

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION
STANDARD CERTIFICATION

APPROVED: *[Signature]*
DISTRICT ENGINEER

This the 11 day of July 2001
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 North Carolina Department of Transportation, Division of Highways, and the North Carolina Department of Transportation, Division of Highways, and the North Carolina Department of Transportation, Division of Highways.

APPROVED: *[Signature]*
PLANNING DEPARTMENT/REVIEW OFFICER

This the 21 day of July 2001
NORTH CAROLINA - DAVIE COUNTY

SURVEYORS CERTIFICATION

I, John F. Besson, Registered Land Surveyor, Number 1-1828, certify that this plat was drawn under my supervision from an actual survey made under my supervision, and that the same is a true and correct representation of the same.

I, John F. Besson, Registered Land Surveyor, Number 1-1828, certify that this plat was drawn under my supervision from an actual survey made under my supervision, and that the same is a true and correct representation of the same.

[Signature]
NORTH CAROLINA - DAVIE COUNTY

DAVIE COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for Registration at 10:10 A.M.
This the 23 day of July 2001 and recorded in Plat Book 7 Page 183

Filed for Plat: M Brent Shaeff Register of Deeds
[Signature]
NORTH CAROLINA - DAVIE COUNTY

Lot 155 Map E-7
now or formerly
Henry A. Spray
et ux Linda F.
DB 163, Pg 905

Site
Location Map (n.s.)

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.

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.
This Phase (Broadmoor Section 11B, Phase 5) has 22 Lots

Total Area this phase is 11.049 Acrest. (481,290 Sq. Ft.)
Total Area in right-of-way this phase 1.566 Acrest. (68,218 Sq. Ft.)
Average Area per lot: 0.431 Acrest. (18,776 Sq. Ft.) (Excluding Right-of-Way)

50' Public right-of-way.
26' Pavement width (Gutter to Gutter).
Public Streets and Public Utilities.
-Sewage to City of Winston-Salem sewer line.
-Water by Davie County Public Water.
-Streets constructed to N.C. D.O.T. Standards.
-Utilities underground in Right-of-Way and Utility Easements

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
- New Iron Pipe
- △ Stone (found)
- RPS..... Railroad Spike (Found)
- Point on the ground
- ⊙ CC..... Control Corner
- ⊕..... Centerline Curve Number

Scale 1" = 100 ft

Center Line Curve Data

Curve#	Delta	Arc Length	Radius	Tangent	Bearing	Chord
C1	43°59'10"	191.93	250.00'	100.97'	N21°59'05"W	187.25'
C2	44°14'03"	308.81	400.00'	162.56'	S21°51'38"E	301.20'

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
by: C. J. Ramey *[Signature]* Owner's signature
by: HCH, L.L.C. General Partner
by: Bruce R. Hubbard *[Signature]* Member Manager's signature
by: William F. Hallon, Jr. *[Signature]* Member Manager's signature

Certificate of Approval by Planning Board
the Davie County Planning Board hereby approves the record plat for Oak Valley, Section 11B, Phase 5, Broadmoor.

[Signature] 7/26/01
Chairman, Davie County Planning Board Date