Survey Plat for :

THE LAND TRUST for CENTRAL NORTH CAROLINA

Formerly the Blair Family, LLC "Buzzard Mountain" Tract
Located along the south side of N.C. Highway 24 & 27
Pee Dee Township, Montgomery County, North Carolina
Deed Reference Book 788 Page 653
Plat Reference Cabinet F Slide 110–B
Surveyed by Thomas J. Fields, PLS–2906, in July and August 2017.

Area Northwest of Highway = 0.77 Acre ±
Area within Highway Right–of–Way = 2.95 Acres ±
Area Southeast of Highway = 45.42 Acres ±

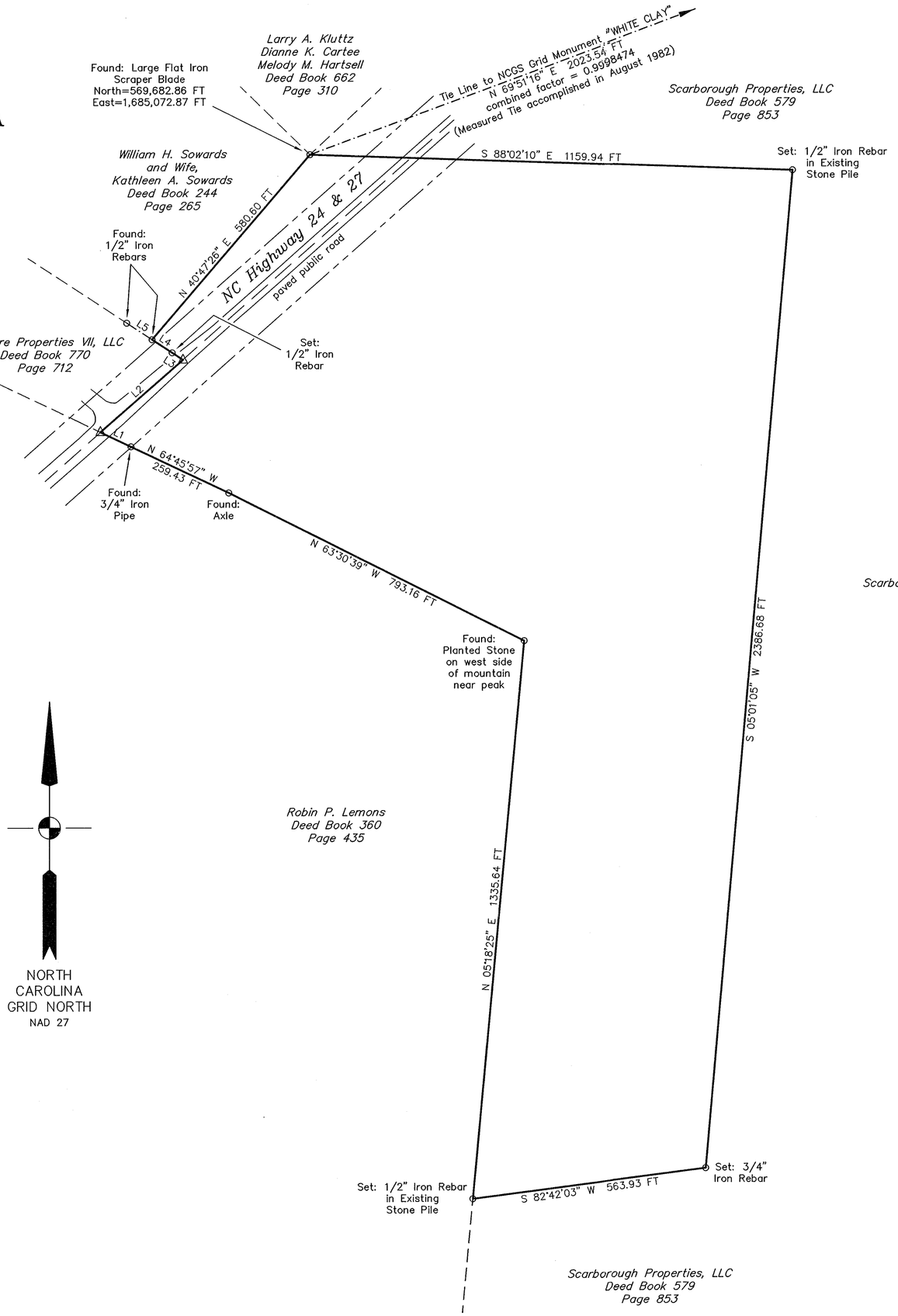
TOTAL AREA = 49.14 Acres ±
by coordinates

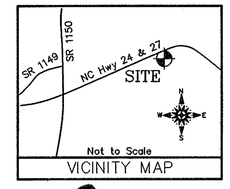
200 0 200
Scale is in Feet
1"= 200'

From the office of
WRIGHT & FIELDS LAND SURVEYING
1340 Albemarle Road, Suite C
Troy, N.C. 27371
Phone No.: 910–572–2449

STATE OF NORTH CAROLINA
MONTGOMERY COUNTY
Filed for registration at 12:38 o'clock P.M
August 30 2017 and recorded in
Plat Cabinet G Slide 7-D.
Melissa F. Pipkin, Register of Deeds
by: [signature], Assistant

G-7-D
08/30/2017
12:38 p.m.
$ 21.00 Pd





VICINITY MAP

LINE	BEARING	DISTANCE
L1	N 64°47'52" W	81.14 FT
L2	N 49°02'25" E	262.64 FT
L3	N 56°57'22" W	31.16 FT
L4	N 56°57'22" W	57.52 FT
L5	N 56°57'22" W	72.68 FT

NORTH CAROLINA GRID NORTH
NAD 27

GENERAL NOTES:

1. Subject Property PIN: 6586–00–59–6053
2. Based on the Flood Map 3710658600K, this property is located in Zone X, an area of minimal flood hazard.
3. Based on the Zoning Ordinance for Montgomery County, this property is Zoned R–1.
4. Minimum Building Setbacks
   Front . . . . . 30 Feet
   Sides . . . . . 10 Feet
   Rear . . . . . 20 feet

Symbol Legend

O ..... denotes monuments found or set as noted on plat.
△ ..... denotes measured points; no monuments set.

Line Legend

Boundary Lines
Tie Lines
Adjacent Boundaries (not surveyed)
Right–of–Way Lines
Approximate center of Paved Road

I certify that this plat represents a survey of a n existing parcel or parcels of land and does not create a new street or change an existing street.

Thomas J. Fields
Surveyor

I certify that the 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.

08-30-2017
Date

[signature]
Watershed Administrator
Montgomery Co., N.C.

NORTH CAROLINA
MONTGOMERY COUNTY

I, Thomas J. Fields, certify that this plat was prepared from an actual survey done by me in August 2017 from information found in deeds as referenced on this plat and is in all respects correct to the best of my knowledge and belief. The ratio of precision as calculated by latitudes and departures is 1:15,000'+ ; that this plat was prepared in accordance with G.S. 47–30 as amended. Witness my original signature and official stamp or seal this the 29th day of August 2017 .

Thomas J. Fields
SURVEYOR PLS–2906 Firm No. 1055

NORTH CAROLINA PROFESSIONAL SEAL L–2906 LAND SURVEYOR THOMAS JEFFREY FIELDS

No horizontal control within 2000 feet.

State of North Carolina
County of Montgomery
I, Tonya Etheridge, Review Officer of Montgomery County, certify that the map or plat to which this certification is affixed, meets all statutory requirements for recording.

8-30-17
Date

Tonya Etheridge
Review Officer

Job No. 2017–69