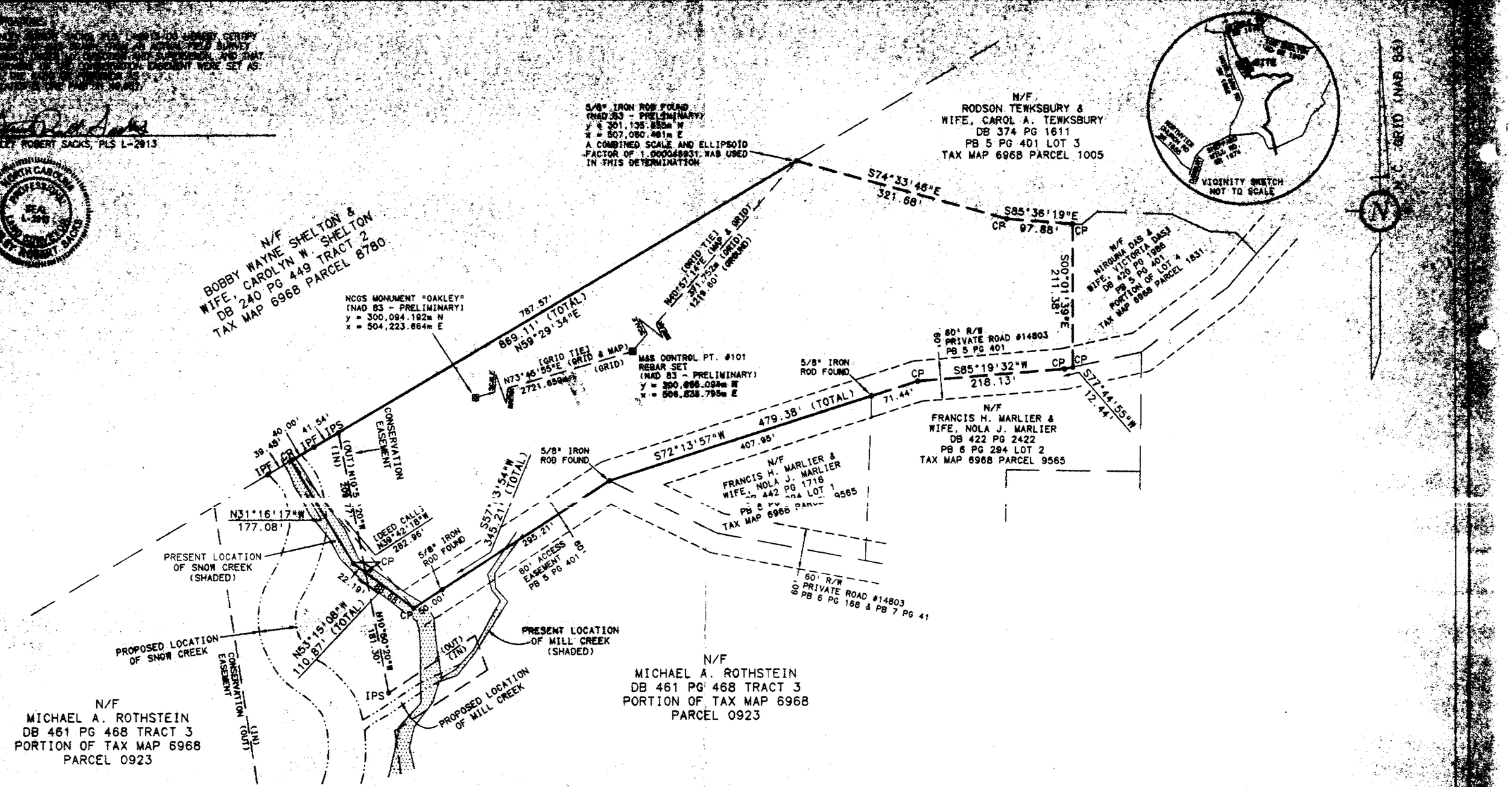
I, STANLEY ROBERT SACKS, PLS L-2913 CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION AND SUPERVISION, AND THAT THE PROFESSIONAL DISCRETION WERE SET AS: CLOSURE 1:10,000 AND THAT THE ERROR OF CLOSURE IS WITHIN THE LIMITS OF ACCURACY.

STANLEY ROBERT SACKS, PLS L-2913

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



LEGEND:

IPF = IRON PIPE FOUND
IPS = IRON PIPE SET
CP = COMPUTED POINT
N/F = NOW OR FORMERLY
R/W = RIGHT OF WAY

UNLESS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT ONLY FOR REVIEWING, SALES OR CONVEYANCES.

Murphy & Sacks
Professional Land Surveyors
Greensboro, North Carolina

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 WHERE 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: 0.80 Ac MORE OR LESS

APPARENT SOURCE OF TITLE: DB 361 PG 2263

PLAT REFERENCE: PB 5 PG 401 LOT 4

TAX MAP REFERENCE: MAP 6968 PAGE 4757

ALL DEEDS AND PLATS SHOWN HEREON WERE USED AS REFERENCES.
SEE ALSO: DB 356 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 20, 1982. 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 GPS OBSERVATION USING THREE LEICA SR-261 RECEIVERS. THE VECTORS WERE ADJUSTED USING THE FIXED STATION SHOWN USING LEICA SKI SOFTWARE (VERSION 1.3) PRODUCING A WEIGHTED LEAST SQUARES ADJUSTMENT OF THE GPS BASE 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°-25'-47.69911" N = 300,094.192m
LONG = 80°-10'-31.30247" E = 504,223.664m
ORTHO. ELEV = 315.602m 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 WESTERLY BOUNDARY OF THIS TRACT ACCORDING TO DB 361 PG 2263 AND PB 5 PG 401 IN THOSE INSTANCES WHERE 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.

CONSERVATION EASEMENT DEDICATION EXHIBIT
– along –

SNOW CREEK

– property of the–
MARK VAUGHN WALTERS & MARY M. ST. JOHN
DB 361 PG 2263
20 MAY, 2003
SNOW CREEK TWP., STOKES COUNTY, NORTH CAROLINA
SCALE 1" = 100 FEET

100 0 100 200 300 400

BAR GRAPH (vp) = 100.11
DRAWING FILE NAME: SNOWCRKF.dwg