

Plat Book 9 Page 106

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION
STANDARD CERTIFICATION

APPROVED _____ DISTRICT ENGINEER

THIS the ____ day of _____ 20____
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: Andrew Meadows
Director of Planning Department

THIS the 25 day of March 2007
NORTH CAROLINA - DAVIE 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 in Plat Book _____ Page _____) and that this plat was prepared in accordance with G.S. 47-20 as amended. Witness my original signature, registration number and seal this 25 day of March A.D. 2007

John E. Beeson
Surveyor

1828
Registration Number

NORTH CAROLINA - FORSYTH COUNTY

I, John 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 each 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
Professional Land Surveyor

1828
Registration Number

NORTH CAROLINA - FORSYTH COUNTY

DAVIE COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for Registration on 9:55 clock P.M.
This the 25th day of March 2007 and recorded in Plat Book 9 Page 106

Filing Fee Paid to M. Dwyer, Register of Deeds
by John Beeson - Assistant

Certificate of Ownership and Dedication:

We the undersigned hereby certify that we are the owners of the property described herein, 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, porches, and other ways and easements to public or private use as noted.

Owner: Oak Valley Associates Limited Partnership
By: Ridge Run Properties, Inc., Managing Partner
Signature J. P. ... Date 3/25/07

Subdivision Disclosure Statement

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

Improvement	Date
As Subdivider	am (are) responsible for:

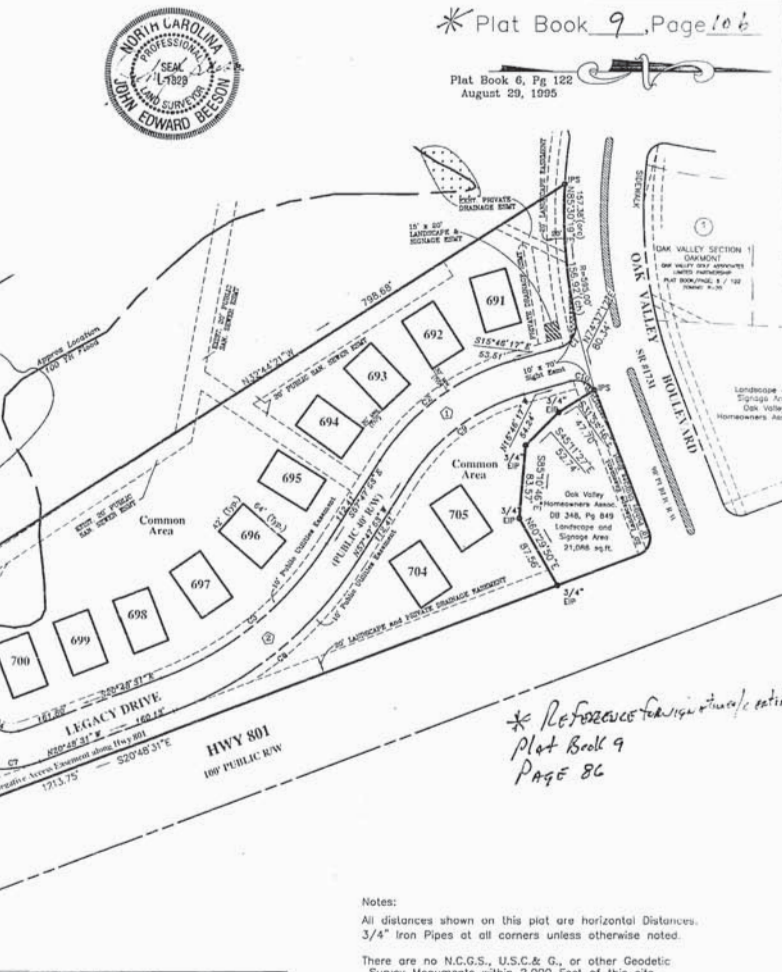
2. Construction of all required improvements in accordance with the approved preliminary plat and construction plans:

3. Completion of all improvements per schedule above:

4. Maintenance of each required improvement until assumed by:

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

Signature _____ Notary _____



LOT #	STREET #	STREET NAME
691	106	Legacy Drive
692	112	Legacy Drive
693	116	Legacy Drive
694	122	Legacy Drive
695	128	Legacy Drive
696	134	Legacy Drive
697	142	Legacy Drive
698	148	Legacy Drive
699	154	Legacy Drive
700	160	Legacy Drive
701	165	Legacy Drive
702	169	Legacy Drive
703	171	Legacy Drive
704	127	Legacy Drive
705	119	Legacy Drive

CENTERLINE CURVE DATA

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	37.66	25.00	N58°55'18"W	34.20
C2	194.38	265.00	S36°47'05"E	190.05
C3	245.32	380.00	N39°18'12"W	241.09
C4	46.86	35.00	N24°14'44"E	43.44
C5	239.49	50.00	S73°05'29"E	67.92
C6	22.75	35.00	S11°41'29"E	22.35
C7	63.29	130.74	N06°56'25"W	62.67
C8	271.15	420.00	N39°18'12"W	266.46
C9	165.04	225.00	S36°47'05"E	161.36
C10	37.25	25.00	S26°54'57"W	33.90

CENTERLINE CURVE DATA

CURVE	LENGTH	RADIUS	BEARING	CHORD
①	179.71	245.00	S36°47'05"E	175.71
②	258.24	400.00	N39°18'12"W	253.77
③	107.10	110.74	N06°53'54"E	102.97

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.

Total Area this phase: 7.59 Acres±

Total Area in Right-of-Way this phase: 0.97 Acres±

Total Area in Common Area: 5.69 Acres±

Public Streets (built to N.C.D.O.T. Standards).

Public Utilities (within R/W and Utility Easements).

Property shown is zoned R-12-S.

This Phase has 15 Units Total

Minimum Building Lines for Zoning (unless otherwise noted):

Front Setback- 30 feet; Side Yard Setback- Combination of 20' between units, with no unit being closer than 7' to the side property/ building line; Rear Setback- 20 feet

* Structure shall be built 2' above 100 Year Flood Elevation.

LEGACY VILLAGE
at Oak Valley

Owner/Developer:
Oak Valley Associates Limited Partnership
2116 Cloverdale Avenue
Winston-Salem, N.C. 27104
(336) 723-0303

FIELD WORK BY: JB CHECKED BY: JB

TAX MAP: E-8 PARCEL: Parcel # 1203

TOWNSHIP: Farmington CITY: - COUNTY: Davie

STATE: N.C. DATE: 10/09/2006 SHEET NUMBER: 1 of 1

JOB NUMBER: 93207.13 DRAWN BY: TLC

BEESON ENGINEERING INC.
ENGINEERS SURVEYORS PLANNERS
503 HIGH STREET
WINSTON-SALEM, N.C. 27101
TELEPHONE: (336) 748-0071
Fax Number: (336) 748-0470

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARD CERTIFICATION APPROVED: <i>J.P. [Signature]</i> DISTRICT ENGINEER This is the <u>6th</u> day of <u>MARCH</u> 20<u>07</u> NORTH CAROLINA - DAVID 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 David County. Approved: <i>[Signature]</i> Planned to be recorded by the Surveyor This is the <u>6th</u> day of <u>MARCH</u> 20<u>07</u> NORTH CAROLINA - DAVID COUNTY	SURVEYORS CERTIFICATION I, <u>John E. Beeson</u>, certify that this plat was drawn under my supervision from an original survey made under my supervision. (Description recorded in Deed Book <u>Page</u> <u>100</u>) I, <u>John E. Beeson</u>, certify that this plat was drawn under my supervision from an original survey made under my supervision. (Description recorded in Deed Book <u>Page</u> <u>100</u>) This is the <u>6th</u> day of <u>MARCH</u> 20<u>07</u> NORTH CAROLINA - DAVID COUNTY	I, <u>John E. Beeson</u>, Professional Land Surveyor, Number <u>1828</u>, certify to you: X <u>1</u> of the following as indicated by an X: <u>1</u> 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. <u>2</u> 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. <u>3</u> That this plat is of a survey of an existing parcel or parcels of land. <u>4</u> 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. <u>5</u> That the information included in this survey is such that I am unable to make a determination to the best of my professional ability as to provisions contained in the through & above. <i>[Signature]</i> Surveyor This is the <u>6th</u> day of <u>MARCH</u> 20<u>07</u> NORTH CAROLINA - DAVID COUNTY	DAVID COUNTY REGISTER OF DEEDS PLAT REGISTRATION Filed for Registration at <u>1:55</u> o'clock <u>P.</u> This is the <u>6th</u> day of <u>MARCH</u> 20<u>07</u> and recorded in Plat Book <u>9</u> Page <u>86</u> Filing Fee Paid: <u>21.00</u> M. David Clerk, Register of Deeds <i>[Signature]</i> David Clerk
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Certificate of Ownership and Dedication:

We the undersigned hereby certify that we are the owners of the property described herein, which is located within the subdivision jurisdiction of David County, and that we hereby adopt this subdivision plan with our free consent, and establish minimum building setback lines, and dedicate of streets, alleys, walks, parks, and other areas and easements to public or private use on the plat.

Oak Valley Associates Limited Partnership
Owner: *[Signature]*
By: *[Signature]* 3/6/07
Signature Date

Subdivision Disclosure Statement

1. All required improvements have been sacrificed as complete except of the listed improvements and these shall be completed by the following dates:

Improvement Date

2. As Subdivider, am (are) responsible for:

- a. Construction of all required improvements in accordance with the approved preliminary plat and construction plans.

- b. Completion of all improvements per schedule above.

- c. Maintenance of each required improvement until assumed by

Improvement with [Signature] / [Signature] David County and N.C.D.O.T.

- d. Provision in the prospectus book 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]*
Signature Date

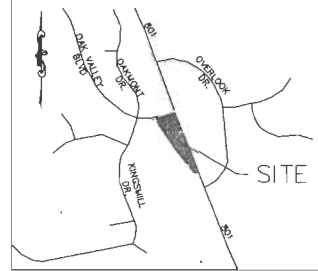
"I" hereby certify that the subdivision plat shown herein has been found to comply with the County Subdivision Regulations, with the exception of such variances, if any, as noted in the minutes of the Planning Board and that it has been approved for recording in the Office of the Register of Deeds. It is hereby noted that such approval for recording does not include construction of buildings or structures.

[Signature]
Director, David County Planning Department



Plat Book 9, Page 86

Plat Book 6, Pg 122
August 29, 1905



Location Map (n.t.s.)

This Survey is subject to any facts that may be disclosed by a full and accurate title search. I/We furnished one set of this data, and may be subject to reasonable right-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 private use.



Typical Building Envelope

Legend

- EP Existing Iron Pipe
- LP New Iron Pipe
- △ Stone Stone (found)
- PL Point on the ground
- CC Control Corner

LEGACY VILLAGE at Oak Valley			
Owner/Developer: Oak Valley Associates Limited Partnership 2110 Glenwood Avenue Winston-Salem, N.C. 27104 (336) 723-0303			
50' 0 50 100 200 1" = 100'			
FIELD WORK BY RJ	CHECKED BY: JEB		
TAX MAP: E-8	PARCEL: Parcel # 1903		
TOWNSHIP Farming	CITY: -	COUNTY: David	
STATE: N.C.	DATE: 10/08/2006	SHEET NUMBER: 1 of 1	
JOB NUMBER: 03807.18	DRAWN BY: TLBC		
BEESON ENGINEERING INC. ENGINEERS SURVEYORS PLANNERS 608 HIGH STREET WINSTON-SALEM, NC 27101 TELEPHONE: (336) 714-0071 Fax Number: (336) 714-0170			

Notes:

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