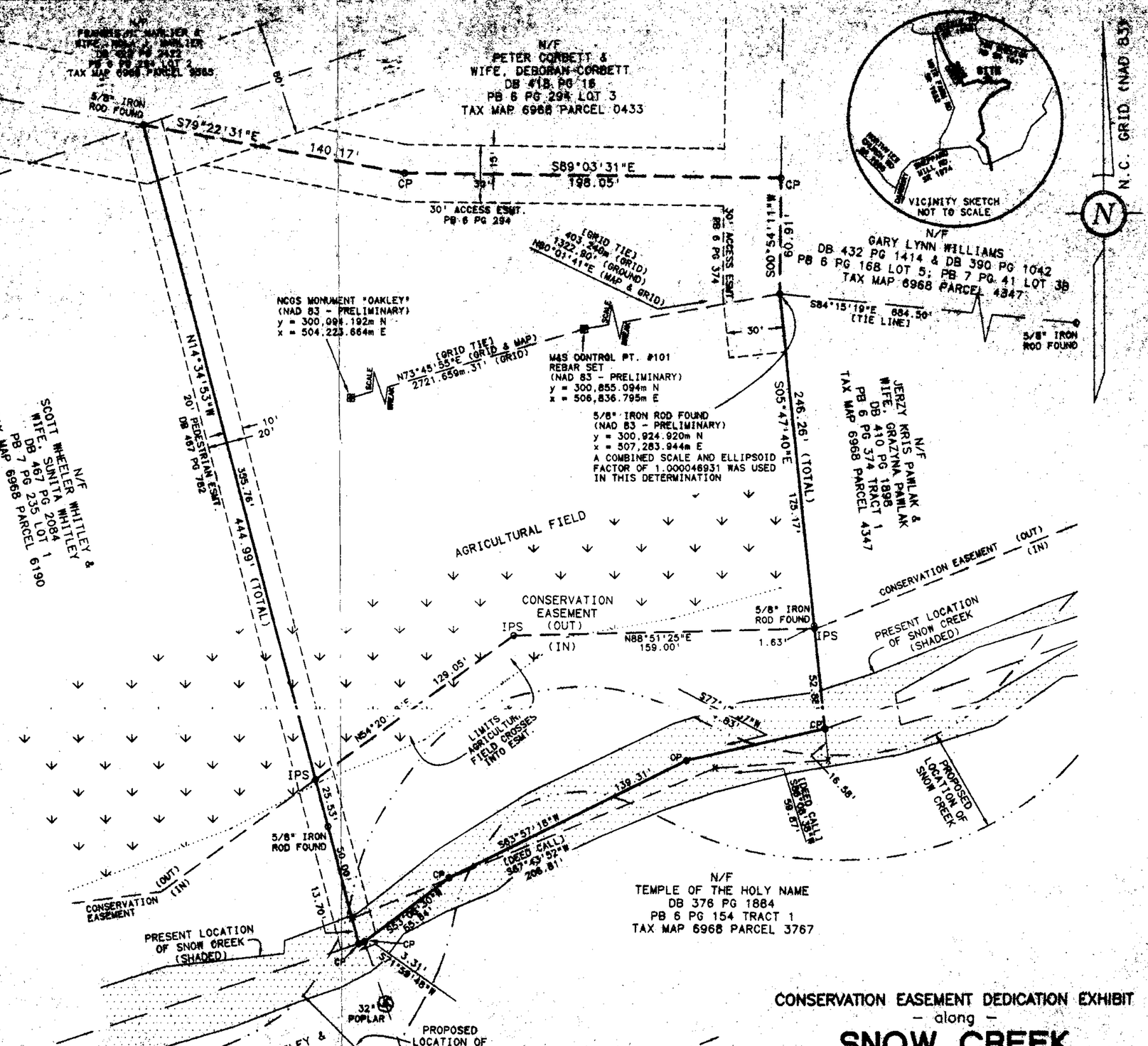

NOTES:

THE PURPOSE OF THIS EXHIBIT IS TO DELINEATE THE CONSERVATION EASEMENT DEDICATED IN CONJUNCTION WITH THE REHABILITATION OF SNOW CREEK. BOUNDARY LINES OF THE SUBJECT TRACT WERE RETRACED WERE NECESSARY TO ESTABLISH THE LIMITS OF SAID EASEMENT; HOWEVER, THIS EXHIBIT DOES NOT CONSTITUTE A COMPLETE BOUNDARY SURVEY. NO EXAMINATION OF THE BOUNDARY LINE WAS MADE FOR ENCROACHMENTS. PROPERTY LINES SHOWN AS DASHED ARE PER THE DEED DESCRIPTION OF RECORD FOR THE SUBJECT TRACT.

AREA WITHIN SUBJECT TRACT DEDICATED AS CONSERVATION EASEMENT: 0.51 Ac MORE OR LESS

APPARENT SOURCE OF TITLE: DB 467 PG 783

PLAT REFERENCE: PB 7 PG 235 LOT 2

TAX MAP REFERENCE: MAP 6968 PAGE 0127

ALL DEEDS AND PLATS SHOWN HEREON WERE USED AS REFERENCES.
SEE ALSO: DB 358 PG 1302 (BACK DEED)

THIS PROPERTY IS SUBJECT TO RESTRICTIONS RECORDED IN DB 361 PG 1919.

SUBJECT PROPERTY IS SUBJECT TO A PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED IN DB 361 PG 1925.

NO TITLE SEARCH WAS PERFORMED IN CONJUNCTION WITH THE PRESENT MAPPING. THERE MAY BE EASEMENTS, RIGHT(S) OF WAY, OR OTHER BOUNDARY MATTERS NOT SHOWN HEREON.

PORTIONS OF THE AREA SURVEYED LIE WITHIN SPECIAL FLOOD HAZARD ZONE "A" (100 YEAR FLOOD ZONE WHERE NO BASE ELEVATIONS HAVE BEEN DETERMINED) PER FEMA FLOOD INSURANCE RATE MAP PANEL #370362 0100 B, DATED SEPTEMBER 30, 1988. LIMITS OF THE FLOOD ZONE ARE OMITTED FROM THIS MAP AS THEY COULD NOT BE SCALED SUFFICIENTLY TO PLOT ACCURATELY HEREON.

ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.

HORIZONTAL DATUM IS NORTH CAROLINA GRID, NAD 83. THE NC GRID COORDINATES SHOWN ON THIS MAP WERE DERIVED BY STATIC DIFFERENTIAL

WERE ADJUSTED USING THE FIXED STATION SHOWN USING LEICA SKI SOFTWARE (VERSION 2.3) PRODUCING A WEIGHTED LEAST SQUARES ADJUSTMENT OF THE WGS 84 POSITIONS. A LOOP OF 5,541.574m USING THE UNADJUSTED VECTORS PASSING THROUGH FIXED AND DERIVED CONTROL STATIONS YIELDS A LOOP PRECISION OF 1:5,541,574

NCGS MONUMENT "OAKLEY" (NC GRID NAD 83 - PRELIMINARY)
LAT = 36° 26' 57.89911" N = 300,094.192m
LONG = 80° 10' 31.30247" E = 504,223.664m
ORTHO. ELEV = 318.802m GEOID = -33.560m (EPOCH 99)

FEATURES SHOWN HEREON WERE LOCATED IN CONJUNCTION WITH A SURVEY BY THIS FIRM TITLED "PARTIAL TOPOGRAPHIC SURVEY OF SNOW CREEK," DATED 14 JUNE, 2002. THERE MAY BE FEATURES ON THIS PROPERTY NOT SHOWN HEREON.

THE CENTERLINE OF SNOW CREEK FORMS THE SOUTHERLY BOUNDARY OF THIS TRACT ACCORDING TO DB 376 PG 1884, PB 7 PG 235 AND PB 6 PG 481. IN THOSE INSTANCES WHERE THE THE METES AND BOUNDS FOUND IN THE RECORD DESCRIPTION DIFFERED FROM THE PRESENT LOCATION OF SNOW CREEK, A MEANDER LINE WAS ESTABLISHED AND IS SHOWN FOLLOWING THE PRESENT CENTERLINE OF SNOW CREEK. (LINES LABELED HEREON AS "DEED LINE" ARE PER THE RECORD DEED.) THE PROPOSED RE-LOCATION OF SNOW CREEK (SHOWN HEREON) MAY FIX THOSE BOUNDARY LINES RUNNING WITH SNOW CREEK IN THEIR PRESENT LOCATION.

LEGEND:

IPF = IRON PIPE FOUND
IPS = IRON PIPE SET
CP = COMPUTED POINT
N/F = NOW OR FORMERLY

UNLESS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT NOT FOR RECORDING, SALES OR CONVEYANCES.

Murphy & Sacks
Professional Land Surveyors
Croatan Building
Raleigh

CERTIFICATIONS:

I, STANLEY ROBERT SACKS, PLS, L-2913 DO HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS OF THE CONSERVATION EASEMENT WERE SET AS NOTED. THE RATIO OF PRECISION AS CALCULATED IS ONE PART IN 49,047.

STANLEY ROBERT SACKS, PLS L-2913

NORTH CAROLINA PROFESSIONAL SEAL L-2913 LAND SURVEYOR STANLEY ROBERT SACKS

REVISIONS:
20 JUNE, 2003 - CORRECTED DEED REFERENCE SHOWN FOR ADJOINING TEMPLE OF THE HOLY NAME PROPERTY

CONSERVATION EASEMENT DEDICATION EXHIBIT
– along –

SNOW CREEK

– property of –

NIRGUNA DAS & VICTORIA DASI
DB 467 PG 783

12 MAY, 2003
SNOW CREEK TWP., STOKES COUNTY, NORTH CAROLINA
SCALE 1" = 40 FEET

40 0 20 40 80 120

SHEET WIDTH 36" = 48 ft.
DRAWING FILE NAME: SNOWCRKB.dwg