

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARD CERTIFICATION

APPROVED: \_\_\_\_\_  
DISTRICT ENGINEER

DATE: \_\_\_\_\_  
NORTH CAROLINA - DAVID COUNTY

FINAL SUBDIVISION PLAT APPROVAL

I hereby certify that the above described plat has been approved by the Department of Transportation, Division of Highways, and that the same is in accordance with the provisions of the General Statutes of North Carolina, Chapter 106, relating to the subdivision of land.

DATE: 9-9-96  
J. J. [Signature]  
Director Planning Department

NOTARIAL PUBLIC

John F. Beeson  
Notary Public for North Carolina  
My commission expires 10-26-98

SEAL  
L-1828  
JOHN F. BEESON  
NOTARY PUBLIC  
NORTH CAROLINA

THE PLATTING CERTIFICATE

Tracie B. Hedgcock  
(Said plat name)  
Nathan Public of  
Fayette County, NC  
To be correct  
This 18 day of September, 1996  
I, Henry L. Shore, Register of Deeds  
for Fayette County, NC

Filed for Registration at 9:30 a.m. A.

September 18, 1996 and recorded

in Plat Book 6, Page 166

Henry L. Shore, Register of Deeds

Filing Fee \_\_\_\_\_ Paid

by [Signature]

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 11B, Phase I, Broadmoor, 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.

9-9-96 [Signature]  
Date County Health Official

Oak Valley Golf Partners, L.L.C.  
Formerly  
Tar Heel Shooting Center, Inc.  
D.B. 163, Pg. 95  
Tax Lot 166.04, Map E-7

Oak Valley  
(Section 11B, Phase I)  
(Future Development)

Fairway #12

Oak Valley  
(Section 11A, Phase II)  
(Future Development)

SCOTSDALE DRIVE  
(50' public R/W)

10' Utility Easmt (typ)

10' x 70' Sight Easement

10' x 70' Sight Easement

10' Utility Easmt (typ)

PHASE LINE

Lot 148, Map E-7  
Nan Beauchamp Keller  
Will Book 3, Pg. 242  
1-30-1894 (no deed)

Tax Lot 147, Map E-7  
Fordie R. Beauchamp Et Ux Lila Mae  
D.B. 4, Pg. 91

NOTES:

1. N.C. Grid North was calculated based on solar observations to determine Astronomic North.

2. All distances shown on the plat are horizontal ground distances unless otherwise designated.

3. All street rights-of-way intersections shall have a fillet radius of 20 feet unless otherwise designated.

4. All cul-de-sac rights-of-way shall be 50 foot radii.

5. All cul-de-sac rights-of-way fillets shall be 25 foot.

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 project.

8. All sanitary sewer, storm sewer, water distribution, natural gas, telephone, electrical power, and cable television lines to be located in street rights-of-way and/or designated easements.

9. Served by David County Public Water.

10. Served by private sewer treatment plant.

11. Streets constructed to North Carolina Department of Transportation standards.

12. Minimum Building Lines (for R-12 Zoning) unless otherwise designated: Front setback 35 feet, Side setback 10 feet, Rear setback 20 feet; and corner lots require 25 foot side setback.

13. All distances shown on curves are arc distances unless otherwise noted.

The purpose of this record plat is to change the bearings and distances of Lots 363 and 364 as recorded at pg. 8, Pg. 154 in the office of the David County Register of Deeds. 8-8-96

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 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.

8-7-96 Oak Valley Associates Limited Partnership  
Date Owner's Signature

8-7-96 by: Edna B. Properties, Inc. General Partner  
Date Owner's Signature

8-7-96 by: C. J. Ramsey, President  
Date Owner's Signature

8-7-96 by: HGH, L.L.C. General Partner  
Date Owner's Signature

8-7-96 by: Bruce R. Hubbard, Member Manager  
Date Owner's Signature

8-7-96 by: Oak Valley Properties, L.L.C. General Partner  
Date Owner's Signature

8-7-96 by: William E. Hollen, Jr. Manager  
Date Owner's Signature

CENTERLINE CURVE DATA

STATION 1+00.00  
TANGENT 12.50  
ARC LENGTH 17.34  
CHORD BEARING N149°10'W

LINE CHART

STATION 1+00.00  
TANGENT 12.50  
ARC LENGTH 17.34  
CHORD BEARING N149°10'W

Location Map (n.t.s.)