

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED _____
DISTRICT ENGINEER

DATE _____
NORTH CAROLINA - DAVID COUNTY

Director of Planning

DATE _____
NORTH CAROLINA - DAVID COUNTY

of Permitted County N.C. to certify that John E. Beeson

personally appeared before me this day and acknowledged the due execution of the foregoing certificate.

DATE _____
NORTH CAROLINA - DAVID COUNTY

THE OFFICIAL TITLE OF THE OFFICER SIGNING

THE CERTIFICATE PASSED UPON

DATE _____
NORTH CAROLINA - DAVID COUNTY

in Plat Book _____ Page 150+151

Register of Deeds

Filing Fee \$7.00 Paid

by _____
Deputy - Assistant

(Pg 150)

Certificate of Approval by Planning Board:
The David County Planning Board hereby approves the
Record Plat for Oak Valley (Section 10A) subdivision

Date _____ Chairman, County Planning Board

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 all streets, alleys, walks, parks and other sites, and easements to public or private use as noted.

Date _____ Oak Valley Associates Limited Partnership
Owner's Signature

Date _____ by: Ridge Run Properties, Inc., General Partner
Owner's Signature

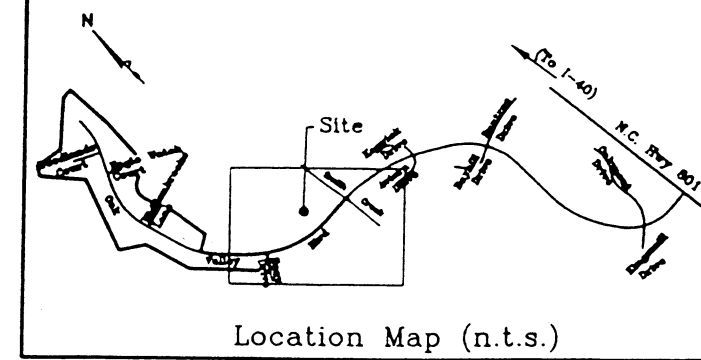
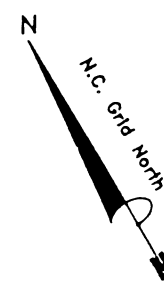
Date _____ by: C.J. Ramey, x President
Owner's Signature

Date _____ by: HGH, L.L.C., General Partner
Owner's Signature

Date _____ by: Bruce R. Hubbard, x Member Manager
Owner's Signature

Date _____ by: Oak Valley Properties, L.L.C., General Partner
Owner's Signature

Date _____ by: William E. Hallan, Jr., x Manager
Owner's Signature



Notes:

- 1) N.C. Grid North was calculated based on solar observations to determine Astronomic North.
- 2) All distances shown are Horizontal ground distances unless otherwise shown.
- 3) All street rights-of-way intersections shall have a fillet radius of 20 feet unless designated.
- 4) All out-of-lot rights-of-way shall be 30 feet radius.
- 5) All out-of-lot rights-of-way fillets shall be 25 feet radius unless otherwise designated.
- 6) Iron stakes are placed at all lot corners unless otherwise designated.
- 7) There are no North Carolina Geodetic Survey Monuments within 2,000 feet of the project.
- 8) All Sanitary Sewer, Storm Sewer, Water Distribution, Natural Gas, Telephone, Electrical Power, and Cable Television Lines are located in street rights-of-way, and/or designated easements.
- 9) Water Service by David County Public Water.
- 10) Sanitary Sewer service by Private treatment plant.
- 11) Streets constructed to M.C.D.O.T. Standards.
- 12) Minimum Building Lines for R-12 Zoning (unless otherwise noted).
- 13) All distances shown on curves are arc distances unless otherwise noted.
- 14) Property is Zoned R-12 (12,000 Sq.Ft. Minimum).
- 15) The purpose of this Record Plat is to dedicate and record Oak Valley Boulevard and its accompanying easements from its terminus as recorded on Plat Book 8, Pages 78 and 79 through the intersection with, and including a portion of Seely Drive.
- 16) Right-of-Way recorded by this map; (No Lots this sheet).
- 17) Area in Dedicated Right-of-Way (this map).....1.712 Acres

Legend

- C.C. Control Corner
- ④ Curve Number (for Centerline Curve Data)

NOT TO SCALE

Certification of Approval of Private (on site) Sewage Disposal System

I hereby certify that the David County Health Department has evaluated the subdivision entitled Oak Valley, Section 10A, The Bluffs, 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 limitations see the written report on file at said Department of Health.

Important Notice:

This certificate DOES NOT constitute a permit or approval of individual lots in said subdivision for installation of sewage facilities.

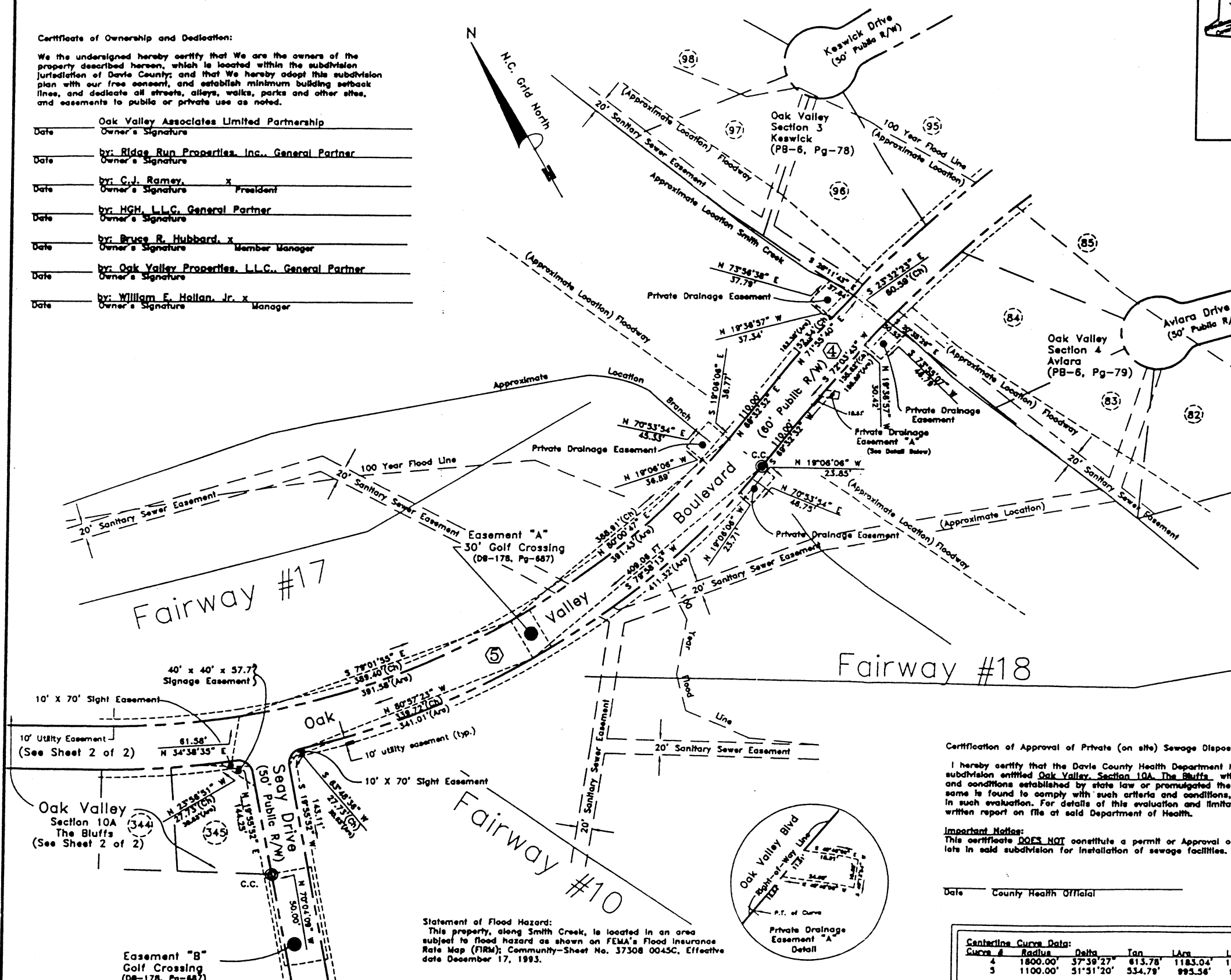
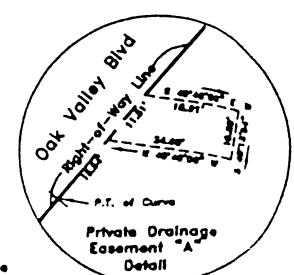
Date _____ County Health Official

Centerline Curve Data:

Curve #	Radius	Delta	Tan	L Arc	L Chord	Chord Direction
4	1800.00'	37°39'27"	613.78'	1183.04'	1181.86'	S 85°22'13" W
5	1100.00'	51°31'20"	534.79'	893.56'	881.92'	N 84°31'49" W

Statement of Flood Hazard:

This property, along Smith Creek, is located in an area subject to flood hazard as shown on FEMA's Flood Insurance Rate Map (FIRM); Community-Sheet No. 37308 0045C, Effective date December 17, 1993.



Oak Valley, Section 10A
The Bluffs

(this sheet depicts a portion of Oak Valley Boulevard Extension to The Bluffs)
Owner/Developer:
Oak Valley Associates
Limited Partnership
285 S. Stratford Road
Winston-Salem, N.C. 27103
(910)-725-0506

FIELD WORK BY: KT/BB/CJ/JH
CHECKED BY: JEB/DAS

DATE MAP: E-7 and E-8
PARCEL: Tax Lot 12 (Map E-8)
Tax Lot 198.04 (Map E-7)

TOWNSHIP: Farmington
COUNTY: Davie

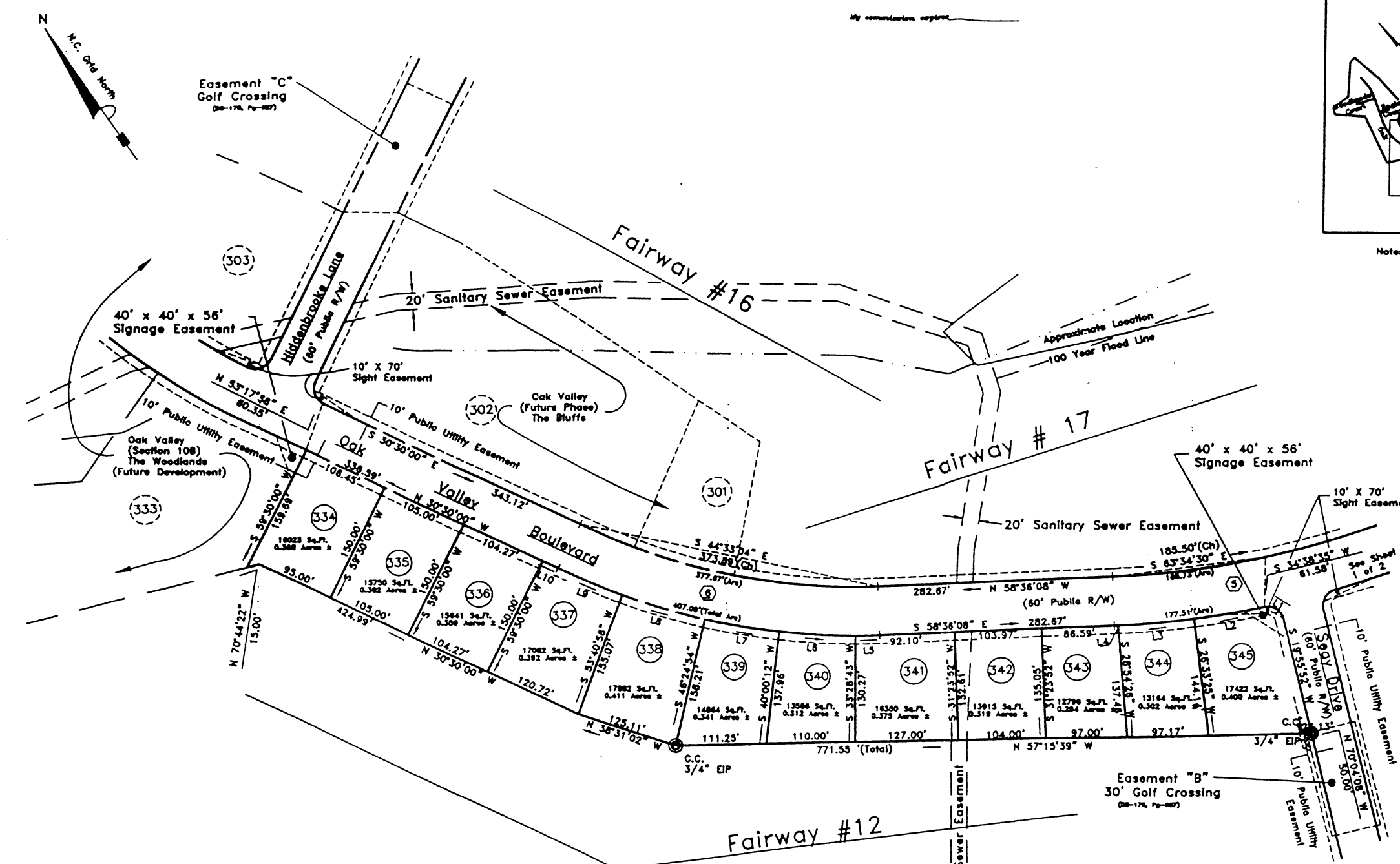
STATE: N.C.
DATE: 2-27-96

JOB NUMBER: 93207.010
DRAWN BY: DAS

1 of 2

BEEBON ENGINEERING INC.

ENGINEERS SURVEYORS PLANNERS
804 EIDE STREET
WINSTON-SALEM, NC 27101
TELEPHONE: 910-746-0071



- Notes:
- 1) N.C. Grid North was calculated based on solar observations to determine Astronomic North.
 - 2) All distances shown are Horizontal ground distances unless otherwise shown.
 - 3) All street rights-of-way intersections shall have a fillet radius of 20 feet unless designated.
 - 4) All out-of-the-way rights-of-way shall be 50 foot radius.
 - 5) All out-of-the-way rights-of-way fillets shall be 25 foot radii unless otherwise designated.
 - 6) Iron stakes are placed at all lot corners unless otherwise designated.
 - 7) There are no North Carolina Geodetic Survey Monuments within 2,000 feet of the project.
 - 8) All Sanitary Sewer, Storm Sewer, Water Distribution, Natural Gas, Telephone, Electrical Power, and Cable Television Lines are located in street rights-of-way, and/or designated easements.
 - 9) Water Service by Davie County Public Water.
 - 10) Sanitary Sewer service by Private treatment plant.
 - 11) Streets constructed to N.C.D.O.T. Standards.
 - 12) Minimum Building lines for R-12 Zoning (unless otherwise noted).
- Front setback.....35 feet
Side setback.....10 feet
Side adjacent to side street (Corner Lot).....25 feet
Rear setback.....20 feet
- 13) All distances shown on curves are distances unless otherwise noted.
 - 14) Property is Zoned R-12 (12,000 Sq.Ft. Minimum)
 - 15) Total Lots this Map.....12
 - 16) Total Area this Map.....5.874 Acres± Total Area in Right-of-Way (this map).....1.650 Acres± Total Area of Lots this Section.....4.225 Acres±

Legend

● C.C.....Control Corner

⊙Curve Number (See Curve Data Chart)

NOT TO SCALE

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 easements to public or private use as noted.

Oak Valley Associates Limited Partnership

by: Ridge Run Properties, Inc., General Partner

by: C.J. Ramey, President

by: HGH, LLC, General Partner

by: Bruce R. Hubbard, Member Manager

by: Oak Valley Properties, LLC, General Partner

by: William F. Hallan, Jr., Manager

Certification of Approval of Private (on site) Sewage Disposal System

I hereby certify that the Davie County Health Department has evaluated the subdivision entitled Oak Valley, Section 10A The Bluffs 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 limitations see the written report on file at said Department of Health.

Important Notice:

This certificate DOES NOT constitute a permit or approval of individual lots in said subdivision for installation of sewage facilities.

County Health Official

Line Chart		Chord & Arc Distances	
Line #	Chord Bearing	Chord	Arc
L1.....	S 23°58'51" E	27.73'(Ch)	30.63'(Arc)
L2.....	S 65°38'05" E	86.42'(Ch)	86.44'(Arc)
L3.....	S 61°08'04" E	91.04'(Ch)	91.07'(Arc)
L4.....	S 58°42'50" E	4.41'(Ch)	4.41'(Arc)
L5.....	S 57°33'43" E	30.14'(Ch)	30.14'(Arc)
L6.....	S 53°15'33" E	94.47'(Ch)	94.52'(Arc)
L7.....	S 46°47'27" E	92.83'(Ch)	92.88'(Arc)
L8.....	S 38°57'04" E	105.21'(Ch)	105.28'(Arc)
L9.....	S 33°24'31" E	84.24'(Ch)	84.27'(Arc)
L10.....	S 30°30'00" E	20.87'	

Centerline Curve Data					
Curve #	Radius	Delta Angle	Tangent	Larc	LCh
5	1100.00'	51°31'20"	534.79'	995.56'	981.92'
6	800.00'	28°06'08"	200.22'	392.38'	388.46'

Certificate of Approval by Planning Board:

The Davie County Planning Board hereby approves the Record Plat for Oak Valley (Section 10A) subdivision

Chairman, County Planning Board

Oak Valley, Section 10A The Bluffs		
Owner/Developer: Oak Valley Associates Limited Partnership		
285 S. Stratford Road Winston-Salem, N.C. 27103 (910)-725-0506		
FIELD FILE BY KT/BB/CJ/JH	CHECKED BY: JEB/DAS	
TAX MAP E-7 and E-8	PARCELS Tax Lot 12 (Map E-8) Tax Lot 16A.04 (Map E-7)	
TOWNSHIP Farmington	CITY Winston-Salem	COUNTY Davie
STATE N.C.	DATE 2-27-98	SHEET NUMBER 2 of 2
JOB NUMBER 93207.010	DRAWN BY DAS/TLM	
BEEBON ENGINEERING INC. ENGINEERS SURVEYORS PLANNERS 604 HIDE STREET WINSTON-SALEM, NC 27101 TELEPHONE 710-710-0071		