

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 Unified Development Ordinance Subdivision Regulations for
Davie County, North Carolina. I, _____, Review Officer of Davie County,
certify that the map or plat to which this certification is affixed
meets all statutory requirements for recording.
Approved _____
Review Officer
This the 11th Day of OCTOBER, 2014
NORTH CAROLINA - DAVIE COUNTY

SURVEYORS CERTIFICATION
I, John F. Beeson, certify that this plat was drawn under
my supervision from an actual survey made under the supervision
(description recorded in Book _____ of _____ or that Book
(description recorded in Book _____ of _____ or that Book
to _____) that this plat was prepared in accordance with G.S.
47-50 as amended. Witness my original signature, registration number
and seal this _____ Day of _____, A.D., 2014.

Surveyor
L-1828
Registration Number
NORTH CAROLINA - FORSTYH COUNTY

I, John F. Beeson, Registered Land Surveyor, Number _____, 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;

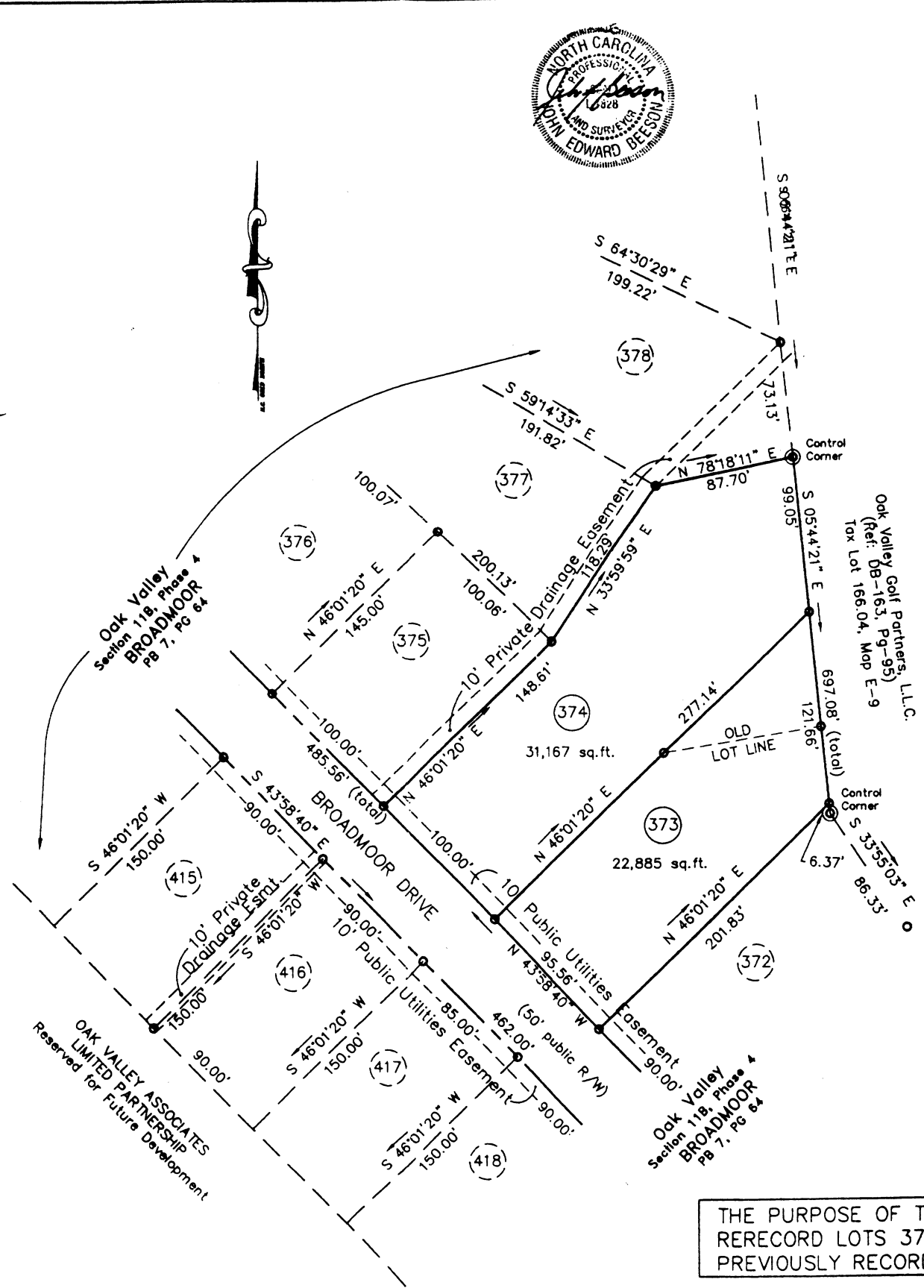
e. That the information available to this surveyor is such that I am unable to make a
determination to the best of my professional ability as to provisions contained in
the applicable ordinance.

John F. Beeson
L-1828
Registration Number
NORTH CAROLINA - FORSTYH COUNTY

DAVIE COUNTY REGISTER OF DEEDS
PLAT REGISTRATION
Filed for Registration at 11:30 a'clock A.M.
This the 31st Day of OCTOBER, 2014 and recorded
in Plat Book _____ Page 142
Henry L. Shore
Register of Deeds
Filing Fee Paid: _____
Deputy - Assistant

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
by: Ridge Run Properties, Inc., General Partner
10-30-00 Date
Owner's Signature President
HGH, L.L.C. General Partner
10-30-00 Date
Owner's Signature Member Manager
Oak Valley Properties, L.L.C., General Partner
10-30-00 Date
Owner's Signature William E. Hollar, Jr. x
10-30-00 Date
Owner's Signature William R. Humble x
10-30-00 Date
Owner's Signature Peggy G. Humble x



Notes:
There are no N.C.G.S., U.S.C. & G., or other Geodetic
survey Monuments within 2,000 feet of the site.
N.C. Grid North was calculated based on solar observations
to determine Astronomic North.

All distances shown on this plat are horizontal Distances.
3/4" Iron Pipes at all corners unless otherwise noted.

50' Public Right-of-way
26' Pavement width (Gutter to Gutter)
Public Streets and Public Utilities.
-Sewage to private sewage treatment plant.
-Water by Davie County Public Water.
-Streets constructed to N.C. D.O.T. Standards
-Utilities underground in Right-of-way and
Utilities Easement

Minimum Building Lines for R-12 Zoning:
Front setback...35 feet, Side setback...10 feet except
corner lots which require 25 feet to right-of-way,
and Rear setback...20 feet; unless otherwise specified.

Legend
● EIP.....Existing Iron Pipe (found)
○ NIP.....New Iron Pipe (set)
△ Stone.....Stone (found)
• Pt.....Point on the ground
⊙ C.C.....Control Corner
#.....Centerline Curve Number

REVISED LOTS 373 & 374		
Oak Valley, Section 11B, Phase 4 BROADMOOR		
Owners: Oak Valley Associates Limited Partnership 2110 Cloverdale Avenue, Suite 2C Winston-Salem, NC 27103 Telephone: (336) 733-1500 & Bob Humble 186 Broadmoor Drive Advance, NC 27006		
Scale 1" = 60 ft		
Field Work By: KT/CJ	Checked By: JEB/DAS	
Tax Map: E-8	Parcel: 12	
Township: Farmington	City: N/A	County: Davie
State: N.C.	Date: 10-03-00	Sheet Number: 1 of 1
Job Number: 93207.11.4	Drawn By: TLBN	
BEEBON ENGINEERING INC. ENGINEERS SURVEYORS PLANNERS 600 HIGH STREET WINSTON-SALEM, NC 27101 TELEPHONE: 336-748-0071 FAX: 336-748-0170		

THE PURPOSE OF THIS MAP IS TO
RERECORD LOTS 373 AND 374
PREVIOUSLY RECORDED IN PB 7, PG 64.

THIS THE 41 DAY OF JANUARY 1999
NORTH CAROLINA - DAVIS COUNTY

Approved [Signature]
 Director of Planning/Revenue Officer
 This is the 29 day of JANUARY 1999
 NORTH CAROLINA - DAVIS COUNTY

John J. Carson L-1828
 Sheriff Registered on Number
 NORTH CAROLINA - FORSYTH COUNTY

1. John E. Bessan Registered Land Surveyor. Number _____ certify to me

the following as indicated by check (X) _____

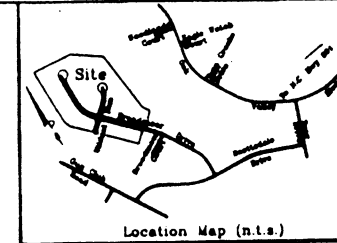
- ☒ That this is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- ☒ That this plan is of a survey that is located in each portion of a county or municipality as to an ordinance that regulates parcels of land.
- ☒ That this plan is of a survey of an existing parcel or parcels of land.
- ☒ That this plan is of a survey of another category, such as the reversionation of existing parcels.
- ☒ That this plan is of a survey of another category to the definition of a subdivision.

Make a statement available to this surveyor to such that I am unable to make a statement to the best of my professional ability as to provisions contained in a through G above

John E. Bessan 6-19228
Registration Number

NORTH CAROLINA - FORSTH COUNTY

Filing Fee Paid: Henry L. Shore Registrar of Deeds
by Carol J. Jansat
Attorney - James H. Jansat



This Survey is subject to any facts that may be disclosed by a full and accurate title search. MGI 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.

Notes:

There are no N.C.G.S., U.S.C. & G., or other Geodetic survey Monuments within 2,000 feet of the site.

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

All distances shown on this plat are horizontal Distances.
3/4" iron Pipes at all corners unless otherwise noted.

This phase (Section 118, Phase 4) has 32 lots total.

Total Area this phase 16.785 Acre±. (731,174 Sq.Ft.)
Total Area in Right-of-Way this phase Acre±.
2.126 Acre± (92,607 Sq.Ft.)
Average Area per lot: 0.458 Acre±. (19,955 Sq.Ft.)
(Excludes Right-of-way)

50' Public Right-of-way
26' Pavement width (Gutter to Gutter)

Public Streets and Public Utilities.
-Sewage to private sewer treatment plant.
-Water by Davie County Public Water.
-Streets constructed to N.C. D.O.T. Standards
-Utilities underground in Right-of-way and
Utilities Easement

Minimum Building Lines for R-12 Zoning:
Front setback...35 feet. Side setback...10 feet except
corner lots which require 25 feet to right-of-way,
and Rear setback...20 feet; unless otherwise specified.

Legend

- EIP Existing Iron Pipe (found)
- NIP New Iron Pipe (set)
- ▲ Stone Stone (found)
- Pt Point on the ground
- ⊙ CC Control Corner
- ① Centerline Curve Number

	RADIUS	LENGTH	CHORD	BEARING
+	250.00'	106.72'	105.91'	N 33°47'36" E
+	330.00'	230.31'	224.70'	N 21°59'05" W
+	250.00'	107.31'	107.30'	N 01°14'16" E

RIGHT-OF-WAY CURVE DATA				
CURVE	RADIUS	LENGTH	CHORD	BEARING
1	20.00	31.42	28.28	N 01°01'20" E
2	20.00	31.42	28.28	N 88°58'40" W
3	20.00	31.42	28.28	S 01°01'20" W
4	20.00	31.42	28.28	S 88°58'40" E

Certificate of approval of Private (on site) Sewage Disposal System

I hereby certify that the Davis County Health Department has evaluated the substation entitled Ask Valley, Section 118, Phase 4, Brandman with respect to errors and conditions established by state law or promulgated thereunder and the same is found to comply with such laws and conditions except as noted found in such evaluation. For details of into construction and installation see the written report on file at the Davis County Health Department

Important Notice
This certificate Does not constitute a permit or approval of individual lots in said subdivision for installation of sewage facilities.

Date 1-29-79 County Madison Officer 66

Certificate of Approval by Planning Board
The Davis County Planning Board hereby approves the Record Plat for
One Valley, Section 118, Phase 4, Broadmoor.

[illegible]

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 Davis 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.

Jan Vole, Associates Limited Partnership
 by Ridge Run Properties, Inc. General Partner
 1-20-99 by C.J. Ramey, c *CJR*
 Date Owner's Signature President
 MGH, L.L.C. General Partner
 1-20-99 by Bruce R Hubbard, c *Bruce R Hubbard*
 Date Owner's Signature Member Manager
 Jan Vole, Properties, L.L.C. General Partner
 1-20-99 William E. Hallan, Jr. c *William E Hallan Jr*
 Date Owner's Signature *W E Hallan Jr*

Oak Valley Golf Partners, L.L.C.
(Ref: DB-163, Pg-95)
Tax Lot 16604, Map E-9

Oak Valley Golf Partners, LLC
(Ref: DB-163, Pg-95)
Tax Lot '66 04, Map E-9

SEE
REVISED
MAP

OAK VALLEY ASSOCIATES
LIMITED PARTNERSHIP
Reserved for Future Development

OAK VALLEY
Section 118, Phase 3
Broadmoor
PB 7, Pg 34

Oak Valley, Section 118, Phase 4 BROADMOOR			
Owner/Developer: Oak Valley Associates Limited Partnership 2110 Cloverdale Avenue, Suite 2C Winston-Salem, NC 27103 Telephone: (336) 733-1500			
Scale 1" = 100 ft			
Field Work By: KT/CJ		Checked By: JEB/DAS	
Tax Map: E-8		Parcel: 12	
Township Farmington	City: N/A	County: Davie	
Steps: N.C.	Date: 8-25-98	Sheet Number: 1 of 1	
Job Number: J3207.11.4	Drawn By: TLBN		
BEEDON ENGINEERING INC. ENGINEERS SURVEYORS PLANNERS 603 HIGH STREET WINSTON-SALEM, NC 27101 TELEPHONE 336-740-0071 FAX 336-740-0478			