



- Centerlines
 - < Null >
 - CITY
 - INTERSTATE
 - PRIVATE
 - STATE ROAD
 - US HIGHWAY
 - private
- County Boundary
- Parcels
- Town Limits
 - < all other values >
 - BOONVILLE
 - BOONVILLE ETJ
 - EAST BEND
 - JONESVILLE
 - JONESVILLE ETJ
 - YADKINVILLE
 - YADKINVILLE ETJ

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YADKIN COUNTY, NC YR 2019 REQUESTED BY CCAMPBELL RUN 7/25/19 TIME 8:53:14 PAGE 1
 D.I.WAGONER LAND WAGONER CHARLES S WAGONER CHARLES S NBHD: 0200 125953
 .95 TO J WAGONER/99 174 BROOK HILL COURT 174 BROOK HILL COURT 498000822508 ROUTE#:
 ELKIN NC 28642 ELKIN NC 28642 3400 RICHS RD
 Plat Bk/Pg 24750 24750 EXCD: 4980 00 82 2508
 Bldg No. 1 Appraiser: Appr Date: 1/01/2005 APPR: APPR DT: 8/19/1998 LAND VALUE 145,880 145,880
 Imp Desc: 01 BASE RESIDENCE Eff Yr: 1948 USE CODE: MISC VALUE 9,090 9,090
 Grade : D+ FAIR QUALITY Act Yr Bt: 1948 DISTRICT: 112 BOONVILLE-FIRE BLDG VALUE 55,602 55,602
 1.00 Stories/ 4 Rms/ 3 Bed/ 1.0 Bth/ HBth NBHD: 0200 BOONVILLE TOWNSHIP TOTAL VALUE 210,572 210,572
 Finished Area: 1,264.00 ASV SqFt 71.53 Sales SqFt 2018 PRIOR YEAR 210,572 210,572
 Main Ground SF: 1,264.000

COMPONENT	TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	COST	%CML
AC BUF	BASEMENT UNFINISHED	25	316.00	12.60			89.50				3,563	
AC OFF	OPEN FINISHED PORCH	100	248.00	26.45			98.00				6,428	
AC STP	STOOP	100	16.00	14.00			110.00				246	
MA 01	BASE RESIDENCES	100	1264.00	86.60	1.00		89.50				97,968	
- AR 1	NONE	100	1264.00	.00			89.50				0	
- DS RC04	GABLE RC04	100	1.00	.00							0	
- DS RM01	ASPHALT SHINGLE RM01100		1.00	.00							0	
- EW 01	FRAME SIDING ADJ	100	1264.00	.00			89.50				0	
- FN 02	CONCRETE BLOCK	100	1.00	.00							0	
- FP 011	OPENINGS	100	1.00	2000.00							2,000	
- FS 011	STACKS	100	1.00	2000.00							2,000	
- HT 03	FLOOR OR WALL FURNAC100		1264.00	1.75			89.50				1,979	
- PL RS	RES ADDITIONAL PLUMB100		1.00	1100.00							0	

RCN... PCT COMPLETE 100 x 110,226
 QUAL.. QG D+ FAIR QUALITY 90.00 x 99,203
 DEPR.. FR DEPREC: AGE OVER 50 55.00 - 54,561 54,561 T
 --FMV... 44,642 EXCD:

PROPERTY NOTES:

BOOK	PAGE	DT	DATE	QS	SALES	PRICE
11E	67	EST	2/20/2011	E		
481	255	UNK	10/01/1999	N		
PERMIT NO						
----- TYPE						
----- DATE						
----- AMOUNT						

BLDG CODE	DESC	UNITS	EYB	DT	PCT	ADD.DEPR	PCT	QGCD	LOC%	VALUE	EXCD	%COMP
22 01L	BARN W/LOFT 24 X 36	864.00	1948	PD2	75.00			D		1,983		100
23 95	IMPLEMENT SHED 16 X 30	480.00	1948	PD2	75.00			D		441		100
24 67	CAR SHED DIRT FLOOR 12 X	192.00	1948	PD1	50.00			D		408		100
26 32	STG FR 12 X 12	144.00	1991	PD2	75.00			C		325		100

LND	LAND	TOTAL ACRES:	24.980	VALUE PER ACRE:	5,839	TOT	CURRENT								
#	ZONE	TYPE/CODE	LAND QTY	LAND ACRES	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	AC H		1.000	1.000	20,000.00		.00	.00	100.00	.00	.00	.00	.00	20,000	
2	AC O		7.980	7.980	6,000.00		.00	.00	100.00	.00	.00	.00	.00	47,880	
3	AC W		16.000	16.000	4,875.00		.00	.00	100.00	.00	.00	.00	.00	78,000	

125953

3400 RICHS RD

VAD NOTICE:
THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A VOLUNTARY
AGRICULTURAL DISTRICT HALF MILE BUFFER.

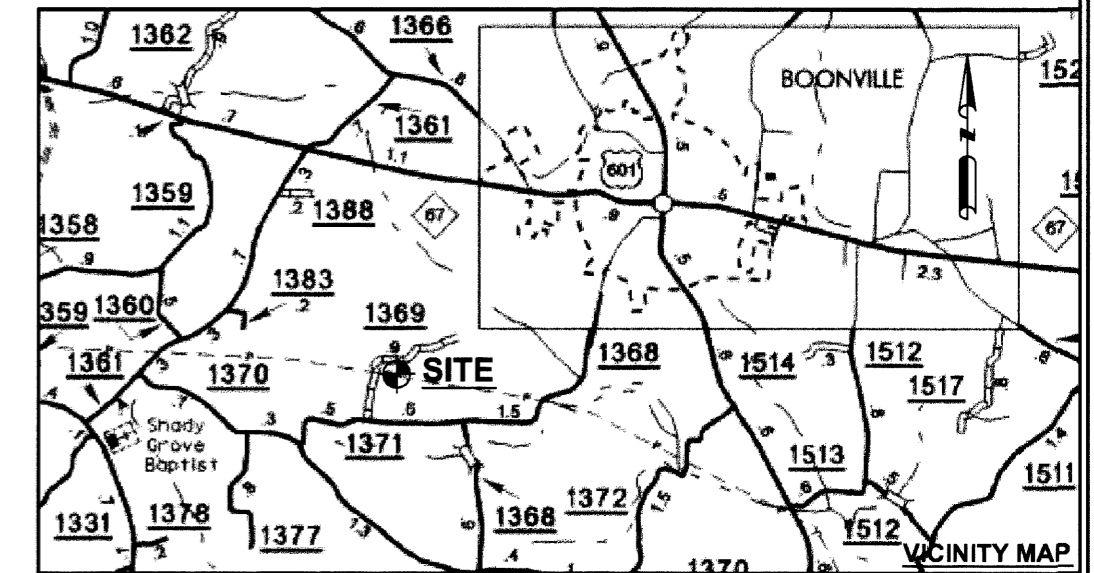
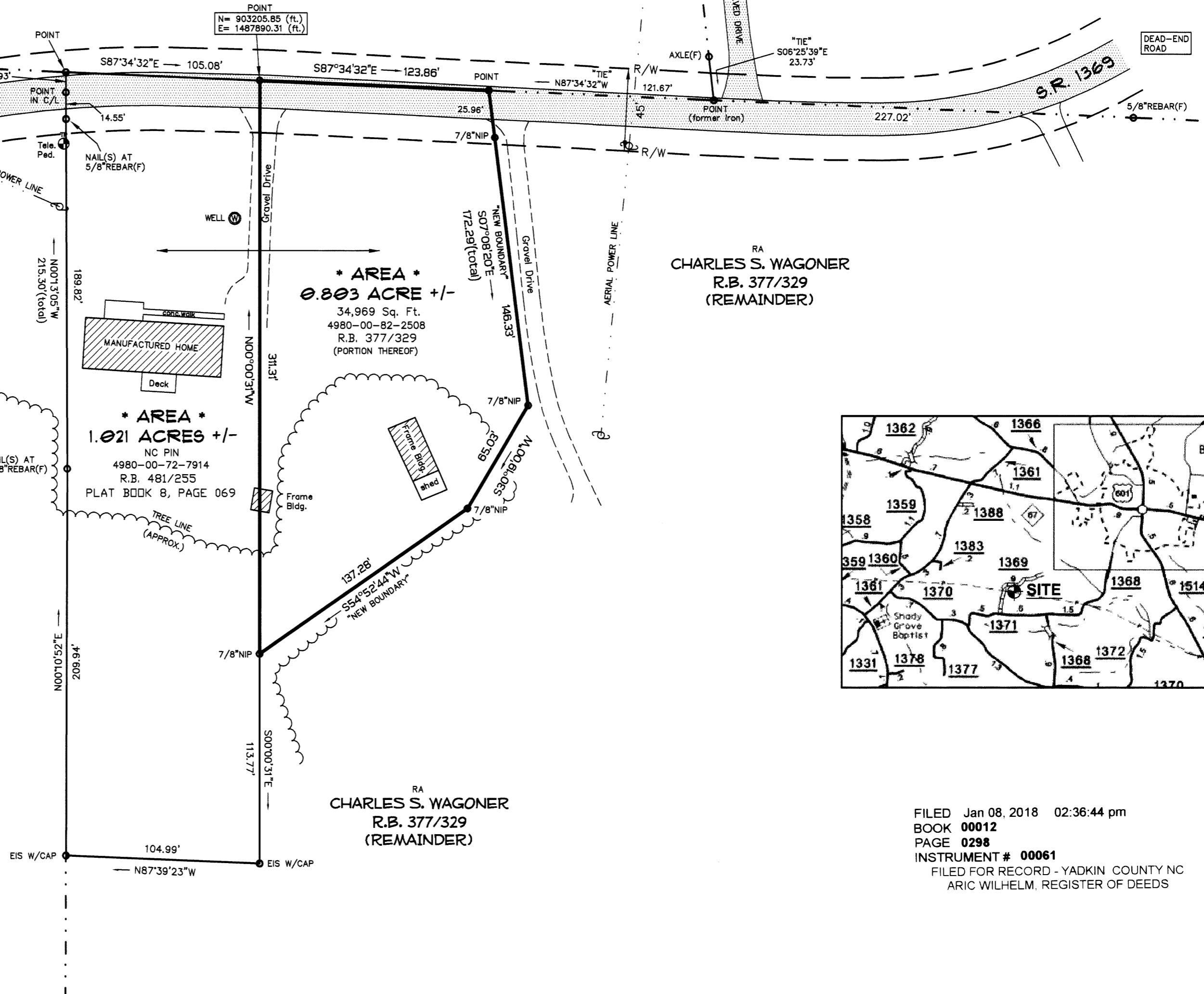
COUNTY ZONING
RA
VIRGINIA B. DAVIS
R.B. 322/022

RA
KEVIN T. CALLOWAY
ET UX.
R.B. 858/333
PLAT BOOK 10, PAGE 128

RA
CHARLES S. WAGONER
R.B. 377/329
(REMAINDER)

RA
JANICE W. BEAMER
ET AL
(CUSTODIANS)
R.B. 705/387

RA
CHARLES S. WAGONER
R.B. 377/329
(REMAINDER)



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

DATE: 1/8/2018 Dawn Vallieres
REVIEW OFFICER

FILED FOR REGISTRATION AT 2:34 O'CLOCK P.M. THIS THE 8 DAY OF January, 2018 AT BOOK 12, PAGE 298

ARIC WILHELM REGISTER OF DEEDS BY: B. E. Christ ASSISTANT/DEPUTY

FILED Jan 08 2018 02:36:44 pm
BOOK 00012
PAGE 0298
INSTRUMENT # 00061
FILED FOR RECORD - YADKIN COUNTY NC
ARIC WILHELM, REGISTER OF DEEDS

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
G.S. 47-30 (f) (1) (d). THIS SURVEY IS OF ANOTHER CATEGORY,
SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-
ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION
OF SUBDIVISION.

James R. Smith, Jr.
PROFESSIONAL LAND SURVEYOR

STATE OF NORTH CAROLINA
YADKIN COUNTY

I, James R. Smith, Jr., PLS, certify that this plat was drawn from an actual field survey performed under my direct supervision, from deed descriptions, cited plats and other record information as noted hereon; that boundaries not surveyed by me are indicated by broken line types drawn from information found in the record as noted hereon; that the traverse ratio of precision as calculated is 1: 10,713; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 4th day of January, A.D., 2018.



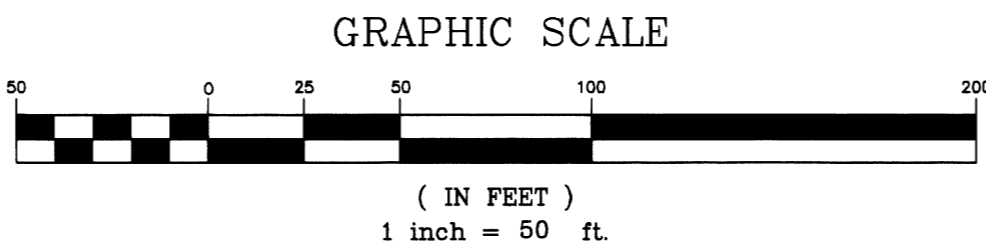
James R. Smith, Jr.
Surveyor License Number L-2722

- NOTES:
1- AREAS DETERMINED BY COORDINATE GEOMETRY.
2- CORNER/ANGLE POINTS WITHOUT IDENTIFYING NOTATION ARE UNMONUMENTED UNLESS NOTED OTHERWISE.
3- AREA IS INCLUSIVE OF SECONDARY ROAD RIGHT OF WAY; SEE RIGHT OF WAY AGREEMENT TO NC DOT, BDK 265, PAGE 110.
4- THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY PRIOR EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS THAT MAY BE APPLICABLE.

* TOTAL RECOMBINED AREA *
1.824 ACRES +/-

LEGEND

○ EIP Blasting Iron Pipe	○ MH Man Hole	— Property Lines Surveyed
● EIS Existing Iron Stake	○ WM Wheel Meter	- - - - - Adjusting Property Lines
○ NIP New Iron Pipe	○ TP Power Pole	- - - - - Property Lines Not Surveyed
○ P/NH Pit Nail (Nail Found)	○ TP Telephone Pole	- - - - - Stream (Creek or Branch) Running Water
○ CM Concrete Monument	○ Center Line	- - - - - Fence Line
○ PS Flashed Stone	○ Boundary Line	○ CMP Corrugated Metal Pipe
○ BBL Bar Back Line	○ RW Right of Way	○ RCP Reinforced Concrete Pipe
		○ TEL.PED. Telephone Pedestal



PLAT OF BOUNDARY/RECOMBINATION SURVEY
PREPARED FOR
JONATHAN C. WAGONER
AND WIFE,
LISA R. WAGONER

TOWNSHIP	COUNTY	STATE	PARCEL IDENTIFICATION NUMBER	PROJECT NO.
BOONVILLE	YADKIN	N.C.	4980-00-82-2508 (portion) 4980-00-72-7914	17128

DEED REFERENCE: BOOK 481, PAGE 255, 625; BOOK 377, PAGE 329 (PORTION)

DATE	SCALE	FIELD BOOK	FIELD PARTY	ZONE	JOB NO.
12/14/17	1" = 50'	312/50	BP, JCC, CDM, JPG	RA	18-6047

DRAWN BY: JRS
CHECKED BY: JRS

ADDRESS:
3336 RICHES ROAD
BOONVILLE, N.C.

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