4-26-96 4:08 PM #21.00 PO C-106-D

I, Charles Clayton Whicker, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 272 Page 49); that the boundaries not surveyed are clearly indicated as drawn from information found in Plat Book 13 Page 109; 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 31st day of October, A.D., 1995

I, Charles Clayton Whicker, Registered Land Surveyor No. 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 Clayton 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 31 day of October, 1995.

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

Alicia M. Brinkley
Notary Public

My commission expires 9-26-2000

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.

4/26/96 — Watershed Administrator
Date

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

4/26/96 — Subdivision Administrator
Date

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.

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

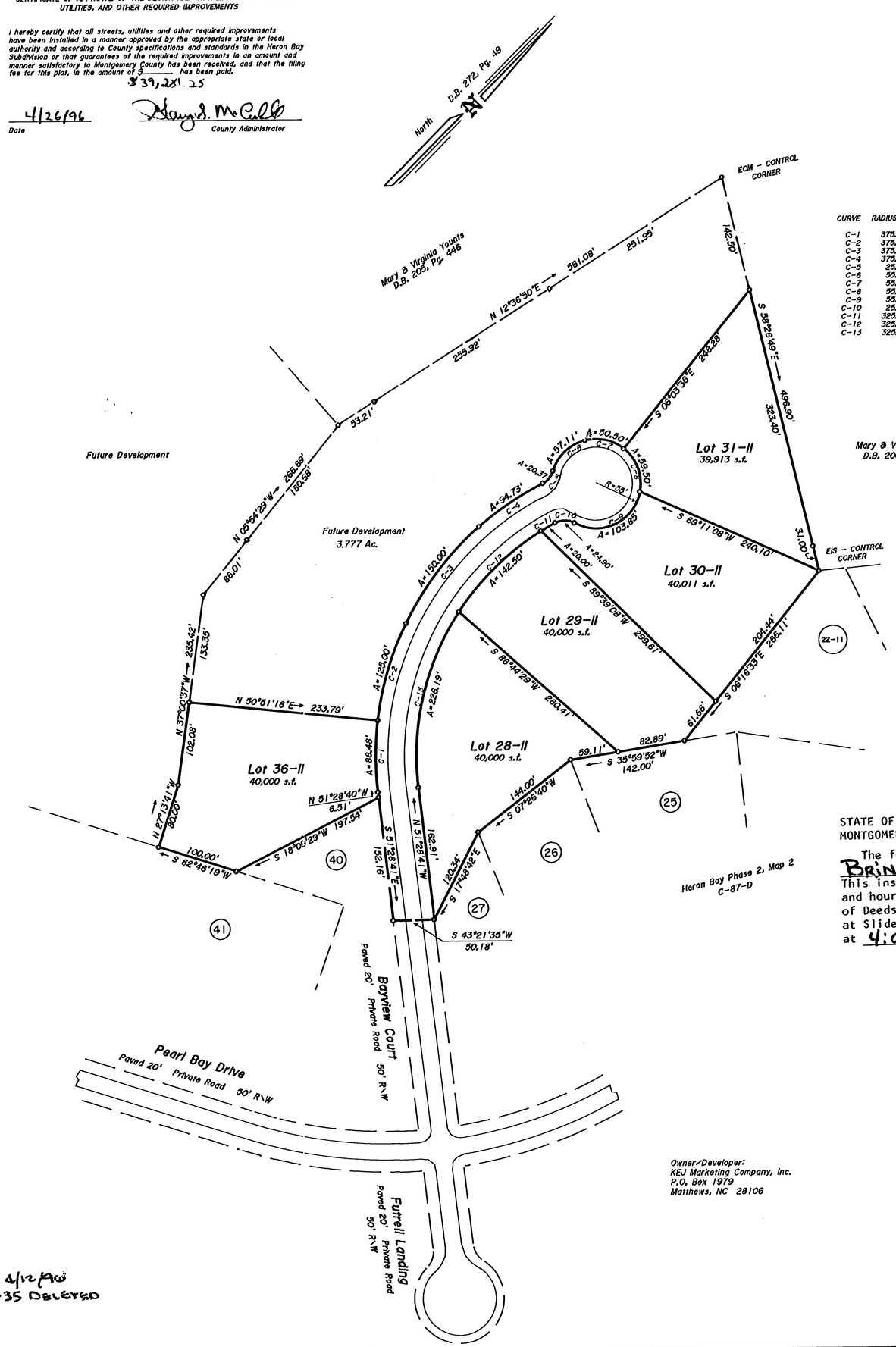
By: Rudy Allen V.P.
Owner

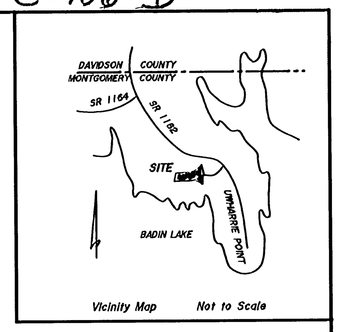
Owner

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 $ has been paid.
$39,281.25

4/26/96 — County Administrator
Date





Vicinity Map Not to Scale

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C-1	375.00'	44.45'	88.48'	13°31'07"	88.27'	N 44°43'07"W
C-2	375.00'	63.09'	125.00'	19°06'55"	124.42'	N 28°24'36"W
C-3	375.00'	76.02'	150.00'	22°55'06"	149.00'	N 07°24'05"W
C-4	375.00'	47.62'	94.73'	14°29'25"	94.49'	N 11°17'40"E
C-5	25.00'	10.79'	20.37'	46°41'28"	19.81'	N 04°48'50"W
C-6	55.00'	31.43'	57.11'	59°29'27"	54.59'	N 01°35'10"E
C-7	55.00'	27.19'	50.50'	52°36'31"	48.75'	N 37°38'09"E
C-8	55.00'	33.04'	59.50'	61°59'01"	56.64'	S 85°04'05"E
C-9	55.00'	75.36'	103.85'	108°10'59"	89.10'	S 20°00'54"W
C-10	25.00'	13.59'	24.90'	57°03'39"	23.88'	S 45°34'35"W
C-11	325.00'	10.00'	20.00'	3°31'33"	20.00'	S 13°16'59"W
C-12	325.00'	72.41'	142.50'	25°07'19"	141.36'	S 00°57'33"W
C-13	325.00'	117.89'	226.19'	39°52'33"	221.65'	S 31°52'24"E

Notes:
1. Property zoned R-1.
2. All lots to be served by individual wells and septic systems.
3. All roads to be constructed to N.C.D.O.T. standards in respect to pavement width and depth.
4. Minimum building lines to be 30' at road, 10' at side lines and 20' at rear.
5. Iron pipes or stakes at all corners unless noted otherwise.
6. Total area = 3.66 acres.
7. All areas as calculated by coordinate geometry.
8. No horizontal control found within 2000'.
9. Property is shown as an unstudied flood hazard area as shown on F.I.R.M. Community Panel 370366 0022B, dtd. 6-1-81.
10. All utility easements to be within road right-of-way.
11. Planning Board has waived open area requirements.

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 106-D This the 26th day of April, 1996 at 4:08 o'clock, A.M.

Sally M Morris
Register of Deeds

Owner/Developer:
KEJ Marketing Company, Inc.
P.O. Box 1979
Matthews, NC 28106

Final Plat for:

Heron Bay
Phase 2, Map 4

Pearl Bay Drive near Denton, N.C.
Part of Tax Lot 6662, Block 88, Parcel 3842
Deed Reference: Book 272, Page 49
Eldorado Township, Montgomery County
Date Prepared: October 25, 1995

100 0 100 200 300
GRAPHIC SCALE - FEET

Job No. 95-3238

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

Revised 4/12/96
Lots 32-35 Deleted
CCW

H82-4FNLPL.1
H82V2.CRD

95-3238

ORIGINAL