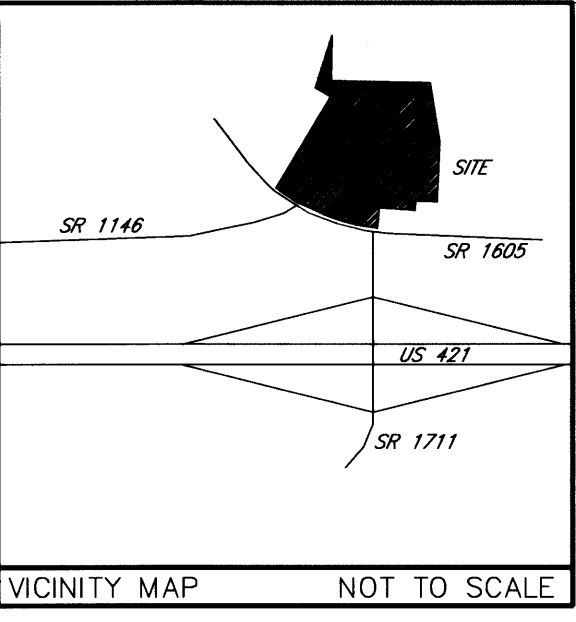
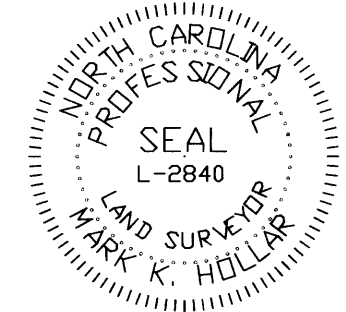


FILED
YADKIN COUNTY, NC
NUMBER
2004 AUG 16 P 4: 00
REGISTERED DEEDS



LEGEND	
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
IRF	IRON ROD FOUND
IRS	IRON ROD SET
RRS	RAILROAD SPIKE
P-K	MASONRY NAIL
UP	UTILITY POLE
R/W	RIGHT OF WAY
A	ARC LENGTH
MBL	MINIMUM BLDG. SETBACK LINE
POINT UNLESS OTHERWISE NOTED	
PIPE SIZES ARE OUTSIDE DIAMETER	



I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE WATERSHED PROTECTION ORDINANCE AND IS APPROVED BY THE WATERSHED REVIEW BOARD FOR RECORDING IN THE REGISTERED DEEDS.

28/10/2004
DATE
CHAIRMAN, WATERSHED REVIEW BOARD

NOTICE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED - DEVELOPMENT RESTRICTIONS MAY APPLY

I certify that this survey creates a subdivision of land within an area of the county that has an ordinance that regulates parcels of land.

I, Mark K. Hollar, PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision; deed description reference shown under Record References; that the boundaries not surveyed are clearly indicated as drawn from information found in the instruments shown under Record References; that the ratio of precision as calculated is one part in 10000; Positional accuracy =

And that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, license number and seal.

This 10th day of AUG, 2004. Mark K. Hollar, PLS-2840

CERTIFICATION OF APPROVAL OF PLANNING BOARD

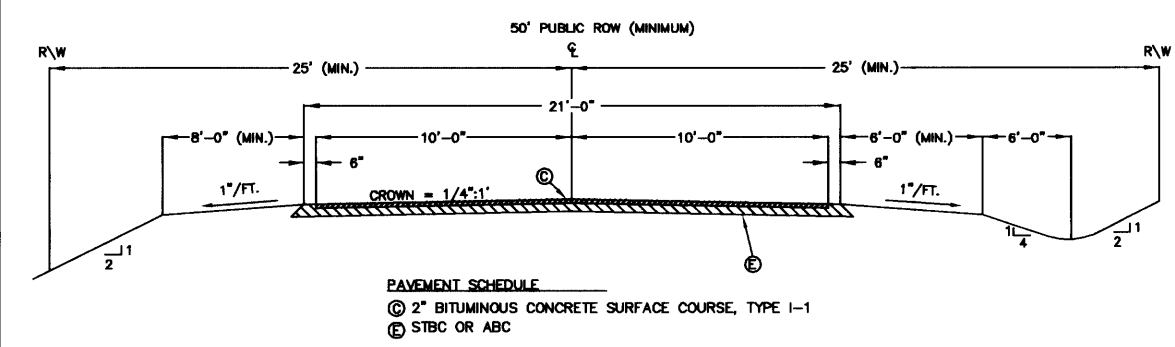
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of Yadkin County, North Carolina, with the exception of such variances, if any, as are noted in the minutes of the Planning Board and recorded on the plat and that it has been approved by the Yadkin County Planning Board at their regular meeting of 08/09/2004 for recording in the Office of the Yadkin County Register of Deeds.

08/16/2004
Date
Chairman, Yadkin County Planning Board or Yadkin County Planning and Zoning Official

REVIEW OFFICER

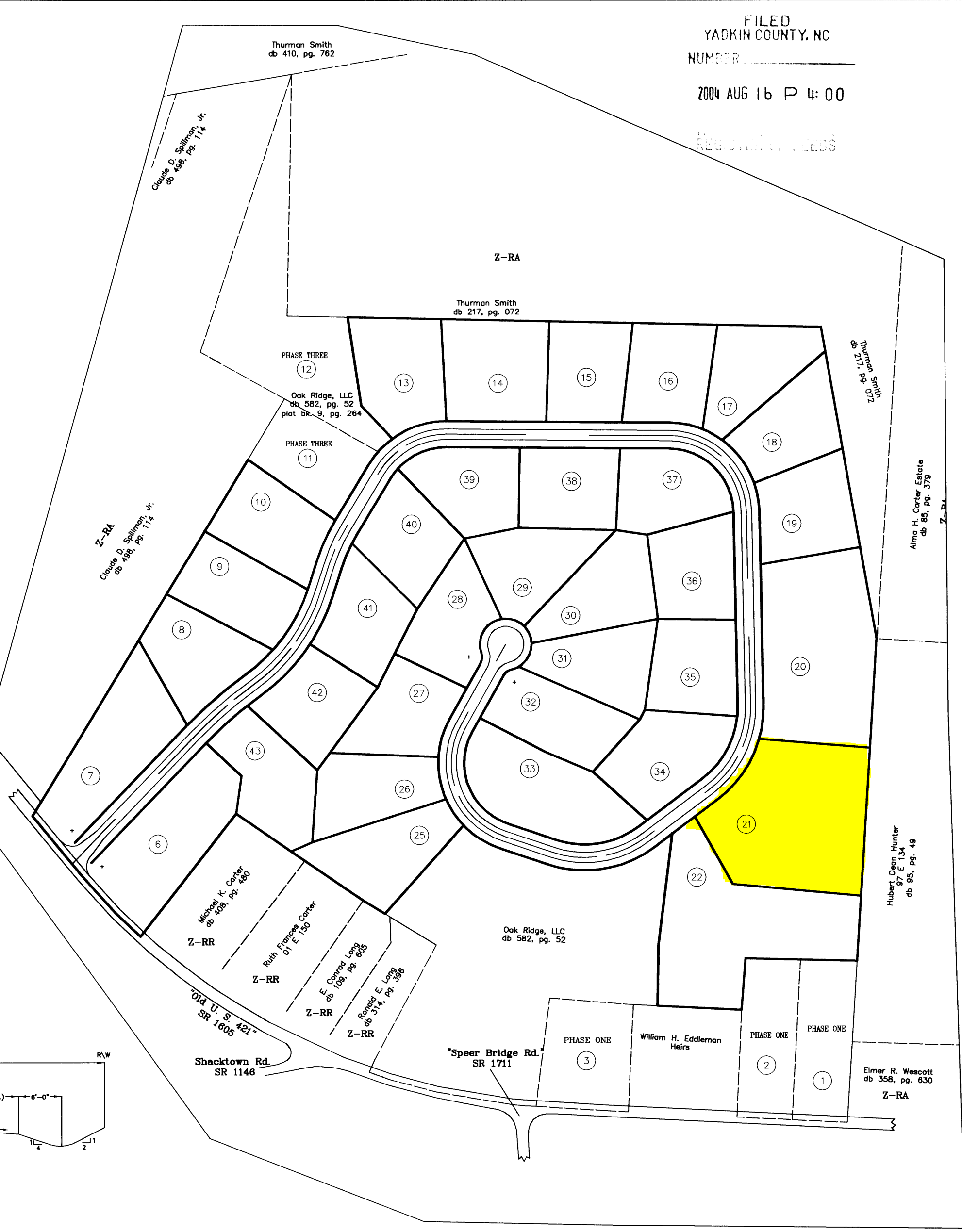
I, Mark K. Hollar, Review Officer of Yadkin County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

08/16/2004
Date
Review Officer



1 LOCAL RESIDENTIAL STREET
(UTCH TYPE)

- GENERAL NOTES
- 1- ALL DISTANCES SHOWN ARE HORIZONTAL GRID MEASUREMENTS.
 - 2- ALL AREAS DERIVED FROM COORDINATE COMPUTATIONS.
 - 3- NO PUBLISHED GRID MONUMENTATION FOUND WITHIN 2000'-FT. OF SUBJECT PROPERTY.
 - 4- NO IMPROVEMENTS LOCATED OTHER THAN THOSE SHOWN.
 - 5- BOUNDARY LINES ARE NOT CONTINUOUSLY MARKED UPON THE GROUND.
 - 6- NO ATTEMPT HAS BEEN MADE TO ASCERTAIN THE EXISTENCE OF ANY LATENT EASEMENTS OR UN-RECORDED RIGHTS OF OTHERS.
 - 7- THIS PROPERTY IS SUBJECT TO ANY ZONING, RESTRICTIONS, ORDINANCES OR EASEMENTS RECORDED OR UNRECORDED.
 - 8- Contact the Yadkin County Watershed Administrator for information concerning the Watershed Designation/Determination of the property shown hereon.
 - 9- A 1/2-in. or 5/8-in. iron rod is set on each lot corner.
 - 10- The lot areas shown represent that part of the lot that is outside of road rights-of-way. Each lot shall be conveyed to the centerline of the road right(s)-of-way by extending the lot lines radially and perpendicular to the road centerline.



General Site Plan
See drawing on page 2

This survey is tied to the North Carolina State Plane Coordinate System using North Carolina Geodetic Survey Monument "FIRE," having coordinates of N= 306206.936 meters, E= 463115.683 meters and an elevation of 344.68 meters. All coordinates are in U. S. Survey Feet using the conversion from the International Meter of [Feet = Meters * (39.37 / 12)]. All Bearings are oriented to N.C. Grid. All distances shown are Grid measurements. All data is based on NAD 83 from GPS observations using Real Time Kinematic Techniques performed by C. Phil Wagoner, PLS. The combined factor for this parcel is 0.999965342

- SITE INFORMATION
- 1- THERE ARE 34 LOTS IN THIS SUBDIVISION.
 - 2- THE TOTAL AREA = 1264164sq. ft. (excluding road R/W)
 - 3- THE AVERAGE LOT SIZE IS 37181±
 - 4- THE PROPOSED BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT SETBACK = 40
SIDE SETBACK = 15
REAR SETBACK = 25
 - 5- THE PROPERTY IS LOCATED IN A -O- WATERSHED AREA.
 - 6- THE PROPERTY IS LOCATED IN THE JURISDICTION OF THE COUNTY OF YADKIN
 - 7- INDIVIDUAL WELL AND SEPTIC TANK.
 - 8- THERE SHALL BE A 20'-FT. UTILITY EASEMENT ALONG EACH SIDE LOT LINE 10'-FT. ON EACH SIDE OF THE LINE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	777.00'	144.55'	144.34'	N 49°03'28" E	10°39'32"
C2	350.00'	223.86'	220.06'	N 36°03'51" E	36°38'47"
C3	350.00'	80.39'	80.22'	N 24°19'17" E	13°09'38"
C4	150.00'	155.73'	148.83'	N 60°38'37" E	59°29'02"
C5	150.00'	231.55'	209.23'	S 45°23'31" E	88°26'42"
C6	200.00'	188.78'	181.85'	S 25°52'19" W	54°04'58"
C7	200.00'	193.91'	186.40'	S 80°41'20" W	55°33'05"
C8	150.00'	263.13'	230.66'	N 21°16'55" W	100°30'23"
C9	175.00'	32.52'	32.47'	N 36°13'31" E	10°38'51"
C10	175.00'	37.43'	37.36'	N 47°40'36" E	12°15'19"
C11	802.00'	149.20'	148.99'	N 49°03'28" E	10°39'32"
C12	325.00'	71.91'	71.76'	S 48°02'55" W	12°40'38"
C13	325.00'	135.96'	134.97'	S 29°43'32" W	23°58'08"
C14	375.00'	86.14'	85.95'	N 24°19'17" E	13°09'38"
C15	175.00'	111.73'	109.84'	N 72°05'42" E	36°34'52"
C16	175.00'	65.82'	65.44'	S 78°50'21" E	21°33'03"
C17	175.00'	43.15'	43.04'	S 60°59'44" E	14°07'43"
C18	175.00'	105.48'	103.89'	S 36°39'50" E	34°32'04"
C19	175.00'	55.67'	55.44'	S 10°16'59" E	18°13'37"
C20	225.00'	66.64'	66.39'	S 07°18'54" W	16°58'08"
C21	225.00'	145.75'	143.21'	S 34°21'22" W	37°06'50"
C22	225.00'	218.15'	209.71'	S 80°41'20" W	55°33'05"
C23	175.00'	84.15'	83.34'	N 57°45'38" W	27°32'58"
C24	175.00'	61.60'	61.28'	N 33°54'05" W	20°10'07"
C25	175.00'	84.27'	83.46'	N 10°01'21" W	27°35'22"
C26	175.00'	76.97'	76.35'	N 16°22'18" E	25°11'56"
C27	25.00'	21.03'	20.41'	S 04°52'35" W	48°11'23"
C28	50.00'	87.45'	76.72'	N 30°53'02" E	100°12'17"
C29	50.00'	47.82'	46.02'	S 71°36'50" E	54°47'59"
C30	50.00'	36.19'	35.41'	S 23°28'37" E	41°28'29"
C31	50.00'	54.91'	52.19'	S 28°43'24" W	62°55'33"
C32	50.00'	14.81'	14.76'	S 68°40'25" W	16°58'28"
C33	25.00'	21.03'	20.41'	N 53°03'58" E	48°11'23"
C34	125.00'	219.27'	192.22'	N 21°16'55" W	100°30'23"
C35	175.00'	169.67'	163.10'	S 80°41'20" W	55°33'05"
C36	175.00'	143.58'	139.59'	S 29°24'31" W	47°00'34"
C37	175.00'	21.60'	21.59'	S 02°22'02" W	07°04'24"
C38	125.00'	192.96'	174.36'	S 45°23'31" E	88°26'42"
C39	125.00'	105.65'	102.53'	N 66°10'22" E	48°25'31"
C40	125.00'	24.13'	24.09'	N 36°25'51" E	11°03'31"
C41	325.00'	52.87'	52.82'	N 22°24'07" E	09°19'18"
C42	375.00'	100.78'	100.48'	S 25°26'25" W	15°23'55"
C43	375.00'	139.07'	138.27'	S 43°45'48" W	21°14'52"
C44	752.00'	31.73'	31.73'	N 53°10'43" E	02°25'02"
C45	752.00'	108.17'	108.08'	N 47°50'57" E	08°14'30"
C46	325.00'	21.78'	21.77'	N 28°58'56" E	03°50'20"

DEPARTMENT OF TRANSPORTATION

This subdivision plat has been reviewed and is along an existing rural paved road (SR 1605) in Yadkin County not requiring any work.

8/16/2004
Date
District Engineer, NCDOT

DEPARTMENT OF TRANSPORTATION

I, B. W. W. Hunter, District Engineer do certify that the streets as indicated hereon are approved by the N. C. Department of Transportation and will be accepted to the State System at such time as they meet the minimum requirements for additions.

8/16/2004
Date
District Engineer, NCDOT

Record References
deed book 582 at page 052

Plat of Survey for
Oak Forest Estates
Phase Four

Developer - Oak Ridge, LLC

FORBUSH TWP., YADKIN CO., NC

PARCEL IDENTIFIER NUMBER(S) (PIN):	BLOCK	PARCEL
5846(01)	37	5197
-	-	-

Hollar & Associates, PA
SURVEYORS

104 NORTH JACKSON STREET PO BOX 656 YADKINVILLE, NC 27055
336-679-8033 (FAX) 336-679-6604

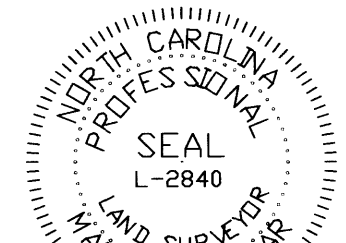
APPROX. LOCATION: -	PROJECT: 3504.1-02C
FIELD PERSONNEL: mon, cmb	DRAWN BY: MKH
Date of survey: 20 MARCH 2003	DRAWING NO.: 3504P3.DWG
Precision of Closure: 1:10000+	SHEET NO. 1 of 2
Scale: 1" = 100'	

DEPARTMENT OF TRANSPORTATION
This subdivision plat has been reviewed and is along an existing rural paved road (SR 4370) in Yadkin County not requiring any work.
8/16/2004 *B.W. L.*
Date District Engineer, NCDOT

DEPARTMENT OF TRANSPORTATION
I, *BRANDON L. WHITAKER*, District Engineer do certify that the streets as indicated hereon are approved by the N. C. Department of Transportation and will be accepted to the State System at such time as they meet the minimum requirements for additions.
8/16/2004 *B.W. L.*
Date District Engineer, NCDOT

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE WATERSHED PROTECTION ORDINANCE AND IS APPROVED BY THE WATERSHED REVIEW BOARD FOR RECORDING IN THE REGISTER OF DEEDS.
8/16/2004 *L.B.*
DATE CHAIRMAN, WATERSHED REVIEW BOARD
NOTICE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED - DEVELOPMENT RESTRICTIONS MAY APPLY

SEE SHEET ONE FOR LABELED LINES.

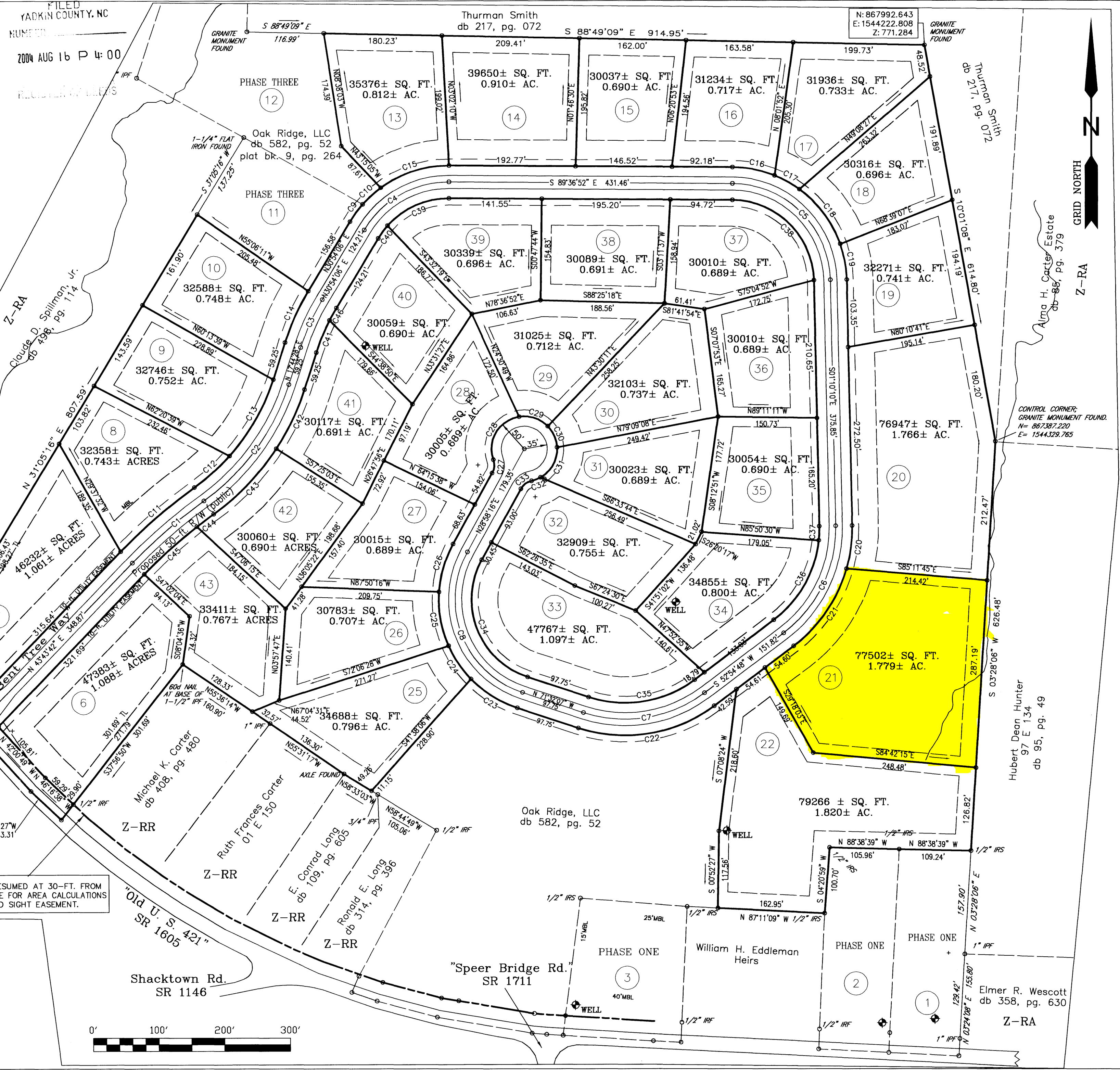


Mark K. Hollar PLS
10 AUG 04

Plat of Survey for
**Oak Forest Estates
Phase Four**
Developer - Oak Ridge, LLC
FORBUSH TWP., YADKIN CO., NC
PARCEL IDENTIFIER NUMBER(S) (PIN):
MAP NO. BLOCK PARCEL
5846(01) 37 5197

**Hollar & Associates, PA
SURVEYORS**
104 NORTH JACKSON STREET PO BOX 856 YADKINVILLE, NC 27055
336-679-8033 (FAX) 336-679-6604
APPROX. LOCATION: —
FIELD PERSONNEL: man, cmb
DRAWN BY: MKH
Date of survey: 20 MARCH 2003
Precision of Closure: 1:10000+
Scale: 1" = 100'
PROJECT: 3504.1-02C
DRAWING NO.: 3504P3.DWG
SHEET NO. 2 of 2

FILED
YADKIN COUNTY, NC
NUMBER
2004 AUG 16 P 4:00
RECORDED



CONTROL CORNER;
GRANITE MONUMENT FOUND.
N= 867387.220
E= 1544329.765

Hubert Dean Hunter
db 95, pg. 49

Elmer R. Wescott
db 358, pg. 630

GRID NORTH
Z-RA