

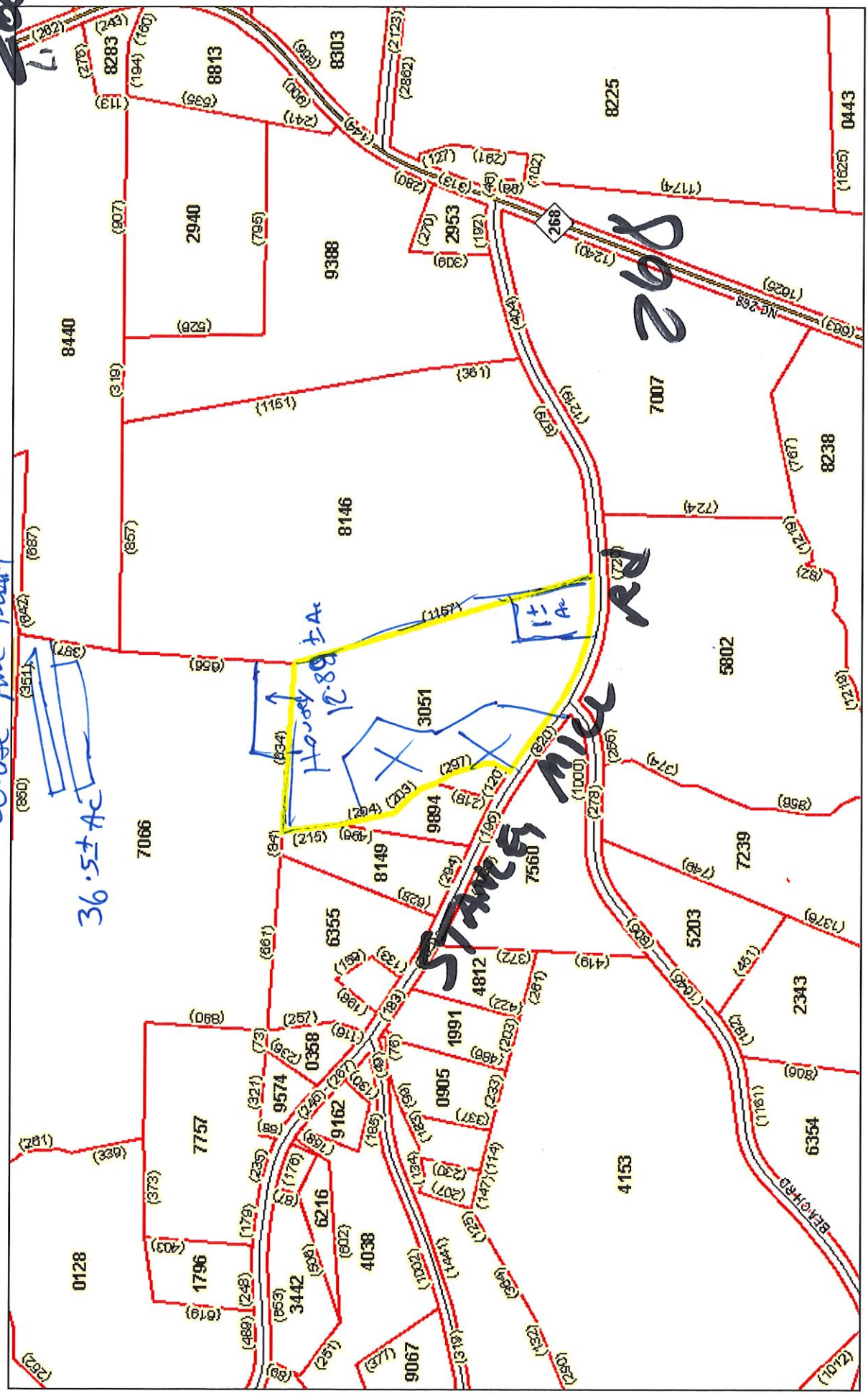
268

White Pine Trail
36.5± AC

Handy 12.89± AC

268

STANLEY MILL RD

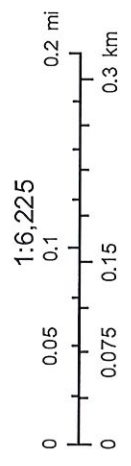


1403 Stanley Mill Road Demensions

July 17, 2020

PARCEL ID: 498300473051
 OWNER: SHUMATE EDDIE GRAY
 1403 STANLEY MILL RD
 ELKIN, NC 28621-7313
 ADDRESS: 1403 STANLEY MILL RD

ACRES: 15.75 AC
 DEED REF: 01106/1083
 LAND VALUE:
 BLDG VALUE:
 OBX VALUE:
 ASSESSED VALUE:



Disclaimer: The information contained on this page is taken from aerial mapping, tax mapping, and public records and is NOT to be construed or used as a survey or 'legal description'. Only a licensed professional land surveyor can legally determine precise locations, elevations, length and direction of a line, and areas.

Review Officer Certification

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

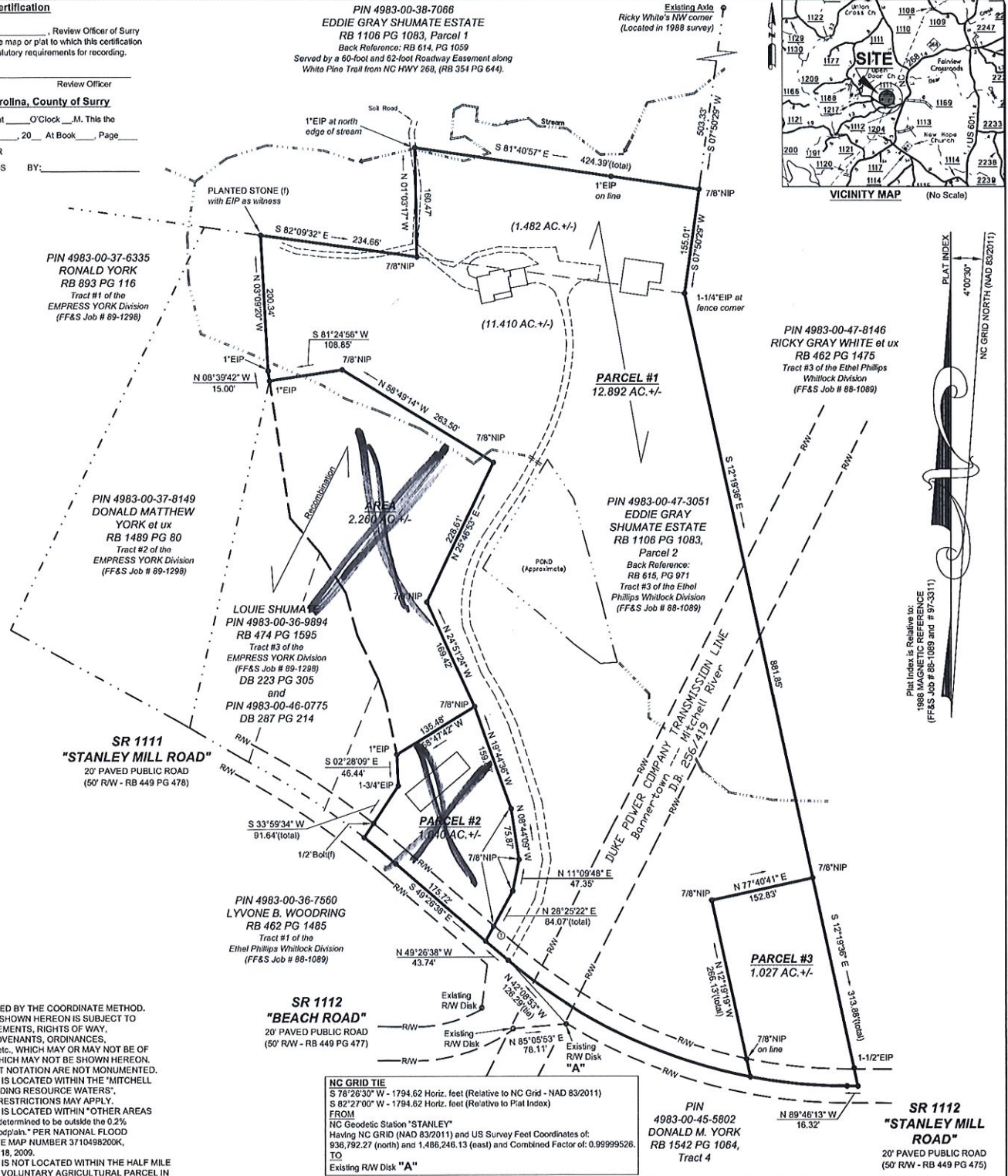
Date _____ Review Officer _____

State of North Carolina, County of Surry

Filed for Registration at _____ O'Clock _____ M. This the _____ Day of _____, 20 At Book _____ Page _____

CAROLYN M. COMER REGISTER OF DEEDS BY: _____

PIN 4983-00-38-7066
EDDIE GRAY SHUMATE ESTATE
 RB 1106 PG 1083, Parcel 1
 Back Reference: RB 614, PG 1059
 Served by a 60-foot and 62-foot Roadway Easement along White Pine Trail from NC HWY 268, (RB 354 PG 644).



- NOTES:**
1. AREA CALCULATED BY THE COORDINATE METHOD.
 2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY PRIOR EASEMENTS, RIGHTS OF WAY, RESTRICTIVE COVENANTS, ORDINANCES, REGULATIONS, etc., WHICH MAY OR MAY NOT BE OF RECORD AND WHICH MAY NOT BE SHOWN HEREON.
 3. POINTS WITHOUT NOTATION ARE NOT MONUMENTED.
 4. THIS PROPERTY IS LOCATED WITHIN THE "MITCHELL RIVER OUTSTANDING RESOURCE WATERS", DEVELOPMENT RESTRICTIONS MAY APPLY.
 5. THIS PROPERTY IS LOCATED WITHIN "OTHER AREAS - ZONE X, Areas determined to be outside the 0.2% annual chance floodplains," PER NATIONAL FLOOD INSURANCE RATE MAP NUMBER 371049B200K, DATED AUGUST 18, 2009.
 6. THIS PROPERTY IS NOT LOCATED WITHIN THE HALF MILE BUFFER OF ANY VOLUNTARY AGRICULTURAL PARCEL IN THE DOBSON AGRICULTURAL DISTRICT.

NC GRID TIE
 S 78°26'30" W - 1794.62 Horiz. feet (Relative to NC Grid - NAD 83/2011)
 S 82°27'00" W - 1794.62 Horiz. feet (Relative to Plat Index)
FROM
 N/C Geodetic Station "STANLEY"
 Having NC GRID (NAD 83/2011) and US Survey Feet Coordinates of:
 936,792.27 (north) and 1,486,246.13 (east) and Combined Factor of: 0.99999526.
TO
 Existing R/W Disk "A"

NORTH CAROLINA SURRY COUNTY
 I, Stanrick B. Darnell, PLS, certify that this plat was drawn and an actual survey made under my supervision from deed descriptions and other records as listed in the Title Block under Subject References; that the boundaries not surveyed are clearly indicated as drawn from the information found in the References as noted hereon; that the ratio of precision as calculated is 1: _____ that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this _____ day of October, A.D., 2020.
 (G.S. 47-30(a))

I further certify that this survey is an exception to the definition of subdivision.
 (G.S. 47-30(f)(1)(d))

PRELIMINARY
 10/05/2020

Surveyor _____ Registration Number L-468

- LEGEND**
- RRS=RAILROAD SPIKE
 - (s)=set, (f)=found
 - NIP=NEW IRON PIPE
 - EIS=EXISTING IRON STAKE
 - EIP=EXISTING IRON PIPE
 - CIL=CENTERLINE
 - PL=PROPERTY LINE
 - UTILITY POLE
 - TELEPHONE PEDESTAL
 - WELL
 - SEPTIC TANK
 - SEWER LINE CLEAN-OUT
 - LIGHT POLE
- LINE TYPES**
- TRACT LINES
 - ADJOINERS PROPERTY LINES
 - RIGHT OF WAY AND EASEMENT
 - PROPERTY LINES SURVEYED
 - PROPERTY LINES NOT SURVEYED (Drawn from previous surveys by this firm as noted hereon)
 - FENCE
 - AERIAL UTILITY LINE
 - STREAM

PLAT OF SURVEY AND PARTITION OF LAND FOR:
THE ESTATE OF:
EDDIE GRAY SHUMATE
 PROPERTY ADDRESS: 1403 STANLEY MILL ROAD & 319 WHITE PINE TRAIL, ELKIN, NC 28621

TOWNSHIP MARSH	COUNTY SURRY	STATE N.C.	ZONED RA	FIELD WORK DATE 9/28/2020 thru	FIELD CREW BP, JC	FIELD BOOK 322/46 (EDC)
DRAWN BY SBD	CHECKED BY TW	PROJECT # 20089	SCALE 1" = 100'	TAX ID (PIN): 4983-00-38-7066 and 47-3051	JOB #	

SUBJECT REFERENCES

Record Book 1106, Page 1083, Parcel #1 and Parcel #2
 Former References:
 Parcel #1 = RB 614 PG 1059;
 Parcel #2 = RB 615 PG 971.

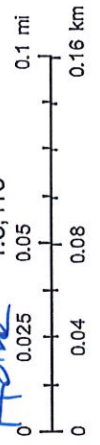
FOOTHILLS FORESTRY AND SURVEYING
 JAMES R. SMITH, JR., PLS., RF
 STANRICK B. DARNELL, PLS
 1106 NORTH BRIDGE STREET
 ELKIN, NORTH CAROLINA 28621
 TELEPHONE (336) 835-5882
 BUSINESS FIRM LICENSE # F-0260

319 White Pine Trl, Elkin NC



38 ± Acres (LESS 1.482±) selling w/ the Home

1:3,113



November 1, 2019

AIRPORTS



ROAD

— INTERSTATE HWY

SHUMATE EDDIE GRAY
1403 STANLEY MILL RD
79496400

COUNTY WIDE (100), FIRE - CC CAMP (100), LANDFILL
FEE (1)

PLAT: / UNIQ ID 257884
ID NO:
13 ± A

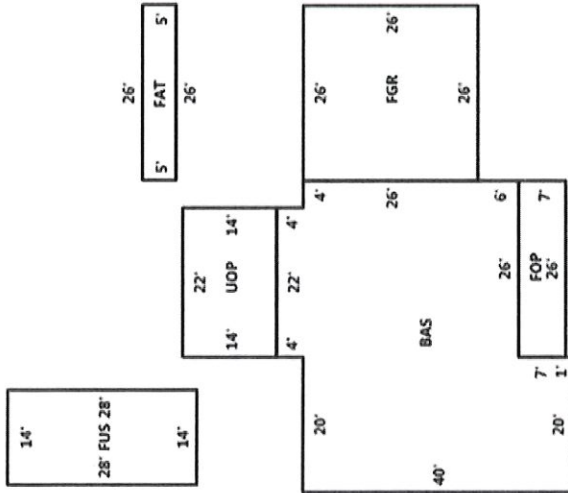
Parcel ID: 4983-00-47-3051-
SPLIT FROM ID

Reval Year: 2016 Tax Year: 2020
Appraised By 42 on 07/15/2015 02300 DOBBINS MILL/STANLEY MILL

CARD NO. 1 of 1
15.7500 AC
TW-07 CI-18 FR-

SRC= AT- LAST ACTION 20151204

CONSTRUCTION DETAIL				MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE					
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM	% GOOD	1998	2004	1998	2004	0.12000	88.0	CRENCE TO	MARKET
Foundation	3	50	01	2,946	102	78.54	232880										204,930
Continuous Footing																	7,940
Sub Floor System	4																53,870
Plywood																	266,740
Exterior Walls	10																28,750
Aluminum/Vinyl Siding																	25,120
Roofing Structure	03																241,620
Gable																	
Roofing Cover	12																266,740
Metal																	
Interior Wall Construction	5																28,750
Drywall/Sheetrock																	25,120
Interior Wall Construction	4																241,620
Plywood Panel																	
Interior Floor Cover	12																266,740
Hardwood																	
Interior Floor Cover	08																28,750
Sheet Vinyl																	25,120
Heating Fuel	03																241,620
Gas																	
Heating Type	04																28,750
Forced Air - Ducted																	25,120
Air Conditioning Type	03																241,620
Central																	
Bedrooms/Bathrooms/Half-Bathrooms	3/3/0																15,000
Bedrooms																	
BAS - 3 FUS - 0 LL - 0																	
Bathrooms																	
BAS - 3 FUS - 0 LL - 0																	
Half-Bathrooms																	
BAS - 0 FUS - 0 LL - 0																	
Office																	
BAS - 0 FUS - 0 LL - 0																	
TOTAL POINT VALUE																	104,000
BUILDING ADJUSTMENTS																	
Quality	3	AVERAGE	1.00														
Shape/Design	3	IRREGULAR	1.02														
Size		Size	0.96														
TOTAL ADJUSTMENT FACTOR			0.980														
TOTAL QUALITY INDEX			1.02														
SUBAREA																	
TYPE	GS AREA	PCT	RPL CS														
BAS	1,720	100	135089														
FAT	130	050	5105														
FGR	676	050	26547														
FOP	182	033	5032														
FUS	392	090	27723														
UBM*	1,720	020	27018														
UOP	308	020	4869														
FIREPLACE	2 - Pre Fabricated		1,500														
SUBAREA TOTALS	5,128		232,880														



OFF. RECORD BOOK PAGE	DATE MO YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01106	1083	11	2005	QD*	E
01040	0516	9	2004	QD*	X
01040	0508	9	2004	NW	X
00617	0035	6	1996	DC*	X
00615	0971	6	1996	WD*	X
00462	1480	8	1988	WD*	C
					V
HEATED AREA 2,242					
NOTES					
SOLAR PANEL BLDG NV					

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
15	MH SPACE	1	0	0	1	3,500.00	100.00		0.00	1991	1991	S0		100	3500
02	GARAGE	0	0	0	768	8.00	100.00		0.00	1994	1994	S2		56	3441
	SHED	0	0	0	2	500.00	100.00		0.00	1996	1996	S0		100	1000
TOTAL OB/XF VALUE															
7941															

Poultry Houses

SHUMATE EDDIE GRAY
 319 WHITE PINE TR
 79496400

COUNTY WIDE (100), FIRE - CC CAMP (100)
 DOBBINS MILL/STANLEY MILL

PLAT: / UNIQ ID 257883
 ID NO:

Parcel ID: 4983-00-38-7066-
 SPLIT FROM ID

Reval Year: 2016 Tax Year: 2021
 Appraised By 44 on 08/17/2016 02300

CARD NO. 1 of 1
 38.0000 AC
 TW-07 CL-18 FR-

CORRELATION OF VALUE

EX- SRC= AT- LAST ACTION 20180522

CONSTRUCTION DETAIL		MARKET VALUE		DEPRECIATION		CREDENCE TO				
USE	MOD	EFF. AREA	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	NORM	MARKET
0	97	00								0
TOTAL POINT VALUE										
TOTAL ADJUSTMENT FACTOR										
TOTAL QUALITY INDEX										
BUILDING ADJUSTMENTS										
DEPR. BUILDING VALUE - CARD										
DEPR. OB/XF VALUE - CARD										
MARKET LAND VALUE - CARD										
TOTAL MARKET VALUE - CARD										
TOTAL APPRAISED VALUE - CARD										
TOTAL APPRAISED VALUE - PARCEL										
TOTAL PRESENT USE VALUE - LAND										
TOTAL VALUE DEFERRED - PARCEL										
TOTAL TAXABLE VALUE - PARCEL										

PRIOR APPRAISAL		PERMIT		
BUILDING VALUE	OB/XF VALUE	CODE	DATE	NO.
0	0			
85,270	85,270			
13,510	13,510			
71,760	71,760			
85,270	85,270			

SALES DATA			
OFF. RECORD	DATE	DEED	INDICATE
BOOK PAGE	MO YR	TYPE	Q/U V/I SALES PRICE
00614 1059	6 1996	WD*	Q V 38,000
01106 1083	11 2005	OD*	E V 0
00187 1086	2 1953	NW*	X V 0

HEATED AREA

NOTES

2 CHICKEN HOUSES

SUBAREA		CODE		DESCRIPTION		COUNT		WTH		UNITS		UNIT PRICE		ORIG % COND		BLDG #		---		AYB		EYB		DEP SCH		OVR		% COND		OB/XF DEPR. VALUE	
TYPE	GS AREA	PCT	RPL CS																												
SUBAREA		29		POULTRY HS		2,000		445		60		26,700		100.00				0.00		2016		2016		S3		100		240300			
TOTALS		0		TOTAL OB/XF VALUE																											

LAND INFORMATION		DEPTH /		COND		OTHER ADJ/NOTES		ROAD		TOTAL LAND		ADJUSTED		LAND VALUE		OVERRIDE		LAND NOTES	
HIGHEST AND BEST USE	LOCAL ZONING	FRONTAGE	DEPTH	MOD	FACT	RF AC	LC TO OT	TYPE	TYPE	UNITS	PRICE	UNITS	UNIT PRICE	LAND VALUE	VALUE				
POULTRY FARM	0129 RA	0	0	4	0.6800	+00	-22 +00 -10 +00	PD	AC	38,000	3,600.00	38	2,448.00	93024	0				
TOTAL MARKET LAND DATA																			
PIEDMONT AGRICULTURE CLASS III	5003	0	0	5	1.0000				AC	24,000	385.00	1,000	385.00	9240	0				
PMONT FRST CL II	5202	0	0	5	1.0000				AC	14,000	305.00	1,000	305.00	4270	0				
TOTAL PRESENT USE DATA										38				13,510					

10/12/2020 12:13:18 PM

4983-00-38-7066- (3533225) Group:0