

**CERTIFICATE OF ACCURACY:**

I, JOSH A. MONTAZERI CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS MAP WAS DRAWN FROM AN ACTUAL FIELD LAND SURVEY; THAT THE ERROR OF CLOSURE CALCULATED BY LATITUDES AND DEPARTURES IS 1:20,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION IN BOOK (AS), PAGE (SHOWN); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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

WITNESS MY HAND AND SEAL THIS 16th. DAY OF JUNE, 2012.

SIGNATURE \_\_\_\_\_ LAND SURVEYOR

REGISTRATION NUMBER: L-4781



**CERTIFICATE OF OWNERSHIP**

I HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF MONTGOMERY COUNTY AND THAT I 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 (WE) DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO MONTGOMERY COUNTY, WHICH MAY ACCEPT OR REJECT THE SAME.

\_\_\_\_\_(OWNER) \_\_\_\_\_(DATE)

\_\_\_\_\_(OWNER) \_\_\_\_\_(DATE)

**CERTIFICATE OF APPROVAL FOR RECORDING MAJOR SUBDIVISION**

I HEREBY CERTIFY THAT THE SUBDIVISION MAJOR SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR MONTGOMERY COUNTY, NORTH CAROLINA, AND THAT SUCH PLAN HAS BEEN APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF MONTGOMERY COUNTY.

SUBDIVISION ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

**REVIEW OFFICER CERTIFICATE**

STATE OF NORTH CAROLINA  
COUNTY OF MONTGOMERY

I, \_\_\_\_\_ REVIEW OFFICER OF MONTGOMERY COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**WATERSHED CERTIFICATE**

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.

WATERSHED ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_  
MONTGOMERY COUNTY, NC

I HEREBY CERTIFY THAT THE 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 MONTGOMERY COUNTY SUBDIVISION, OR THAT GUARANTEES OF THE INSTALLATION OF 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 \$150 HAS BEEN PAID.

COUNTY MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

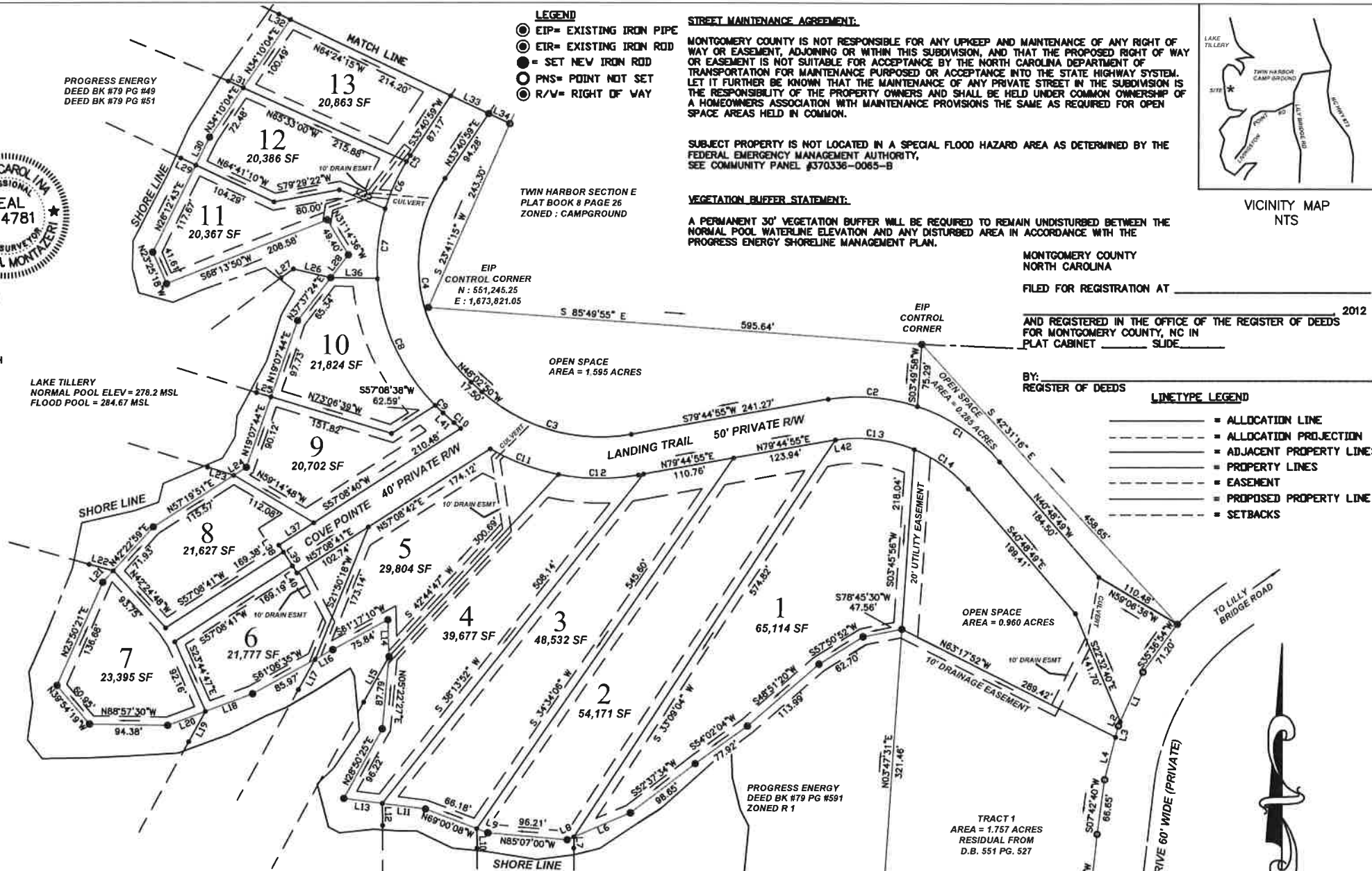
AN INSTRUMENT WILL BE RECORDED WITH THE FINAL PLAT WITH THE FOLLOWING FOR PRIVATE STREETS.

1. A RIGHT OF ACCESS TO ANY PRIVATE STREET IN THE SUBDIVISION BY ALL LOTS SERVED BY THE STREET.
2. MAINTENANCE OF ANY PRIVATE STREET IN THE SUBDIVISION BY ALL LOTS SERVED BY THE STREET.
3. A FULL DISCLOSURE OF THE STATUS OF THE STREET MAINTENANCE RESPONSIBILITIES AND THAT THESE LISTED ITEMS SHALL RUN WITH THE LAND.

DEVELOPER (PRINT NAME) \_\_\_\_\_ DEVELOPER (SIGN NAME) \_\_\_\_\_ DATE \_\_\_\_\_

**NOTES:**

- 1) RATIO OF PRECISION IS 1:20,000+
- 2) AREA COMPUTED BY AUTOCAD COMPUTATIONS.
- 3) NO NCGS MONUMENTS RECOVERED WITHIN 2000' OF SUBJECT PROPERTY.
- 4) LINES SHOWN AS DASHED HAVE NOT BEEN SURVEYED AT THIS TIME AND HAVE BEEN DERIVED FROM DEEDS AND MAPS OF RECORD UNLESS OTHERWISE NOTED.
- 5) THIS MAP IS SUBJECT TO ANY & ALL RIGHTS OF WAY, EASEMENTS, & AGREEMENTS NOT VISIBLE AT THE TIME OF THE SURVEY.
- 6) THE SURVEYOR HAS NOT PERFORMED A TITLE SEARCH, THEREFORE, THIS MAP IS SUBJECT TO ANY AND ALL FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 7) NO SUBSURFACE INVESTIGATION HAS BEEN DONE AT THIS TIME. UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM ACTUAL FIELD LOCATIONS AND/OR FROM MAPS BY OTHERS.



**LINE TABLE**

LINE	LENGTH	BEARING
L1	86.06	S24°14'13"W
L2	8.39	S24°14'13"W
L3	14.13	S14°06'15"W
L4	53.14	S14°06'15"W
L5	18.72	S07°18'22"W
L6	74.25	S66°48'03"W
L7	13.40	S00°02'35"E
L8	8.84	S66°48'03"W
L9	14.34	N89°00'08"W
L10	23.60	S00°47'18"E
L11	52.53	N82°40'33"W
L12	26.47	S07°50'03"E
L13	48.92	N82°40'33"W
L14	44.80	N01°48'48"W
L15	82.98	S28°04'35"W
L16	24.40	S81°08'35"W
L17	41.54	S28°52'49"W
L18	60.89	S86°35'16"W
L19	41.97	S28°48'41"W
L20	48.79	S86°35'16"W
L21	18.68	N42°22'59"E
L22	30.11	N74°30'37"W
L23	33.15	N72°38'55"W
L24	17.90	N57°19'51"E
L25	18.14	N73°07'33"W
L26	46.28	N76°37'24"W
L27	18.18	S53°48'48"W
L28	35.17	N37°37'23"E
L29	20.05	N84°41'41"W
L30	37.67	N26°12'43"E
L31	19.89	N65°31'32"W
L32	15.18	N84°20'29"W
L33	90.50	S84°24'15"E
L34	28.10	S84°24'15"E
L35	99.89	N67°31'03"W
L36	56.47	N86°52'48"W
L37	90.00	S87°08'40"W
L38	10.00	S32°51'19"E
L39	20.00	S32°51'19"E
L40	10.00	S32°51'19"E
L41	17.50	S48°02'50"E
L42	0.22	N78°44'55"E

**CURVE TABLE**

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	N54°15'13"W	119.80	224.97
C2	N85°32'48"W	107.71	224.98
C3	S74°08'57"E	187.13	212.86
C4	S07°10'26"E	248.63	190.00
C5	S32°37'53"W	8.81	240.00
C6	S24°04'00"W	82.78	240.00
C7	S06°18'42"W	85.21	240.00
C8	S24°24'13"E	188.15	240.00
C9	S46°28'44"E	13.14	240.00
C10	S48°13'17"E	10.76	282.88
C11	S68°30'42"E	86.31	282.88
C12	S88°43'13"E	96.01	282.88
C13	N83°18'47"W	95.89	178.00
C14	N54°08'47"W	80.51	178.00

**SITE DATA**

TOTAL AREA: 31.536 Ac±  
AREA IN RIGHT OF WAY: 4.422 Ac.  
AREA IN OPEN SPACE: 3.240 Ac. = 10.27%  
AREA IN LOTS: 22.117 Ac.  
AREA IN RESIDUAL TRACT: 1.757 Ac.

PARCEL ID # 6575 18 40 5729  
PARCEL ID # 6575 18 31 9877

D.B. 551 PG. 527  
D.B. 603 PG. 759

NUMBER OF PROPOSED LOTS: 36  
(PLUS ONE RESIDUAL TRACT)

**SETBACKS:**

FRONT: 30'  
REAR: 20'  
SIDE: 10'  
LAKE FRONT: 10' FROM BACK  
PROPERTY LINE ALONG LAKE FRONT.

**SITE NOTES:**

1. PROPERTY LINE IS THE 284.67' CONTOUR MSL.
2. LAKE TILLERY NORMAL POOL ELEV = 278.2' MSL.
3. ALL SIDE PROPERTY LINES WILL HAVE A 10' UTILITY AND DRAINAGE EASEMENT.
4. ALL ROADS WILL BE 20' WIDE AND PAVED TO NC DOT STANDARDS.
5. WATER SUPPLY WILL BE FROM MONTGOMERY COUNTY.
6. LOW PRESSURE SEWER SYSTEM WILL DISCHARGE INTO CITY OF MT GILEAD SYSTEM.
7. A 10' WIDE UTILITY EASEMENT WILL BE RESERVED ALONG, AND COMMON TO THE ROAD RIGHT OF WAY.
8. AN AREA OF 3.240 ACRES WILL BE RESERVED AS OPEN SPACE AND WILL BECOME COMMON PROPERTY TO BE TRANSFERRED IN FEE SIMPLE TITLE TO THE COMMON OWNERSHIP OF THE INTERIOR LOT OWNERS OF THIS SUBDIVISION.

- LEGEND**
- EIP= EXISTING IRON PIPE
  - EIR= EXISTING IRON ROD
  - = SET NEW IRON ROD
  - PNS= POINT NOT SET
  - R/W= RIGHT OF WAY

**STREET MAINTENANCE AGREEMENT:**

MONTGOMERY COUNTY IS NOT RESPONSIBLE FOR ANY UPKEEP AND MAINTENANCE OF ANY RIGHT OF WAY OR EASEMENT, ADJOINING OR WITHIN THIS SUBDIVISION, AND THAT THE PROPOSED RIGHT OF WAY OR EASEMENT IS NOT SUITABLE FOR ACCEPTANCE BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR MAINTENANCE PURPOSES OR ACCEPTANCE INTO THE STATE HIGHWAY SYSTEM. LET IT FURTHER BE KNOWN THAT THE MAINTENANCE OF ANY PRIVATE STREET IN THE SUBDIVISION IS THE RESPONSIBILITY OF THE PROPERTY OWNERS AND SHALL BE HELD UNDER COMMON OWNERSHIP OF A HOMEOWNERS ASSOCIATION WITH MAINTENANCE PROVISIONS THE SAME AS REQUIRED FOR OPEN SPACE AREAS HELD IN COMMON.

SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AUTHORITY, SEE COMMUNITY PANEL #370336-0085-B

**VEGETATION BUFFER STATEMENT:**

A PERMANENT 30' VEGETATION BUFFER WILL BE REQUIRED TO REMAIN UNDISTURBED BETWEEN THE NORMAL POOL WATERLINE ELEVATION AND ANY DISTURBED AREA IN ACCORDANCE WITH THE PROGRESS ENERGY SHORELINE MANAGEMENT PLAN.

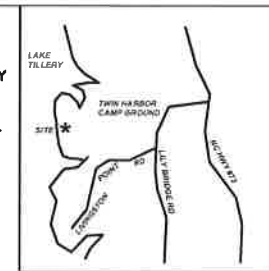
MONTGOMERY COUNTY  
NORTH CAROLINA  
FILED FOR REGISTRATION AT \_\_\_\_\_

AND REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MONTGOMERY COUNTY, NC IN PLAT CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_ 2012

BY: REGISTER OF DEEDS

**LINE TYPE LEGEND**

- ALLOCATION LINE
- - - ALLOCATION PROJECTION
- - - ADJACENT PROPERTY LINES
- PROPERTY LINES
- - - EASEMENT
- - - PROPOSED PROPERTY LINE
- - - SETBACKS



VICINITY MAP  
NTS

**FINAL PLAT  
MAP 1 OF 3  
THE LANDING**

OWNER/DEVELOPER:  
JUNE D. ALLEN  
154 LAKELAND CIRCLE  
MT GILEAD, NC 27306

TOWNSHIP: PEE DEE  
COUNTY: MONTGOMERY

NORTH CAROLINA  
DATE: 6-18-12  
SCALE: 1" = 100'



**Land Surveying & Design, P.C.**  
Surveying - Land Planning - Consulting  
P.O. Box 5535 1848 E. Salisbury St.  
Asheboro, NC 27204 Asheboro, NC 27203  
Phone: (866) 308-4911 Fax: (866) 888-0882  
E-Mail: Josh@ashboro.com

DRAWN BY: JAM  
CHECKED BY: JAM  
PROJ. NO.: S-0921  
DRAWING FILE: PROJECTS\S-0921\MASTER

**CERTIFICATE OF ACCURACY**

I, JOSH A. MONTAZERI, CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY; THAT THE ERROR OF CLOSURE CALCULATED BY LATITUDES AND DEPARTURES IS 1:20,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION IN BOOK (AS), PAGE (SHOW); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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

WITNESS MY HAND AND SEAL THIS 18th DAY OF JUNE, 2012.

SIGNATURE \_\_\_\_\_ LAND SURVEYOR

REGISTRATION NUMBER: L-4781



**CERTIFICATE OF OWNERSHIP**

I HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF MONTGOMERY COUNTY AND THAT I 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 (WE) DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO MONTGOMERY COUNTY, WHICH MAY ACCEPT OR REJECT THE SAME.

\_\_\_\_\_(OWNER) \_\_\_\_\_(DATE)

\_\_\_\_\_(OWNER) \_\_\_\_\_(DATE)

**CERTIFICATE OF APPROVAL FOR RECORDING MAJOR SUBDIVISION**

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 SUCH PLAT HAS BEEN APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF MONTGOMERY COUNTY.

SUBDIVISION ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

**REVIEW OFFICER CERTIFICATE**

STATE OF NORTH CAROLINA  
COUNTY OF MONTGOMERY

I, \_\_\_\_\_ REVIEW OFFICER OF MONTGOMERY COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**WATERSHED CERTIFICATE**

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.

WATERSHED ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_  
MONTGOMERY COUNTY, NC

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COUNTY MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

AN INSTRUMENT WILL BE RECORDED WITH THE FINAL PLAT WITH THE FOLLOWING FOR PRIVATE STREETS.

1. A RIGHT OF ACCESS TO ANY PRIVATE STREET IN THE SUBDIVISION BY ALL LOTS SERVED BY THE STREET.
2. MAINTENANCE OF ANY PRIVATE STREET IN THE SUBDIVISION BY ALL LOTS SERVED BY THE STREET.
3. A FULL DISCLOSURE OF THE STATUS OF THE STREET MAINTENANCE RESPONSIBILITIES AND THAT THESE LISTED ITEMS SHALL RUN WITH THE LAND.

DEVELOPER (PRINT NAME) \_\_\_\_\_ DEVELOPER (SIGN NAME) \_\_\_\_\_ DATE \_\_\_\_\_

**NOTES:**

- 1) RATIO OF PRECISION IS 1:20,000+
- 2) AREA COMPUTED BY AUTOCAD COMPUTATIONS.
- 3) NO NCGS MONUMENTS RECOVERED WITHIN 2000' OF SUBJECT PROPERTY.
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**STREET MAINTENANCE AGREEMENT:**

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**VEGETATION BUFFER STATEMENT:**

A PERMANENT 30' VEGETATION BUFFER WILL BE REQUIRED TO REMAIN UNDISTURBED BETWEEN THE NORMAL POOL WATERLINE ELEVATION AND ANY DISTURBED AREA IN ACCORDANCE WITH THE PROGRESS ENERGY SHORELINE MANAGEMENT PLAN.

LINE	LENGTH	BEARING
L32	15.18	N64°20'28"W
L33	50.50	S84°24'15"E
L34	28.10	S84°24'15"E
L43	12.40	S88°20'20"W
L44	40.88	S13°42'58"W
L45	28.22	S84°43'42"W
L46	30.94	S02°13'40"E
L47	15.19	N34°10'04"E
L48	20.37	N84°55'33"W
L49	15.85	N85°11'42"W
L50	22.04	N15°30'54"W
L51	25.08	N85°15'32"W
L52	36.40	N15°30'54"W
L53	19.62	N85°09'42"W
L54	15.94	N32°45'57"E
L55	16.38	N85°49'08"W
L56	18.89	N87°15'28"W
L57	20.80	N85°22'42"W
L58	20.47	N32°45'57"E
L59	41.95	N15°04'14"E
L60	13.76	N85°20'25"W
L61	19.75	N35°07'21"E
L62	19.86	N85°12'03"W
L63	70.08	S47°38'26"E
L64	86.46	N34°53'12"W
L65	51.85	N29°55'50"E
L66	48.66	N51°28'29"E
L67	30.96	N75°55'22"W
L68	50.00	S85°25'57"E
L69	6.21	S11°35'57"W
L70	131.79	N15°30'45"W
L71	20.63	S27°27'12"W
L72	26.84	S21°44'09"W
L73	48.58	S21°44'09"W
L74	53.31	N33°40'59"E
L75	78.42	N21°44'09"E
L76	115.90	N27°27'12"E

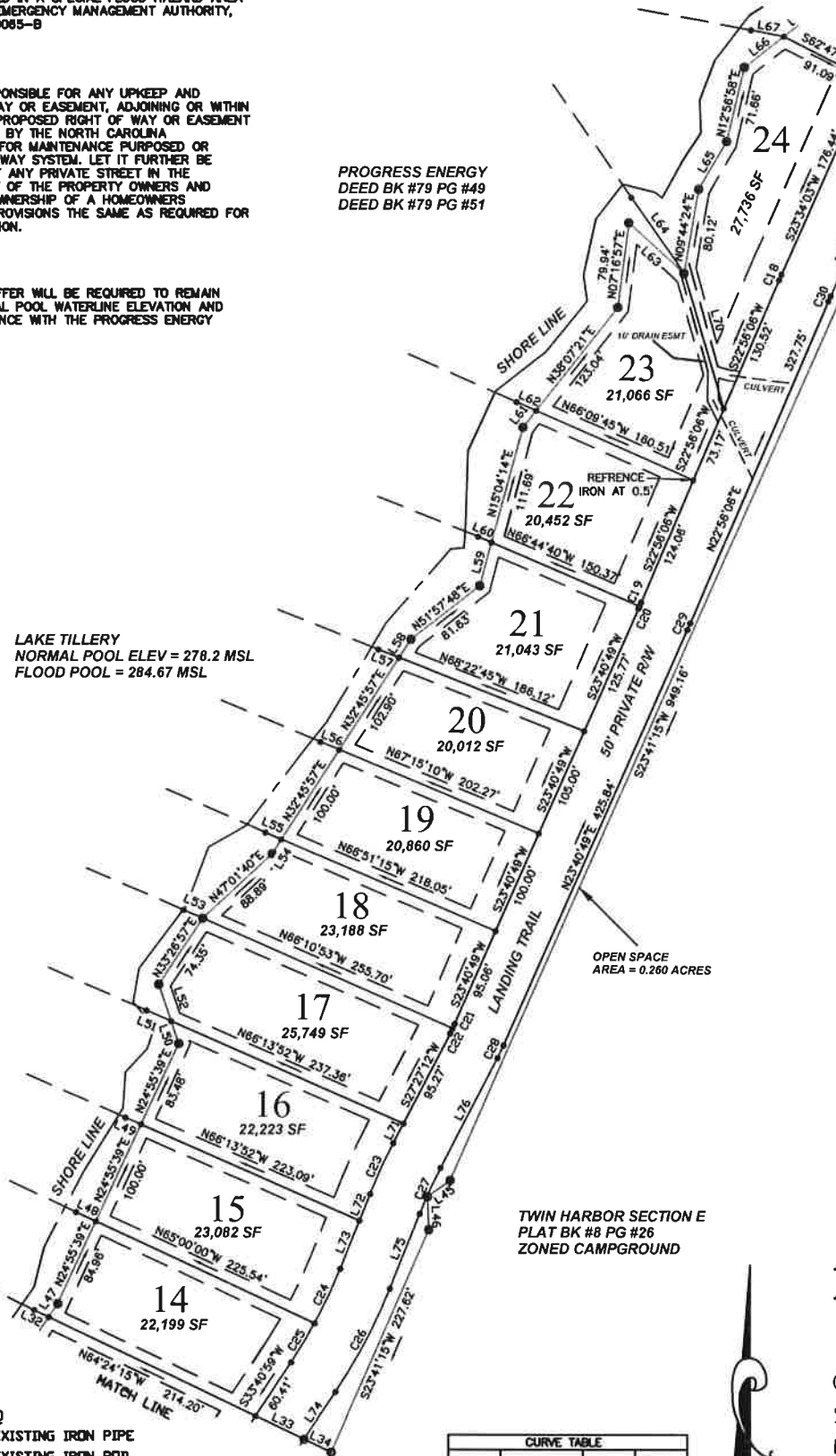
LAKE TILLERY  
NORMAL POOL ELEV = 278.2 MSL  
FLOOD POOL = 284.67 MSL

- LEGEND**
- EIP= EXISTING IRON PIPE
  - EIR= EXISTING IRON ROD
  - = SET NEW IRON ROD
  - PNS= POINT NOT SET
  - R/W= RIGHT OF WAY

**LINE TYPE LEGEND**

- \_\_\_\_\_ = ALLOCATION LINE
- = ALLOCATION PROJECTION
- = ADJACENT PROPERTY LINES
- = PROPERTY LINES
- = EASEMENT
- = PROPOSED PROPERTY LINE
- = SETBACKS

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C16	S30°18'34"W	23.48	100.00
C17	S42°28'17"W	29.08	50.00
C18	S23°10'24"E	5.80	525.00
C19	N23°10'24"E	3.95	475.00
C20	N23°32'48"E	2.23	475.00
C21	N24°37'50"E	4.94	150.00
C22	N24°30'34"E	4.93	150.00
C23	S24°35'40"W	52.37	525.00
C24	N25°07'59"E	56.29	475.00
C25	N31°06'24"E	42.70	475.00
C26	N27°42'34"E	109.27	525.00
C27	S24°35'40"W	47.38	475.00
C28	N25°34'00"E	13.16	200.00
C29	N23°18'27"E	6.83	525.00
C30	S23°15'04"W	5.24	475.00



PROGRESS ENERGY  
DEED BK #79 PG #49  
DEED BK #79 PG #51

TWIN HARBOR SECTION E  
PLAT BK #8 PG #26  
ZONED CAMPGROUND

**SITE DATA**

TOTAL AREA: 31,538 Ac±  
AREA IN RIGHT OF WAY: 4,422 Ac.  
AREA IN OPEN SPACE: 3,240 Ac. = 10.27%  
AREA IN LOTS: 22,117 Ac.  
AREA IN RESIDUAL TRACT: 1,757 Ac.

PARCEL ID # 6575 18 40 5729  
PARCEL ID # 6575 18 31 9677

D.B. 551 PG. 527  
D.B. 603 PG. 759

NUMBER OF PROPOSED LOTS: 36  
(PLUS ONE RESIDUAL TRACT)

**SETBACKS:**

FRONT: 30'  
REAR: 20'  
SIDE: 10'  
LAKE FRONT: 10' FROM BACK  
PROPERTY LINE ALONG LAKE FRONT.

MONTGOMERY COUNTY  
NORTH CAROLINA

FILED FOR REGISTRATION AT \_\_\_\_\_

\_\_\_\_\_ 2012  
AND REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS  
FOR MONTGOMERY COUNTY, NC IN  
PLAT CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_

BY: \_\_\_\_\_  
REGISTER OF DEEDS

**SITE NOTES:**

1. PROPERTY LINE IS THE 284.67' CONTOUR MSL.
2. LAKE TILLERY NORMAL POOL ELEV = 278.2' MSL.
3. ALL SIDE PROPERTY LINES WILL HAVE A 10' UTILITY AND DRAINAGE EASEMENT.
4. ALL ROADS WILL BE 20' WIDE AND PAVED TO NC DOT STANDARDS.
5. WATER SUPPLY WILL BE FROM MONTGOMERY COUNTY.
6. LOW PRESSURE SEWER SYSTEM WILL DISCHARGE INTO CITY OF MT GILEAD SYSTEM.
7. A 10' WIDE UTILITY EASEMENT WILL BE RESERVED ALONG, AND COMMON TO THE ROAD RIGHT OF WAY.
8. AN AREA OF 3,240 ACRES WILL BE RESERVED AS OPEN SPACE AND WILL BECOME COMMON PROPERTY TO BE TRANSFERRED IN FEE SIMPLE TITLE TO THE COMMON OWNERSHIP OF THE INTERIOR LOT OWNERS OF THIS SUBDIVISION.

**FINAL PLAT  
MAP 2 OF 3  
THE LANDING**

OWNER/DEVELOPER:  
JUNE D. ALLEN  
154 LAKELAND CIRCLE  
MT GILEAD, NC 27306

TOWNSHIP: PEE DEE  
COUNTY: MONTGOMERY

NORTH CAROLINA  
DATE: 6-18-12  
SCALE: 1" = 100'



Land Surveying & Design, P.C.  
Surveying - Land Planning - Consulting



P.O. Box 5535  
Asheboro, NC 27804  
Phone: (336) 808-4911  
Fax: (336) 888-0988

E-Mail - Josh@asheboro.com

DRAWN BY: JAM  
CHECKED BY: JAM

PROJ. NO.: S-0921  
DRAWING FILE: PROJECTS\S-0921\MASTER

**CERTIFICATE OF ACCURACY:**

I, JOSH A. MONTAZER CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS MAP WAS DRAWN FROM AN ACTUAL FIELD LAND SURVEY; THAT THE ERROR OF CLOSURE CALCULATED BY LATITUDES AND DEPARTURES IS 1:20,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION IN BOOK (AS), PAGE (SHOWN); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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

WITNESS MY HAND AND SEAL THIS 16th. DAY OF JUNE, 2012.

SIGNATURE \_\_\_\_\_ LAND SURVEYOR

REGISTRATION NUMBER: L-4781



**CERTIFICATE OF OWNERSHIP**

I HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF MONTGOMERY COUNTY AND THAT I 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 (WE) DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO MONTGOMERY COUNTY, WHICH MAY ACCEPT OR REJECT THE SAME.

\_\_\_\_\_(OWNER) \_\_\_\_\_(DATE)

\_\_\_\_\_(OWNER) \_\_\_\_\_(DATE)

**CERTIFICATE OF APPROVAL FOR RECORDING MAJOR SUBDIVISION**

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 SUCH PLAT HAS BEEN APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF MONTGOMERY COUNTY.

SUBDIVISION ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

**REVIEW OFFICER CERTIFICATE**

STATE OF NORTH CAROLINA  
COUNTY OF MONTGOMERY

I, \_\_\_\_\_ REVIEW OFFICER OF MONTGOMERY COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**WATERSHED CERTIFICATE**

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.

WATERSHED ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_  
MONTGOMERY COUNTY, NC

I HEREBY CERTIFY THAT THE 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 MONTGOMERY COUNTY SUBDIVISION, OR THAT GUARANTEES OF THE INSTALLATION OF 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 \$150 HAS BEEN PAID.

COUNTY MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

AN INSTRUMENT WILL BE RECORDED WITH THE FINAL PLAT WITH THE FOLLOWING FOR PRIVATE STREETS.

1. A RIGHT OF ACCESS TO ANY PRIVATE STREET IN THE SUBDIVISION BY ALL LOTS SERVED BY THE STREET.
2. MAINTENANCE OF ANY PRIVATE STREET IN THE SUBDIVISION BY ALL LOTS SERVED BY THE STREET.
3. A FULL DISCLOSURE OF THE STATUS OF THE STREET MAINTENANCE RESPONSIBILITIES AND THAT THESE LISTED ITEMS SHALL RUN WITH THE LAND.

DEVELOPER (PRINT NAME) \_\_\_\_\_ DEVELOPER (SIGN NAME) \_\_\_\_\_ DATE \_\_\_\_\_

**NOTES:**

- 1) RATIO OF PRECISION IS 1:20,000+
- 2) AREA COMPUTED BY AUTOCAD COMPUTATIONS.
- 3) NO NCGS MONUMENTS RECOVERED WITHIN 2000' OF SUBJECT PROPERTY.
- 4) LINES SHOWN AS DASHED HAVE NOT BEEN SURVEYED AT THIS TIME AND HAVE BEEN DERIVED FROM DEEDS AND MAPS OF RECORD UNLESS OTHERWISE NOTED.
- 5) THIS MAP IS SUBJECT TO ANY & ALL RIGHTS OF WAY, EASEMENTS, & AGREEMENTS NOT VISIBLE AT THE TIME OF THE SURVEY.
- 6) THE SURVEYOR HAS NOT PERFORMED A TITLE SEARCH, THEREFORE, THIS MAP IS SUBJECT TO ANY AND ALL FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 7) NO SUBSURFACE INVESTIGATION HAS BEEN DONE AT THIS TIME. UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM ACTUAL FIELD LOCATIONS AND/OR FROM MAPS BY OTHERS.

SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AUTHORITY, SEE COMMUNITY PANEL #370336-0065-B

**STREET MAINTENANCE AGREEMENT:**

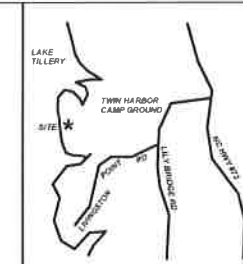
MONTGOMERY COUNTY IS NOT RESPONSIBLE FOR ANY UPKEEP AND MAINTENANCE OF ANY RIGHT OF WAY OR EASEMENT, ADJOINING OR WITHIN THIS SUBDIVISION, AND THAT THE PROPOSED RIGHT OF WAY OR EASEMENT IS NOT SUITABLE FOR ACCEPTANCE BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR MAINTENANCE PURPOSES OR ACCEPTANCE INTO THE STATE HIGHWAY SYSTEM. LET IT FURTHER BE KNOWN THAT THE MAINTENANCE OF ANY PRIVATE STREET IN THE SUBDIVISION IS THE RESPONSIBILITY OF THE PROPERTY OWNERS AND SHALL BE HELD UNDER COMMON OWNERSHIP OF A HOMEOWNERS ASSOCIATION WITH MAINTENANCE PROVISIONS THE SAME AS REQUIRED FOR OPEN SPACE AREAS HELD IN COMMON.

**VEGETATION BUFFER STATEMENT:**

A PERMANENT 30' VEGETATION BUFFER WILL BE REQUIRED TO REMAIN UNDISTURBED BETWEEN THE NORMAL POOL WATERLINE ELEVATION AND ANY DISTURBED AREA IN ACCORDANCE WITH THE PROGRESS ENERGY SHORELINE MANAGEMENT PLAN.

CURVE TABLE			
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C16	S39°18'34"W	23.48	100.00
C17	S40°28'17"W	28.08	50.00
C31	S78°18'48"W	37.30	50.00
C32	N79°44'38"E	36.77	105.00
C33	N79°44'38"E	35.36	105.00
C34	N81°01'16"E	50.88	105.00
C35	S12°42'18"W	18.90	20.00
C36	N65°05'45"E	33.68	50.00
C37	N57°24'32"W	48.85	50.00
C38	S74°55'36"W	30.51	50.00
C39	S38°23'34"W	37.09	50.00
C40	S45°20'59"E	61.51	50.00
C41	N57°17'54"W	18.90	20.00
C42	N44°28'34"E	91.98	55.00
C43	S69°07'02"W	106.16	100.00

LINE TABLE		
LINE	LENGTH	BEARING
L67	30.95	N78°58'22"W
L68	50.00	S69°28'57"E
L69	6.21	S11°39'37"W
L77	44.69	N81°28'29"E
L78	37.19	N78°42'48"E
L79	72.81	S78°39'48"E
L80	52.01	N11°41'53"W
L81	47.79	N68°56'51"W
L82	12.86	N80°22'38"W
L83	25.33	N78°58'51"W
L84	1.78	N18°48'48"W
L85	17.99	N60°45'08"W
L86	16.90	N78°24'03"W
L87	47.36	N13°32'54"E
L88	17.40	N61°46'54"W
L89	62.06	N34°17'28"E
L90	57.13	S86°42'43"E
L91	24.39	N48°10'40"E
L92	48.15	S20°47'28"E
L93	14.03	N62°32'51"E
L94	43.42	S13°31'58"E
L95	14.60	N77°56'29"E
L96	10.45	N78°01'43"E
L97	27.69	S13°31'58"E
L98	12.69	N78°18'09"E
L99	5.94	N78°43'37"E
L100	46.88	S17°16'26"W
L101	62.82	S37°05'02"W
L102	3.04	S37°05'02"W
L103	78.00	N00°33'34"E
L104	60.00	N00°33'34"E
L105	63.23	S78°02'48"E
L106	62.94	S67°59'36"E
L107	29.48	S18°00'52"E
L108	12.01	N78°33'28"E
L109	15.11	N67°00'20"E
L110	27.17	S78°34'25"E
L111	45.30	S55°31'53"E
L112	38.61	S39°51'25"E
L113	13.64	N12°17'48"W
L114	27.69	N12°17'48"W
L115	13.19	S12°17'47"E
L116	1.98	N78°49'03"W



VICINITY MAP  
NTS

**SITE DATA**

TOTAL AREA: 31.536 Ac±  
AREA IN RIGHT OF WAY: 4.422 Ac.  
AREA IN OPEN SPACE: 3.240 Ac. = 10.27%  
AREA IN LOTS: 22.117 Ac.  
AREA IN RESIDUAL TRACT: 1.757 Ac.

PARCEL ID # 8575 18 40 5729  
PARCEL ID # 8575 18 31 9977

D.B. 551 PG. 527  
D.B. 603 PG. 759

NUMBER OF PROPOSED LOTS: 36  
(PLUS ONE RESIDUAL TRACT)

**SETBACKS:**

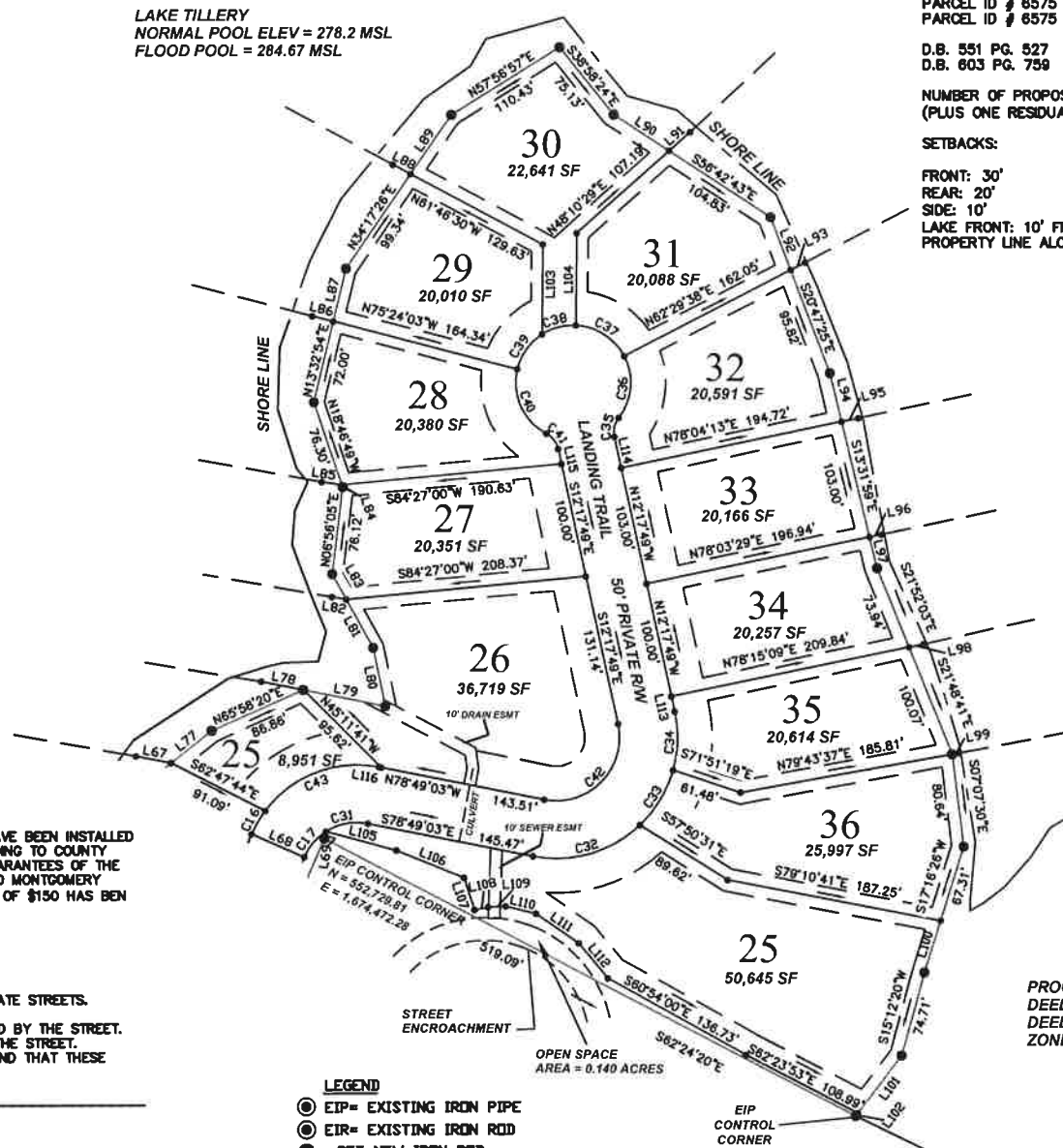
FRONT: 30'  
REAR: 20'  
SIDE: 10'  
LAKE FRONT: 10' FROM BACK  
PROPERTY LINE ALONG LAKE FRONT.

MONTGOMERY COUNTY  
NORTH CAROLINA

FILED FOR REGISTRATION AT \_\_\_\_\_

\_\_\_\_\_ 2012  
AND REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS  
FOR MONTGOMERY COUNTY, NC IN  
PLAT CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_

BY: \_\_\_\_\_  
REGISTER OF DEEDS



- LEGEND**
- EIP= EXISTING IRON PIPE
  - EIR= EXISTING IRON ROD
  - = SET NEW IRON ROD
  - PNS= POINT NOT SET
  - R/V= RIGHT OF WAY

- LINE TYPE LEGEND**
- = ALLOCATION LINE
  - - - = ALLOCATION PROJECTION
  - = ADJACENT PROPERTY LINES
  - = PROPERTY LINES
  - - - = EASEMENT
  - - - = PROPOSED PROPERTY LINE
  - - - = SETBACKS

**SITE NOTES:**

1. PROPERTY LINE IS THE 284.67' CONTOUR MSL.
2. LAKE TILLY NORMAL POOL ELEV = 278.2' MSL.
3. ALL SIDE PROPERTY LINES WILL HAVE A 10' UTILITY AND DRAINAGE EASEMENT.
4. ALL ROADS WILL BE 20' WIDE AND PAVED TO NC DOT STANDARDS.
5. WATER SUPPLY WILL BE FROM MONTGOMERY COUNTY.
6. LOW PRESSURE SEWER SYSTEM WILL DISCHARGE INTO CITY OF MT GILEAD SYSTEM.
7. A 10' WIDE UTILITY EASEMENT WILL BE RESERVED ALONG, AND COMMON TO THE ROAD RIGHT OF WAY.
8. AN AREA OF 3.240 ACRES WILL BE RESERVED AS OPEN SPACE AND WILL BECOME COMMON PROPERTY TO BE TRANSFERRED IN FEE SIMPLE TITLE TO THE COMMON OWNERSHIP OF THE INTERIOR LOT OWNERS OF THIS SUBDIVISION.

PROGRESS ENERGY  
DEED BK #79 PG #49  
DEED BK #79 PG #51  
ZONED R 1

**FINAL PLAT  
MAP 3 OF 3  
THE LANDING**

OWNER/DEVELOPER:  
JUNE D. ALLEN  
154 LAKELAND CIRCLE  
MT GILEAD, NC 27306

TOWNSHIP: PEE DEE  
COUNTY: MONTGOMERY

NORTH CAROLINA  
DATE: 6-18-12  
SCALE: 1" = 100'



**Land Surveying & Design, P.C.**  
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E-Mail: Josh@ashboro.com

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