

PROPERTY MAPPING BROCHURE

99999 Pea Ridge Rd

+/- 37.44 Acres | Polk County NC PINs P115-221, P115-222, P115-224

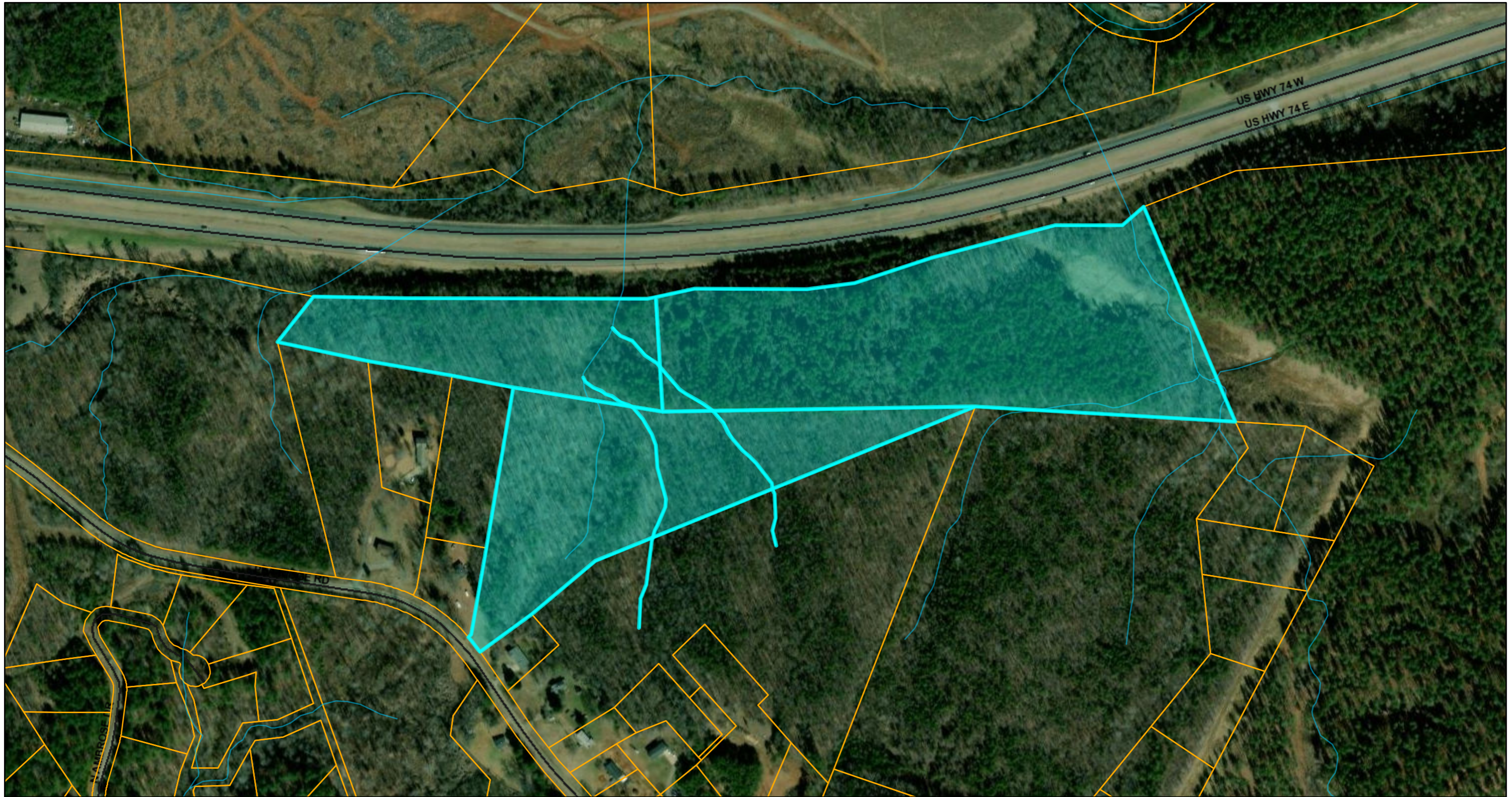
Presented by:

Collin O'Berry
Altamont Property Group
w/ Keller Williams Professionals
c) 828-772-1667 | e) collin.oberry@gmail.com

Joseph Poveromo
Impact Real Estate Group
c) 828-585-7239 | e) joseph@impact-realestate.com

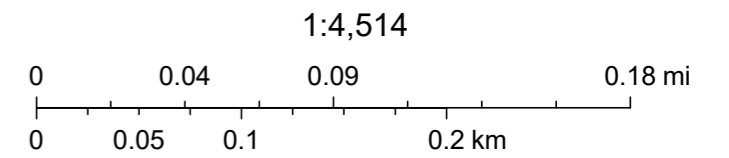
The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed. Any information of special interest should be obtained through independent buyer verification. All property boundaries are approximate and for illustrative purposes only. Verification by an official survey and attorney consultation is recommended to any buyer or interested party. Please refer to any and all recorded surveys, deeds, conservation easement documents, and public records for additional details.

99999 Pea Ridge Rd



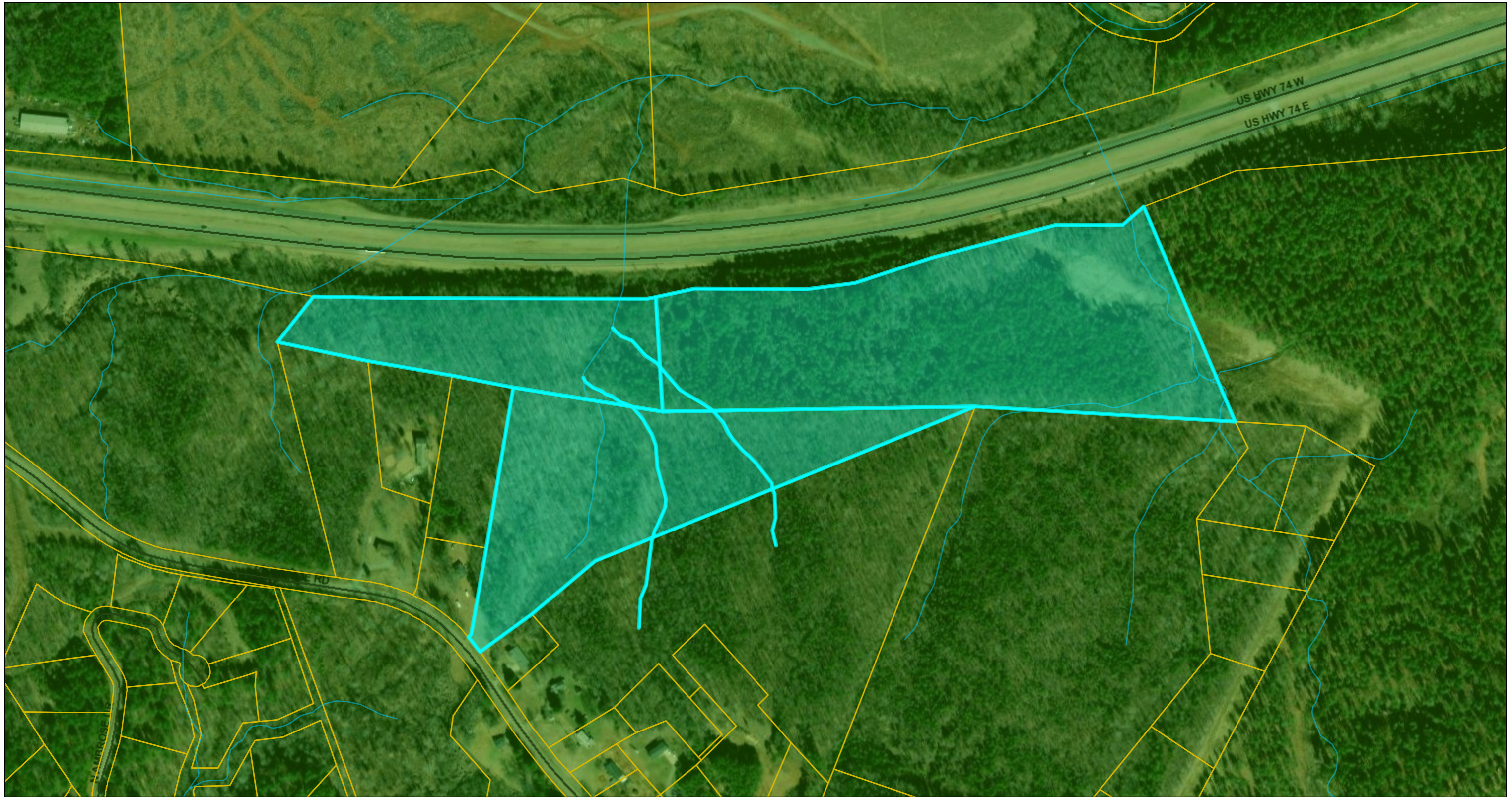
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- Hydrography
- ▭ Parcels
- NG_Roads
- NG_SiteAddressPoints



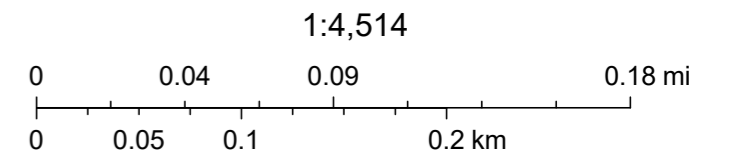
NC CGIA, Maxar

99999 Pea Ridge Rd



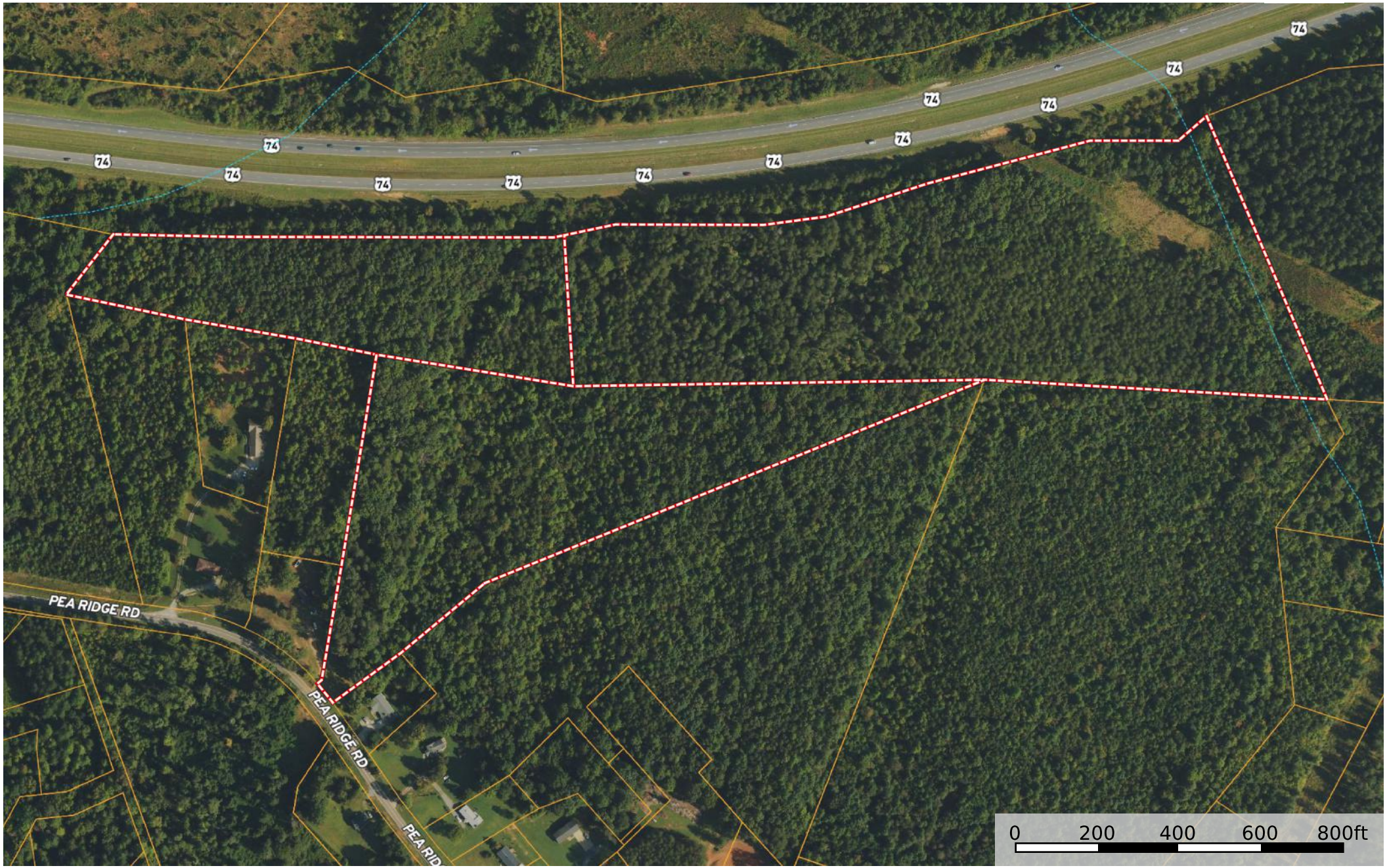
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- Hydrography
- County Zoning
- MU
- Parcels
- NG_Roads
- NG_SiteAddressPoints



NC CGIA, Maxar

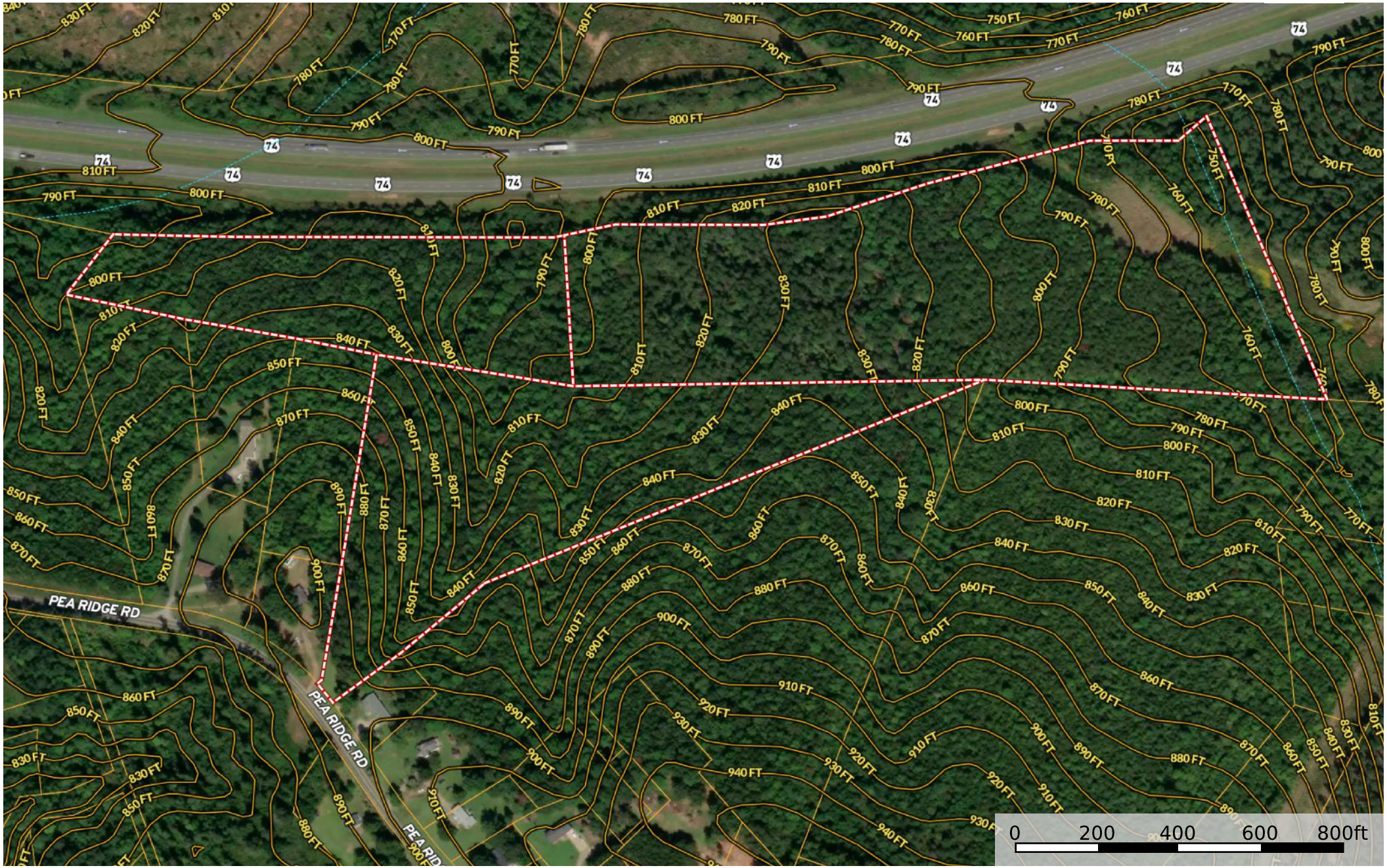
99999 Pea Ridge Rd
Polk County, North Carolina, 37.33 AC +/-

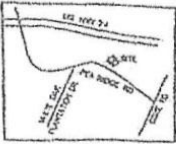


-  Boundary
-  Stream, Intermittent
-  River/Creek
-  Water Body

99999 Pea Ridge Rd

Polk County, North Carolina, 37.33 AC +/-





STATE OF NORTH CAROLINA
COUNTY OF POLK

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

Review Officer

Date: _____

I, Donald R. McEntire, Professional Land Surveyor No. L-4183, certify to one or more of the following as indicated by A, B, C, or D:

A. that this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;

B. that the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;

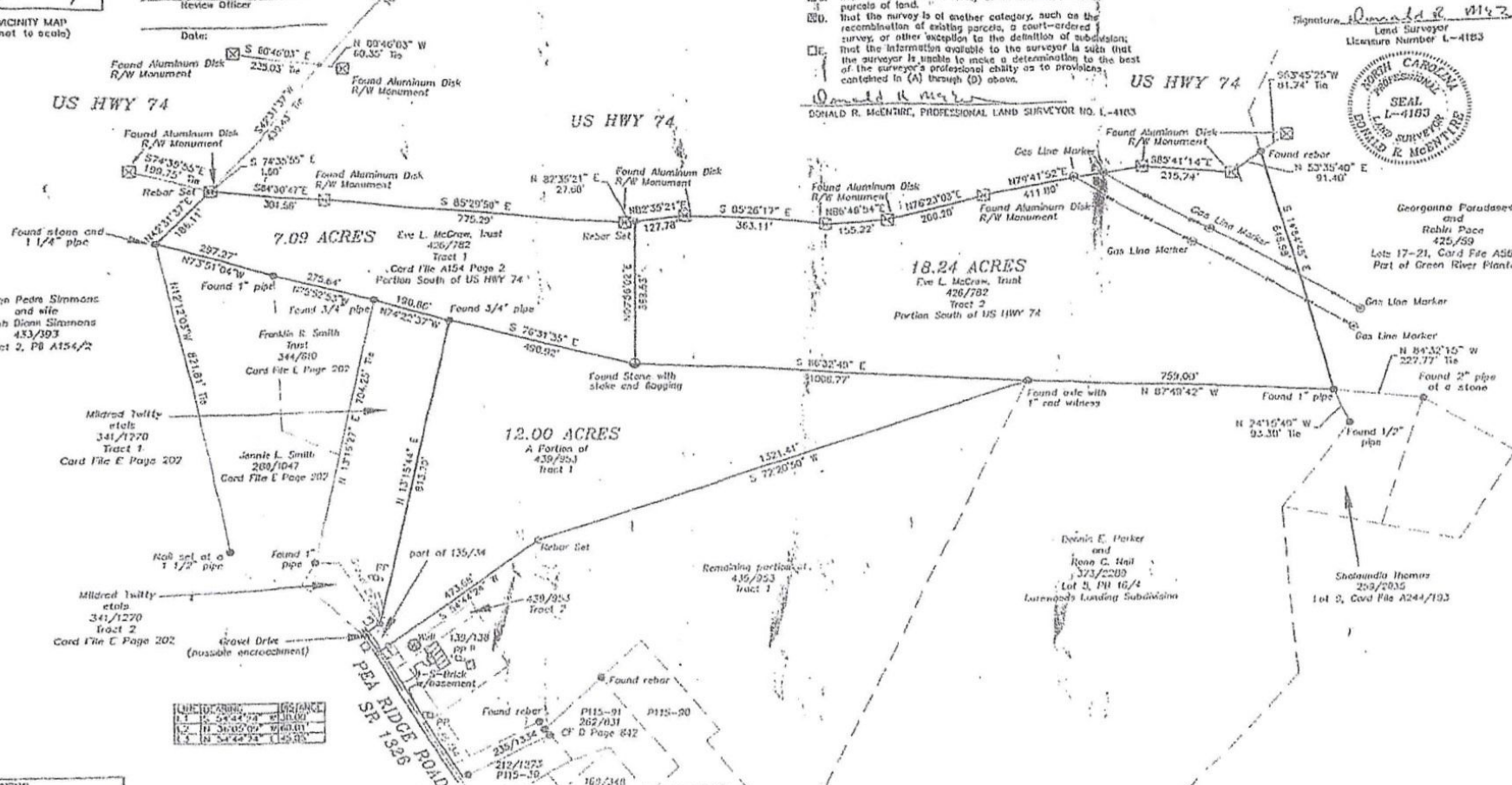
C. that this plat is of a survey of an existing parcel or parcels of land;

D. that the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision; that the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (A) through (D) above.

Donald R. McEntire, PROFESSIONAL LAND SURVEYOR NO. L-4183

I, Donald R. McEntire, certify that this plat was drawn under my supervision from an actual survey made under my supervision (Need description recorded in Deed Book 438, Page 263) that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, Page _____; that the ratio of precision is calculated as 1/10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this _____ day of April, 2019, A.D. 2019.

Signature: Donald R. McEntire 04/19/2019
Land Surveyor License Number L-4183



Tryon Way 37+/- Acres

LEGEND

- FOUND IRON PIN (CR)
- SET IRON PIN (HIP)
- POINT
- ▲ NAIL OR RAILROAD SPIKE
- ⊕ HYDRANT
- ⊕ TELEPHONE PEDESTAL (PED)
- ⊕ LIGHT POLE OR LAMP
- ⊕ UTILITY POLE
- ⊕ WATER VALVE
- ⊕ WATER METER (wm)
- ⊕ GAS VALVE
- ⊕ SEWER MANHOLE
- ⊕ CONCRETE MONUMENT
- ⊕ RIGHT OF WAY MONUMENT
- ⊕ STONE

— Property Line
— Adj. (Surveyed)
- - - Adj. (not surveyed)
- - - Right of Way
- - - Utility Lines
- - - Asphalt
- - - Gravel

Subject to the right of way for PEA Ridge Road, US HWY 74, a gas line and all others of record. Survey is being performed without the benefit of a title search.

DIVISION OF LAND FOR
EVE L. McCRAW, TRUSTEE
OF THE EVE L. McCRAW REVOCABLE TRUST
DAD MAY 20, 1999, AS AMENDED
DEED BOOK PORTION OF DB 439/953, TRACT 1 AND PORTION OF DB 135/34
TAX PARCEL: P115-29

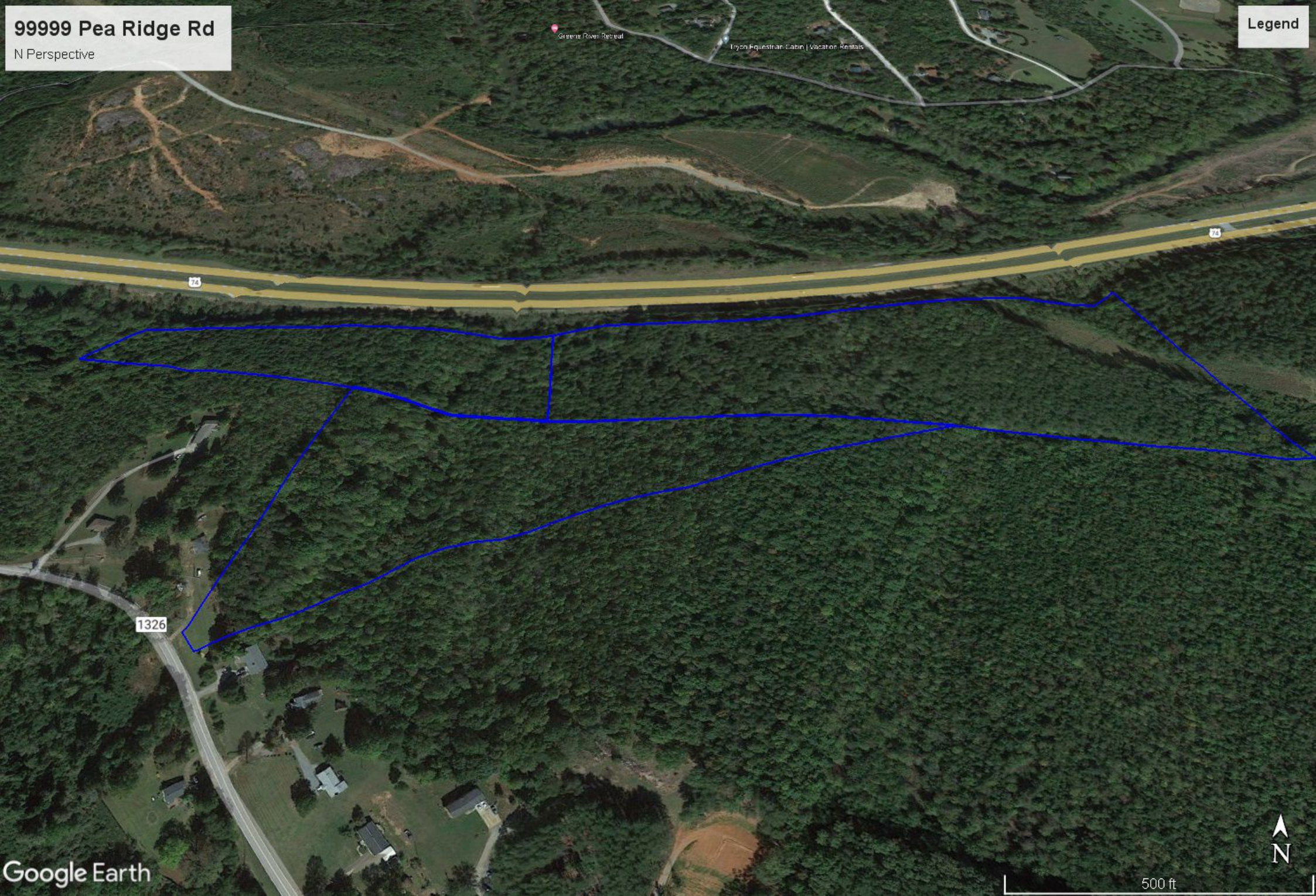
GREEN CREEK TOWNSHIP, POLK COUNTY, NC
FIELD: EM, TW, 34 MAP: D. McENTIRE
DATE: APRIL 30, 2019 MAP: 19-0259

SCALE 1"=200'

DONALD McENTIRE SURVEYING
105 ISHAM DRIVE
RUTHERFORD, NC 28139
PHONE: (828) 287-0439
EMAIL: dmcentire@att.net

99999 Pea Ridge Rd
N Perspective

Legend



Green River Retreat

Troy's Equestrian Cabin | Vacation Rentals

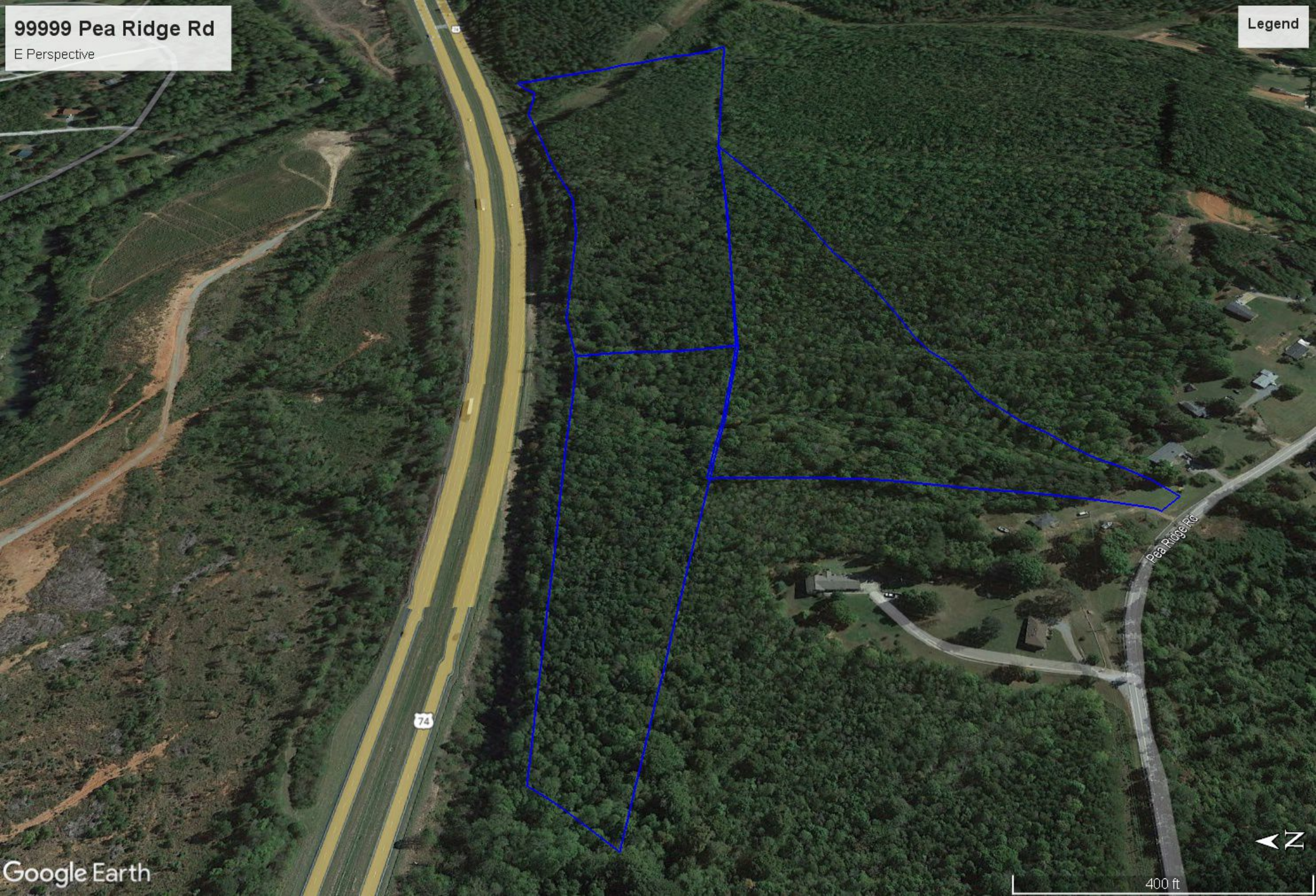
1326



500 ft

99999 Pea Ridge Rd
E Perspective

Legend



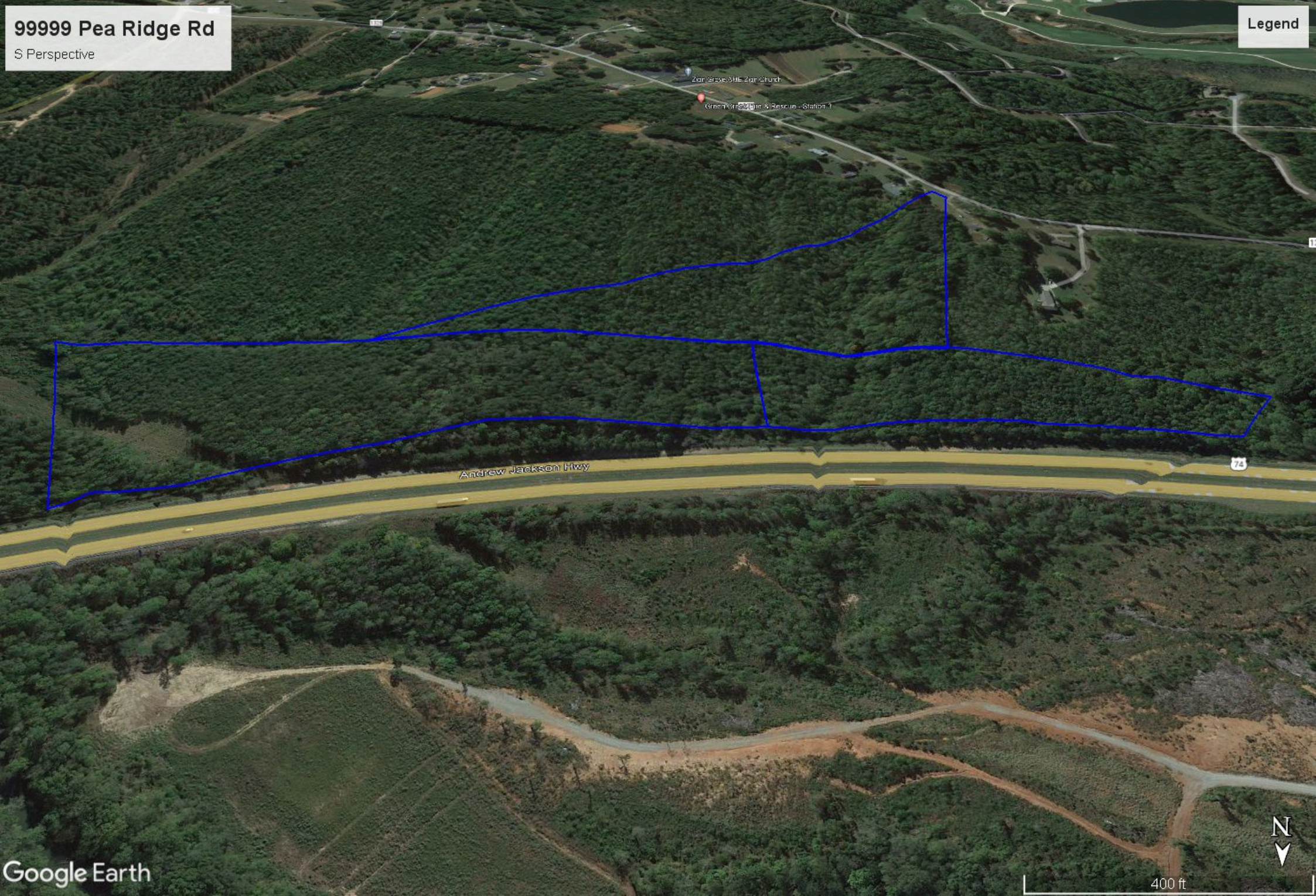
Google Earth

400 ft



99999 Pea Ridge Rd
S Perspective

Legend



Zion Grove MLE Zion Church

Green Cross Fire & Rescue - Station 3

Andrew Jackson Hwy

78

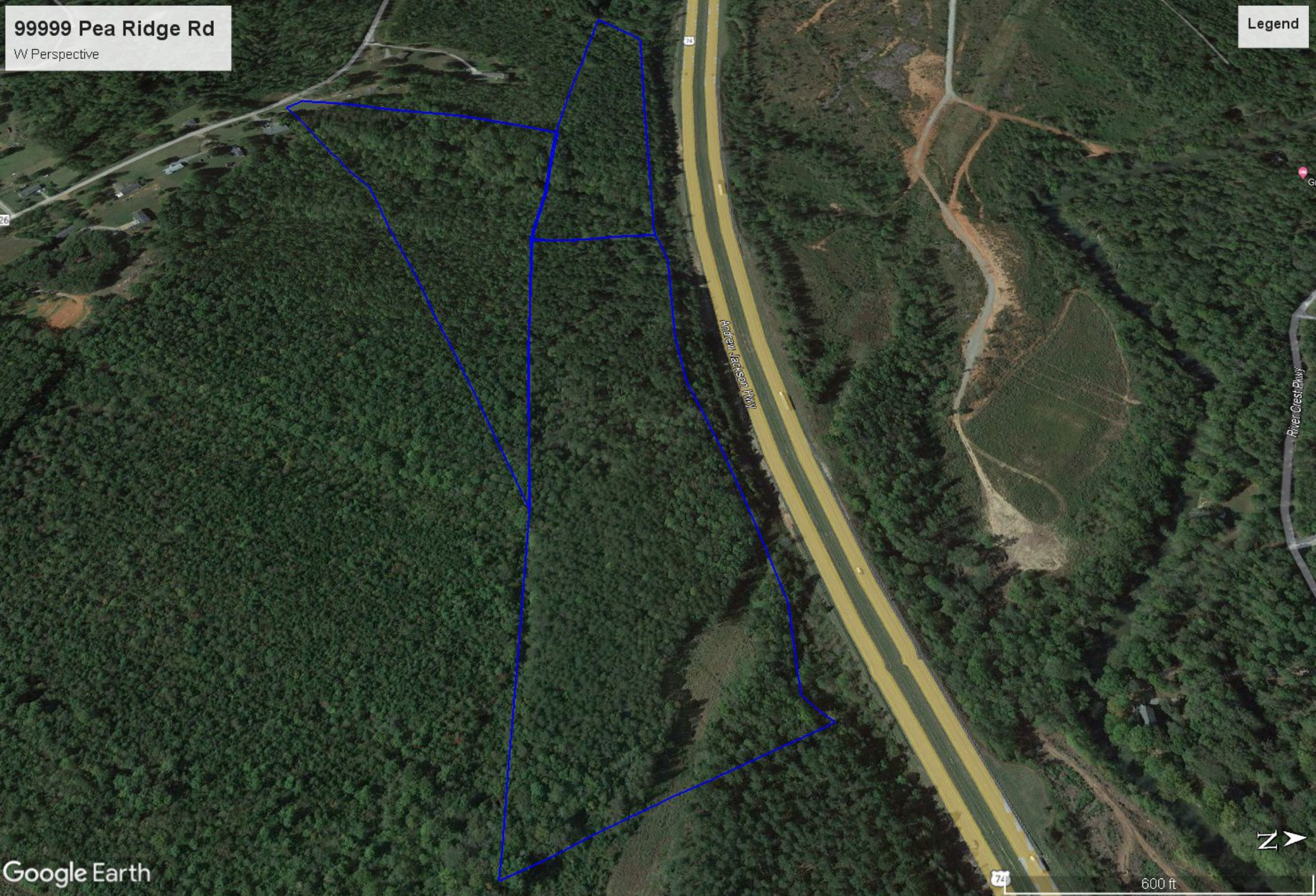
Google Earth

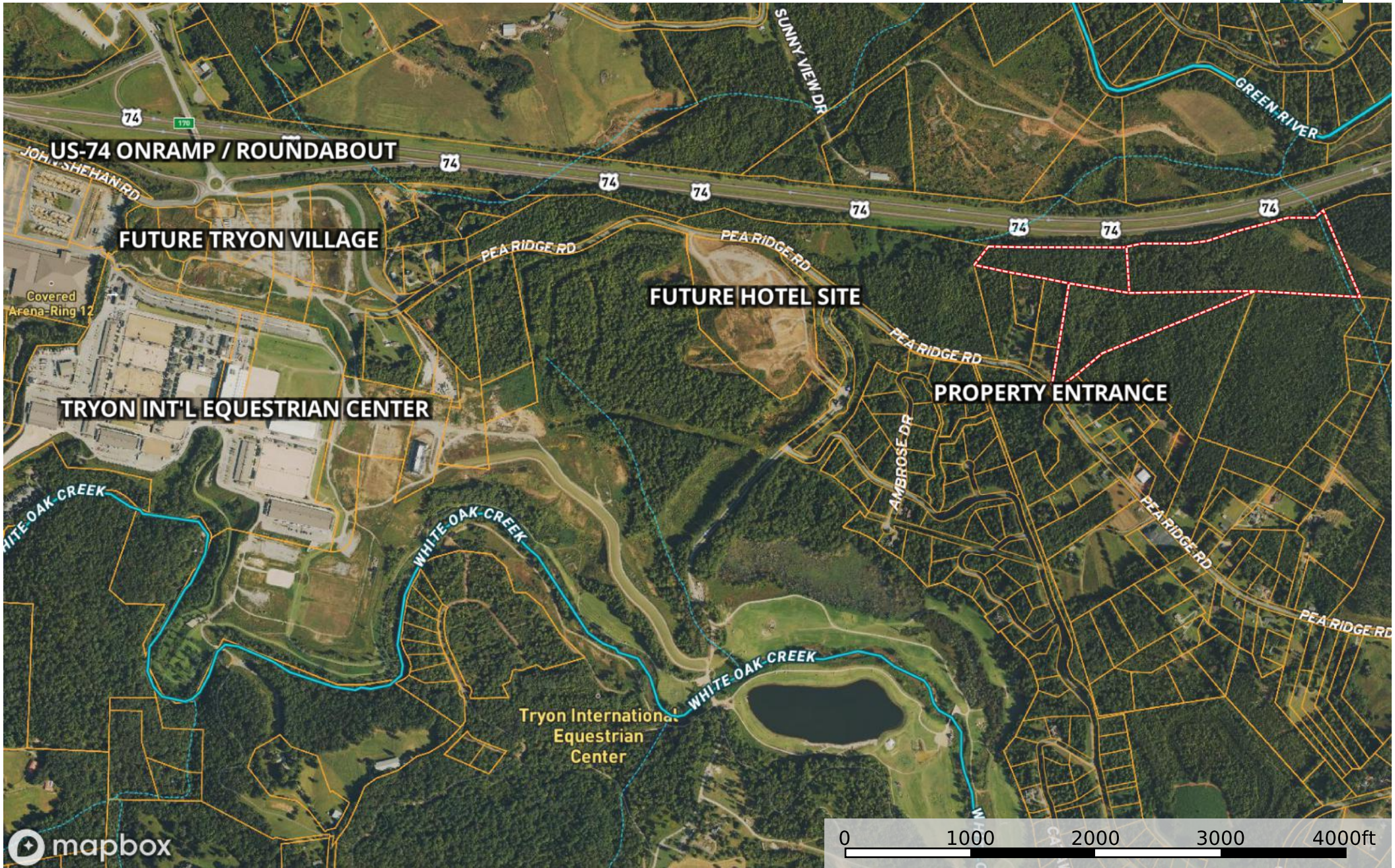


400 ft

99999 Pea Ridge Rd
W Perspective

Legend





MCCRAW EVE L TRUSTEE N2 FOUND YR 2024 P115-221 POLK COUNTY ACCOUNT#: 54978 PAGE 1
 OFF HWY 74 8.25 ACRES NBHD: 600 600 COUNTY RURAL
 8.250 AC TWSP: 005 PIN: Plat Bk/Pg APPR: RV6 APPR DT: 5/16/2019
 DISTRICT: 5 GRN CRK TWNSHP- EXCD: NOTICE:

Bldg No.					Exempt Code					LAND VALUE	81,675
Imp Desc:		EYB:								MISC VALUE	0
Grade :		AYB:		Finished Area:						BLDG VALUE	0
# of Units	Rms	Bedrms	Bathrms	HBaths						TOTAL VALUE	81,675

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TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%		COST

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
				426	782	SPL	4/28/2017			
	AMOUNT									
	AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
							.00					
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1		AC WD	8.250	10,000.00		.00	.00	.00	.00	.00	99.00	99.00	81,675	

MCCRAW EVE L TRUSTEE N2 FOUND YR 2024 P115-222 POLK COUNTY ACCOUNT#: 54978 PAGE 1
 PEA RIDGE RD 18.50 ACRES NBHD: 600 600 COUNTY RURAL
 18.500 AC TWSP: 005 PIN: Plat Bk/Pg APPR: RV6 APPR DT: 5/16/2019
 DISTRICT: 5 GRN CRK TWNSHP- EXCD: NOTICE:

Bldg No.					Exempt Code						LAND VALUE	129,500
Imp Desc:		EYB:									MISC VALUE	0
Grade :		AYB:		Finished Area:							BLDG VALUE	0
# of Units	Rms	Bedrms	Bathrms	HBaths							TOTAL VALUE	129,500

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TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%			COST

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
				426	782	SPL	4/28/2017			
	AMOUNT									
	AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
							.00					
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND	QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1		AC WD		18.500	10,000.00		.00	.00	.00	.00	.00	70.00	70.00	129,500	

MCCRAW EVE L TRUSTEE
 PEA RIDGE RD
 SPL 12.000 AC TWSP: 005

POLK COUNTY
 YR 2024 P115-224
 600
 PIN:
DISTRICT: 5 GRN CRK TWNSHP-

ACCOUNT#: 57024
NBHD: 700 ZION GROVE
 Plat Bk/Pg F 1240 APPR: APPR DT:
 EXCD: NOTICE:

Bldg No.					Exempt Code					LAND VALUE	198,300
Imp Desc:		EYB:								MISC VALUE	0
Grade :		AYB:		Finished Area:						BLDG VALUE	0
# of Units	Rms	Bedrms	Bathrms	HBaths						TOTAL VALUE	198,300

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
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PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES PRICE
			440	1067	WD	5/14/2019		250,000
AMOUNT			439	953	SPL	3/25/2019		
AMOUNT								

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
											.00	
											.00	
											.00	
											.00	

#	ZONE	TYPE/CODE	LAND	QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1		AC BS		1.000	30,000.00		.00	.00	.00	.00	.00	.00	.00	30,000	
2		AC RES		11.000	17,000.00		.00	90.00	.00	.00	.00	.00	90.00	168,300	

Section 7.2 Dimensional Table									
(cont.)									
District	Max. Building Height from main floor (Ft)	Min. District Size (Acres)	Min. District Frontage on all Thoroughfares (Ft.)	Min. Lot Size – No Public/ Water or Sewer (Sq. Ft.)	Min. Lot Size – With Public/ Water or Sewer (Sq. Ft.)	Min. Lot Width (Ft)	Min. Front (Ft) Setback	Min. Side (Ft) Setback	Min. Rear (Ft) Setback
Neighborhood Commercial (NC)	40	-	-	21,780 ¹ (½ acre)	21,780 ¹ (½ acre)	80	50 or 75 from road centerline whichever is greater	20	20 or 25 adjacent to a Resid. area
Highway Commercial (HC)	40	-	1,000 ft. and separated by 1/4 mile of resid. Zoned frontage	- ¹	- ¹	100	30	25	25
Industrial	40	1 acre	-	87,120 ¹ (2 acres)	87,120 ¹ (2 acres)	200	50	25	25
Multiple Use	40	1 acre	-	43,560 ¹ (1 acre)	43,560 ¹ (1 acre)	70	25	15	25
Family Farm	40	1 acre	-	43,560 ¹ (1 acre)	21,780 ¹ (½ acre)	70	25	15	25
Agricultural Residential Very Low Density (AR-5)	40	-	-	217,800 ¹ (5 acres)	217,800 ¹ (5 acres)	200	50	50	50
*Family Subdivision				--- *43,560 (1 acre)	--- *43,560 (1 acre)	*150	*50	*25	*25

*These requirements also apply to existing nonconforming lots in the AR5 district.

¹Any major subdivision of land in this category (as major subdivision as defined in the Subdivision Ordinance), shall subject all such subdivided land to the minimum lot area requirements and all other requirements for major subdivisions as set forth in the Subdivision Ordinance. (All references to the Subdivision Ordinance shall refer to the Subdivision Ordinance as the same may be amended from time to time.)

² For the purposes of Max. Building Heights for equestrian centers or facilities, multi-discipline, height shall be the vertical distance from the highest finished-grade ground level within 25 feet of the structure to the highest point on the structure.

³ For the purposes of Max. Building Height for a building in the Equestrian Village (EV) District, the height shall be measured from the main floor to the highest eave of the building. ^{xiv}

⁴ All lots and units in an Equestrian Village (EV) District shall have both public water and public sewer. The Min. Lot Size (density) in the Equestrian Village (EV) District shall be measured by the average density of living units per acre within the area in each site specific plan, without regard to the ownership of lots or units within that area. For the purposes of the Min. Lot Size (density) in the Equestrian Village (EV) District, the total number of living units in an Equestrian Village Development shall be that number calculated by adding (i) the number of all multi-family residential units to (ii) one-half the sum of all Bed & Breakfast guestrooms plus all Motel & hotel guestrooms. A minimum of 15% of the total area within the Equestrian Village (EV) district shall be Open Space dedicated on a recorded site specific plan. ^{xiv}