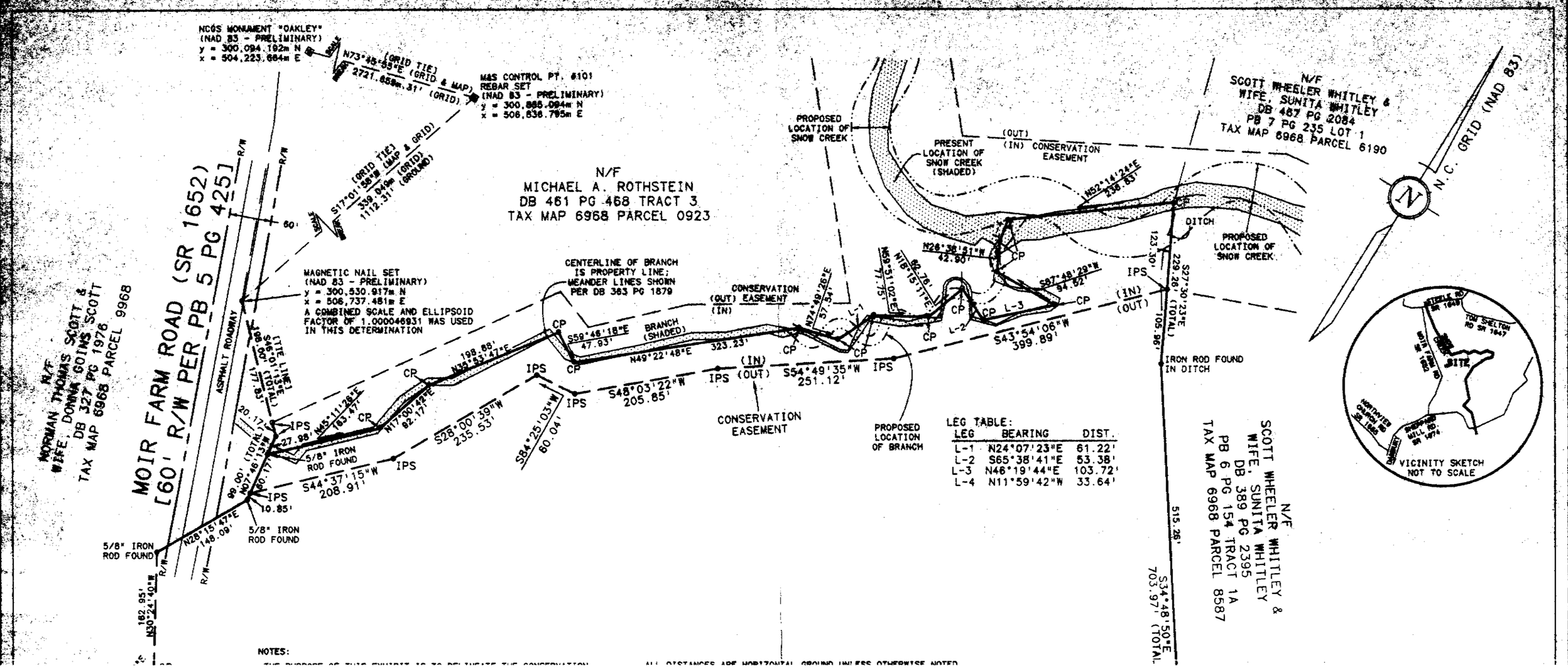

LEG TABLE:

LEG	BEARING	DIST.
L-1	N24°07'23"E	61.22'
L-2	S65°38'41"E	53.38'
L-3	N46°19'44"E	103.72'
L-4	N11°59'42"W	33.64'

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: 1.90 Ac MORE OR LESS

APPARENT SOURCE OF TITLE: DB 363 PG 1879 & DB 473 PG 433

PLAT REFERENCE: PB 5 PG 425

TAX MAP REFERENCE: MAP 6968 PAGE 2898

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.

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

THIS PROPERTY IS SUBJECT TO A UTILITY EASEMENT IN FAVOR OF DAVIDSON ELECTRIC MEMBERSHIP CORP. RECORDED IN DB 369 PG 2124.

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 NGS 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 = 315.802m 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 A BRANCH (SHOWN HEREON) FORMS THE NORTHERLY BOUNDARY OF THIS TRACT. MEANDER LINES ARE SHOWN ALONG THE BRANCH PER DB 363 PG 1879. IT IS UNCLEAR WHETHER THE PROPERTY LINE ALSO RUNS WITH THE CENTERLINE OF SNOW CREEK; ACCORDING TO DB 363 PG 1879, THE LINE RUNS "WITHIN THE BOUNDS OF SNOW CREEK," BUT NOT NECESSARILY WITH THE CENTERLINE. GIVEN THIS FACT, THE PROPERTY BOUNDARY WITHIN SNOW CREEK IS SHOWN PER THE DEED DESCRIPTION. THE PROPOSED RE-LOCATION OF SNOW CREEK AND THE BRANCH (SHOWN HEREON) MAY FIX THOSE BOUNDARY LINES IN THEIR PRESENT LOCATION.

LEGEND:

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

CERTIFICATIONS:

I, STANLEY ROBERT SACKS, PLS, L-2813 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 40,987.

STANLEY ROBERT SACKS, PLS L-2813

NORTH CAROLINA PROFESSIONAL SEAL L-2813 LAND SURVEYOR STANLEY ROBERT SACKS

Murphy & Sacks
Professional Land Surveyors

CONSERVATION EASEMENT DEDICATION EXHIBIT
— along —
SNOW CREEK
— property of —
ADRIAN SCOTT & REBECCA SCOTT
DB 363 PG 1879 & DB 473 PG 433
29 MAY, 2003
SNOW CREEK TWP., STOKES COUNTY, NORTH CAROLINA
SCALE 1" = 100 FEET