

The undersigned hereby acknowledge that I am (we are) the owners 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 City-County Planning Board of Winston-Salem and Forsyth County authorizes that this plat be recorded in the office of the Register of Deeds of Davie County.

Oak Valley Associates Limited Partnership  
 by: Ridge Run Properties, Inc., General Partner  
 3/15/17 Date  
 Owner's Signature *C.J. Ramey* President  
 by: C.J. Ramey, x  
 3/15/17 Date  
 Owner's Signature *C.J. Ramey* Member Manager  
 by: Bruce R. Hubbard, x  
 3/15/17 Date  
 Owner's Signature *Bruce R. Hubbard* Member Manager  
 Oak Valley Properties, L.L.C., General Partner  
 by: William E. Hoffman, Jr., x  
 3/22/17 Date  
 Owner's Signature *William E. Hoffman, Jr.* Manager

PLANNING DEPARTMENT REVIEW OFFICER  
**FINAL SUBDIVISION PLAT APPROVAL**  
 I hereby certify that the subdivision plat shown hereon has been found to comply with the County Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Board and that it has been approved for recording in the Office of the Register of Deeds. It is hereby noted that such approval for recording does not include approval to install and utilize sanitary facilities or does it include approval for the construction or occupancy of buildings or structures.

*William E. Hoffman, Jr.*  
 Director, Davie County Planning Department  
 NORTH CAROLINA - DAVIE COUNTY

**CERTIFICATE OF CLOSURE**  
 I, John E. Beeson, certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Plat Book 7, Page 83, or Plat Book 7, Page 89; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 12 day of *March* A.D., 20 *17*.

*John E. Beeson*  
 John E. Beeson, Professional Land Surveyor Registration Number L-1828

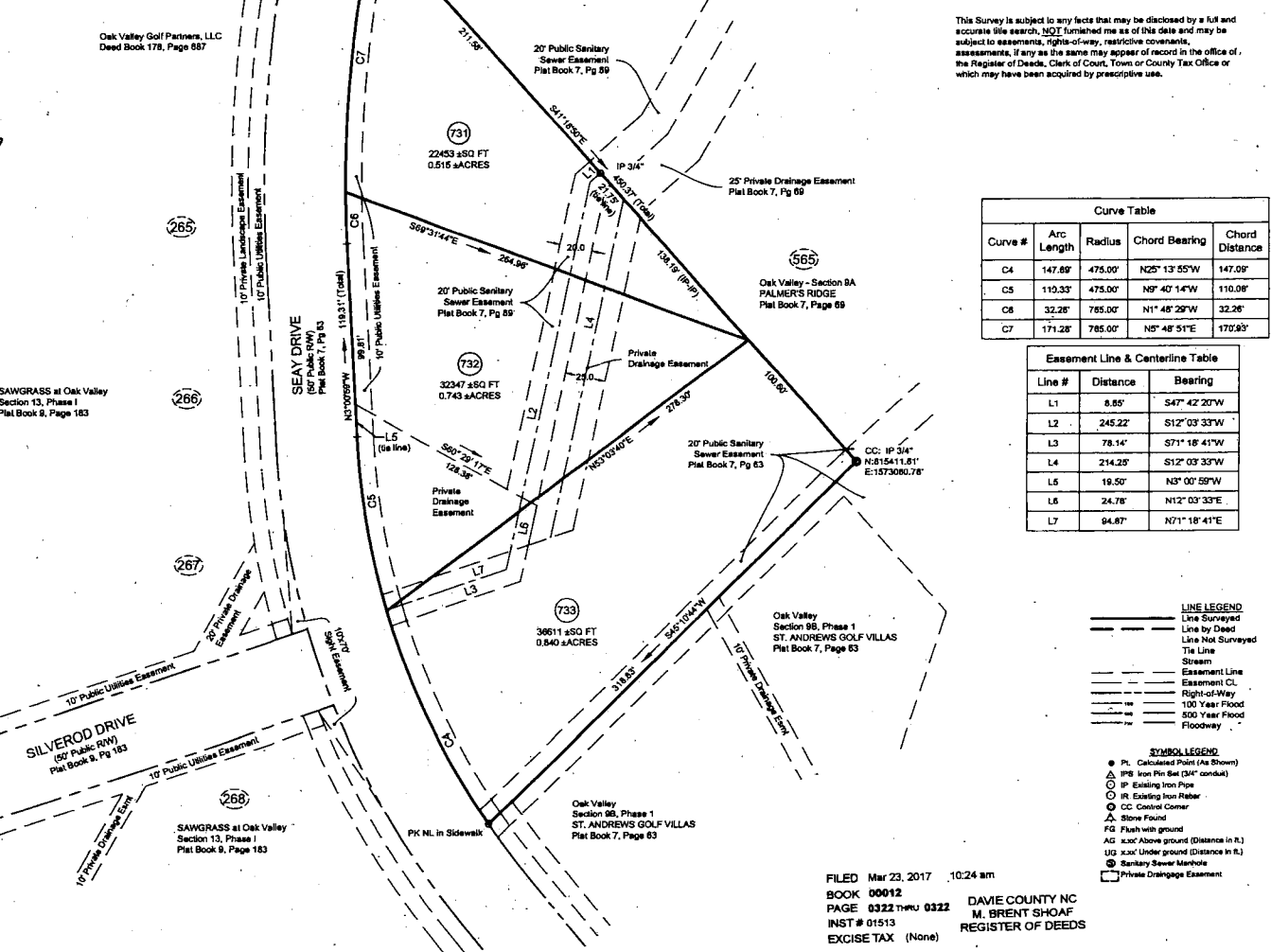
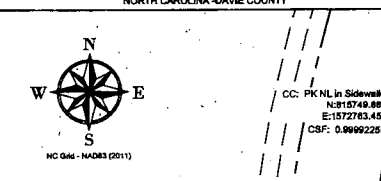
**CERTIFICATE OF SUBDIVISION**  
 I, John E. Beeson, Professional Land Surveyor, certify to one of the following:  
 a. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that requires parcels of land;  
 b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that requires 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 b. through d. above

*John E. Beeson*  
 John E. Beeson, Professional Land Surveyor Registration Number L-1828

DAVIE COUNTY REGISTER OF DEEDS  
**PLAT REGISTRATION**  
 Filed for Registration at \_\_\_\_\_ o'clock \_\_\_\_\_ M  
 This the \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
 and recorded in Plat Book \_\_\_\_\_ Page \_\_\_\_\_  
 Filing Fee Paid: \_\_\_\_\_  
 Register of Deeds  
 By: \_\_\_\_\_ Deputy-Assistant

State of North Carolina, County of Davie  
 I, *William E. Hoffman, Jr.* Review Officer of Davie County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

*William E. Hoffman, Jr.* 3/23/17  
 Review Officer Date



- NOTES:
- All distances shown on this plat are horizontal distances.
  - 3/4" iron pipe at all corners unless otherwise noted.
  - There are no N.C.G.S. OR U.S.C.G.S. or other Geodetic Survey Monuments within 2000' feet of this site.
  - All bearings shown on this plat are based on NGRID - NAD83 (2011).
  - Parcel Areas are calculated using the coordinate method.
  - Total Number of Lots in this Section: 3
  - Total Acreage: 2.099 Acres.
  - Zoning: R20

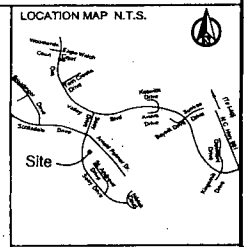
This Survey is subject to any facts that may be disclosed by a full and accurate title search, NOT furnished me as of this date and may be subject to easements, rights-of-way, restrictive covenants, assessments, if any as the same may appear of record in the office of the Register of Deeds, Clerk of Court, Town or County Tax Office or which may have been acquired by prescriptive use.

Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C4	147.69'	475.00'	N25°13'55"W	147.09'
C5	110.33'	475.00'	N9°40'14"W	110.08'
C6	32.28'	785.00'	N1°48'29"W	32.28'
C7	171.28'	785.00'	N5°48'51"E	170.93'

Line #	Distance	Bearing
L1	8.85'	S47°42'20"W
L2	245.22'	S12°03'33"W
L3	78.14'	S71°18'41"W
L4	214.28'	S12°03'33"W
L5	19.50'	N3°00'59"W
L6	24.78'	N12°03'33"E
L7	94.87'	N71°18'41"E

- LINE LEGEND**
- Line Surveyed
  - Line by Deed
  - Line Not Surveyed
  - Tie Line
  - Stream
  - Easement Line
  - Easement CL
  - Right-of-Way
  - 100 Year Flood
  - 500 Year Flood
  - Floodway

- SYMBOL LEGEND**
- Pl. Calculated Point (As Shown)
  - ▲ IPB Iron Pin Set (3/4" conduit)
  - IP Existing Iron Pipe
  - IR Existing Iron Rebar
  - CC Conical Corner
  - ▲ Stone Found
  - FG Flag with ground
  - AG x,xx' Above ground (Distance in ft.)
  - UG x,xx' Under ground (Distance in ft.)
  - ⊕ Sanitary Sewer Manhole
  - ▭ Private Drainage Easement



**PURPOSE STATEMENT:**  
 The purpose of this plat is to divide a single remaining parcel into three lots. All rights-of-way, drainage and sewer easements previously recorded.

**PROJECT:**  
 SEAY PLACE at OAK VALLEY  
 Advance, NC  
 Pin No.: 6871268537  
 Parcel No.: E800000104

**CLIENTS:**  
 Oak Valley Associates Limited Partnership  
 PO Box 10  
 Beltham, NC 27010  
 Phone: 336.822.4000  
 Email: bdwep@belsouth.net

**DRAWN BY:** ATC/TLBC  
**DATE:** 2.17.2017  
**JOB NO.:** 93207

**SCALE:** 1" = 50'  
**SHEET NO.:** 1 of 1

**BEESON & CARTER, P.A.**  
 CIVIL ENGINEERS LAND SURVEYORS  
 LAND PLANNERS  
 803 HIGH STREET, WINSTON-SALEM, NC 27101  
 OFFICE: (336) 744-0071 FAX: (336) 744-0470  
 WEB: www.beesonandcarter.com  
 Corp. No.: C-6817

FILED Mar 23, 2017 10:24 am  
 BOOK 00012  
 PAGE 0322 THRU 0322  
 INST # 01513  
 EXCISE TAX (None)

DAVIE COUNTY NC  
 M. BRENT SHOAF  
 REGISTER OF DEEDS