5-21-96 #21.00 Pd 3:50 PM C-107-C

I, Charles C. Whicker, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 117, Page 460); that the boundaries not surveyed are clearly indicated as drawn from information found in Plat Book ___, Page ___; that the ratio of precision as calculated is 1 : 20,000 +-; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 20th day of April, A.D., 1996

I, Charles C. Whicker, Registered Land Surveyor L-3497, certify 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.

NORTH CAROLINA REGISTERED SEAL L-3497 LAND SURVEYOR CHARLES CLAYTON WHICKER

Charles C. Whicker
Surveyor

L-3497
Registration Number

STATE OF NORTH CAROLINA

I, a Notary Public of the County and State aforesaid, certify that Charles C. Whicker, a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 20th day of April, 1996.

Alicia M. Brinkley
Notary Public

"OFFICIAL SEAL"
Notary Public, North Carolina
County of Davidson
Alicia M Brinkley
My Commission Expires 9/26/2000

My commission expires 9-26-2000

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, which is located in the subdivision jurisdiction of Montgomery County and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks parks, and other sites and easements to public or private use as noted. Furthermore, I hereby dedicate all sanitary sewer, storm sewer and water lines to the Montgomery County, which may accept or reject the same.

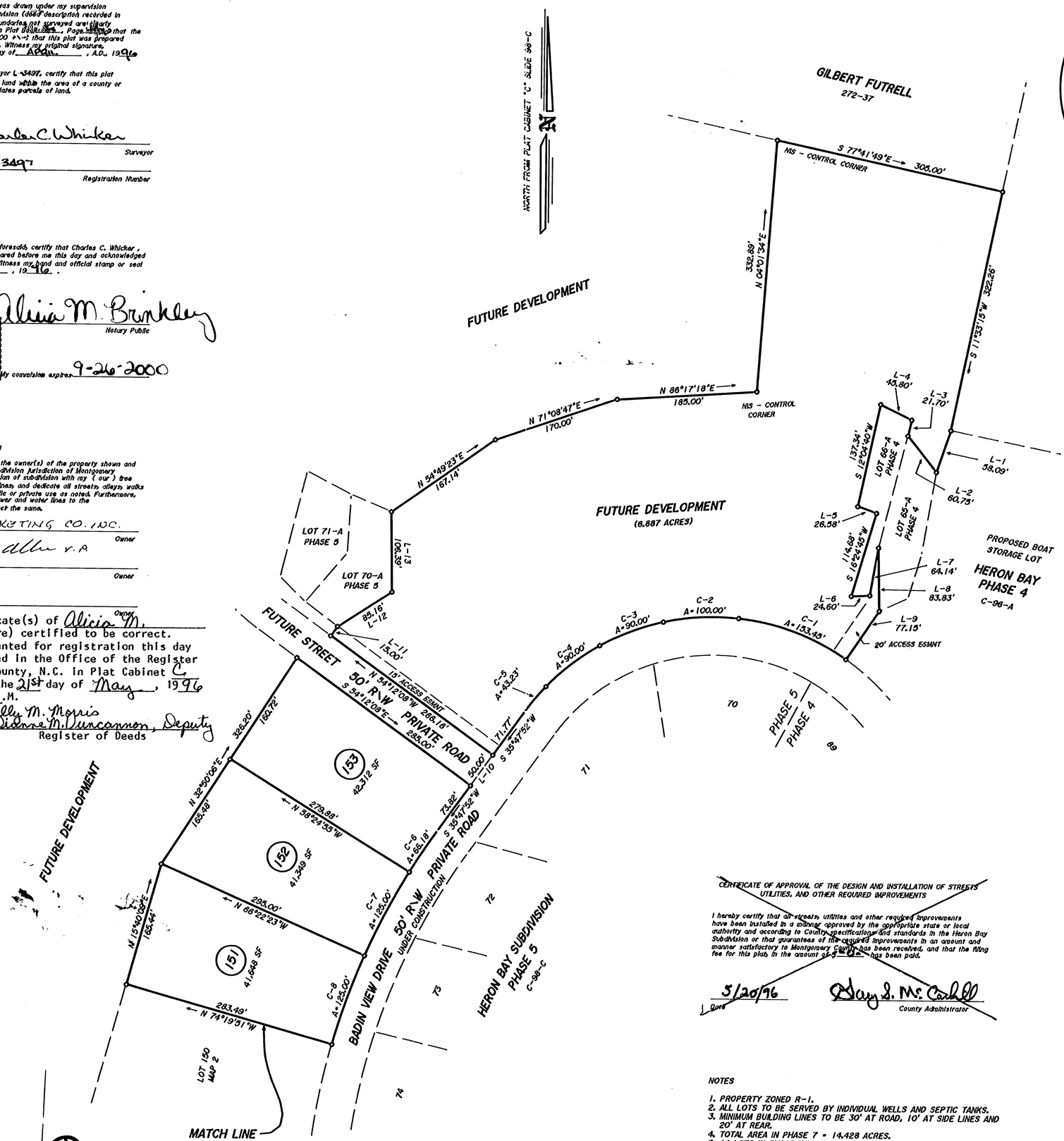
K.E.J. MARKETING CO. INC.
Owner

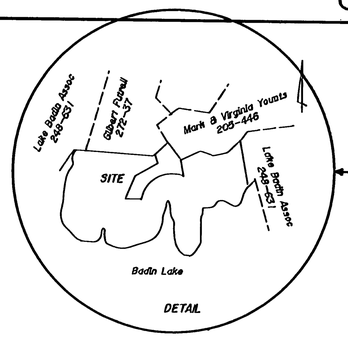
By: Rudy Allen V.P.
Owner

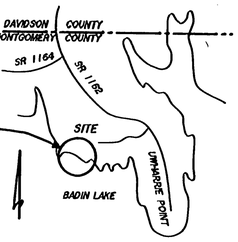
STATE OF NORTH CAROLINA
MONTGOMERY COUNTY

The foregoing certificate(s) of Alicia M. Brinkley is (are) certified to be correct. This instrument was presented for registration this day and hour and duly recorded in the Office of the Register of Deeds of Montgomery County, N.C. in Plat Cabinet C at Slide 107-C. This the 21st day of May, 1996 at 3:50 o'clock, P.M.

Sally M. Morris
By Dianne M. Duncannon, Deputy
Register of Deeds







VICINITY MAP NOT TO SCALE

COURSE	BEARING	DISTANCE
L-1	S 18°42'07"W	58.09'
L-2	N 38°39'41"W	60.75'
L-3	N 12°39'38"E	21.70'
L-4	N 64°28'18"W	45.80'
L-5	S 70°19'01"E	26.58'
L-6	N 87°35'54"E	24.60'
L-7	N 09°46'19"E	64.14'
L-8	S 01°17'19"E	83.83'
L-9	S 34°19'26"W	77.15'
L-10	S 35°47'52"W	50.00'
L-11	N 35°47'52"E	15.00'
L-12	N 57°13'55"E	85.16'
L-13	N 01°01'48"W	106.39'

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	307.71'	78.36'	153.45'	28°34'25"	151.87'	N 69°43'44"W
C-2	307.71'	50.44'	100.00'	18°37'13"	99.56'	S 86°40'27"W
C-3	307.71'	45.32'	90.00'	16°45'30"	89.68'	S 68°59'05"W
C-4	307.71'	45.32'	90.00'	16°45'30"	89.68'	S 52°13'36"W
C-5	307.70'	21.65'	43.23'	8°02'58"	43.19'	S 39°49'18"W
C-6	900.00'	33.10'	66.18'	4°12'47"	66.17'	S 33°41'29"W
C-7	900.00'	62.60'	125.00'	7°57'28"	124.90'	S 27°36'21"W
C-8	900.00'	62.60'	125.00'	7°57'28"	124.90'	S 19°38'53"W

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Montgomery County, North Carolina, and that this plat has been approved by the Montgomery County Planning Board for recording in the office of the Register of Deeds of Montgomery County

5-20-96 Phil Henley
Date Subdivision Administrator

~~CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS UTILITIES, AND OTHER REQUIRED IMPROVEMENTS~~

~~I hereby certify that all streets, utilities and other required improvements have been installed in a manner approved by the appropriate state or local authority and according to County specifications and standards in the Heron Bay Subdivision or that guarantees of the required improvements in an amount and manner satisfactory to Montgomery County has been received, and that the filing fee for this plat in the amount of $ 25 has been paid.~~

~~5/20/96 Gary L. McCarlell~~
~~Date County Administrator~~

CERTIFICATE OF APPROVAL FOR RECORDING
I certify that the plat shown hereon complies with the Watershed Protection District for Montgomery County and is approved by the Planning Board for recording in the Register of Deeds Office.

5-20-96 Phil Henley
Date Watershed Administrator

NOTES

1. PROPERTY ZONED R-1.
2. ALL LOTS TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC TANKS.
3. MINIMUM BUILDING LINES TO BE 30' AT ROAD, 10' AT SIDE LINES AND 20' AT REAR.
4. TOTAL AREA IN PHASE 7 = 14.428 ACRES.
5. 14 LOTS IN PHASE 7 WITH LOT 152 BEING THE SMALLEST.
6. PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. COMMUNITY--PANEL NUMBER 370366 0025 B, EFFECTIVE DATE JUNE 1, 1981.
7. PROPERTY IS WOODED - NO ROCK OUTCROPS OR SWAMPS VISIBLE AT TIME OF SURVEY.
8. UTILITIES TO BE LOCATED WITHIN ROAD RIGHT-OF-WAY.
9. PLANNING BOARD HAS WAIVED OPEN AREA REQUIREMENTS.
10. AREA CALCULATED BY COORDINATE GEOMETRY.
11. DATE OF BOUNDARY SURVEY: AUGUST, 1995.
12. IRON STAKES AT ALL CORNERS UNLESS NOTED OTHERWISE.
13. NO HORIZONTAL CONTROL FOUND WITHIN 2000'.

OWNER\DEVELOPER:
KEJ MARKETING COMPANY, INC.
P.O. BOX 1979, MATTHEWS, N.C. 28106
(704) 845-5877

Job No. 96-3765

Prepared By:

CHARLES C. WHICKER, RLS & ASSOCIATES, INC.
Land Surveying and Mapping
17-B Randolph Street
Thomasville, N.C. 27360
Bus: (910) 472-5823 Fax: (910) 472-2892

95-2994.CRD HB7FIN1.PLI

Final Plat of
Heron Bay Subdivision Phase 7, Map 1

Part of Tax Parcel 6662-48-8682
Deed Reference: Book 117, Page 460
Eldorado Township, Montgomery County, N.C.
Date Prepared: March 4, 1996

100 0 100 200 300
GRAPHIC SCALE - FEET

96-3765