

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED _____
DISTRICT ENGINEER

This the ____ Day of _____ 20__
NORTH CAROLINA - DAVIE COUNTY

**PLANNING DEPARTMENT / REVIEW OFFICER
FINAL SUBDIVISION PLAT APPROVAL.**

OAK VALLEY SECTION 9A HAS BEEN
SUBMITTED AND APPROVED BY THE
DAVIE COUNTY PROJECT REVIEW COMMITTEE.

This the ____ Day of _____ 20__
DIRECTOR OF PLANNING

SURVEYORS CERTIFICATION

I, John E. Beeson, certify that this plat was drawn under my supervision from actual survey made under the jurisdiction described recorded as Deed Book Page or Plat Book Page No. 18-0000E that the ratio of precision as calculated by I.T.S. 1983 that this plat was prepared in accordance with G.S. 17-30 as amended if same original signature, registration number and seal this day of OCT L.D. 2021.

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

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 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
Date: 5-4-03 Owner's Signature: C.J. Ramey President
HGH, LLC, General Partner
Date: 5-4-03 Owner's Signature: Bruce R. Hubbard Member Manager
Oak Valley Properties, LLC, General Partner
Date: 5-4-03 Owner's Signature: William E. Hollan Jr. Manager

The purpose of this Plat is to show changes to Lot 559 of Oak Valley, Section 9A, Palmer's Ridge as previously recorded at PB-7, Pg-69 in the office of the Davie County Register of Deeds.

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 9A) has 16 lots total.
Total (Revised) Area this phase 19,243 Acres± (838,217 Sq.Ft.)
Average (Revised) Area per lot: 1,109 Acres± (48,305 Sq.Ft.) (Excludes Right-of-way)
50' Public Right-of-way
26' Pavement width (Gutter to Gutter)
Public Streets and Public Utilities.
Sewage by Davie County
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 foot except corner lots which require 25 feet to right-of-way, and Rear setback...20 feet; unless otherwise specified.

CURVE	RADIUS	LENGTH	CHORD	BEARING
1	200.00'	92.26'	91.44'	S 55°29'12" E
2	1000.00'	76.29'	76.28'	S 40°05'08" E

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	20.00'	30.54'	27.66'	S 23°48'34" E
C2	225.00'	99.27'	98.47'	S 54°54'38" E
C3	1025.00'	13.27'	13.27'	S 41°54'02" E
C4	1025.00'	64.94'	64.92'	S 39°42'53" E
C5	35.00'	27.55'	28.84'	S 60°28'58" E
C6	50.00'	64.71'	60.29'	S 45°35'23" E
C7	50.00'	53.02'	50.57'	S 21°31'42" W
C8	50.00'	75.33'	88.40'	N 84°56'15" W
C9	50.00'	42.74'	41.45'	N 17°17'23" W
C10	35.00'	27.55'	28.84'	N 15°21'01" W
C11	975.00'	70.16'	70.15'	N 39°57'41" W
C12	975.00'	4.23'	4.23'	N 42°08'49" W
C13	175.00'	78.56'	77.90'	N 55°07'52" W
C14	20.00'	32.13'	28.78'	S 65°59'20" W
C15	765.00'	103.03'	102.93'	S 16°06'36" W

