NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION	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. I JOHN GALLIMME Review Officer of Davie County, certify that the man or plat to which this	SURVEYORS CERTIFICATION I, John E. Beeson certify that this plat was supervision from an actual survey made under m (description recorded in Deed Book 169 Page 361 page 15 1: 10,000+ that this plat was prepared in a 47-30 as amended. Witness my original signature, re and seal this Aday of 7/1/2/ A.D., 2004	vas drawn under vy supervision or Plat Book as calculated vccordance with G.S. egistration number	I. Registered Land Surveyo X of the following as indicated by an X: a. That this plat is of a survey that creates a s of a county or municipality that has an ordin b. That this plat is of a survey that is located i municipality that is unregulated as to an ordi C. That this plat is of a survey of an existing p d. That this plat is of a survey of another categ parcels, a court-ordered survey or other except e. That the information available to this surveyo determination to the best of my professional a a_through d. above.	certify to one ubdivision of land within the area ance that regulates parcels of land; n such portion of a county or nance that regulates parcels of land; arcel or parcels of land; ory, such as the recombination of existing	DAVIE COUNTY REGISTER OF DEEDS PLAT REGISTRATION Filed for Registration at 4:33 o'clock Pu This the 29 Day of July 2004 and recorded in Plat Book Rage 10
This the 28 Day of 5-ly 2004 NORTH CAROLINA - DAVIE COUNTY	of Davie County, certify that the map or plat to which this certification is affixed meets all Statutory producements for recording. Approved	John & Benon	coistration Number		r is such that I am unable to make a bility as to provisions contained in	Filing Fee Paid: 2/00 Brent Shoaf Register of Deeds, By Deputy desistant
5 750.00' 103.40'	205.51' 15*42'00" property described hereo jurisdiction of Davis Couplan with our free conse	by certify that we are the owners of the n, which is located within the subdivision aty; and that we hereby adopt this subdivision nt, and establish minimum building setback creets, alleys, walks, parks, and other sites or private use as noted. Inc. General Partner 1-22-44	I do hereby certify the evaluated subdivision respect to criteria and premulgated thereund eriteria and cenditler of this evaluation and Davie County Health Important Notice: This certificate does lots in said subdivision.	not the Davie County Health Department has entitled Oak Valley, Section 12. Phase 4, with a conditions establised by State Law or der and the same is found to comply with such a except as found in such evaluation. For det a limitations see the written report on file at Department. not constitute a permit of approval of individual for installation of sewage facilities.	SEAL L-1828 calls WARD BELLEVIEW LOS DENT BOOK Page	NORTH HIDDENBROOKE DRIVE AUGUSTA COURT LAFREBE GOURF COURT LAFREBE GOURF LAF
Clay Asbery James Pin: 5871072193 D.B. 1995, Pg. 145 Zoned: R-20	HGH, L.L.C. General Particles by: Bruce R. Hubbard, Oak Valley Properties, L.I. by: William E. Hollan,	Signature Date -C. General Partner X Millia Phillip Date Signature Date	Oak Valley, Section 1	al by Planning Board: Inning Board hereby approves the record plat 2. Phase 4. 4/39/4	for	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.
Existing Rail Road Spike (Found) (Tie) (Tie) (C.C. 47.48' 117.65' 27.62.74" CUN CLUB ROAD CUN CLUB ROAD CUN CLUB ROAD 27.62.74" A 31.03.24" CUN CLUB ROAD A 31.03.24" A 31.03	N 02'43'34" E 90.08' 90.09'	Jennifer Denise James Pin: 5871071941 D.B. 97, Pg. 45 Zoned: R—A ———————————————————————————————————	875.90'(Total) 90.08'	Control Corne Exist. 1-1/4 Solid Iron 3, 90.08'	3/4" In There of Survey 6.13' /4" NIP Cornel	ances shown on this plat are horizontal distances. From Pipes at all corners unless otherwise noted. From N.C.G.S., U.S.C.& G., or other Geodetic Monuments within 2,000 Feet of this site. From Building Lines for R—12 Zoning (unless otherwise): Front35 Feet, Side Setback10 Ft. (Except r Lots25 Ft. to R/W), Rear Setback20 Ft. From Set (Oak Valley Section 11B, Phase 6) has
CUN Prublic 31, 6.49 20,895 Sq.Ft. 25,064 Se 26,058 Acres 26,067 Se 26,0		19,511 Sq.Ft. 0.45 Acres± 0.44 Acres±		681	16 Lote Total A Total	s total. rea this phase is 484,289 Sq.Ft./11.12 Acres± rea in Right—of—Way this phase 161,772 Sq.Ft. (3.71 Acres±) Streets (built to N.C.D.O.T. Standards), 50' Public payed streets (27.5' back of curb to back of curb). Utilities (within R/W and 10 Ft. Public Utility
Oak Valley Section 11B, Phase 5	52.28 (Ch) E 10' Public 90.00'	Utilty Easement		90.00' - 100.97' \$\\\ \[\begin{array}{cccccccccccccccccccccccccccccccccccc	Pt. OS	EIPExisting Iron Pipe NIPStone (found) PtPoint on the ground C.CControl Corner Centerline Curve Number
P.B. 7, Pg. 183 Zoned: R-12 3/4" EIP \$ 42.27.09" 54.32'(Tie Live)	53.48' 90.00'	N 00°15'23" E 90.00' 90.00' 90.00' — Olic Utilty Easement	613.71'(T	S 61'05 12 E 56.98'(Tie Line)	Signage Easement 52.24' (Property Corner to PC)	Scale 1" = 60 ft
(690)	7,612 Sq.Ft. ≤ 17,978 Sq.Ft. ≤	1/444 \7 FT	17,999 Sq.Ft. Z 0.41 Acres± 89.44,37" W	683 & & S 79.45.44" E Pt. Pt.	Future Oak Valley Section 12, Phase 4 Hiddenbrooke (Ref: D.B. 169, Pg. 361)	Section 11B, Phase 6; Broadmoor Owner/Developer: Oak Valley Associates, Limited Partnership 2110 Cloverdale Avenue Winston-Salem, N.C. 27103 (336) 723-0303
Oak Valley Section 11B, Phase 5 P.B. 7, Pg. 183 Zoned: R-12 3/4" EIP	Section 1	90.00' 90.00' Valley 639.63'(Total) S 00'1!	90.00' 5'23" W	N 339.73		CJ/CS/PJ JEB TAX MAP: PARCEL: E-8 Parcel 12 TOWNSHIP: CITY: COUNTY: Farmington - Davie
(401) (397)	(396) (395) (395)	7, Pg. 64' d: R-12 (393) (392)) (39	1) / 3/4" EIP	o'so's The state of the state o	BESON ENGINEERS SURVEYORS PLANNERS SOS HIGH STREET WINSTON-SALEM, NC 27101 TELEPHONE: (336)-748-0071