

BK 11 PG 131

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARD CERTIFICATION APPROVED _____ DISTRICT ENGINEER This the _____ Day of _____, 2012 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. _____ Review Officer of Davie County, certify that the map or plat to which this certification is attached meets all statutory requirements for recording. Approved: _____ Director of Planning/Review Officer This the 29 day of March, 2012 NORTH CAROLINA - DAVIE COUNTY	SURVEYORS CERTIFICATION I, <u>JOHN E. BEESON</u> certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Deed Book _____ Page _____ or Plat Book _____ Page _____) that the ratio of precision as calculated is 1:10,000+, and that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 27 day of Nov, A.D., 2012. _____ John E. Beeson Surveyor NORTH CAROLINA - FORSYTH COUNTY L-1828 Registration Number	I, <u>JOHN E. BEESON</u> Professional Land Surveyor, Number 1828 certify to one of the following as indicated by an 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; X 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; 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 1828 Registration Number	DAVIE COUNTY REGISTER OF DEEDS PLAT REGISTRATION Filed for Registration at 8:49 o'clock A.M. This the 21 Day of November, 2012 and recorded in Plat Book 11 Page 131 Filing Fee Paid: 21.00 M. Brent Shoff, Register of Deeds By: _____ Deputy Register
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Certificate of Ownership and Dedication:

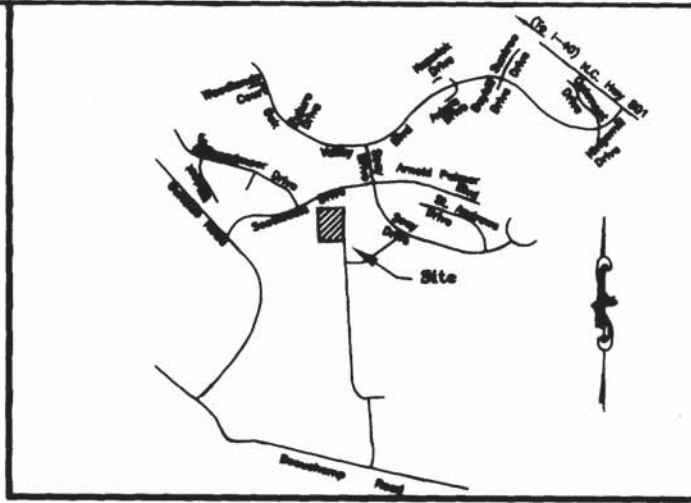
We the undersigned hereby certify that we are the owners of the property described hereon, which is located within the subdivision jurisdiction of Davie County; and that we hereby adopt this subdivision plan with our free consent, and establish minimum building setback lines, and dedicate all streets,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

Oak Valley Associates Limited Partnership
Owner: by Ridge Run Associates, Inc., Managing Gen. Partner
by: _____ Date: _____
u. Park



Plat Book 11, Page 131

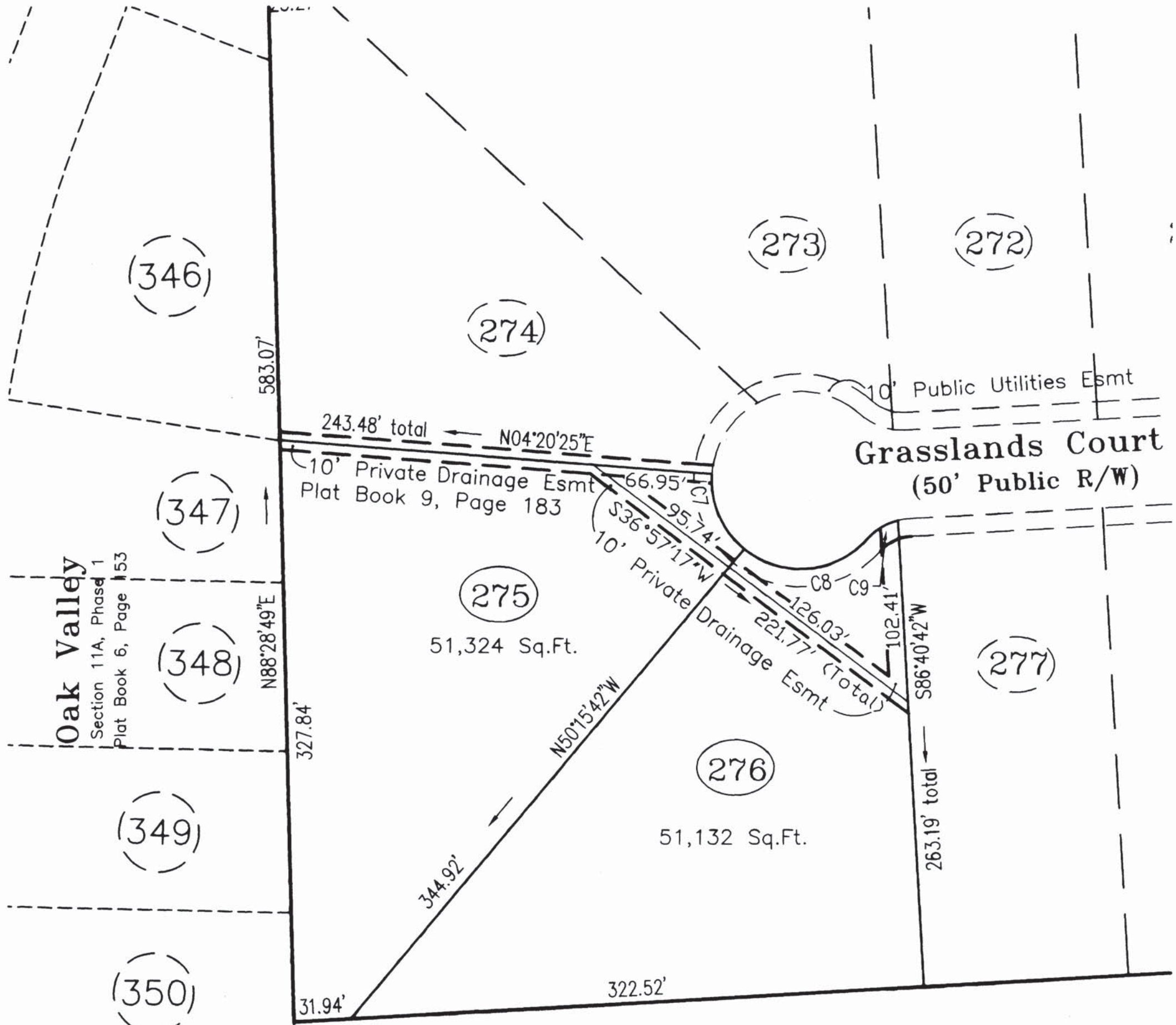
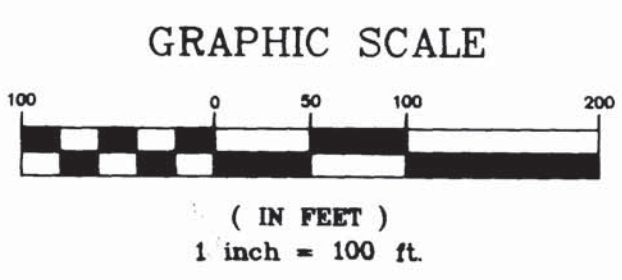
This Survey is subject to any facts that may be disclosed by a full and accurate title search, NOT furnished me as of this date, and may be subject to easements, rights-of-way, restrictive covenants, assessments, if any, as the same may appear of record in the Office of the Register of Deeds, Clerk of Court, Town or County Tax Office or which may have been acquired by prescriptive use.



Vicinity Map Not to Scale

RIGHT OF WAY CURVE DATA				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C7	47.81	50.00	S66°33'29"W	46.01
C8	76.43	50.00	S04°37'40"E	69.21
C9	20.55	35.00	N31°36'12"W	20.25

- Notes:
1. All distances shown on this plat are horizontal Distances.
 2. 3/4" Iron Pipes at all corners unless otherwise noted.
 3. There are no N.C.G.S., U.S.C. & G., or other Geodetic Survey Monuments within 2,000 Feet of this site.
 4. Public Streets (built to N.C.D.O.T. Standards).
 5. Public Utilities (within R/W and 10' Public Utilities Easements).
 6. All lots served by public water.
 7. Lots 275 & 276 served by public sewer.



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

Lots 269-296
Zoned: RA

RA Lot Setbacks
Front Yard: 40'
Side Yard: 15'
Rear Yard: 30'
Side Street: 25'

Mary Ermon B. Blackwelder
By Will (1995E / 237)
PIN:5871-15-6448

The Purpose of this plat is to record Private Drainage Easements on Lots 275 & 276. These lots were previously recorded in Plat Book 9, Page 183.

Drainage Easement Lots 275 & 276
SAWGRASS at Oak Valley
Section 13, Phase I

Owner / Developer:
Oak Valley Associates Limited Partnership
By: _____
3340

FIELD WORK BY: ATC		CHECKED BY: JEB
Map / Lot Lot 275-5871250960 Lot 276-5871250733	Deed Book/Page	
TOWNSHIP: Farmington	CITY: Davie	COUNTY: Davie
STATE: North Carolina	DATE: 11-26-2012	SHEET NUMBER: 1 of 1
JOB NUMBER: 05210	DRAWN BY: tlbc	

BEESON ENGINEERING INC.
ENGINEERS SURVEYORS PLANNERS
503 HIGH STREET
WINSTON-SALEM, NC 27101
TELEPHONE: (336) 748-0071
FAX: (336) 748-0470

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION
STANDARDS CERTIFICATION

APPROVED: *[Signature]*
DISTRICT ENGINEER

This the 20th day of August, 2007
NORTH CAROLINA - DAVIE COUNTY

PLANNING DEPARTMENT/REVIEW OFFICER
FINAL SUBDIVISION PLAT APPROVAL

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

Approved: *[Signature]*
Planning Department Officer

This the 16th day of August, 2007
NORTH CAROLINA - DAVIE COUNTY

SURVEYORS CERTIFICATION

I, JOHN E. REESEN, certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Deed Book 169, Page 218 or Plat Book 7, Page 53).

I, JOHN E. REESEN, Professional Land Surveyor, Number 1828, certify to one of the following as indicated by an 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; 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]
Surveyor

1828
Registration Number

NORTH CAROLINA - FORSYTH COUNTY

DAVIE COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for registration on 9/12/07 at 11:00 A.M.

This the 21st day of August, 2007 and recorded in Plat Book 9, Page 183

Filing Fee Paid: 21.00 M. Brent Shoaf, Register of Deeds

[Signature]
Register of Deeds

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.

Oak Valley Associates Limited Partnership
Owner: *[Signature]*
Date: 8/16/07

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

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: 8/21/07
County Health Official: *[Signature]*

Plat Book 9 **Page** 183

This Survey is subject to any facts that may be disclosed by a full and accurate title search, NOT furnished on 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.

Centerline Curve Data

CURVE	LENGTH	RADIUS	BEARING	CHORD
1	74.31	250.00	S79°51'03"E	74.03
2	170.43	500.00	S13°04'32"E	169.61

Right of Way Curve Data

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	66.88	225.00	N79°51'03"E	66.63
C2	38.54	25.00	S47°28'21"E	34.83
C3	6.99	35.00	S02°23'30"W	6.98
C4	20.57	35.00	S24°56'40"W	20.27
C5	61.83	50.00	N06°21'04"E	57.97
C6	49.72	50.00	N57°33'43"W	47.70
C7	47.81	50.00	S66°33'29"W	46.01
C8	76.43	50.00	S04°37'40"E	69.21
C9	20.55	35.00	N31°36'12"W	20.25
C10	7.00	35.00	N09°03'13"W	6.99
C11	178.95	525.00	S13°04'32"E	178.09
C12	33.43	475.00	S20°49'28"E	33.42
C13	128.48	475.00	S11°03'34"E	128.09
C14	40.00	25.00	S42°31'39"W	35.87
C15	81.74	275.00	N79°51'03"E	81.44
C16	50.02	525.00	S18°37'09"E	50.00
C17	73.60	815.00	S00°24'21"E	73.58
C18	18.05	525.00	S03°58'41"E	18.05
C19	100.12	525.00	S10°25'35"E	99.97
C20	100.04	525.00	S26°48'28"E	99.89

GRAPHIC SCALE

1 inch = 100 ft.

SAWGRASS at Oak Valley
Section 18, Phase 1

Owner / Developer:
Oak Valley Associates Limited Partnership
210 Cloverdale Avenue
Winston-Salem, NC 27103
(336) 728-0303

FIELD WORK BY:
CS CJ
Map / Lot: 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 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1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1

<p>NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS</p> <p>PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION</p> <p>APPROVED: <i>[Signature]</i> DISTRICT ENGINEER</p> <p>This the <u>20th</u> Day of <u>August</u>, 20<u>07</u> NORTH CAROLINA - DAVIE COUNTY</p>	<p>PLANNING DEPARTMENT/REVIEW OFFICER FINAL SUBDIVISION PLAT APPROVAL</p> <p>This is to certify that this plat meets the recording requirements of the Subdivision Regulations for Davie County.</p> <p>Approved: <i>[Signature]</i> Director of Planning/Review Officer</p> <p>This the <u>20th</u> Day of <u>August</u>, 20<u>07</u> NORTH CAROLINA - DAVIE COUNTY</p>	<p>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 (description recorded in Deed Book <u>5871</u> or Plat Book <u>9</u> Page <u>184</u>), and that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this <u>16th</u> day of <u>Aug</u>, A.D. 20<u>07</u>.</p> <p><i>[Signature]</i> Surveyor</p> <p>L-1828 Registration Number</p> <p>NORTH CAROLINA - FORSYTH COUNTY</p>	<p>FORSYTH COUNTY REGISTER OF DEEDS PLAT REGISTRATION</p> <p>Filed for Registration at <u>9:12</u> o'clock <u>A</u> This the <u>20th</u> Day of <u>August</u>, 20<u>07</u> and recorded in Plat Book <u>9</u> Page <u>184</u></p> <p>Filing Fee Paid: <u>2.00</u> M. Brent Shoop, Register of Deeds</p> <p><i>[Signature]</i> Register of Deeds</p>
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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.

Oak Valley Associates Limited Partnership

Owner: *Ridys Ann Inouette, Inc., Managing General Partner*
David F. Keller
Emily M. Keller

Date: 9/2/07

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

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: 8/21/07
County Health Officer: *[Signature]*

Plat

North

Plat Book 7, Page 110

Plat Book 9, Page 184

This Survey is subject to any facts that may be disclosed by a full and accurate title search. NOT furnished as is of this data, 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.

St. Andrews Golf Villas
Oak Valley Section 9B
Phase 3
PB 7, Pg 110

Phase II, Sec 2
PB 8, Pg 21

Lot Setbacks:

Lot	Front Yard	Side Yard	Rear Yard	Side Street
265-268	35'	10'	20'	25'
269-296	40'	15'	30'	25'

Centerline Curve Data

CURVE	LENGTH	RADIUS	BEARING	CHORD
1	74.31	250.00	S79°51'03"E	74.03
2	170.43	500.00	S13°04'32"E	169.61

Right of Way Curve Data

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	66.88	225.00	N79°51'03"E	66.63
C2	38.54	25.00	S47°28'21"E	34.83
C3	6.99	35.00	S02°23'30"W	6.98
C4	20.57	35.00	S24°56'40"W	20.27
C5	61.83	50.00	N06°21'04"E	57.97
C6	49.72	50.00	N57°33'43"W	47.70
C7	47.81	50.00	S66°33'29"W	46.01
C8	76.43	50.00	S04°37'40"E	69.21
C9	20.55	35.00	N31°36'12"W	20.25
C10	7.00	35.00	N09°03'13"W	6.99
C11	178.95	525.00	S13°04'32"E	178.09
C12	33.43	475.00	S20°49'28"E	33.42
C13	128.48	475.00	S11°03'34"E	128.09
C14	40.00	25.00	S42°31'39"W	35.87
C15	81.74	275.00	N79°51'03"E	81.44
C16	50.02	525.00	S18°37'09"E	50.00
C17	73.60	815.00	S00°24'21"E	73.58
C18	18.05	525.00	S03°58'41"E	18.05
C19	100.12	525.00	S10°25'35"E	99.97
C20	100.04	525.00	S26°48'28"E	99.89

Graphic Scale

100 0 50 100 200

(IN FEET)

1 inch = 100 ft.

Legend

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

Oak Valley Associates Limited Partnership
Future Development
Deed Book 652, Page 160

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

Mary Ermon B. Blackwelder
By WAI (1995E / 257)
PIN: 5871-15-6448

State of North Carolina, County of Davie
I, *[Signature]*, Review Officer of Davie County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date: 9/16/07
Review Officer: *[Signature]*

SAWGRASS at Oak Valley
Section 19, Phase 1

Owner / Developer:

Oak Valley Associates Limited Partnership
210 Cloverdale Avenue
Winston-Salem, NC 27103
(336) 723-0303

Field Work By:
GS CJ

Checked By:
DAW

Map / Lot: 148 & 14801 PIN: 5871-25-2458 Deed Book/Page: D.B. 172, Pg. 168

TOWNSHIP: Farmington CITY: Davie COUNTY: Davie

STATE: North Carolina DATE: 06-06-07 SHEET NUMBER: 2 of 2

JOB NUMBER: 06210 DRAWN BY: dw/21bc

BEESON ENGINEERING INC.
ENGINEERS SURVEYORS PLANNERS

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