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TRANSYLVANIA CO, NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$12.00
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CINDY M OWNBEY
REGISTER OF DEEDS
BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS
BK: DOC 752
PG: 244-255

REVENUE STAMPS $12.00

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STATE OF NORTH CAROLINA

DEED OF CONSERVATION EASEMENT AND RIGHT OF ACCESS

TRANSYLVANIA COUNTY

PIN Number 8586-90-1928
PIN Number 8586-80-7951

SPO File Number: 88-AU
DMS Project Number: 206

Prepared by: Office of the Attorney General
Property Control Section
Return to: NC Department of Administration
State Property Office
1321 Mail Service Center
Raleigh, NC 27699-1321

THIS DEED OF CONSERVATION EASEMENT AND RIGHT OF ACCESS, made this 21st day of December, 2015, by John Welch and wife, Frances Bradburn, "**Grantor**"), whose mailing address is 673 Park Avenue, Brevard, NC 28712, to the State of North Carolina, ("**Grantee**"), whose mailing address is State of North Carolina, Department of Administration, State Property Office, 1321 Mail Service Center, Raleigh, NC 27699-1321. The designations of Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH:

WHEREAS, pursuant to the provisions of N.C. Gen. Stat. § 143-214.8 et seq., the State of North Carolina has established the Division of Mitigation Services (formerly known as the Ecosystem Enhancement Program) within the Department of Environmental Quality for the purposes of acquiring, maintaining, restoring, enhancing, creating and preserving wetland and riparian resources that contribute to the protection and improvement of water quality, flood prevention, fisheries, aquatic habitat, wildlife habitat, and recreational opportunities; and

WHEREAS, The State of North Carolina is qualified to be the Grantee of a Conservation Easement pursuant to N.C. Gen. Stat. § 121-35; and

WHEREAS, the Department of Environmental Quality and the United States Army Corps of Engineers, Wilmington District entered into a Memorandum of Understanding, (MOU) duly executed by all parties on November 4, 1998. This MOU recognized that the Wetlands Restoration Program was to provide effective compensatory mitigation for authorized impacts to wetlands, streams and other aquatic resources by restoring, enhancing and preserving the wetland and riparian areas of the State; and

WHEREAS, the Department of Environmental Quality, the North Carolina Department of Transportation and the United States Army Corps of Engineers, Wilmington District entered into a Memorandum of Agreement, (MOA) duly executed by all parties in Greensboro, NC on July 22, 2003, which recognizes that the Ecosystem Enhancement Program is to provide for compensatory mitigation by effective protection of the land, water and natural resources of the State by restoring, enhancing and preserving ecosystem functions; and

WHEREAS, the Department of Environmental Quality, the U.S. Army Corps of Engineers, the U.S. Environmental Protection Agency, the U.S. Fish and Wildlife Service, the North Carolina Wildlife Resources Commission, the North Carolina Division of Water Quality, the North Carolina Division of Coastal Management, and the National Marine Fisheries Service entered into an agreement to continue the In-Lieu Fee operations of the North Carolina Department of Natural Resources' Ecosystem Enhancement Program with an effective date of 28 July, 2010, which supersedes and replaces the previously effective MOA and MOU referenced above; and

WHEREAS, the acceptance of this instrument for and on behalf of the State of North Carolina was granted to the Department of Administration by resolution as approved by the Governor and Council of State adopted at a meeting held in the City of Raleigh, North Carolina, on the 8th day of February 2000; and

WHEREAS, the Division of Mitigation Services in the Department of Environmental Quality, which has been delegated the authority authorized by the Governor and Council of State to the Department of Administration, has approved acceptance of this instrument; and

WHEREAS, Grantor owns in fee simple certain real property situated, lying, and being in Township, Transylvania County, North Carolina (the "**Property**"), and being more particularly described as those two certain parcels of land as recorded in **Deed Book 421 at Page 302 and Deed Book 390, Page 556** of the **Transylvania** County Registry, North Carolina; and

WHEREAS, Grantor is willing to grant a Conservation Easement and Right of Access over the herein described areas of the Property, thereby restricting and limiting the use of the areas of the Property subject to the Conservation Easement to the terms and conditions and purposes hereinafter set forth, and Grantee is willing to accept said Easement and Access Rights. The Conservation Easement shall be for the protection and benefit of the waters of ***Kings Creek.***

NOW, THEREFORE, in consideration of the mutual covenants, terms, conditions, and restrictions hereinafter set forth, Grantor unconditionally and irrevocably hereby grants and conveys unto Grantee, its successors and assigns, forever and in perpetuity, a Conservation Easement along with a general Right of Access.

The Conservation Easement Area consists of the following:

Conservation Easement containing **1.05 acres** as shown on the plat of survey entitled "Conservation Easement for the State of North Carolina, North Carolina Department of Administration, Project Name: Kings Creek". EEP Number 208, SPO Open File Number 88-AU: dated January 26, 2015 by **Joel Johnson**, PLS Number **L-3882** and recorded in the **Transylvania County**, North Carolina Register of Deeds at **Plat File 16, Slide 633.**

See attached

"Legal Description for a Conservation Easement Along King's Creek near Brevard College, January 26, 2015" sealed by Bentley L. Robinson, PLS L-4742, Joel Johnson Land Surveying.

The purposes of this Conservation Easement are to maintain, restore, enhance, construct, create and preserve wetland and/or riparian resources in the Conservation Easement Area that contribute to the protection and improvement of water quality, flood prevention, fisheries, aquatic habitat, wildlife habitat, and recreational opportunities; to maintain permanently the Conservation Easement Area in its natural condition, consistent with these purposes; and to prevent any use of the Easement Area that will significantly impair or interfere with these purposes. To achieve these purposes, the following conditions and restrictions are set forth:

I. DURATION OF EASEMENT

Pursuant to law, including the above referenced statutes, this Conservation Easement and Right of Access shall be perpetual and it shall run with, and be a continuing restriction upon the use of, the Property, and it shall be enforceable by the Grantee against the Grantor and against Grantor's heirs, successors and assigns, personal representatives, agents, lessees, and licensees.

II. GRANTOR RESERVED USES AND RESTRICTED ACTIVITIES

The Conservation Easement Area shall be restricted from any development or usage that would impair or interfere with the purposes of this Conservation Easement. Unless expressly reserved as a compatible use herein, any activity in, or use of, the Conservation Easement Area by the Grantor is prohibited as inconsistent with the purposes of this Conservation Easement. Any rights not expressly reserved hereunder by the Grantor have been acquired by the Grantee. Any rights not expressly reserved hereunder by the Grantor, including the rights to all mitigation credits, including, but not limited to, stream, wetland, and riparian buffer mitigation units, derived from each site within the area of the Conservation Easement, are conveyed to and belong to the Grantee. Without limiting the generality of the foregoing, the following specific uses are prohibited, restricted, or reserved as indicated:

A. Recreational Uses. Grantor expressly reserves the right to undeveloped recreational uses, including hiking, bird watching, hunting and fishing, and access to the Conservation Easement Area for the purposes thereof.

B. Motorized Vehicle Use. Motorized vehicle use in the Conservation Easement Area is prohibited except within a Crossing Area(s) or Road or Trail as shown on the recorded survey plat.

C. Educational Uses. The Grantor reserves the right to engage in and permit others to engage in educational uses in the Conservation Easement Area not inconsistent with this Conservation Easement, and the right of access to the Conservation Easement Area for such purposes including organized educational activities such as site visits and observations. Educational uses of the property shall not alter vegetation, hydrology or topography of the site.

D. **Damage to Vegetation.** Except within Crossing Area(s) as shown on the recorded survey plat and as related to the removal of non-native plants, diseased or damaged trees, or vegetation that destabilizes or renders unsafe the Conservation Easement Area to persons or natural habitat, all cutting, removal, mowing, harming, or destruction of any trees and vegetation in the Conservation Easement Area is prohibited.

E. Industrial, Residential and Commercial Uses. All industrial, residential and commercial uses are prohibited in the Conservation Easement Area.

F. Agricultural Use. All agricultural uses are prohibited within the Conservation Easement Area including any use for cropland, waste lagoons, or pastureland.

G. New Construction. There shall be no building, facility, mobile home, antenna, utility pole, tower, or other structure constructed or placed in the Conservation Easement Area.

H. **Roads and Trails.** There shall be no construction or maintenance of new roads, trails, walkways, or paving in the Conservation Easement .

All existing roads, trails and crossings within the Conservation Easement Area shall be shown on the recorded survey plat.

I. Signs. No signs shall be permitted in the Conservation Easement Area except interpretive signs describing restoration activities and the conservation values of the Conservation Easement Area, signs identifying the owner of the Property and the holder of the Conservation Easement, signs giving directions, or signs prescribing rules and regulations for the use of the Conservation Easement Area.

J. Dumping or Storing. Dumping or storage of soil, trash, ashes, garbage, waste, abandoned vehicles, appliances, machinery, or any other material in the Conservation Easement Area is prohibited.

K. Grading, Mineral Use, Excavation, Dredging. There shall be no grading, filling, excavation, dredging, mining, drilling, hydraulic fracturing; removal of topsoil, sand, gravel, rock, peat, minerals, or other materials.

L. Water Quality and Drainage Patterns. There shall be no diking, draining, dredging, channeling, filling, leveling, pumping, impounding or diverting, causing, allowing or permitting the diversion of surface or underground water in the Conservation Easement Area. No altering or tampering with water control structures or devices, or disruption or alteration of the restored, enhanced, or created drainage patterns is allowed. All removal of wetlands, polluting or discharging into waters, springs, seeps, or wetlands, or use of pesticide or biocides in the Conservation Easement Area is prohibited. In the event of an emergency interruption or shortage of all other water sources, water from within the Conservation Easement Area may temporarily be withdrawn for good cause shown as needed for the survival of livestock on the Property.

M. Subdivision and Conveyance. Grantor voluntarily agrees that no further subdivision, partitioning, or dividing of the Conservation Easement Area portion of the Property owned by the Grantor in fee simple ("fee") that is subject to this Conservation Easement is allowed. Any future transfer of the Property shall be subject to this Conservation Easement and Right of Access and to the Grantee's right of unlimited and repeated ingress and egress over and across the Property to the Conservation Easement Area for the purposes set forth herein.

N. Development Rights. All development rights are permanently removed from the Conservation Easement Area and are non-transferrable.

O. Disturbance of Natural Features. Any change, disturbance, alteration or impairment of the natural features of the Conservation Easement Area or any intentional introduction of non-native plants, trees and/or animal species by Grantor is prohibited.

The Grantor may request permission to vary from the above restrictions for good cause shown, provided that any such request is not inconsistent with the purposes of this Conservation Easement, and the Grantor obtains advance written approval from the N.C. Ecosystem Enhancement Program, whose mailing address is 1652 Mail Services Center, Raleigh, NC 27699-1652.

III. GRANTEE RESERVED USES

A. Right of Access, Construction, and Inspection. The Grantee, its employees and agents, successors and assigns, receive a perpetual right and easement of access to the Conservation Easement Area over the Property at reasonable times to undertake any activities to restore, construct, manage, maintain, enhance, protect, and monitor the stream, wetland and any other riparian resources in the Conservation Easement Area, in accordance with restoration activities or a long-term management plan. Unless otherwise specifically set forth in this Conservation Easement, the rights granted herein do not include or establish for the public any access rights.

B. Restoration Activities. These activities include planting of trees, shrubs and herbaceous vegetation, installation of monitoring wells, utilization of heavy equipment to grade, fill, and

prepare the soil, modification of the hydrology of the site, and installation of natural and manmade materials as needed to direct in-stream, above ground, and subterraneous water flow.

C. Signs. The Grantee, its employees and agents, successors or assigns, shall be permitted to place signs and witness posts on the Property to include any or all of the following: describe the project, prohibited activities within the Conservation Easement, or identify the project boundaries and the holder of the Conservation Easement.

D. Fences. Conservation Easements are purchased to protect the investments by the State (Grantee) in natural resources. Livestock within conservations easements damages the investment and can result in reductions in natural resource value and mitigation credits which would cause financial harm to the State. Therefore, Landowners (Grantor) with livestock are required to restrict livestock access to the Conservation Easement area. Repeated failure to do so may result in the State (Grantee) repairing or installing livestock exclusion devices (fences) within the conservation area for the purpose of restricting livestock access. In such cases, the landowner (Grantor) must provide access to the State (Grantee) to make repairs.

E. Crossing Area(s). The Grantee is not responsible for maintenance of crossing area(s), however, the Grantee, its employees and agents, successors or assigns, reserve the right to repair crossing area(s), at its sole discretion and to recover the cost of such repairs from the Grantor if such repairs are needed as a result of activities of the Grantor, his successors or assigns.

IV. ENFORCEMENT AND REMEDIES

A. Enforcement. To accomplish the purposes of this Conservation Easement, Grantee is allowed to prevent any activity within the Conservation Easement Area that is inconsistent with the purposes of this Conservation Easement and to require the restoration of such areas or features in the Conservation Easement Area that may have been damaged by such unauthorized activity or use. Upon any breach of the terms of this Conservation Easement by Grantor, the Grantee shall, except as provided below, notify the Grantor in writing of such breach and the Grantor shall have ninety (90) days after receipt of such notice to correct the damage caused by such breach. If the breach and damage remains uncured after ninety (90) days, the Grantee may enforce this Conservation Easement by bringing appropriate legal proceedings including an action to recover damages, as well as injunctive and other relief. The Grantee shall also have the power and authority, consistent with its statutory authority: (a) to prevent any impairment of the Conservation Easement Area by acts which may be unlawful or in violation of this Conservation Easement; (b) to otherwise preserve or protect its interest in the Property; or (c) to seek damages from any appropriate person or entity. Notwithstanding the foregoing, the Grantee reserves the immediate right, without notice, to obtain a temporary restraining order, injunctive or other appropriate relief, if the breach is or would irreversibly or otherwise materially impair the benefits to be derived from this Conservation Easement, and the Grantor and Grantee acknowledge that the damage would be irreparable and remedies at law inadequate. The rights and remedies of the Grantee provided hereunder shall be in addition to, and not in lieu of, all other rights and remedies available to Grantee in connection with this Conservation Easement.

B. Inspection. The Grantee, its employees and agents, successors and assigns, have the right, with reasonable notice, to enter the Conservation Easement Area over the Property at reasonable times for the purpose of inspection to determine whether the Grantor is complying with the terms, conditions and restrictions of this Conservation Easement.

C. Acts Beyond Grantor's Control. Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury or change in the Conservation Easement Area caused by third parties, resulting from causes beyond the Grantor's control, including, without limitation, fire, flood, storm, and earth movement, or from any prudent action taken in good faith by the Grantor under emergency conditions to prevent, abate, or mitigate significant injury to life or damage to the Property resulting from such causes.

D. Costs of Enforcement. Beyond regular and typical monitoring expenses, any costs incurred by Grantee in enforcing the terms of this Conservation Easement against Grantor, including, without limitation, any costs of restoration necessitated by Grantor's acts or omissions in violation of the terms of this Conservation Easement, shall be borne by Grantor.

E. No Waiver. Enforcement of this Easement shall be at the discretion of the Grantee and any forbearance, delay or omission by Grantee to exercise its rights hereunder in the event of any breach of any term set forth herein shall not be construed to be a waiver by Grantee.

V. MISCELLANEOUS

A. This instrument sets forth the entire agreement of the parties with respect to the Conservation Easement and supersedes all prior discussions, negotiations, understandings or agreements relating to the Conservation Easement. If any provision is found to be invalid, the remainder of the provisions of the Conservation Easement, and the application of such provision to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

B. Grantor is responsible for any real estate taxes, assessments, fees, or charges levied upon the Property. Grantee shall not be responsible for any costs or liability of any kind related to the ownership, operation, insurance, upkeep, or maintenance of the Property, except as expressly provided herein. Upkeep of any constructed bridges, fences, or other amenities on the Property are the sole responsibility of the Grantor. Nothing herein shall relieve the Grantor of the obligation to comply with federal, state or local laws, regulations and permits that may apply to the exercise of the Reserved Rights.

C. Any notices shall be sent by registered or certified mail, return receipt requested to the parties at their addresses shown herein or to other addresses as either party establishes in writing upon notification to the other.

D. Grantor shall notify Grantee in writing of the name and address and any party to whom the Property or any part thereof is to be transferred at or prior to the time said transfer is made. Grantor further agrees that any subsequent lease, deed, or other legal instrument by which any interest in the Property is conveyed is subject to the Conservation Easement herein created.

E. The Grantor and Grantee agree that the terms of this Conservation Easement shall survive any merger of the fee and easement interests in the Property or any portion thereof.

F. This Conservation Easement and Right of Access may be amended, but only in writing signed by all parties hereto, or their successors or assigns, if such amendment does not affect the qualification of this Conservation Easement or the status of the Grantee under any applicable laws, and is consistent with the purposes of the Conservation Easement. The owner of the Property shall notify the State Property Office and the U.S. Army Corps of Engineers in writing sixty (60) days prior to the initiation of any transfer of all or any part of the Property or of any request to void or modify this Conservation Easement. Such notifications and modification requests shall be addressed to:

Division of Mitigation Services Manager
State Property Office
1321 Mail Service Center
Raleigh, NC 27699-1321

and

General Counsel
US Army Corps of Engineers
69 Darlington Avenue
Wilmington, NC 28403

G. The parties recognize and agree that the benefits of this Conservation Easement are in gross and assignable provided, however, that the Grantee hereby covenants and agrees, that in the event it transfers or assigns this Conservation Easement, the organization receiving the interest will be a qualified holder under N.C. Gen. Stat. § 121-34 et seq. and § 170(h) of the Internal Revenue Code, and the Grantee further covenants and agrees that the terms of the transfer or assignment will be such that the transferee or assignee will be required to continue in perpetuity the conservation purposes described in this document.

VI. QUIET ENJOYMENT

Grantor reserves all remaining rights accruing from ownership of the Property, including the right to engage in or permit or invite others to engage in only those uses of the Conservation Easement Area that are expressly reserved herein, not prohibited or restricted herein, and are not inconsistent with the purposes of this Conservation Easement. Without limiting the generality of the foregoing, the Grantor expressly reserves to the Grantor, and the Grantor's invitees and licensees, the right of access to the Conservation Easement Area, and the right of quiet enjoyment of the Conservation Easement Area,

TO HAVE AND TO HOLD, the said rights and easements perpetually unto the State of North Carolina for the aforesaid purposes,

AND Grantor covenants that Grantor is seized of said premises in fee and has the right to convey the permanent Conservation Easement herein granted; that the same is free from encumbrances and that Grantor will warrant and defend title to the same against the claims of all persons whomsoever.

Remainder of page intentionally left blank.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

_____ (SEAL)
John Welch

_____ (SEAL)
Frances Bradburn

NORTH CAROLINA
COUNTY OF Transylvania

I, Suzanne Gore, a Notary Public in and for the County and State aforesaid, do hereby certify that John Welch, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and Notary Seal this the 21st day of December, 2015.

_____
Notary Public

My commission expires: 10-17-2016

NORTH CAROLINA
COUNTY OF Transylvania

I, Suzanne Gore, a Notary Public in and for the County and State aforesaid, do hereby certify that Frances Bradburn, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and Notary Seal this the 21st day of December, 2015

_____
Notary Public

My commission expires: 10-17-2016

LEGAL DESCRIPTION
For a Conservation Easement
Along King's Creek near Brevard College
January 26, 2015

Said Easement is located on portions of a tract owned by Welch, Deed Book 421, Page 302, PIN # 8586-90-1928 and a tract owned by Bradburn, Deed Book 390, Page 556, PIN # 8586-80-7951, in Brevard Township, Transylvania County, North Carolina, being more particularly described as follows:

COMMENCING FROM THE NATIONAL GEODETIC SURVEY (NGS) MONUMENT "EPWORTH", having NAD 83 (1986) state plane coordinates North 171,425.056m (562,416.959 ft), East 270,124.051m (886,231.758 ft), THENCE South 36 degrees 56 minutes 50 seconds West for a distance of 1,835.95 (Grid) to the NGS MONUMENT "HALLEULUJAH" (localized monument, combined factor = 0.99977090) having NAD 83 (1986) state plane coordinates North 170,977.823m (560,949.675 ft) East 269,787.704m (885,128.217 ft), THENCE North 85 degrees 40 minutes 25 seconds East for a distance of 3,421.34 feet to a 5/8" REBAR SET WITH CAP in the line of Bradburn and McCormick (Deed Book 135, Page 321) having ground coordinates N = 561,207.760 feet; E = 888,539.809 feet, the **TRUE POINT OF BEGINNING.**

THENCE from the TRUE POINT OF BEGINNING and along the line of Bradburn and McCormick, North 16 degrees 42 minutes 30 seconds East for a distance of 40.56 feet to point in the creek; THENCE leaving McCormick and with the centerline of the creek, South 87 degrees 49 minutes 55 seconds East for a distance of 37.73 feet to a point in the creek; THENCE South 67 degrees 23 minutes 30 seconds East for a distance of 28.63 feet to a point in the creek; THENCE South 55 degrees 29 minutes 35 seconds East for a distance of 14.25 feet to a point in the creek; THENCE North 69 degrees 01 minutes 40 seconds East for a distance of 25.99 feet to a point in the creek; THENCE North 61 degrees 00 minutes 25 seconds East for a distance of 26.20 feet to a point in the creek; THENCE North 52 degrees 15 minutes 20 seconds East for a distance of 19.65 feet to a point in the creek; THENCE South 62 degrees 01 minutes 05 seconds East for a distance of 10.16 feet to a point in the creek; THENCE South 88 degrees 03 minutes 05 seconds East for a distance of 19.38 feet to a point in the creek; THENCE South 81 degrees 57 minutes 15 seconds East for a distance of 17.45 feet to a point in the creek; THENCE South 53 degrees 34 minutes 20 seconds East for a distance of 26.90 feet to a point in the creek; THENCE South 43 degrees 51 minutes 00 seconds East for a distance of 30.21 feet to a point in the creek; THENCE South 68 degrees 31 minutes 30 seconds East for a distance of 65.59 feet to a point in the creek; THENCE South 58 degrees 02 minutes 30 seconds East for a distance of 69.04 feet to a point in the creek; THENCE South 84 degrees 15 minutes 55 seconds East for a distance of 25.21 feet to a point in the creek; THENCE North 73 degrees 30 minutes 35 seconds East for a distance of 44.88 feet to a point in the creek; THENCE North 59 degrees 08 minutes 15 seconds East for a distance of 28.35 feet to a point in the creek; THENCE South 85 degrees 06 minutes 25 seconds East for a distance of 15.82 feet to a point in the creek; THENCE South 40 degrees 02 minutes 25 seconds East for a distance of 12.14 feet to a point in the creek; THENCE South 24 degrees 55 minutes 50 seconds East for a distance of 12.02 feet to a point in

the creek; THENCE South 74 degrees 41 minutes 45 seconds East for a distance of 22.52 feet to a point in the creek; THENCE North 88 degrees 48 minutes 40 seconds East for a distance of 24.26 feet to a point in the creek; THENCE South 78 degrees 18 minutes 45 seconds East for a distance of 62.85 feet to a point in the creek; THENCE North 84 degrees 50 minutes 40 seconds East for a distance of 63.64 feet to a point in the creek; THENCE North 66 degrees 14 minutes 35 seconds East for a distance of 32.76 feet to a point in the creek; THENCE South 80 degrees 19 minutes 15 seconds East for a distance of 26.76 feet to a point in the creek; THENCE South 74 degrees 04 minutes 05 seconds East for a distance of 24.33 feet to a point in the creek; THENCE North 77 degrees 42 minutes 35 seconds East for a distance of 11.86 feet to a point in the creek; THENCE North 55 degrees 45 minutes 10 seconds East for a distance of 25.59 feet to a point in the creek; THENCE North 69 degrees 01 minutes 55 seconds East for a distance of 36.69 feet to a point in the creek; THENCE North 79 degrees 00 minutes 55 seconds East for a distance of 29.47 feet to a point in the creek; THENCE North 83 degrees 02 minutes 10 seconds East for a distance of 11.81 feet to a point in the centerline of the creek and in the Right-of-Way of Park Avenue Ext; THENCE with the Right-of-Way, South 39 degrees 54 minutes 00 seconds West for a distance of 81.39 feet to a 5/8" Rebar Set with a Cap; THENCE leaving the Right-of-Way and crossing the lands of Welch, South 88 degrees 07 minutes 20 seconds West for a distance of 29.31 feet to a 5/8" Rebar Set with a Cap; THENCE North 88 degrees 44 minutes 20 seconds West for a distance of 396.64 feet, crossing the property line between Welch and Bradburn at 245.36 feet, to a 5/8" Rebar Set with a Cap; THENCE North 87 degrees 51 minutes 55 seconds West for a distance of 308.49 feet to a 5/8" Rebar Set with a Cap; THENCE North 87 degrees 04 minutes 50 seconds West for a distance of 61.01 feet to a 5/8" Rebar Set with a Cap in the line of Bradburn and McCormick; THENCE with the line of Bradburn and McCormick, North 08 degrees 39 minutes 25 seconds East for a distance of 38.46 feet to a 37" Poplar Tree; THENCE North 08 degrees 39 minutes 45 seconds East for a distance of 26.27 feet to the POINT OF BEGINNING; being all of the easement shown on a plat of survey prepared for the State of North Carolina by Joel Johnson Land Surveying, Inc. dated January 26, 2015, drawing # 14-065CE.

Together with and subject to covenants, easements, and restrictions of record.

Said easement is located within Transylvania County Land Records Property Identification Numbers (PINs) 8586-90-1928, 8586-80-7951 and contains 1.05 acres more or less.

This 26th day of January, 2015

NORTH CAROLINA PROFESSIONAL SEAL L-4742 LAND SURVEYOR BENTLEY L. ROBISON

January 26, 2015

Bentley L. Robison L – 4742
Joel Johnson Land Surveying, Inc.