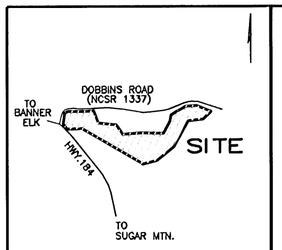


VICINITY MAP (NOT TO SCALE)

NOTES

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHTS-OF-WAY, ETC. NOT SHOWN. BOUNDARY INFORMATION IS PER DEEDS AND PLATS OF THE AVERY COUNTY REGISTRY AS SHOWN HEREON.

2. COORDINATES FOR GPS DERIVED CONTROL POINTS WERE PROVIDED TO BUCK ENGINEERING BY W.K. DICKSON, INC. (COMBINED FACTOR=0.999816692) (REBAR W/CAP)

3. ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.

4. THE BEARING BASIS FOR THIS PLAT IS NAD 83(NC GRID).

5. ALL AREAS SHOWN WERE CALCULATED BY COORDINATE COMPUTATION.

6. ALL CONSERVATION EASEMENT POINTS ARE MONUMENTED WITH REBAR.

7. THE PURPOSE OF THIS PLAT IS TO DEPICT A CONSERVATION EASEMENT AND PROVIDE A BASIS FOR THE CONVEYANCE AND DEDICATION OF SAID CONSERVATION EASEMENT. THIS PLAT DOES NOT CREATE ANY NEW PROPERTY LINES OR EFFECT ANY EXISTING PROPERTY LINES.

7. THE PURPOSE OF THIS PLAT IS TO DEPICT A CONSERVATION EASEMENT AND PROVIDE A BASIS FOR THE CONVEYANCE AND DEDICATION OF SAID CONSERVATION EASEMENT. THIS PLAT DOES NOT CREATE ANY NEW PROPERTY LINES OR EFFECT ANY EXISTING PROPERTY LINES.

OWNER CERTIFICATE

I, Sterling P. Collett II, AS THE LEGAL AGENT FOR HBR INVESTMENTS, LLC, HEREBY CERTIFY THAT HBR INVESTMENTS, LLC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED BY DEED RECORDED IN THE AVERY COUNTY REGISTRY IN BOOK 38, PAGE 147B; AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT.
FURTHER, I HEREBY CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF BANNER ELK, AVERY COUNTY, NC.

AGENT FOR HBR INVESTMENTS, LLC — DATE 8/3/03

STATE OF NORTH CAROLINA
AVERY COUNTY

I, Garry L. Benfield, REVIEW OFFICER FOR AVERY COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

10-10-03
DATE

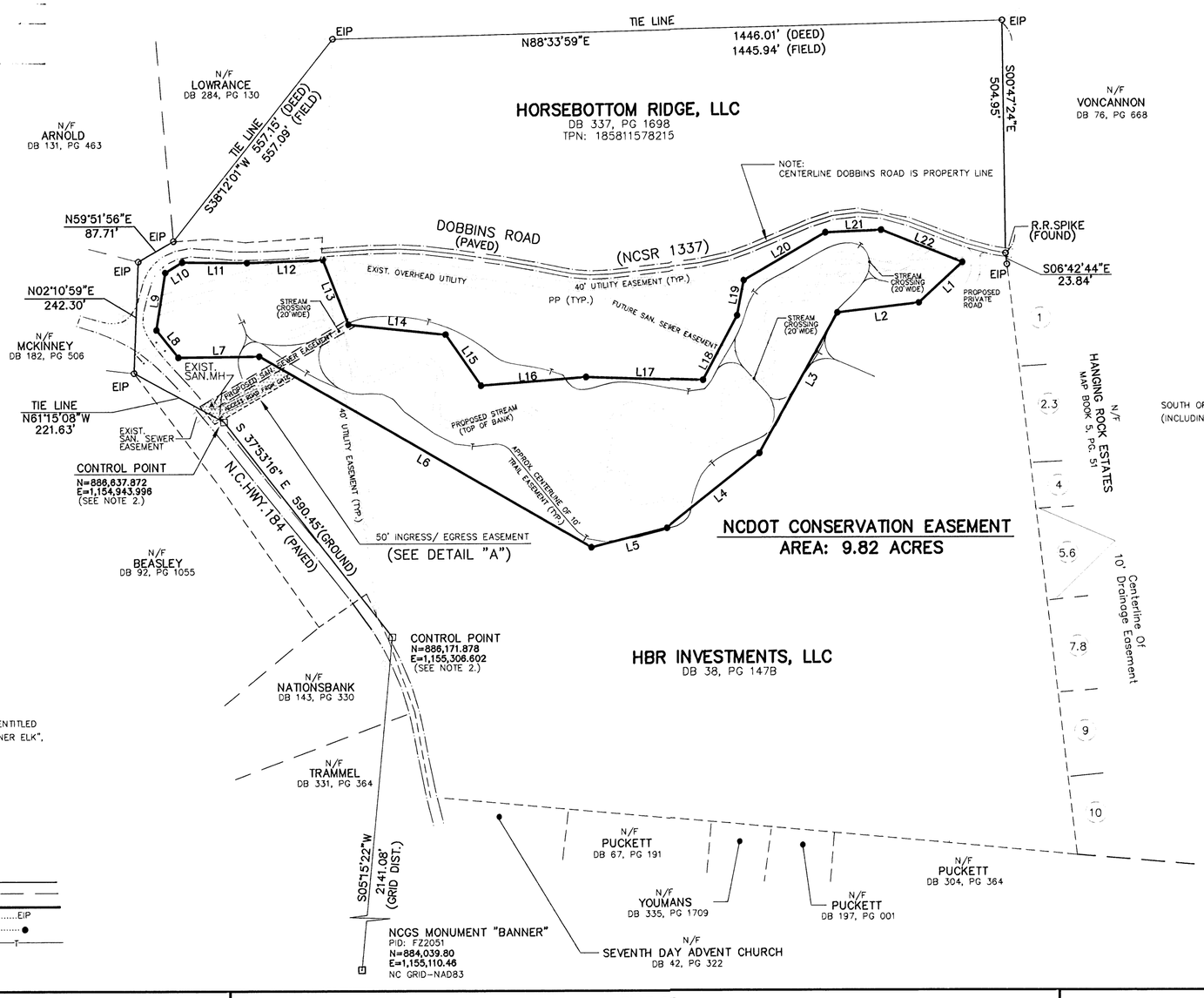
NO.	DATE	DESCRIPTION	BY

STATE OF NORTH CAROLINA
TOWN OF BANNER ELK

I, _____, REVIEW OFFICER FOR TOWN OF BANNER ELK, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

10.10.03
DATE

AVERY CO. N. C. } OFFICE OF REG...
Filed for registration at 2:08 o'...
on the ____ day of ____
and registered in this office in book ____
____ at page 2-213
Reg. of Deeds ____

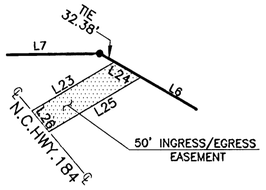


CONSERVATION EASEMENT		
LINE	BEARING	DISTANCE
L1	S47°03'23"W	128.08
L2	S83°05'07"W	177.32
L3	S28°56'51"W	348.17
L4	S51°18'14"W	256.19
L5	S75°43'42"W	168.39
L6	N59°55'36"W	827.85
L7	S89°26'01"W	174.84
L8	N38°28'13"W	76.13
L9	N08°45'34"E	126.41
L10	N58°43'31"E	42.62
L11	S89°28'04"E	140.36
L12	N88°03'43"E	164.01
L13	S21°20'13"E	150.58
L14	S83°58'54"E	210.66
L15	S34°35'45"E	134.70
L16	N85°25'14"E	227.45
L17	S88°07'53"E	253.12
L18	N27°46'08"E	157.67
L19	N10°38'33"E	78.09
L20	N59°41'50"E	204.01
L21	N87°33'06"E	120.37
L22	S68°13'00"E	188.82

AREA: 9.82 ACRES

INGRESS/EGRESS EASEMENT		
LINE	BEARING	DISTANCE
L23	N59°32'57"E	181.1'±
L24	S59°55'36"W	57.4'
L25	S59°32'57"W	201.5'±
L26	N39°24'05"W	50.6'

AREA: 0.22 ACRES ±



DETAIL "A"

NOT TO SCALE

AREA SUMMARY

SOUTH OF CENTERLINE OF DOBBINS ROAD: 47.531 ACRES (SEE REF. 6.)
(INCLUDING NCDOT CONSERVATION EASEMENT; BUT NOT INGRESS/EGRESS EASEMENT)

REFERENCES

1. DEED BOOK 0337, PAGE 1698
2. DEED BOOK 57, PAGE 67
3. DEED BOOK 63, PAGE 409
4. DEED BOOK 20, PAGE 155
5. MAP #A00141D BY SKYLINE SURVEYORS, PA ENTITLED "THE FARM AT BANNER ELK", DATED AUGUST 1, 2001.
6. MAP #A03051 BY SKYLINE SURVEYORS, PA ENTITLED "BOUNDARY SURVEY FOR THE FARM AT BANNER ELK", DATED APRIL 11, 2003.
7. DEED BOOK 38, PAGE 147B

LEGEND

PROPERTY LINE SURVEYED.....
PROPERTY LINE NOT SURVEYED.....
CONSERVATION EASEMENT.....
EXISTING IRON PIPE/REBAR.....EIP
EASEMENT MONUMENT SET.....●
CENTERLINE TRAIL/PATH .....
N/F.....NOW OR FORMERLY
TPN.....TAX PARCEL NUMBER

I, WILLIAM KENT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 9TH DAY OF JUNE, 2003.

WILLIAM KENT, PLS L-3708

I, WILLIAM KENT, DO HEREBY CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY AND IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WILLIAM KENT, PLS L-3708

NORTH CAROLINA PROFESSIONAL SEAL L-3708 LAND SURVEYOR WILLIAM KENT 10.9.03

Prepared in the Office of
BUCK ENGINEERING
8000 Regency Parkway Suite 200
Cary, North Carolina 27511
Phone: 919-463-5488
Fax: 919-463-5490

PLAT OF
CONSERVATION EASEMENT – EXHIBIT "A"
FOR
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
ON THE PROPERTY OF
HBR INVESTMENTS , LLC

TOWN LIMITS of BANNER ELK BANNER ELK TOWNSHIP AVERY COUNTY, NORTH CAROLINA

GRAPHIC SCALE
200 0 200 400
1"=200'

BE Project No.: 013
Date: December 6, 2002
Scale: 1"=200'
Drawing No.: CONEASE_HR