F-1694 07/19/2016
1:24 p.m. $21.00 Pd

STATE OF NORTH CAROLINA
COUNTY OF MONTGOMERY

I, John Barnes Review Officer of Montgomery County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

7-19-16
Review Officer Date

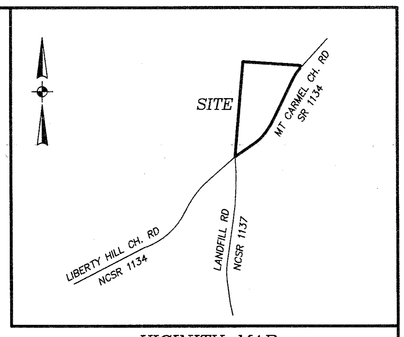
This subdivision plat is exempt from subdivision regulations under N.C.G.S. 153A-335 (a) (2).

07-19-2016
Subdivision Administrator Date
MONTGOMERY COUNTY

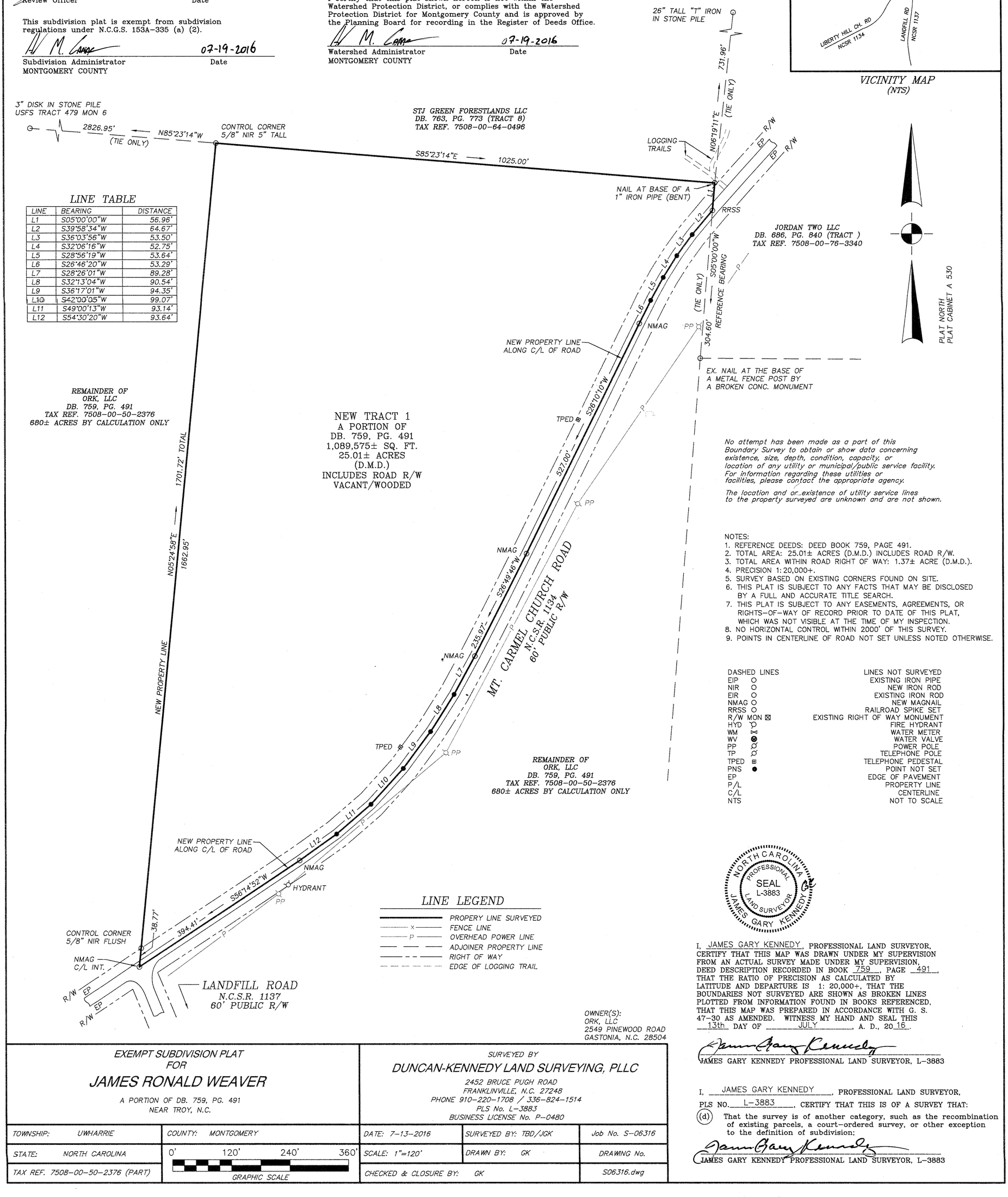
MONTGOMERY COUNTY
NORTH CAROLINA
Filed for registration at 1:24 o'clock P. M.
July 19, 2016 and recorded in
Plat Cabinet F Slide 1694 A
Melissa F. Pipkin, Register of Deeds
by: [illegible], Deputy

I certify that this plat shown hereon is not within the Watershed Protection District, or complies with the Watershed Protection District for Montgomery County and is approved by the Planning Board for recording in the Register of Deeds Office.

07-19-2016
Watershed Administrator Date
MONTGOMERY COUNTY



VICINITY MAP
(NTS)



LINE	BEARING	DISTANCE
L1	S05°00'00"W	56.96'
L2	S39°58'34"W	64.67'
L3	S36°03'56"W	53.50'
L4	S32°06'16"W	52.75'
L5	S28°56'19"W	53.64'
L6	S26°46'20"W	53.29'
L7	S28°26'01"W	89.28'
L8	S32°13'04"W	90.54'
L9	S36°17'01"W	94.35'
L10	S42°00'05"W	99.07'
L11	S49°00'13"W	93.14'
L12	S54°30'20"W	93.64'

LINE LEGEND

- PROPERY LINE SURVEYED
- FENCE LINE
- OVERHEAD POWER LINE
- ADJOINER PROPERTY LINE
- RIGHT OF WAY
- EDGE OF LOGGING TRAIL

OWNER(S):
ORK, LLC
2549 PINEWOOD ROAD
GASTONIA, N.C. 28504

No attempt has been made as a part of this Boundary Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agency.

The location and or existence of utility service lines to the property surveyed are unknown and are not shown.

NOTES:
1. REFERENCE DEEDS: DEED BOOK 759, PAGE 491.
2. TOTAL AREA: 25.01± ACRES (D.M.D.) INCLUDES ROAD R/W.
3. TOTAL AREA WITHIN ROAD RIGHT OF WAY: 1.37± ACRE (D.M.D.).
4. PRECISION 1: 20,000+.
5. SURVEY BASED ON EXISTING CORNERS FOUND ON SITE.
6. THIS PLAT IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
7. THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO DATE OF THIS PLAT, WHICH WAS NOT VISIBLE AT THE TIME OF MY INSPECTION.
8. NO HORIZONTAL CONTROL WITHIN 2000' OF THIS SURVEY.
9. POINTS IN CENTERLINE OF ROAD NOT SET UNLESS NOTED OTHERWISE.

DASHED LINES	LINES NOT SURVEYED
EIP O	EXISTING IRON PIPE
NIR O	NEW IRON ROD
EIR O	EXISTING IRON ROD
NMAG O	NEW MAGNAIL
RRSS O	RAILROAD SPIKE SET
R/W MON ⊠	EXISTING RIGHT OF WAY MONUMENT
HYD	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
PP	POWER POLE
TP	TELEPHONE POLE
TPED	TELEPHONE PEDESTAL
PNS ●	POINT NOT SET
EP	EDGE OF PAVEMENT
P/L	PROPERTY LINE
C/L	CENTERLINE
NTS	NOT TO SCALE

NORTH CAROLINA PROFESSIONAL SEAL L-3883 LAND SURVEYOR JAMES GARY KENNEDY

I, JAMES GARY KENNEDY, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK 759, PAGE 491, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDE AND DEPARTURE IS 1: 20,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 13th DAY OF JULY, A. D., 2016.

JAMES GARY KENNEDY PROFESSIONAL LAND SURVEYOR, L-3883

I, JAMES GARY KENNEDY, PROFESSIONAL LAND SURVEYOR, PLS NO. L-3883, CERTIFY THAT THIS IS OF A SURVEY THAT:

(d) That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;

JAMES GARY KENNEDY PROFESSIONAL LAND SURVEYOR, L-3883

EXEMPT SUBDIVISION PLAT
FOR
JAMES RONALD WEAVER
A PORTION OF DB. 759, PG. 491
NEAR TROY, N.C.

SURVEYED BY
DUNCAN-KENNEDY LAND SURVEYING, PLLC
2452 BRUCE PUGH ROAD
FRANKLINVILLE, N.C. 27248
PHONE 910-220-1708 / 336-824-1514
PLS No. L-3883
BUSINESS LICENSE No. P-0480

TOWNSHIP: UWHARRIE	COUNTY: MONTGOMERY	DATE: 7-13-2016	SURVEYED BY: TBD/JGK	Job No. S-06316
STATE: NORTH CAROLINA	0' 120' 240' 360' GRAPHIC SCALE	SCALE: 1"=120'	DRAWN BY: GK	DRAWING No.
TAX REF. 7508-00-50-2376 (PART)		CHECKED & CLOSURE BY: GK		S06316.dwg