

Wadesboro



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CARD 01 OF 03
 PLD/ACCT. NO.
 6464-02-59-7420.00.
OWNERSHIP INFORMATION.....
 GALLIHER BENNY R & GILDA

ANSON COUNTY, N.C. COMMERCIAL PRC
 CLASS USE
 C 398
 DEED BK/PG DATE AMOUNT DEED ACRES
 191 0328 00/00/00

08/23/18
 PRIOR VALUE 306,100
 FORMER ACCT Y 0000-00-00-0000.00.
 MUN PD 7
 PLAY REF.

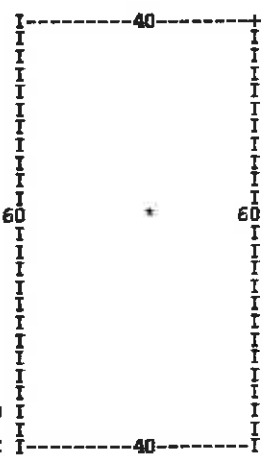
507 WOODLAND DR NC 28170 PROPERTY LOCATION / ADDRESS CHANGE REASON AMOUNT CLASS
 WADESBORO 02634 US HWY 74 W

.... LAND DATA & COMPUTATIONS

SQ. FT.	PRICE	INR. FAC EFF.	PRICE	LAND VALUE		
ACREAGE	PG	PRICE	INR. FAC EFF.	PRICE	LAND VALUE	USE VALUE
6	1.000		7 90	180,000.00	162,000	
0	2.305		4 75	67,500.22	116,690	

TOTAL ACRES 3.305 TOTAL LAND 278,700
 TOTAL FARM USE

TOPOGRAPHY 14 UTILITIES 1 ACCESS 1 FRONTING 1 LOCATION 4
 BLDG YR DLY #USRS STR TYP GRADE # IDENT UNITS BLDG NAME
 01 1978 000 399 C- 01 ANSON MACHINE SHO
 LEVEL SIZE USE WALL HEAT A/C PLBG PHYS FUNC
 01-01 02400 AUTO PARTS/SERV LT. MET. UNIT NONE ADEQU FAIR FAIR



1.1 BOER NO CHN

DESCRIPTION TO BUILDING OTHER FEAT / ATTACHED IMPR
 OVERHEAD DR-W 000014 000014 01 MEAS-1 MEAS-2 MEAS-3 MEAS-4

YARD IMPROVEMENTS / SECONDARY BUILDINGS
 DESCRIPTION TR. SIZE U C U+1 YRPG VALUE
 FNC, CHN-LNK 006X0840 01 3 2 78 40 4,830

.... BUILDING PERMIT RECORD

NUMBER	MO	DY	YR	AMOUNT	TYPE	CC	APPRAISER INFO				
	5	8	01		DD	8	MO	DY	YR	ID	CO
	1	26	10		RAE	5					
	2	12	09		RAE	6					

MISC. IMPROVEMENTS MV VALUE DWELLING 12,600
 GROSS BUILDING: DESC VALUE O.B.B.V. 4,800 FINAL VALUE 329,900
 LAND VALUE 278,700 ABSESSED VALUE 329,900

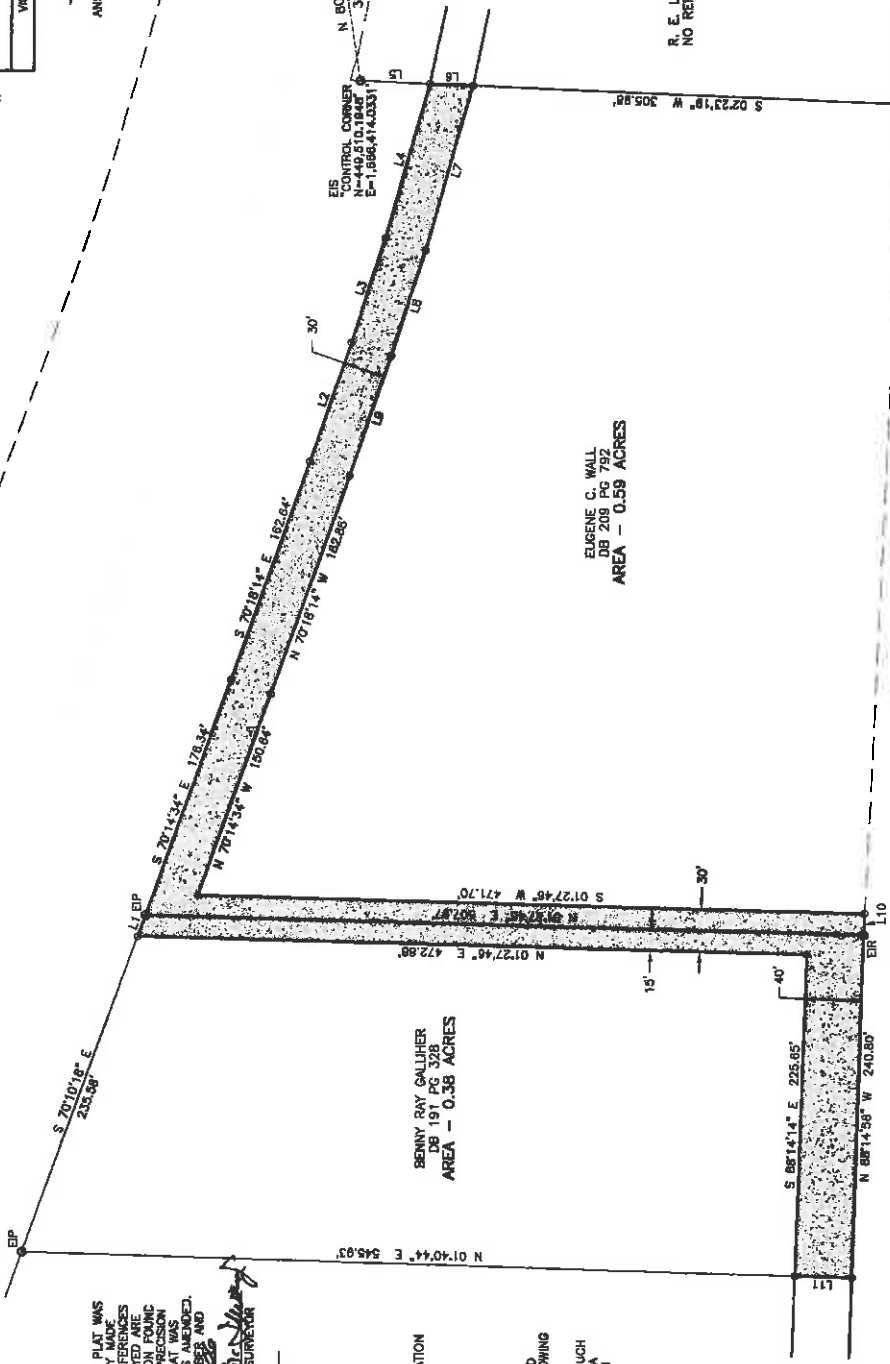
STATE OF NORTH CAROLINA
 COUNTY OF WADSWORTH
 REVIEW OFFICER OF _____ COUNTY,
 CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS
 AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER _____
 DATE _____

MAR 21 PM 3:48



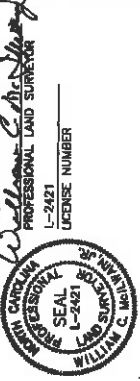
TITLE REFERENCE
 AS SHOWN
 ANSON COUNTY REGISTRY

CSX RAILROAD (200' R/W)



- NOTES:
1. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS AND AGREEMENTS OF RECORD PRIOR TO THE DATE OF THIS PLAT.
 2. ALL PROPERTY LINES AND CORNERS ESTABLISHED USING EXISTING CORNERS FOUND, EXISTING BOUNDARY EVIDENCE, AND DEEDS AND PLATS OF RECORD IN ANSON COUNTY REGISTRY.
 3. ALL DISTANCES ARE HORIZONTAL GROUND.
 4. ALL AREAS BY COORDINATE COMPUTATION.
 5. NC GRID COORDINATES OBTAINED BY GPS METHODS.

I, WILLIAM C. McILWAIN, JR., CERTIFY THAT THIS PLAT WAS
 UNDER MY SUPERVISION FROM A SURVEY MADE
 AS SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE
 CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND
 (REFERENCES AS SHOWN); THAT THE RATIO OF PRECISION
 PREPARED IN ACCORDANCE WITH G.S. 17-21.1 WAS
 WITNESSED BY ORIGINAL SIGNATURE, LICENSE NUMBER AND
 SEAL THIS _____ DAY OF _____, A.D., 20____.



ANSON BAPTIST ASSOCIATION
 DB 183 PG 220

I, WILLIAM C. McILWAIN, JR., PROFESSIONAL LAND
 SURVEYOR, NO. 1-2421, CERTIFY TO THE FOLLOWING
 AS REQUIRED IN G.S. 17-200(11):
 THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH
 AS THE RECOMBINATION OF EXISTING PARCELS, A
 SURVEY TO CORRECT AN ERROR OR OTHER EXCEPTION
 TO THE DEFINITION OF SUBDIVISION.

WILLIAM C. McILWAIN, JR.
 SURVEYOR
 DATE _____

LINE	LENGTH	BEARING
L1	165.17	S 70°10'18" E
L2	95.47	S 71°02'53" E
L3	77.60	S 72°19'59" E
L4	43.92	S 67°11'58" W
L5	30.83	S 62°23'18" W
L6	120.74	N 74°14'58" W
L7	78.03	N 72°14'15" W
L8	68.98	N 71°03'13" W
L9	15.00	N 87°28'28" W
L10	40.65	N 01°40'44" E
L11	40.65	N 01°40'44" E



SUBSCRIBE:
 WILLIAM C. McILWAIN, JR.
 300 S.W. BRIDGE STREET
 WADSWORTH, N.C. 28387
 (910) 682-5816

Hobbs, Upchurch & Associates, P.A.
 Consulting Engineers, Surveyors & Land Planners
 Southern Pines, North Carolina 28387

NORTH CAROLINA
 ANSON COUNTY
 REGISTERED AND RECORDED IN THIS OFFICE IN
 PLAT BOOK _____ DAY OF _____, 20____

REGISTER OF DEEDS

NOTE: PROPERTY AS SHOWN HEREON MEETS THE
 CURRENT SUBDIVISION REQUIREMENTS AS
 SET FORTH IN THE ZONING ORDINANCE OF WADSWORTH ZONING.
 CITY OF WADSWORTH ZONING OFFICER
 DATE _____

SEWER EASEMENTS FOR
COUNTY OF ANSON
 ON PROPERTY OF
EUGENE C. WALL
BENNY RAY GALLHER
 WADSWORTH TOWNSHIP
 ANSON COUNTY
 NORTH CAROLINA
 MARCH, 2006
 SCALE 1" = 60'

2006 JUL 11 AM 10:32

JOANNE S. HUNTLEY
ANSON COUNTY, N.C.
REGISTER OF DEEDS

02097

Prepared by: Poisson, Poisson & Bower, PLLC

STATE OF NORTH CAROLINA
COUNTY OF ANSON

PERMANENT UTILITY EASEMENT

This Easement, made this 28th day of APRIL, 2006, by and between **BENNY RAY GALLIHER** and **GILDA JEAN T. GALLIHER** party of the first part, and the **COUNTY OF ANSON** (referred to as "COUNTY"), a municipal corporation in Anson County and County of Anson, a body politic of the State of North Carolina, parties of the second part;

WITNESSETH:

That party of the first part, owning an interest in certain real estate located in or near the **COUNTY**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the party of the first part in hand paid, the receipt of which is hereby acknowledged, and by these presents does bargain, sell and convey, unto the **COUNTY** and its successors and assigns, a perpetual right and easement to construction and maintain across said land of party of the first part necessary sewer improvements extending across said lands and to go upon said lands whenever the same is reasonably necessary for the purpose of inspecting, maintaining, and repairing said sewer improvements. This permanent easement shall be construed to extend over an area shown on Schedule "A" Attached.

TO HAVE AND TO HOLD said right and easement to the **COUNTY** and its assigns and successors forever.

IN WITNESS WHEREOF the party of the first part has executed this easement on the day and year first written above.



Benny Ray Gallier (SEAL)
BENNY RAY GALLIER

Gilda Jean T. Gallier (SEAL)
GILDA JEAN T. GALLIER

STATE OF NORTH CAROLINA
COUNTY OF ANSON

I, a Notary Public for said County and State do hereby certify **BENNY RAY GALLIER** and **GILDA JEAN T. GALLIER** personally appeared before me and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial stamp or seal this the 28th day of April,
2006.

Nina B. Allen
Notary Public

My Commission Expires: 3-19-07.

**DESCRIPTION
SEWER EASEMENTS FOR
COUNTY OF ANSON
on property of
BENNY RAY GALLIHER
and wife, GILDA JEAN T. GALLIHER**

March 8, 2006

Lying and being in Wadesboro Township, Anson County, North Carolina, on the south side of and adjoining CSX Railroad and on the north side of and adjoining US Hwy. 74. Bounded on the north by CSX Railroad, on the east by Eugene C. Wall, on the south by other lands of Benny Ray Galliher and on the west by Anson Baptist Association, and being more particularly described as follows:

BEGINNING at an existing iron pipe in the south right-of-way of the CSX Railroad (200' R/W) said iron pipe being the northeast corner of the lands of Benny Ray Galliher as conveyed to him by deed recorded in Deed Book 191 Page 328, Anson County Registry and runs thence as the east line of the lands of Benny Ray Galliher S 01°27'46" W 507.97 feet to an existing iron rod in the north right-of-way of US Hwy. 74; thence as said north right-of-way of US Hwy. 74 N 88°14'58" W 240.80 feet to a point in said right-of-way, the southwest corner of the tract of which this is a part; thence as the western line of the tract of which this is a part N 01°40'44" E 40.05 feet to a point in said line; thence S 88°14'14" E 225.65 feet to a point; thence N 01°27'46" E 472.88 feet to a point in the south right-of-way of CSX Railroad; thence as said south right-of-way S 70°10'18" E 15.81 feet to the BEGINNING, containing 0.38 acres and being a portion of the lands owned by Benny Ray Galliher as conveyed to him by deed recorded in Deed Book 191 Page 328, Anson County Registry. Bearings herein are to NC Grid North NAD83 and distances are horizontal ground.
