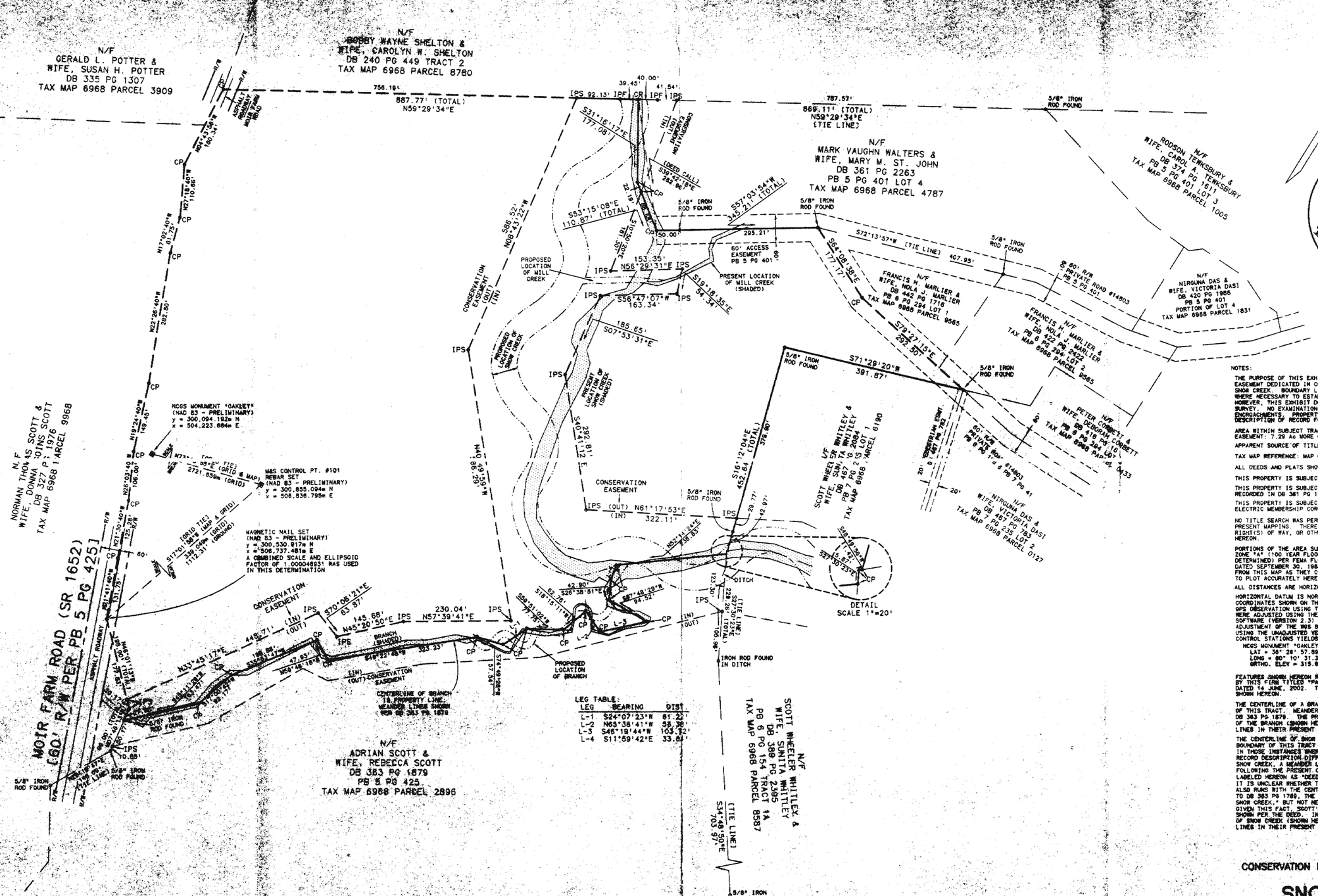

NOTES:

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: 7.29 Ac MORE OR LESS

APPARENT SOURCE OF TITLE: DB 358 PG 1302 & DB 461 PG 468 (TRACT 3)

TAX MAP REFERENCE: MAP 6968 PAGE 0823

ALL DEEDS AND PLATS SHOWN HEREON WERE USED AS REFERENCES.

THIS PROPERTY IS SUBJECT TO RESTRICTIONS RECORDED IN DB 381 PG 1919.

THIS PROPERTY IS SUBJECT TO A PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED IN DB 381 PG 1925.

THIS PROPERTY IS SUBJECT TO A UTILITY EASEMENT IN FAVOR OF DAVIDSON ELECTRIC MEMBERSHIP CORP. RECORDED IN DB 369 PG 2120.

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 GPS OBSERVATION USING THREE LEICA SR-261 RECEIVERS. THE VECTORS 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 1:5,841,574

NCGS MONUMENT "OAKLEY" (NC GRID NAD 83 - PRELIMINARY)
LAT = 36° 28' 57.8991" N = 300,094.192m
LONG = 80° 10' 31.3024" E = 504,223.664m
ORTHO. ELEV = 315.082m GEOID = -38.560m (EPOCH 90)

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 A BRANCH FORMS THE SOUTHERLY BOUNDARY OF THIS TRACT. MEANDER LINES ARE SHOWN ALONG THE BRANCH PER DB 383 PG 1879. THE PROPOSED RELOCATION OF A PORTION OF THE BRANCH (SHOWN HEREON) MAY FIX THOSE BOUNDARY LINES IN THEIR PRESENT LOCATION.

THE CENTERLINE OF SNOW CREEK FORMS A PORTION OF THE EASTERLY BOUNDARY 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 LINES" ARE PER THE RECORD DEED.) IT IS UNCLEAR WHETHER THE PROPERTY LINE WITH ADRIAN SCOTT ALSO RUNS WITH THE CENTERLINE OF SNOW CREEK; ACCORDING TO DB 383 PG 1769, THE LINE RUNS "WITHIN THE BOUNDS OF SNOW CREEK," BUT NOT NECESSARILY WITH THE CENTERLINE. GIVEN THIS FACT, SCOTT'S LINE WITHIN SNOW CREEK IS SHOWN PER THE DEED. IN ALL CASES, THE PROPOSED RE-LOCATION OF SNOW CREEK (SHOWN HEREON) MAY FIX THOSE BOUNDARY LINES IN THEIR PRESENT LOCATION.

LEG TABLE:

LEG	BEARING	DIST
L-1	S24°07'23"W	81.22'
L-2	N65°38'41"W	52.38'
L-3	S46°19'44"W	103.72'
L-4	S11°59'42"E	33.80'

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

CERTIFICATIONS:
I, STANLEY ROBERT SACKS, PLS L-2815 DO HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND THAT THE ERROR OF CLOSURE AS DETERMINED BY THE SURVEY IS 1:10,000 AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA.

CONSERVATION EASEMENT DEDICATION EXHIBIT

– along –

SNOW CREEK

– property of –

MICHAEL A. ROTHSTEIN

DB 358 PG 1302 & DB 461 PG 468

29 MAY, 2003

SNOW CREEK TWP., STOKES COUNTY, NORTH CAROLINA

SCALE 1" = 100 FEET