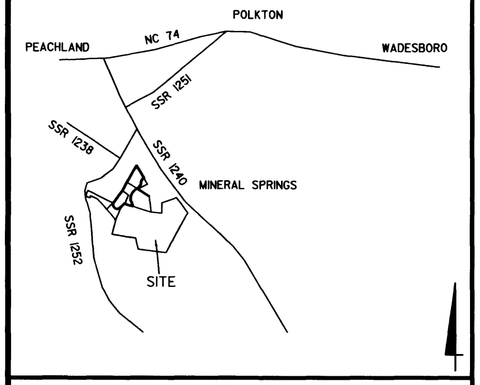
A193

2

00123



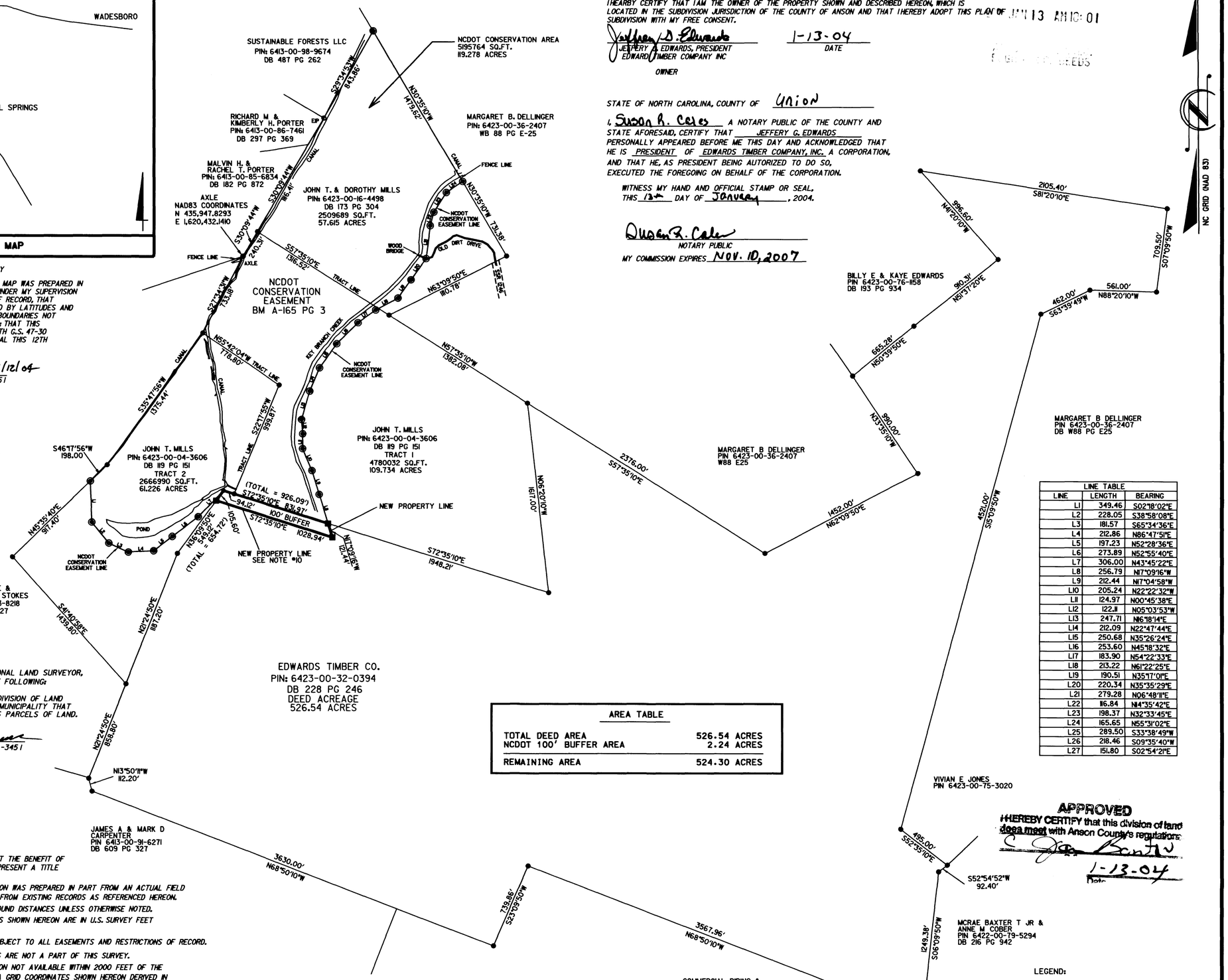
VICINITY MAP

STATE OF NORTH CAROLINA, WAKE COUNTY

I, BRUCE D. BEAVERS, CERTIFY THAT THIS MAP WAS PREPARED IN PART FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND IN PART FROM DEEDS AND MAPS OF RECORD, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1 : 7,000+ ; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 12TH DAY OF JANUARY, 2004.

1/12/04
PROFESSIONAL LAND SURVEYOR NC L-3451

NORTH CAROLINA PROFESSIONAL SEAL L-3451 LAND SURVEYOR BRUCE D BEAVERS 1/12/04



I, BRUCE D. BEAVERS, A PROFESSIONAL LAND SURVEYOR, NUMBER L-3451, CERTIFY TO THE FOLLOWING:

THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR NC L-3451

NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE OPINION AND DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR.
2. BOUNDARY INFORMATION SHOWN HEREON WAS PREPARED IN PART FROM AN ACTUAL FIELD SURVEY BY THIS FIRM AND IN PART FROM EXISTING RECORDS AS REFERENCED HEREON.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. HORIZONTAL AND VERTICAL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
5. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
6. LOCATION OF UNDERGROUND UTILITIES ARE NOT A PART OF THIS SURVEY.
7. NORTH CAROLINA GRID MONUMENTATION NOT AVAILABLE WITHIN 2000 FEET OF THE SUBJECT PROPERTY. NORTH CAROLINA GRID COORDINATES SHOWN HEREON DERIVED IN ACCORDANCE WITH CLASS A LIS\GIS SURVEY STANDARDS USING GPS PROVIDED BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR POINTS "KB1" AND "KB2".
8. THE TIE LINE SHOWN ON THIS PLAT WAS DERIVED BY RAPID STATIC DIFFERENTIAL GPS OBSERVATIONS USING THREE LEICA SYSTEM 500 RECEIVERS. THE VECTORS WERE ADJUSTED USING THE FIXED STATIONS SHOWN USING LEICA SKIPRO SOFTWARE PRODUCING A WEIGHTED LEAST SQUARES ADJUSTMENT OF THE NAD 83 POSITIONS.
9. VERTICAL DATUM = ASSUMED DATUM.
10. THE PURPOSE OF THIS NEW PARCEL IS TO PROVIDE A 100' BUFFER TO THE NCDOT CONSERVATION EASEMENT AS RECORDED IN BM A-165 PG 3 IN THE ANSON COUNTY REGISTER OF DEEDS.
11. THE DEED DESCRIPTIONS AS RECORDED IN DB 137 PG 111, DB 121 PG 159, DB 182 PG 872, DB 173 PG 304, DB 119 PG 151 & DB 228 PG 246 DO NOT FORM A MATHEMATICALLY CLOSED FIGURE.

RECORDED IN BOOK OF MAPS _____ PAGE _____

THIS PLAT IS NOT TO BE RECORDED AFTER DAY OF
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS IN OUT OF THE CITY LIMITS.

I, S Williams, REVIEW OFFICER OF ANSON COUNTY, CERTIFY THAT THE MAP OF PLAT, TO WHICH THIS CERTIFICATE IS AFFIXED, MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER 1.13.04 DATE

600 0 600 1200
GRAPHIC SCALE
1" = 600'

I HEARBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF ANSON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT.

Jeffery D. Edwards 1-13-04
JEFFERY G. EDWARDS, PRESIDENT
EDWARDS TIMBER COMPANY INC
OWNER DATE

STATE OF NORTH CAROLINA, COUNTY OF Union

I, Susan R. Coles A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT JEFFERY G. EDWARDS PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS PRESIDENT OF EDWARDS TIMBER COMPANY, INC. A CORPORATION, AND THAT HE, AS PRESIDENT BEING AUTORIZED TO DO SO, EXECUTED THE FOREGOING ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 13th DAY OF January, 2004.

Susan R. Coles
NOTARY PUBLIC
MY COMMISSION EXPIRES Nov. 10, 2007

APPROVED
I HEREBY CERTIFY that this division of land does meet with Anson County's regulations.
1-13-04
Date

LINE TABLE		
LINE	LENGTH	BEARING
L1	349.46	S02°18'02"E
L2	228.05	S38°58'08"E
L3	181.57	S65°34'36"E
L4	212.86	N86°47'51"E
L5	197.23	N52°28'36"E
L6	273.89	N52°55'40"E
L7	306.00	N43°45'22"E
L8	256.79	N17°09'16"W
L9	212.44	N17°04'58"W
L10	205.24	N22°22'32"W
L11	124.97	N00°45'38"E
L12	122.11	N05°03'53"W
L13	247.71	N16°18'14"E
L14	212.09	N22°47'44"E
L15	250.68	N35°26'24"E
L16	253.60	N45°18'32"E
L17	183.90	N54°22'33"E
L18	213.22	N61°22'25"E
L19	190.51	N35°17'01"E
L20	220.34	N35°35'29"E
L21	279.28	N06°48'11"E
L22	116.84	N14°35'42"E
L23	198.37	N32°33'45"E
L24	165.65	N55°31'02"E
L25	289.50	S33°38'49"W
L26	218.46	S09°35'40"W
L27	151.80	S02°54'21"E

AREA TABLE	
TOTAL DEED AREA	526.54 ACRES
NCDOT 100' BUFFER AREA	2.24 ACRES
REMAINING AREA	524.30 ACRES

LEGEND:

- SURVEYED NCDOT CONSERVATION BOUNDARY
- NEW PROPERTY LINE
- COMPUTED TRACT LINE
- RIGHT-OF-WAY LINE
- CC CONTROL CORNER
- PKN P.K. NAIL
- R/W RIGHT OF WAY
- DB DEED BOOK
- BM BOOK OF MAPS
- PG PAGE
- EXISTING REBAR
- EXISTING IRON PIPE
- COMPUTED POINT
- NEW REBAR SET
- EXISTING CONCRETE MONUMENT

Stantec
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Suite 300, 801 James Franklin Road
Raleigh NC U.S.A.
27606
Tel. 919.851.6666
Fax. 919.851.1704
www.stantec.com

SUBDIVISION SURVEY OF: EDWARDS TIMBER COMPANY PROPERTY

PO BOX 219 MARSHVILLE, NC 28103 FOR:

THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

ANSON COUNTY PEACHLAND, NORTH CAROLINA

LANESBORO TOWNSHIP

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO.:	170300664
SURVEYED BY:	BDB
DRAWN BY:	FRC
CHECKED BY:	BDB
DATE:	12/16/03

V:/1703/ACTIVE/170300664/DGN/
CADD #: R2231WM_LS_PLAT_031229.DGN