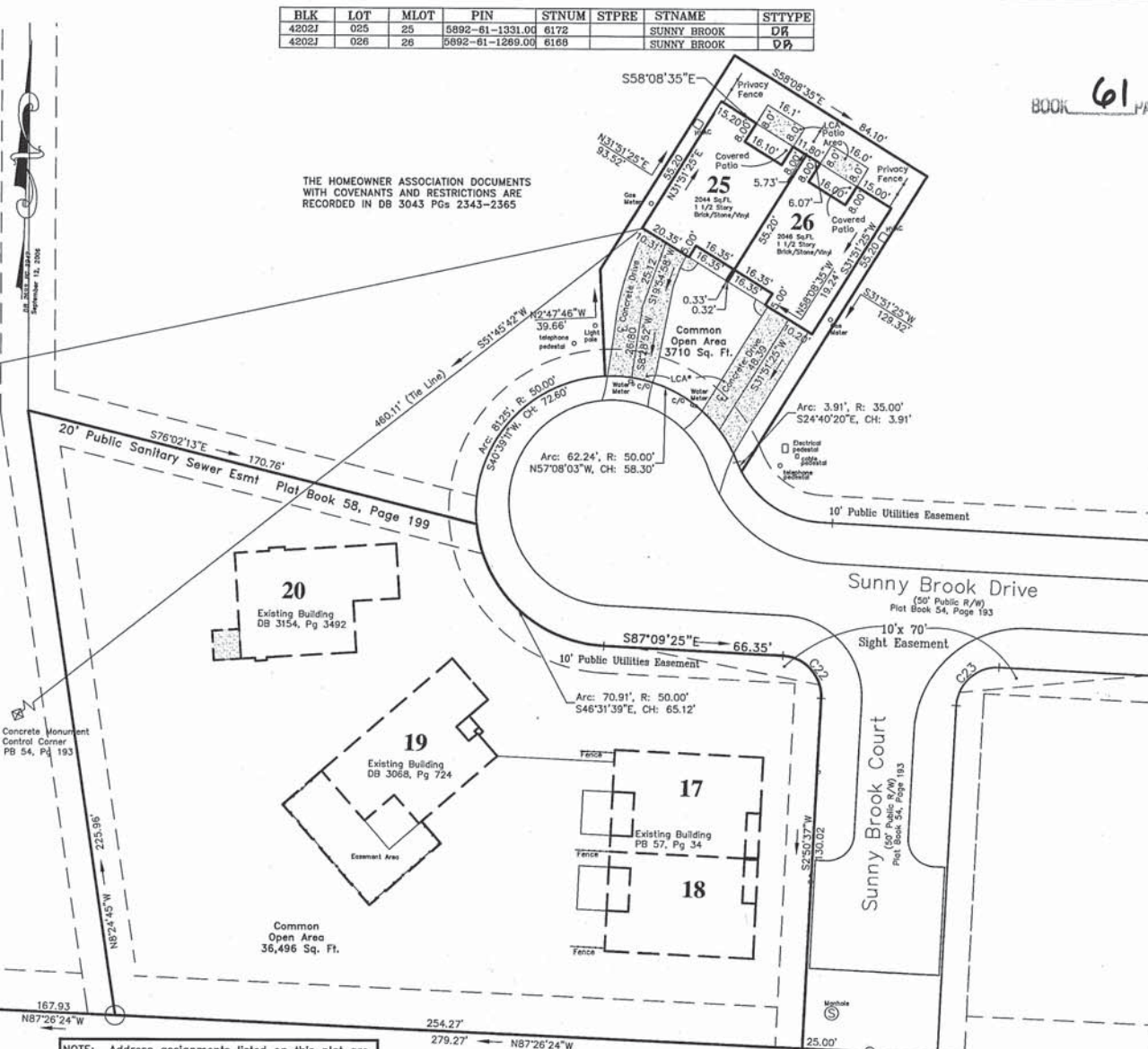
Water and Sewer: Public

There are no N.C.G.S., U.S.C. & G., or other Geodetic survey monuments within 2,000 Feet of this Site.

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 assessments, rights-of-way, restrictive covenants, easements, 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.

THE HOMEOWNER ASSOCIATION DOCUMENTS WITH COVENANTS AND RESTRICTIONS ARE RECORDED IN DB 3043 PG. 2343-2365

The Purpose of this Plat is to record Units 25-26 of Sunny Brook Townhomes as well as record common areas adjacent to Units 17-20 and 25-26. Interior Roads and Boundary previously recorded in Plat Book 54, Page 193. Square Footage Calculations include Building Footprint ONLY.



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.

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
□ LCA.....Limited Common Area

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C22	23.98'	15.00'	N42°09'24"W
C23	23.98'	15.00'	S47°50'36"W

LCA* Limited Common Areas

Unit #	LCA Drive/ Walk	LCA Patio Area
25	963 Sq.Ft.	128 Sq.Ft.
26	887 Sq.Ft.	128 Sq.Ft.

Total of LCA: 2106 Sq.Ft.

Sunny Brook Section One "As-Built" Townhomes Units 25-26

Owner: FLPA Investments, Inc.
1500 Westbrook Plaza Drive, Suite 200
Finston-Salem, NC 27103
Phone: 723-0303

Scale: 1" = 30'
FIELD WORK BY: AC
CHECKED BY: JEB

TAX MAP: 594818

PARCEL: 4202/131E

PIN: 5892-61-2544

TOWNSHIP: Clemmons

CITY: Forsyth

STATE: N.C.

DATE: 07/16/2013

JOB NUMBER: 06208

DRAWN BY: TLBC/ATC

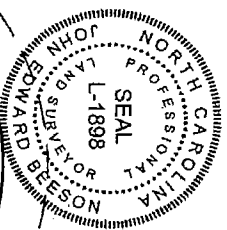
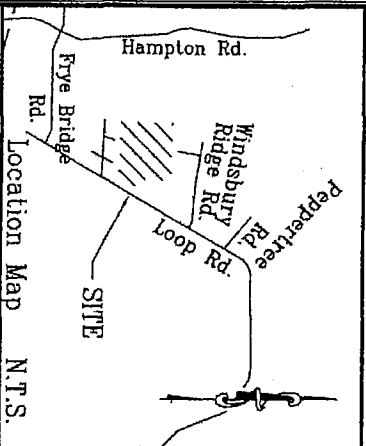
PAGE NUMBER: 1 of 1

BEESON ENGINEERING INC.
ENGINEERS SURVEYORS PLANNERS
503 HIGH STREET
WINSTON-SALEM, NC 27101
TELEPHONE: 336-748-0071
beeson@beesoneng.com

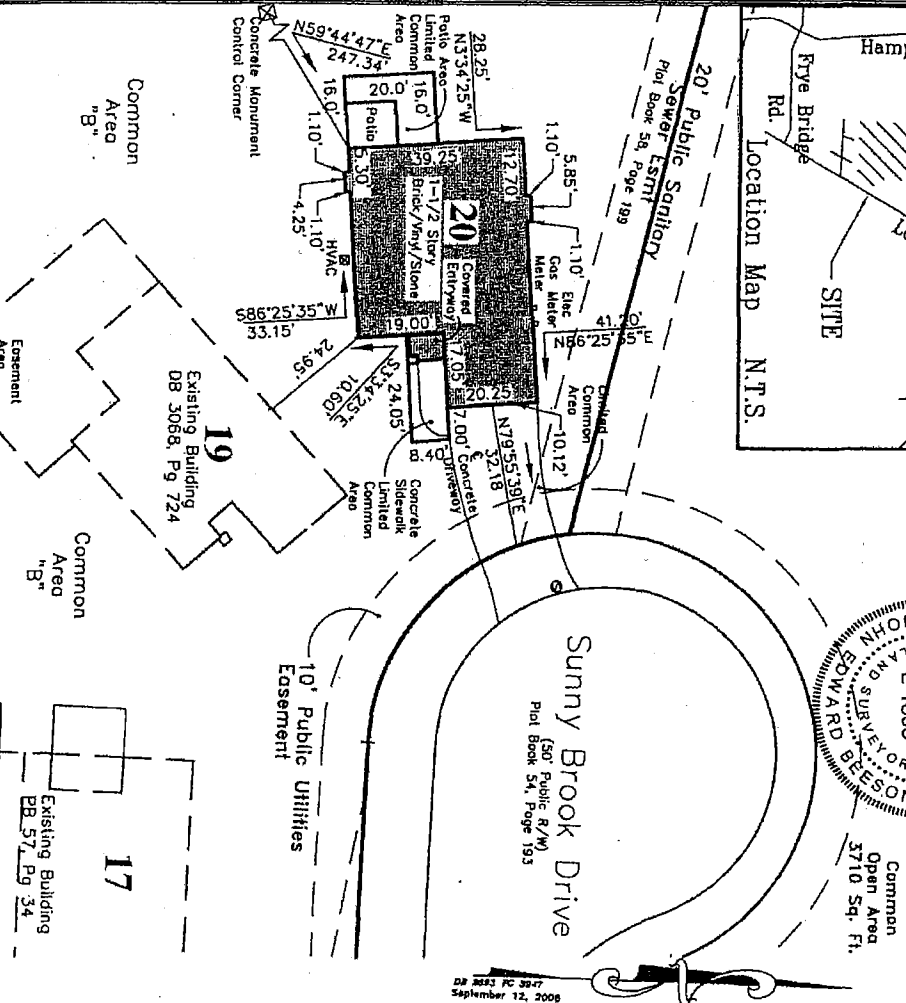
EXHIBIT "B"

I, John E. Beeson, Declare that on June 27, 2012,
and again on July 18, 2013,
I surveyed the property shown on this plat; that the
information shown, property lines and location of all
structures are to the best of my knowledge and belief,
and in my professional opinion, correct.

John E. Beeson
Registration #L-1828



This survey is of an existing building
or other structure, or natural
feature, such as a watercourse.



THE HOMEOWNER ASSOCIATION DOCUMENTS WITH
COVENANTS AND RESTRICTIONS ARE RECORDED IN
DB 2856 PG. 2869 AND AS AMENDED IN DB 3043,
PG 2343.

Property of:

Wesley Snow & Mary Jane Snow

Unit # 20, Map of Sunny Brook

Revised Section One Units 19 & 20

Plat Book 58, Page 199

Clemmons Township,

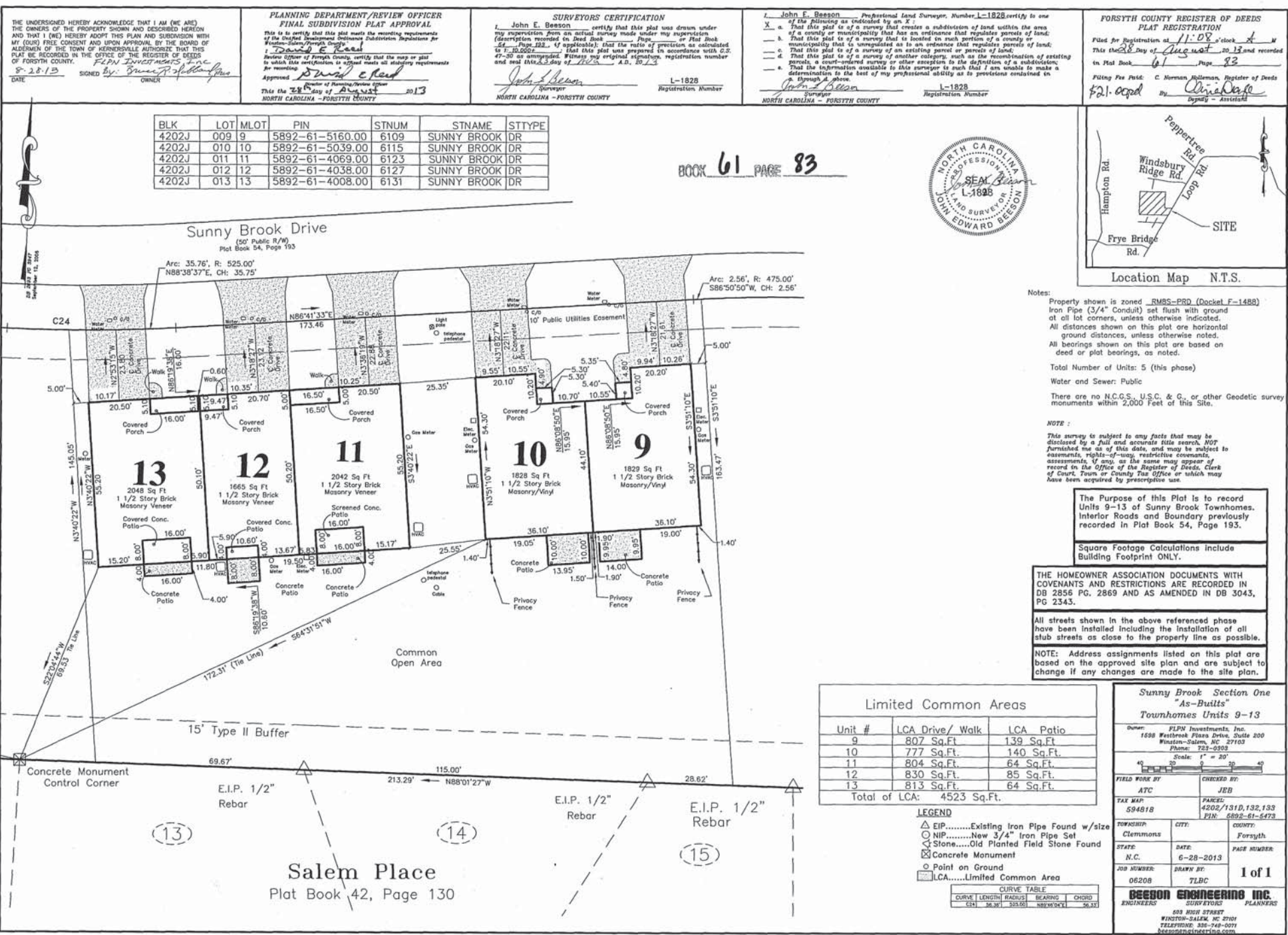
Forsyth County, N.C.

Scale 1" = 30 Feet

Job # 06208-20

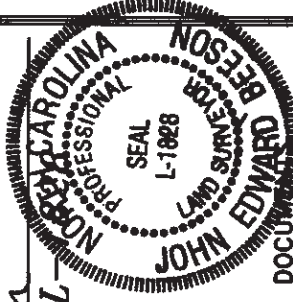
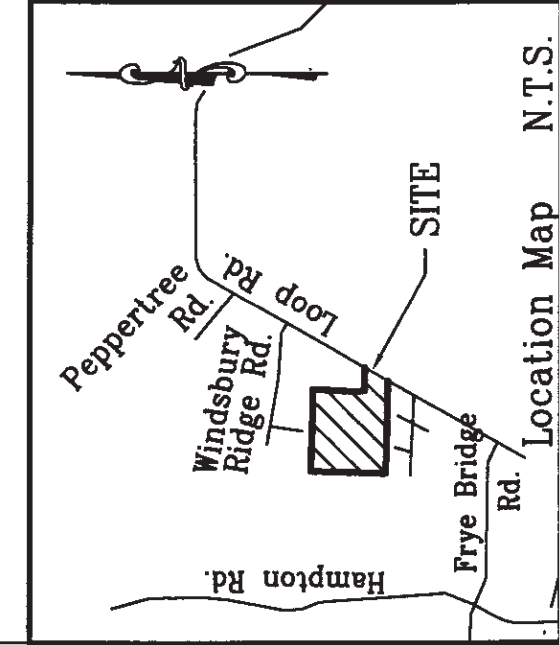
NOTE:
This survey is subject to any facts that may be
disclosed by a title and accurate title search. NOT
withstanding, the surveyor is not responsible for
errors, omissions, or mistakes in the survey or in the
assessments, if any, or the same may appear of
record in the Office of the Register of Deeds, Clerk
of Superior Court, or in any other public office, which may
have been acquired by prescriptive use.

DB 2853 PG 2847
September 12, 2008

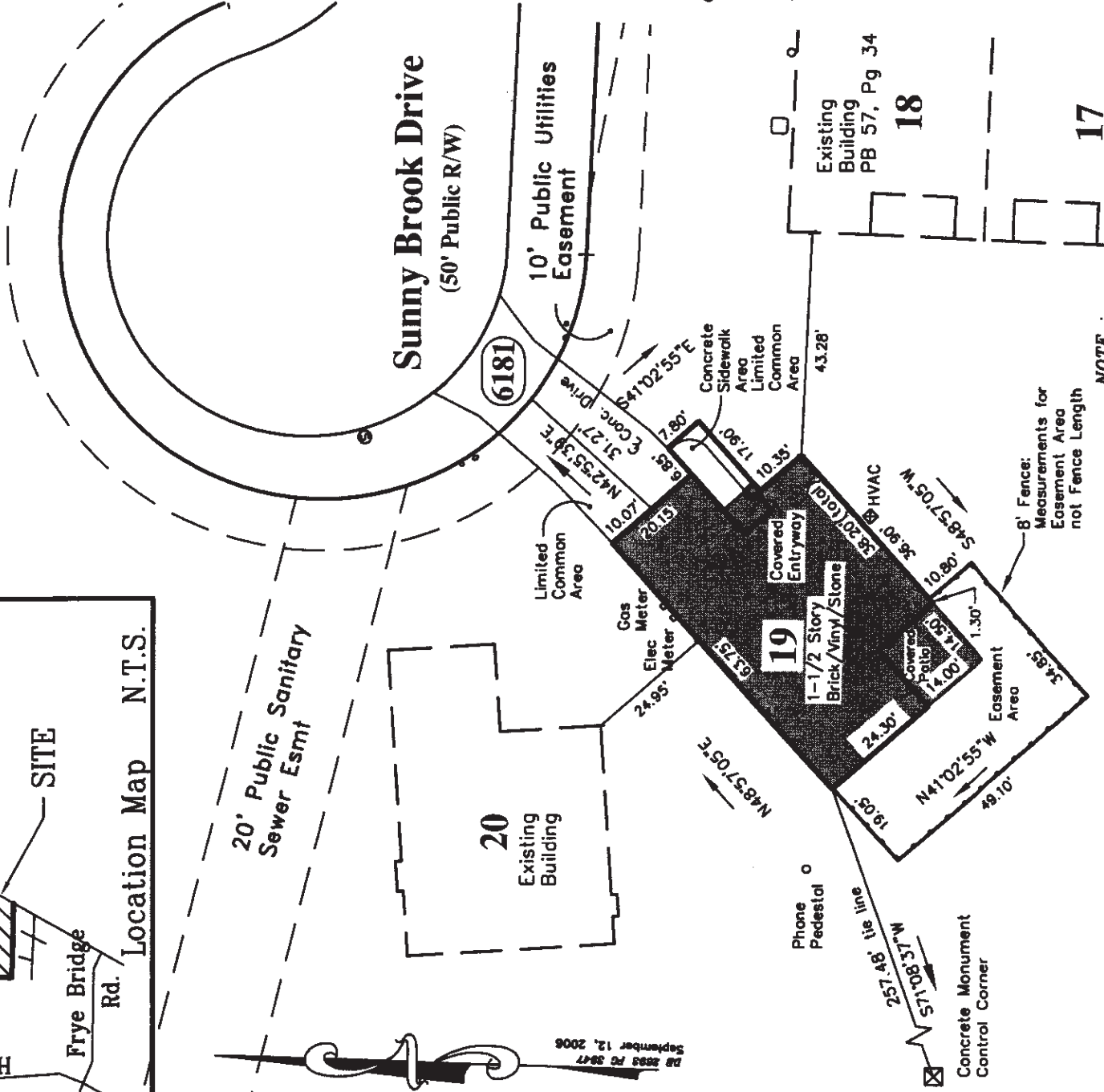


1. John E. Beeson, Declare that on June 27, 20 12, I surveyed the property shown on this plat; that the information shown, property lines and location of all structures are to the best of my knowledge and belief, and in my professional opinion, correct.

John A. Beeson
Registration #L



THE HOMEOWNER ASSOCIATION DOCUMENTS
WITH COVENANTS AND RESTRICTIONS ARE
RECORDED IN DB 3043 PGs 2343-2365



Property of:

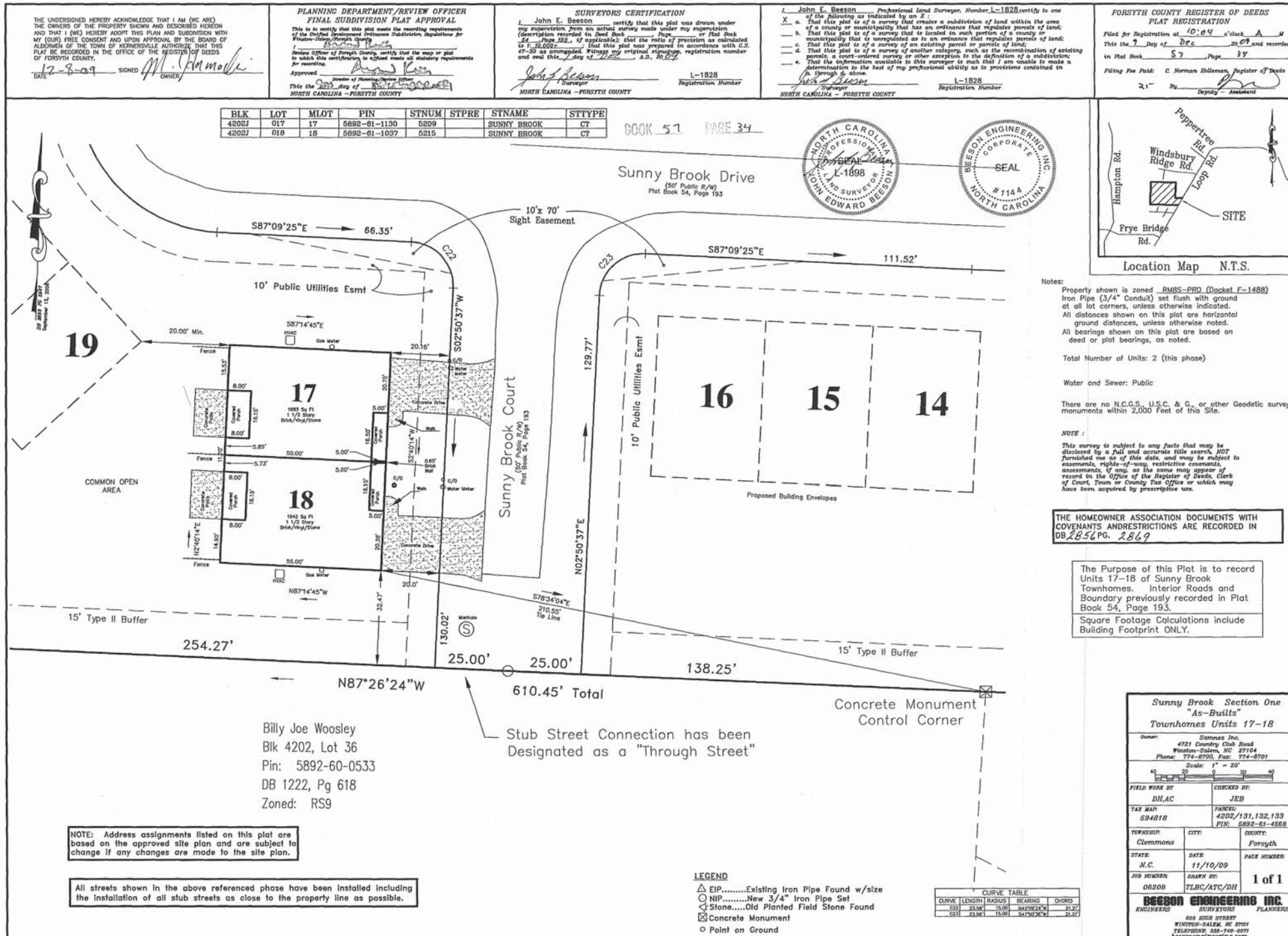
Sammie W. Fortenberry

Unit # 19, Map of Sunny Brook
Revised Section One Units 19 & 20
Plat Book 58, Page 199
Clemmons Township, Forsyth County, N.C.
Scale 1" = 30 Feet
Job # 06208 -19

NOTE:

This survey is subject to any facts that may be disclosed by a subsequent accurate title search. NOT furnished by 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 obtained by prescriptive use.

This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.



<p style="text-align: center;">NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS</p> <p style="text-align: center;">PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARD CERTIFICATION</p> <p>APPROVED: _____ DISTRICT ENGINEER</p> <p>Date the _____ day of _____, 20____ NORTH CAROLINA - FORSYTH COUNTY</p>	<p style="text-align: center;">PLANNING DEPARTMENT/REVIEW OFFICER 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: _____ 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: _____ This the _____ day of _____, 20____ NORTH CAROLINA - FORSYTH COUNTY</p>	<p style="text-align: center;">SURVEYORS CERTIFICATION</p> <p>I, <u>John E. Beeson</u>, certify that this plat was drawn under my supervision from an actual survey made under my supervision (delegation recorded in Deed Book _____, Page _____, or Plat Book _____, if applicable); that the ratio of precision as calculated in _____, that this plat was prepared in accordance with G.S. 47-20 as amended. Witness my original signature, registration number and seal this _____ day of _____, A.D. 20____.</p> <p><u>John E. Beeson</u> Surveyor NORTH CAROLINA - FORSYTH COUNTY</p> <p style="text-align: right;">L-1828 Registration Number</p>	<p>I, <u>John E. Beeson</u>, Professional Land Surveyor, Number L-1828, certify to one of the following as indicated by an X:</p> <p><input type="checkbox"/> 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><input type="checkbox"/> 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><input type="checkbox"/> c. That this plat is of a survey of an existing parcel or parcels of land;</p> <p><input type="checkbox"/> 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><input type="checkbox"/> 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 _____ through _____.</p> <p><u>John E. Beeson</u> Surveyor NORTH CAROLINA - FORSYTH COUNTY</p> <p style="text-align: right;">L-1828 Registration Number</p>	<p style="text-align: center;">FORSYTH COUNTY REGISTER OF DEEDS PLAT REGISTRATION</p> <p>Filed for Registration at _____ o'clock _____ P.M. This the _____ day of _____, 20____, and recorded in Plat Book _____, Page _____.</p> <p>Filing Fee Paid \$_____ C. Norman Holleman, Register of Deeds By <u>J. E. Beeson</u> Deputy, Assistant</p>
--	---	--	--	--

CORP# C-1144

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.

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.

PRINT NAME LRTG, LLC
DATE 8/19/11 SIGNED Masoud Hamadani OWNER

PRINT NAME _____
DATE _____ SIGNED _____ OWNER

PRINT NAME _____
DATE _____ SIGNED _____ OWNER

The Purpose of this plat is to replace units 19-21 previously recorded in Plat Book 54, Page 193 with two single family units numbered 19 and 20.

Notes:
Property shown is zoned: RM-SC-PD (Special F-1488)
Iron Pipe (3/4" Conduit) set at all lot 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 Area: 1,032,936 sq.ft.; 23.713 Ac.±
Total Number of Units: 2 (this plat)
Water and Sewer: Public
There are no N.C.G.S., U.S.C. & G., or other Geodetic survey monuments within 2,000 Feet of this Site.

Centerline Curve Data

CURVE	LENGTH	RADIUS	BEARING	CHORD
C27	132.16	509.38	N87°06'39"W	131.29
C28	53.12	528.12	S89°34'27"W	53.10
C29	55.18	514.06	N89°46'04"E	55.16

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	32.18	525.00	N74°28'00"W	32.17
C2	22.45	15.00	S33°13'02"E	20.41
C3	22.45	15.00	N52°23'13"E	20.41
C4	25.72	525.00	N88°08'25"W	25.72
C5	21.29	15.00	S46°53'09"E	19.55
C18	24.33	15.00	N42°13'52"E	21.75
C19	50.89	475.00	N89°46'04"E	50.87
C20	40.34	35.00	S54°28'25"E	38.14
C21	214.40	50.00	S35°41'07"W	84.02
C22	23.56	15.00	N47°02'47"W	21.21
C23	23.56	15.00	S47°50'38"W	21.21
C24	56.36	525.00	N89°46'04"E	56.33
C25	47.78	475.00	S89°34'27"W	47.76
C26	122.82	475.00	N89°08'11"W	122.80

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
- Address

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.

SUNNY BROOK
Revised Section One
Units 19 & 20

Owners/Developers: _____

4721 Country Club Road
Winston-Salem, NC 27104
Phone: 774-8700, Fax: 774-8701

Scale: 1" = 100'

FIELD WORK BY: _____
CJ/GS/PJ

CHECKED BY: _____
JEB

TAX MAP: _____
594818

PARCEL: _____
4202/131A, 132, 133

PIN: _____
5892-61-6344

TOWNSHIP: _____
Clemmons

CITY: _____
Forsyth

STATE: _____
N.C.

DATE: _____
8/03/2011

PAGE NUMBER: _____
1 of 1

JOB NUMBER: _____
06208

DRAWN BY: _____
TLBC/ATC

BEEBON ENGINEERING INC.
ENGINEERS SURVEYORS PLANNERS

803 HIGH STREET
WINSTON-SALEM, NC 27101
TELEPHONE: 336-748-0071
beebonengineering.com

