

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYSPROPOSED SUBDIVISION ROAD CONSTRUCTION  
STANDARD CERTIFICATION

APPROVED *[Signature]*  
DISTRICT ENGINEER  
This the 10th Day of June 2011  
NORTH CAROLINA - DAVIE COUNTY

PLANNING DEPARTMENT/REVIEW OFFICER  
FINAL SUBDIVISION PLAT APPROVAL

This is to certify that this plat meets the recording requirements of the Subdivision Regulations for Davie County.

Approved *[Signature]*  
County Health Official  
This the 14th Day of June 2011  
NORTH CAROLINA - DAVIE COUNTY

## SURVEYORS CERTIFICATION

I, John E. Beeson, Professional Land Surveyor, Number 1828, certify that this plat was drawn under my supervision from an actual survey made under my supervision (Registration provided in Deed Book 115, Page 17, or Plat Book PB, Page 18); that the ratio of precision as calculated to 1:10,000; and that this plat was prepared in accordance with G.S. 47-80 as amended. Witness my signed signature, registration number and seal this 5 day of May A.D. 2011.

*[Signature]*  
Surveyor  
1828  
Registration Number  
NORTH CAROLINA - FORSYTH COUNTY

## I, John E. Beeson, Professional Land Surveyor, Number 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; and 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 e. above.

*[Signature]*  
Surveyor  
1828  
Registration Number  
NORTH CAROLINA - FORSYTH COUNTY

DAVIE COUNTY REGISTER OF DEEDS  
PLAT REGISTRATION

Filed for Registration at 1:59 P.M.  
This the 15 Day of JUNE 2011 and recorded  
in Plat Book 10, Page 349  
Filing Fee Paid: 21.00 Front Sheet, Register of Deeds  
By *[Signature]*  
Deputy - Beeson

## Certificate of Ownership and Dedication:

We the undersigned hereby certify that we are the owners of the property described hereon, which is located within the subdivision jurisdiction of Davie County; and that we hereby adopt this subdivision plan with our free consent, and establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easement to public or private use as noted.

Owner: Oak Valley Associates Limited Partnership  
by: Ridge Run Properties, Inc.  
Managing General Partner  
*[Signature]*  
U. Prae.  
Date

## Certificate of Approval of Private (on-site) Sewage Disposal System

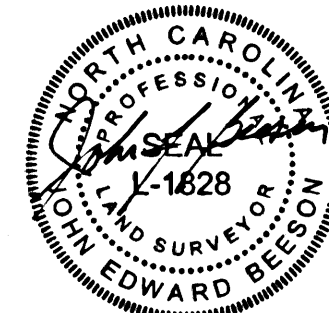
I hereby certify that the Davie County Health Department has evaluated the Subdivision formerly entitled SAWGRASS at Oak Valley with respect to criteria and conditions established by state law or promulgated thereunder and the same is found to comply with such criteria and conditions EXCEPT as found in such evaluation. For details of this evaluation and for limitations see the written report on file at the said Department.

IMPORTANT NOTICE: THIS CERTIFICATE DOES NOT CONSTITUTE A PERMIT OR APPROVAL OF INDIVIDUAL LOTS IN SAID SUBDIVISION FOR INSTALLATION OF SEWAGE FACILITIES.

6/15/2011 *[Signature]*  
Date County Health Official

Now or Formerly  
Sue O. Whitehead, Trustee  
Deed Book 195, Page 365  
PIN:5871-33-3571

Plat North  
Plat Book 7, Page 110



CORP#: C-1144

Plat Book 10, Page 349

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.

Zoned: RA  
RA Lot Setbacks

Front Yard: 40'  
Side Yard: 15'  
Rear Yard: 30'  
Side Street: 25'

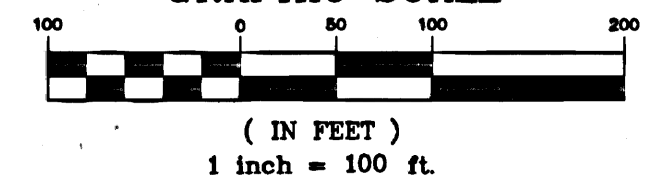
## Legend

- EIP.....Existing Iron Pipe
- I.P.S.....New Iron Pipe
- ▲ Stone.....Stone (found)
- Pt.....Point on the ground
- ◎ C.C.....Control Corner

## Notes:

- All distances shown on this plat are horizontal Distances.
- 3/4" Iron Pipes at all corners unless otherwise noted.
- There are no N.C.G.S., U.S.C. & G., or other Geodetic Survey Monuments within 2,000 Feet of this site.
- This Phase has 20 Lots Total
- Total Area this phase: 16.965 Acres±
- Total Area in Right-of-Way this phase: 1.997 Acres±
- Public Streets (built to N.C.D.O.T. Standards).
- Public Utilities (within R/W and 10' Public Utilities Easements).
- All lots served by public water.
- All lots served by individual septic systems.
- Width of Pavement: 29.0' Back of Curb to Back of Curb
- Lots 720, 711, 706 and 725 driveways may NOT be within 30 feet of street intersection right-of-way.
- Lots 706 and 725 shall access through internal streets.

## GRAPHIC SCALE



Robert John Kassel  
and Tracy Ann Kassel  
Deed Book 548, Page 859  
PIN:5871-23-4327

## RIGHT OF WAY CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C0	108.40	525.00	S28°45'21"E	108.21'
C1	94.65	525.00	S39°50'07"E	94.52'
C2	196.34	425.00	S58°14'05"E	194.60'
C3	135.15	425.00	S80°34'46"E	134.58'
C4	73.59	275.00	N08°32'32"E	73.37'
C5	27.32	325.00	N13°48'01"E	27.31'
C6	59.65	325.00	N06°08'02"E	59.57'
C7	50.28	375.00	S85°50'52"E	50.25'
C8	242.21	375.00	S63°30'12"E	238.02'
C9	89.29	475.00	S39°36'54"E	89.16'
C10	94.42	475.00	S28°32'07"E	94.26'

I hereby certify that the Davie County Health Department has evaluated the Subdivision entitled SAWGRASS at Oak Valley with respect to criteria and conditions established by state law or promulgated thereunder and the same is found to comply with such criteria and conditions EXCEPT as found in such evaluation. For details of this evaluation and for limitations see the written report on file at the said Department.

IMPORTANT NOTICE: THIS CERTIFICATE DOES NOT CONSTITUTE A PERMIT OR APPROVAL OF INDIVIDUAL LOTS IN SAID SUBDIVISION FOR INSTALLATION OF SEWAGE FACILITIES

Date \_\_\_\_\_ County Health Official \_\_\_\_\_

"I hereby certify that the subdivision plat shown hereon has been found to comply with the County Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Board and that it has been approved for recording in the Office of the Register of Deeds. It is hereby noted that such approval for recording does not include approval to install and utilize sanitary facilities nor does it include approval for the construction or occupancy of buildings or structures."

*[Signature]*  
Director, Davie County Planning Department

## Subdivision Disclosure Statement

- All required improvements have been certified as complete except for the listed improvements and these shall be completed by the following dates:

Improvement	Date
Construction of all required improvements in accordance with the approved preliminary plat and construction plans;	
Completion of all improvements per schedule above;	
Maintenance of each required improvement until assumed by:	
Improvement Water Lines	Entry: Davie County Utilities
Road(s)	NCDOT

- Provision to the prospective buyer of any lot shown on this record plat with a written disclosure of (a) my (our) responsibility for completing and maintaining the required improvements and its schedule.

OAK Valley Associates Limited Partnership  
by *[Signature]*  
Managing General Partner  
Notary  
*[Signature]*  
U. Prae.

SADDLEBROOK at Oak Valley  
Section 14

Owner / Developer:

Oak Valley Associates  
Limited Partnership  
6121 N. Cassaway Drive  
Bethania, NC 27106  
(336) 922-4000

FIELD WORK BY  
CS CJCHECKED BY:  
JEBMap / Lot  
E-5  
148 & 14801PIN:  
6871-25-2458  
6871-24-2254Deed Book/Page  
D.B. 172, Pg. 158  
D.B. 104, Page 700TOWNSHIP:  
FarmingtonCITY:  
=COUNTY:  
DavieSTATE:  
North CarolinaDATE:  
11-09-2010SHEET NUMBER:  
1 of 1JOB NUMBER:  
05210DRAWN BY:  
tboBEESON ENGINEERING INC.  
ENGINEERS SURVEYORS PLANNERS

603 HIGH STREET  
WINSTON-SALEM, NC 27101  
TELEPHONE: (336) 748-0071  
www.beesonengineering.com

St. Andrews Golf Villas  
Section 9B, Phase II, Section 2  
Plat Book 8, Page 21

SAWGRASS  
at Oak Valley  
Section 13, Phase I  
Plat Book 9, Page 184

SAWGRASS  
at Oak Valley  
Section 13, Phase I  
Plat Book 9, Page 184

Angela C. Moon  
Deed Book 347, Page 86  
PIN:5871-23-2615

James Carl Bailey  
and Connie W. Bailey  
Deed Book 325, Page 523  
PIN:5871-23-0725