NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: DISTRICT ENGINEER

This the 13 Day of August, 19 98

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 Subdivision Regulations for Davie County, NC

I, Terri L. Gaskins, Review Officer of Davie County, certify that this map or plat to which this certification is affixed meets all statutory requirements for recording.

Approved: Director of Planning/Review Officer

This the 28th Day of August, 19 98

NORTH CAROLINA - DAVIE COUNTY

SURVEYORS CERTIFICATION

I, John E. Benson, certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Deed Book 414, Page 84, or Plat Book 7, Page 46) of which I am the owner of property shown and described hereon, and that the ratio of precision as calculated is 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this ____ day of ____, A.D., 19____.

John E. Benson, Surveyor — 1828 Registration Number

NORTH CAROLINA - FORSYTH COUNTY

I, John E. Benson, Registered Land Surveyor, Number L-1828 certify to one of the following as indicated by an X:

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 a through d above.

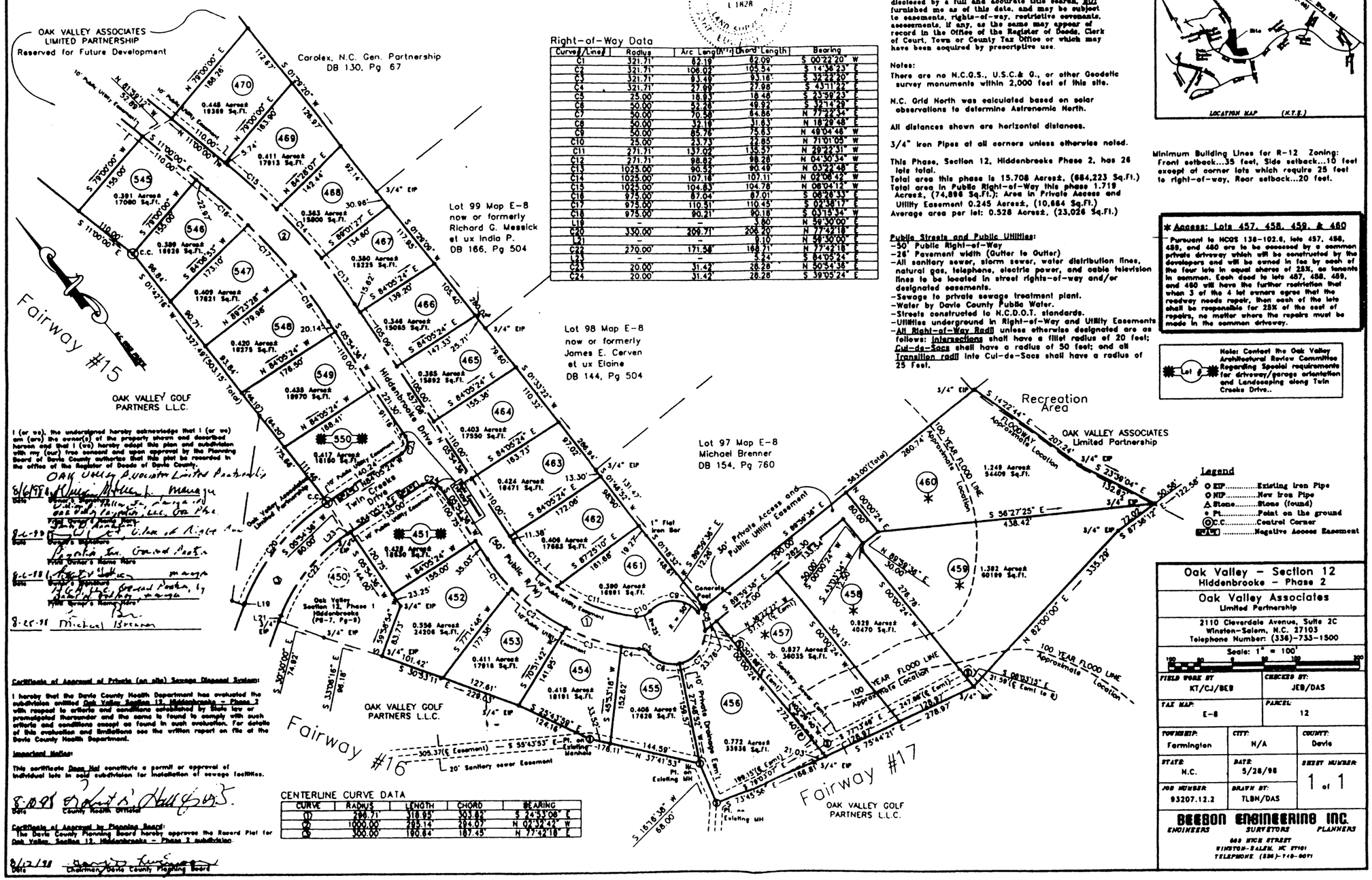
John E. Benson, Surveyor — 1828 Registration Number

NORTH CAROLINA - FORSYTH COUNTY

DAVIE COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

Filed for Registration at 11:10 o'clock A M
This the 28 Day of August, 19 98 and recorded
in Plat Book 7, Page 46
Filing Fee Paid ____ Henry L. Shore Register of Deeds
By Davie C. Williams Deputy - Assistant

SEAL L-1828 LAND SURVEYOR NORTH CAROLINA



Right-of-Way Data

Curve/Line	Radius	Arc Length	Chord Length	Bearing
C1	321.71'	82.19'	82.09'	S 00°22'20" W
C2	321.71'	106.02'	105.54'	S 14°36'23" E
C3	321.71'	93.49'	93.18'	S 32°22'20" E
C4	321.71'	27.99'	27.98'	S 43°11'22" E
C5	25.00'	18.83'	18.48'	S 23°59'23" E
C6	50.00'	52.20'	49.97'	S 32°14'29" E
C7	50.00'	70.59'	64.86'	N 77°22'34" E
C8	50.00'	32.19'	31.63'	N 18°28'48" E
C9	50.00'	85.76'	75.63'	N 49°04'46" W
C10	25.00'	23.73'	22.85'	N 71°01'05" W
C11	271.71'	137.02'	135.57'	N 29°22'31" W
C12	271.71'	98.82'	98.28'	N 04°30'34" W
C13	1025.00'	90.52'	90.49'	N 03°22'48" E
C14	1025.00'	107.16'	107.11'	N 02°08'42" W
C15	1025.00'	104.83'	104.78'	N 08°04'12" W
C16	975.00'	87.04'	87.01'	S 08°28'33" E
C17	975.00'	110.51'	110.45'	S 02°38'17" E
C18	975.00'	90.21'	90.18'	S 03°15'34" W
L19	-	-	3.80'	N 59°30'00" E
C20	330.00'	206.71'	206.20'	N 77°42'18" E
L21	-	-	8.10'	N 59°30'00" E
C22	270.00'	171.58'	168.71'	N 77°42'18" E
L23			5.24'	S 84°05'24" E
C23	20.00'	31.42'	28.28'	N 50°54'36" E
C24	20.00'	31.42'	28.28'	S 39°05'24" E

CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING
(1)	296.71'	318.95'	303.82'	S 24°53'06" E
(2)	1000.00'	295.14'	294.07'	N 02°32'42" W
(3)	300.00'	190.64'	187.45'	N 77°42'18" E

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

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

All distances shown are horizontal distances.

3/4" iron Pipes at all corners unless otherwise noted.

This Phase, Section 12, Hiddenbrooke Phase 2, has 26 lots total.
Total area this phase is 15.708 Acres±, (684,223 Sq.Ft.)
Total area in Public Right-of-Way this phase 1.719 Acres±, (74,896 Sq.Ft.); Area in Private Access and Utility Easement 0.245 Acres±, (10,664 Sq.Ft.)
Average area per lot: 0.528 Acres±, (23,026 Sq.Ft.)

Public Streets and Public Utilities:
- 50' Public Right-of-Way
- 26' Pavement width (Gutter to Gutter)
- All sanitary sewer, storm sewer, water distribution lines, natural gas, telephone, electric power, and cable television lines to be located in street rights-of-way and/or designated easements.
- 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 Utility Easements
- All Right-of-Way Radii unless otherwise designated are as follows: Intersections shall have a fillet radius of 20 feet; Cul-de-Sacs shall have a radius of 50 feet; and all Transition radii into Cul-de-Sacs shall have a radius of 25 Feet.

LOCATION MAP (N.T.S.)

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

*** Access: Lots 457, 458, 459, & 460**

- Pursuant to NCGS 136-102.6, lots 457, 458, 459, and 460 are to be accessed by a common private driveway which will be constructed by the developers and will be owned in fee by each of the four lots in equal shares of 25%, as tenants in common. Each deed to lots 457, 458, 459, and 460 will have the further restriction that when 3 of the 4 lot owners agree that the roadway needs repair, then each of the lots shall be responsible for 25% of the cost of repairs, no matter where the repairs must be made in the common driveway.

Note: Contact the Oak Valley Architectural Review Committee Regarding Special requirements for driveway/garage orientation and Landscaping along Twin Creeks Drive..

I (or we), the undersigned hereby acknowledge that I (or we) am (are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan and subdivision with my (our) free consent and upon approval by the Planning Board of Davie County authorize that this plat be recorded in the office of the Register of Deeds of Davie County.

Oak Valley Associates Limited Partnership
8/6/98 — Owner
8-6-98 — Owner's Signature
Owner's Name Here
8-6-98 — Owner's Signature
Owner's Name Here
8-25-98 — Michael Brenner

Certificate of Approval of Private (on site) Sewage Disposal System:

I hereby that the Davie County Health Department has evaluated the subdivision entitled Oak Valley Section 12, Hiddenbrooke - Phase 2 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 the Davie 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.

8-10-98 — County Health Director

Certificate of Approval by Planning Board:
The Davie County Planning Board hereby approves the Record Plat for Oak Valley, Section 12, Hiddenbrooke - Phase 2 subdivision.

8/12/98 — Chairman, Davie County Planning Board

Oak Valley - Section 12
Hiddenbrooke - Phase 2

Oak Valley Associates
Limited Partnership

2110 Cleverdale Avenue, Suite 2C
Winston-Salem, N.C. 27103
Telephone Number: (336)-733-1500

Scale: 1" = 100'

FIELD WORK BY: KT/CJ/BEB	CHECKED BY: JEB/DAS
TAX MAP: E-8	PARCEL: 12
TOWNSHIP: Farmington	CITY: N/A
COUNTY: Davie	STATE: N.C.
DATE: 5/28/98	SHEET NUMBER: 1 of 1
JOB NUMBER: 93207.12.2	DRAWN BY: TLBN/DAS

BEEBON ENGINEERING INC.
ENGINEERS SURVEYORS PLANNERS
608 HIGH STREET
WINSTON-SALEM, NC 27101
TELEPHONE (336)-748-0071