

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PLANNING DEPARTMENT/REVIEW OFFICER
FINAL SUBDIVISION PLAT APPROVAL

SURVEYORS CERTIFICATION

DAVIE COUNTY REGISTER OF DEEDS
PLAT REGISTRATION

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION:

APPROVED: *[Signature]*
DISTRICT ENGINEER

This the 14 day of JUNE 2020
NORTH CAROLINA - DAVIE COUNTY

OAK VALLEY, SECTION 12, PHASE 3
HAS BEEN SUBMITTED AND APPROVED
BY THE DAVIE COUNTY PROJECT
REVIEW COMMITTEE
This the _____ day of _____ 20____
Director of Planning

John E. Beeson 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 e above.

John E. Beeson L-1828
Surveyor Registration Number
NORTH CAROLINA - FORSYTH COUNTY

DAVIE COUNTY REGISTER OF DEEDS
PLAT REGISTRATION
Filed for Registration at 9:52 a.m. A on
This the 19 day of JUNE 2020 recorded
in Plat Book 7 Page 127
Filing Fee Paid: Henry L. Shore Register of Deeds
by Deputy J. Forest

Streets, Drainage and Utilities:
Public Streets - Public dedicated Right-of-Way
All Streets this Phase - 50' Public Right-of-Way
All Streets this Phase - 25' Outlet to Outlet
Public Water - Located within dedicated street Right-of-Way
and 10 foot utility easement.
Public Power - Located within dedicated street Right-of-Way
and 10 foot utility easement.
Public Sanitary Sewer - Located within dedicated street Right-of-Way,
10 foot utility easement and 20 foot public sewer
Storm Sewer - Within street Right-of-Way and extended into
private drainage easements.

Lot Requirements:
1. Size, minimum 12,000 square feet
2. Lot width, minimum 80 feet at the building setback line
3. Front yard setback, minimum 35 feet
4. Side yard setback, minimum 10 feet
5. Rear yard setback, minimum 20 feet
6. Side Street setback, minimum 25 feet

Site Calculations, including:
(1) acreage in total tract to be subdivided: 26.95 ac
(2) total number of parcels created: 40 lots
(3) total acreage in right-of-way: 3.14 ac
(4) average lot size: 26,929 sq.ft.

There are no N.C.G.S., U.S.C.A. or other Geodetic
survey Monuments within 2,000 feet of the site.
N.C. Grid North was calculated based on solar observations
All distances shown on this plat are horizontal distances.
3/4" Iron Pins at all corners unless otherwise noted.

Legend
● EIP.....Existing Iron Pipe (found)
● NIP.....New Iron Pipe (set)
● C.C.....Control Corner
#.....Centerline Curve Number

RIGHT-OF-WAY CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1025.00	59.20	58.99	N 12°38'14" W
C2	1025.00	109.89	109.84	N 17°22'10" W
C3	1025.00	30.00	30.00	N 21°16'48" W
C4	1025.00	110.00	109.98	N 25°11'54" W
C5	1025.00	8.43	8.43	N 28°30'12" W
C6	20.00	31.42	28.28	N 16°15'39" E
C7	20.00	30.18	27.52	N 7°58'16" E
C8	35.00	27.55	26.84	N 09°15'13" W
C9	50.00	49.56	47.56	S 15°06'06" E
C10	50.00	75.33	67.14	S 6°22'38" E
C11	50.00	75.18	68.29	N 15°07'21" E
C12	50.00	42.72	41.43	N 52°25'37" W
C13	35.00	27.55	26.84	N 34°21'11" W
C14	35.00	27.55	26.84	N 08°15'13" W
C15	50.00	88.79	77.57	N 37°34'30" W
C16	50.00	67.95	62.84	S 52°37'22" W

RIGHT-OF-WAY CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING
C17	50.00	79.08	71.08	S 31°36'20" E
C18	35.00	27.55	26.84	S 54°31'10" E
C19	20.00	32.49	29.03	S 14°43'44" W
C20	20.00	31.42	28.28	N 7°34'21" W
C21	425.00	52.80	52.73	N 12°17'44" W
C22	425.00	103.88	103.81	N 42°51'35" W
C23	425.00	97.73	97.52	N 56°26'57" W
C24	425.00	102.13	101.88	N 69°55'15" W
C25	425.00	101.28	101.04	N 83°37'51" W
C26	425.00	100.45	100.21	S 82°46'12" W
C27	375.00	122.69	122.41	S 80°04'43" W
C28	375.00	137.49	136.72	S 83°07'55" W
C29	375.00	164.89	163.57	S 80°04'53" W
C30	375.00	122.69	122.41	S 80°04'43" W
C31	975.00	114.25	114.18	S 25°22'58" W
C32	975.00	110.36	110.30	S 18°46'59" W
C33	975.00	77.27	77.29	S 13°16'13" E

Centerline Curve Data

CURVE	RADIUS	LENGTH	CHORD	BEARING
1	1000.00	309.61	308.37	N 19°52'10" W
2	400.00	525.43	488.48	N 66°22'12" W

Fairway #15
Oak Valley Golf Partners L.L.C.
DB 178, Pg 687

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

6-15-00
Date

[Signature]
Chairman, Davie County
Planning Board

**Oak Valley, Section 12, Phase 3
HIDDENBROOKE**

Owner/Developer:
Oak Valley Associates
Limited Partnership
2110 Cloverdale Avenue, Suite 2C
Winston-Salem, N.C. 27103
Telephone: (336) 733-1500

Scale: 1" = 100 ft

Field Work by: *[Signature]* Checked by: *[Signature]*

Plan Work by: *[Signature]* Permitted: *[Signature]*

Township: Farmington City: N/A County: Davie

State: N.C. Date: 5-2-2000 Sheet Number: 1 of 1

Job Number: 83207-138P Drawn by: TLBN

BEESON ENGINEERING INC.
REGISTERED LAND SURVEYORS
400 BIRD STREET
WINSTON-SALEM, NC 27101
TELEPHONE: 804-748-0071