PLAT BOOK PAGE

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED AND HEREBY DEDICATE(S) TO PUBLIC USE AS STREETS, PLAYGROUNDS, PARKS, OPEN SPACES AND EASEMENTS FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT, AND AUTHORIZE(S) THE CITY OF GREENSBORO TO RECORD THIS PLAT IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NC.

SUN CAPITAL, INC BY RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO AT&T, DUKE ENERGY, PIEDMONT NATURAL GAS COMPANY, TIME WARNER CABLE AND THE CITY OF GREENSBORO, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RIGHT-OF-WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE WIRES, LINES, CONDUITS AND PIPES IN THEIR PRESENT LOCATIONS, INCLUDING THOSE WITHIN THE "COMMON ELEMENTS" AND/OR "OPEN SPACES" AS SHOWN HEREON TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AS NECESSARY, INCLUDING OVER AND UPON SAID "COMMON ELEMENTS" AND/OR "OPEN SPACES" FOR THE PURPOSE OF MAINTAINING AND SERVICING SAID WIRES, LINES, CONDUITS AND PIPES.

WHEN GRADE OF ADJACENT PROPERTY DOES NOT CONFORM TO THE STREET GRADE, AN EASEMENT IS EFFECTIVE FOR THE PURPOSE OF SLOPING EMBANKMENTS FROM STREET GRADE LEVEL AT THE PROPERTY LINE HAVING A SLOPE RATION OF THREE FEET HORIZONTAL FOR EACH FOOT OF VERTICAL DIMENSION.

SUN CAPITAL, INC.

Signed By: _____
PRES.

ATTEST: _____

CERTIFICATE OF SURVEY AND ACCURACY

"I, HOMER S. WADE, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book **, Page, **, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, Page _____; that the ratio of precision as calculated is 1: 10000; that this plat was prepared in accordance with G.S. 47-30 as amended. BY COORD. COMPUTATION

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

Witness my original signature, registration number and Seal this 1st. day of OCTOBER A.D. 2014.

_____
Surveyor
L-3731
Registration Number

REVIEW OFFICER'S CERTIFICATION

State North Carolina
County of Guilford

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

I, _____
Review Officer Date

Approved for recordation by the City of Greensboro, North Carolina on the _____ day of _____ 2014, pursuant to the Greensboro Development ordinance.

_____
Planning Director

This Plat does not require a certificate of approval by the Division of Highways as provided in G.S. 136-102.6, subsection (G).

Signed _____ Date _____
Planning Director

NOTES:
NO CERTIFICATE OF COMPLIANCE SHALL BE ISSUED FOR ANY BUILDINGS ON THE LOTS SHOWN ON THIS PLAT UNTIL THE PERMANENT ENGINEERED STORMWATER CONTROL HAS BEEN COMPLETED.
SUN CAPITAL, INC. HAS POSTED A FINANCIAL GUARANTEE AND BEARS THE RESPONSIBILITY OF ITS TIMELY COMPLETION.

GOVERNMENT ACCESS RIGHTS:
THE GOVERNMENT OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION AND THEIR ASSIGNS HAVE RIGHT OF ACCESS TO THE PERMANENT WET DETENTION POND FOR INSPECTIONS AND MAINTENANCE ENFORCEMENT.

ASSOCIATION MAINTENANCE
THE BERKSHIRE HOMEOWNERS ASSOCIATION, INC. IS RESPONSIBLE FOR MAINTAINING THE PERMANENT ENGINEERED STORMWATER CONTROL AS DIRECTED BY THE GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION ACCORDING TO THE APPROVED MAINTENANCE PLAN. IF THE ASSOCIATION SHOULD BE DISSOLVED OR CEASE TO EXIST, THEN IN THAT EVENT ALL THE OWNERS OF RECORD AT THE TIME OF REQUIRED MAINTENANCE SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ANY AND ALL COSTS ATTENDANT THERETO. AS RECORDED IN DB._____ PG. _____

SUN CAPITAL, INC. , IN RECORDING THIS PLAT OF BERKSHIRE SUBDIVISION HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN ON SAID PLAT AS "COMMON ELEMENTS" INTENDED FOR USE BY THE OWNERS OF LOTS IN BERKSHIRE SUBDIVISION FOR COMMON USE AND ENJOYMENT.

THE "COMMON ELEMENTS" EXPRESSLY IS NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT IS TO BE CONVEYED BY SUN CAPITAL, INC. TO BERKSHIRE HOMEOWNERS ASSOCIATION, INC. , FOR THE USE AND ENJOYMENT OF THE OWNERS IN BERKSHIRE SUBDIVISION DEVELOPMENT AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO BERKSHIRE SUBDIVISION DATED: _____ SAID DECLARATION BEING HEREBY INCORPORATED IN AND MADE A PART OF THIS PLAT. AS RECORDED IN DEED BOOK _____PAGE _____ IN THE GUILFORD COUNTY REGISTRY.
SUN CAPITAL, INC. BY RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS, AND CONVEYS TO AT&T TELEPHONE & TELEGRAPH COMPANY, DUKE ENERGY COMPANY, PIEDMONT NATURAL GAS COMPANY, TIME WARNER CABLE, THE CITY OF GREENSBORO, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RIGHT-OF-WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE WIRES, LINES, CONDUITS, AND PIPES IN THEIR PRESENT LOCATIONS WITH-IN THE "COMMON ELEMENTS" AS SHOWN HEREON TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND UPON SAID "COMMON ELEMENTS" FOR THE PURPOSE OF MAINTAINING AND SERVICING SAID LINES, WIRES, CONDUITS, AND PIPES.

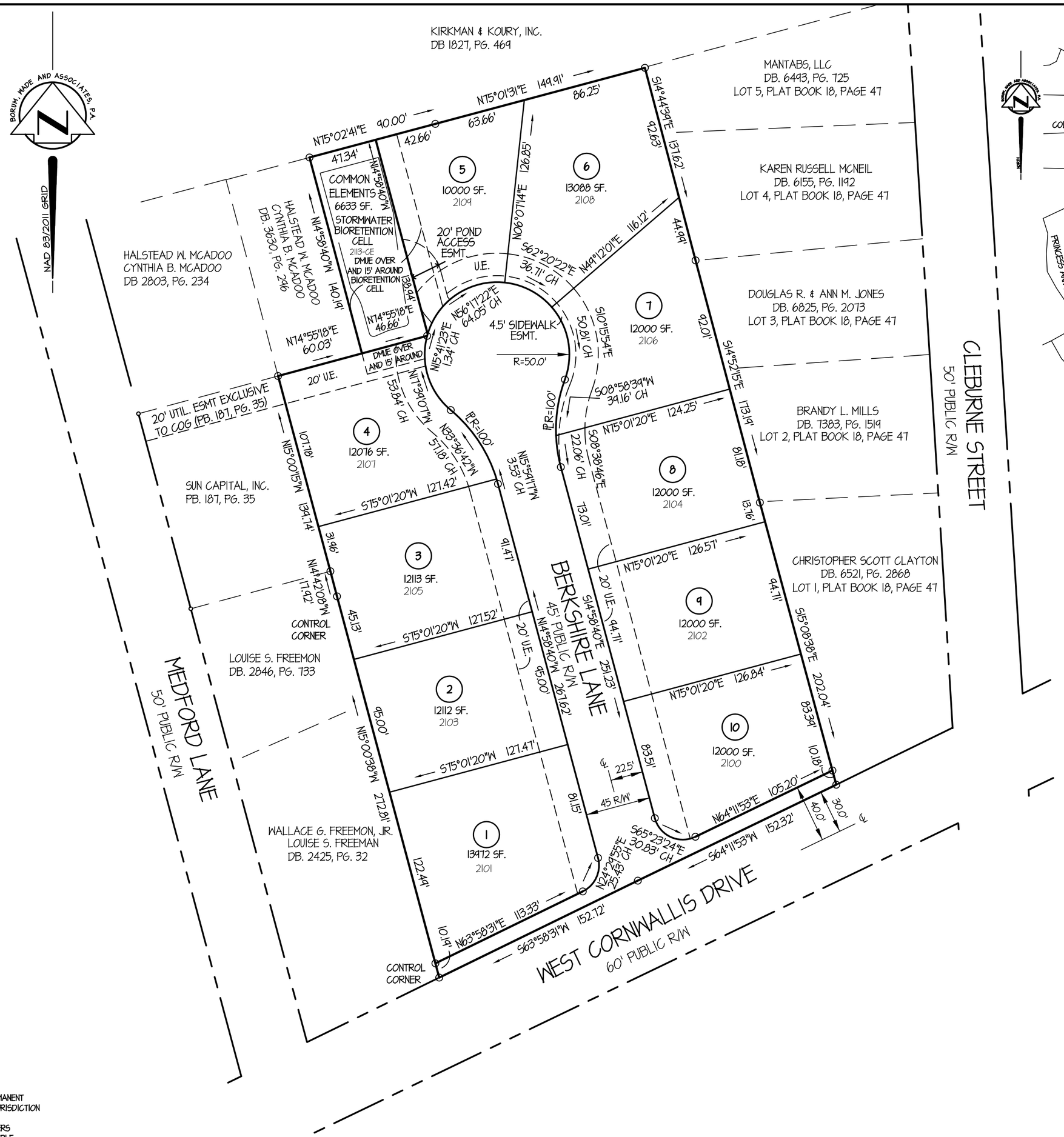
THE UNDERSIGNED CORPORATION HEREBY ACKNOWLEDGES THIS PLAT TO BE ITS FREE ACT AND DEED.

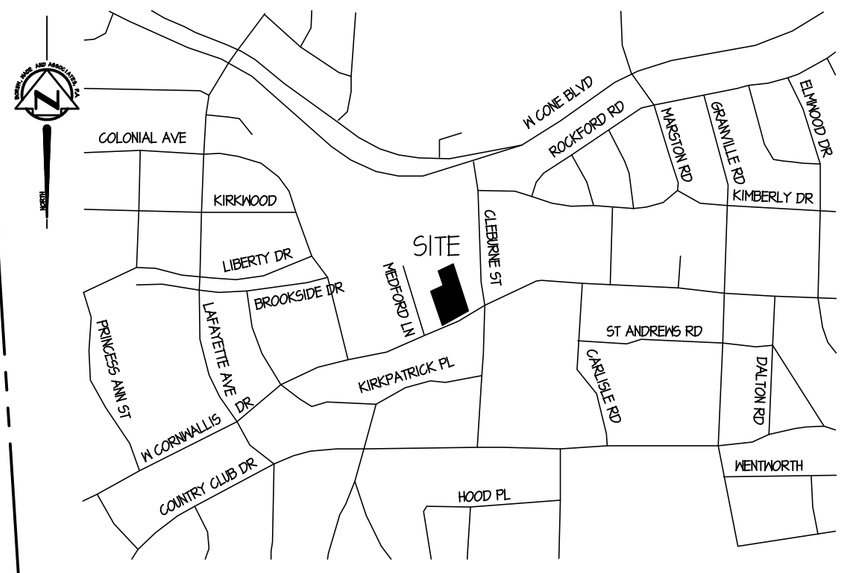
SUN CAPITAL, INC.

_____ _____
BY PRES. ATTEST:

PICK UP: CITY OF GREENSBORO

F:\MISC\SUN CAPITAL\PLAT\OLT.dwg
F.C. 04-22-14 R.Y.





VICINITY MAP
SCALE: 1"=1,000'

WATERSHED DATA

WATERSHED:	CITY OF GREENSBORO
DISTANCE TO FLOODWAY:	± 450'
AVG. SLOPE OF SITE:	5%
SUBBASIN:	NORTH BUFFALO CREEK 3
BUILT-UPON AREA SUMMARY:	
EXISTING BUA:	0.410 AC. (14%)
PROPOSED BUA:	
10 LOTS @ 3,000 SF/LOT =	0.689 AC
STREETS:	0.384 AC
SIDEWALKS:	0.060 AC
TOTAL:	1.133 AC (33%)
MAX BUA PER STORMWATER CONTROLS:	
10 LOTS SUBDIVISION =	1.2 AC (35%)
DISTURBED AREA SUMMARY:	
DISTURBED AREA:	
STREET & LOTS	3.20 ACRES (93%)
UNDISTURBED AREA:	
TREES & BRUSH	0.26 ACRES (7%)

REGISTER OF DEEDS STAMP

SITE INFORMATION

**DEED REFERENCE	DB. 7573, PG. 2104
PLAT REFERENCE	PB. 14, PG. 43
PIN:	7865371432, 7865370232 7865279483, 7865279588,
PARCEL NUMBER:	0012574, 0012572, 0221178 0221173
NUMBER OF LOTS	10
ZONED:	R-3

IRON PIPES AT ALL CORNERS
20' RADIUS AT SRTEET INTERSECTION
ALL DISTANCES BEING HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
AREA DETERMINED BY COORDINATE METHOD
NO NCGS TIE WITHIN 2000' OF SITE
COG - CITY OF GREENSBORO

AREA SUMMARY

LOTS	2.787	ACRES
CE	0.152	ACRES
R/W	0.590	ACRES
TOTAL AREA	3.529	ACRES

EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-12-8.1 (B) AND (D) OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE.

TEXT LEGEND

EX.	EXISTING
D.B.	DEED BOOK
PG.	PAGE
AC.	ACRES
SC.	SQUARE FEET
U.E.	URILITY EASEMENT

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE STATE OF NORTH CAROLINA FEDERAL EMERGENCY MANAGEMENT AGENCY PER COMMUNITY PANEL #3710786500J.J DATE: 6-18-07

SUN CAPITAL, INC.
300 N. GREENE STREET SUITE 1750
GREENSBORO, N.C. 27401
PHONE: (336) 549-0668

FINAL PLAT
BERKSHIRE SUBDIVISION
OWNER AND DEVELOPER
SUN CAPITAL, INC.
BERKSHIRE LANE
MOREHEAD TOWNSHIP GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA
SCALE: 1"=60' OCTOBER 1, 2014

0' 30' 60' 120' 180' 240'

BWA Engineers Planners Surveyors
Borum, Wade and Associates, P.A.
621 Eugene Court, Suite 100, Greensboro, NC 27401-2711
PO Box 21882 Greensboro, NC 27420-1882
Phone: 336-275-0471 Fax: 336-275-3719
Web: www.borum-wade.com

B-3802