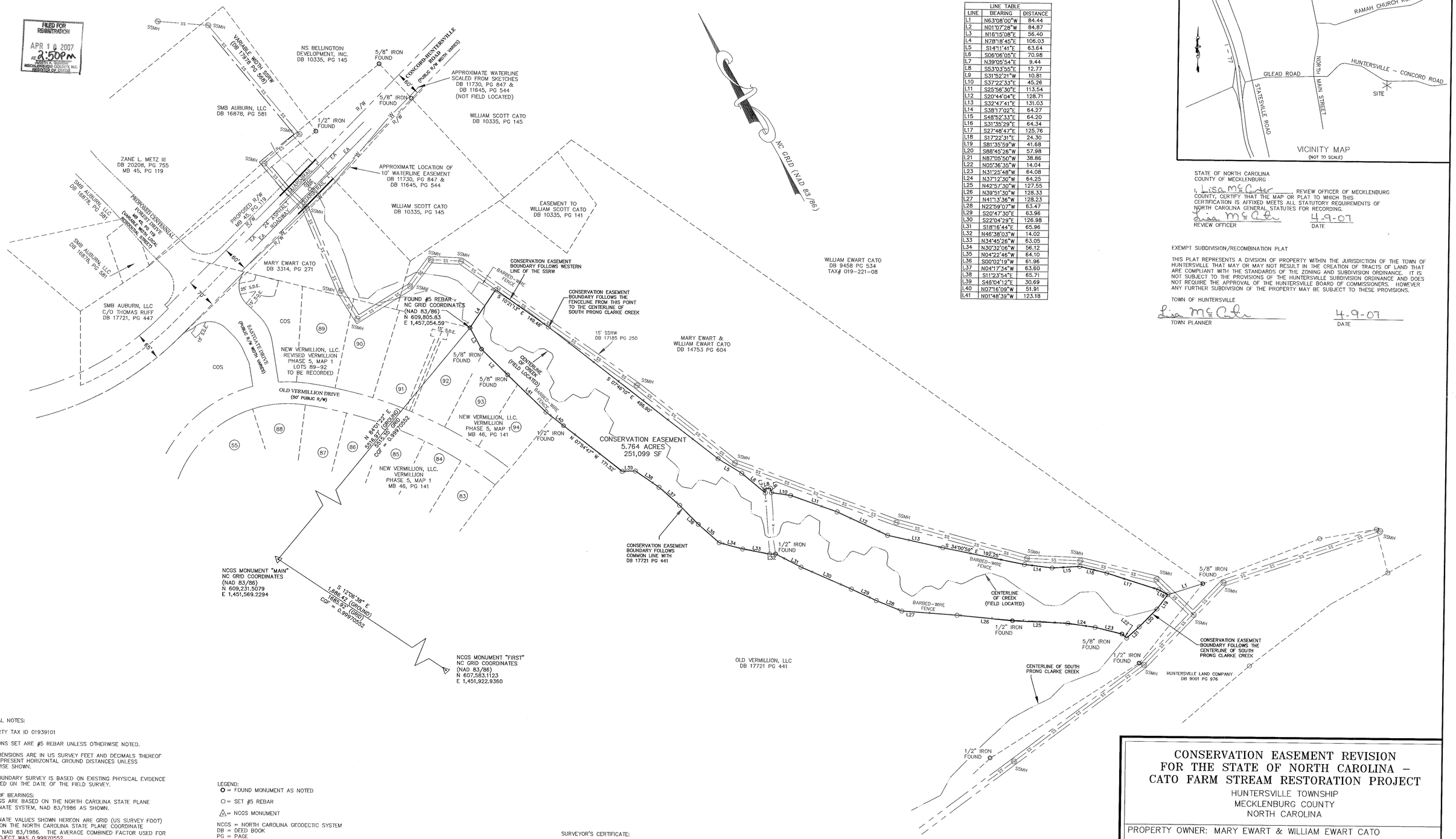
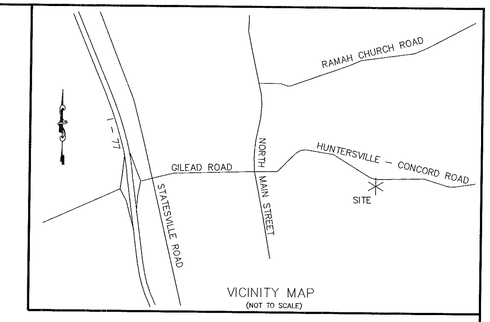
2007071697 MAP BOOK 47 PAGE 927

FILED FOR REGISTRATION
APR 10 2007
AT 2:50PM
JOHN A. POSNER
MECKLENBURG COUNTY, N.C.
REGISTER OF DEEDS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N63°08'00"W	84.44
L2	N01°07'28"W	84.87
L3	N16°15'08"E	56.40
L4	N78°18'45"E	106.03
L5	S14°11'41"E	63.64
L6	S06°06'05"E	70.98
L7	N39°05'54"E	9.44
L8	S53°03'55"E	12.77
L9	S31°52'21"W	10.81
L10	S37°22'33"E	45.26
L11	S25°58'30"E	113.54
L12	S20°44'04"E	128.71
L13	S32°47'41"E	131.03
L14	S38°17'02"E	64.27
L15	S48°52'33"E	64.20
L16	S31°35'29"E	64.34
L17	S27°48'47"E	125.76
L18	S17°22'31"E	24.30
L19	S81°35'59"W	41.68
L20	S88°45'26"W	57.98
L21	N87°05'50"W	38.86
L22	N05°36'35"W	14.04
L23	N31°25'48"W	64.08
L24	N37°12'30"W	64.25
L25	N42°57'30"W	127.55
L26	N39°51'30"W	128.33
L27	N41°13'36"W	128.23
L28	N22°59'07"W	63.47
L29	S20°47'30"E	63.96
L30	S22°04'28"E	126.98
L31	S18°16'44"E	65.96
L32	N46°38'03"W	14.02
L33	N34°45'26"W	63.05
L34	N30°32'06"W	56.12
L35	N04°22'46"W	64.10
L36	S00°02'19"W	61.96
L37	N04°17'34"W	63.60
L38	S11°23'54"E	65.71
L39	S46°04'12"E	30.69
L40	N07°16'09"W	51.91
L41	N01°48'39"W	123.18



STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Lisa McCutcher, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING.

Lisa McCutcher — REVIEW OFFICER
4-9-07 — DATE

EXEMPT SUBDIVISION/RECOMBINATION PLAT

THIS PLAT REPRESENTS A DIVISION OF PROPERTY WITHIN THE JURISDICTION OF THE TOWN OF HUNTERSVILLE THAT MAY OR MAY NOT RESULT IN THE CREATION OF TRACTS OF LAND THAT ARE COMPLIANT WITH THE STANDARDS OF THE ZONING AND SUBDIVISION ORDINANCE. IT IS NOT SUBJECT TO THE PROVISIONS OF THE HUNTERSVILLE SUBDIVISION ORDINANCE AND DOES NOT REQUIRE THE APPROVAL OF THE HUNTERSVILLE BOARD OF COMMISSIONERS. HOWEVER ANY FURTHER SUBDIVISION OF THE PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

TOWN OF HUNTERSVILLE

Lisa McCutcher — TOWN PLANNER
4-9-07 — DATE

GENERAL NOTES:

PROPERTY TAX ID 01939101

ALL IRONS SET ARE #5 REBAR UNLESS OTHERWISE NOTED.

ALL DIMENSIONS ARE IN US SURVEY FEET AND DECIMALS THEREOF AND REPRESENT HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE SHOWN.

THIS BOUNDARY SURVEY IS BASED ON EXISTING PHYSICAL EVIDENCE OBSERVED ON THE DATE OF THE FIELD SURVEY.

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/1986 AS SHOWN.

COORDINATE VALUES SHOWN HEREON ARE GRID (US SURVEY FOOT) BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 83/1986. THE AVERAGE COMBINED FACTOR USED FOR THE PROJECT WAS 0.99970552

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS OR CONDITIONS NOT OBSERVED OR SHOWN HERON.

RIGHTS OF REASONABLE INGRESS AND EGRESS TO THE EASEMENT AREA OVER THE PROTECTED PROPERTY (DB 14756 PG 604) AT ALL REASONABLE TIMES IS GRANTED TO THE STATE OF NORTH CAROLINA AND ITS AUTHORIZED REPRESENTATIVES IN DB 14665 PG 660. THESE RIGHTS DO NOT INCLUDE PUBLIC ACCESS RIGHTS SAID RIGHTS DO NOT APPEAR TO PROVIDE SUFFICIENT ACCESS TO THE CONSERVATION EASEMENT AS SHOWN HEREON.

THE PURPOSE OF THIS MAP IS TO REVISE THE CONSERVATION EASEMENT AS CONVEYED IN DB 14665 PG 660.

LEGEND:
O = FOUND MONUMENT AS NOTED
O = SET #5 REBAR
△ = NCGS MONUMENT
NCGS = NORTH CAROLINA GEODECTIC SYSTEM
DB = DEED BOOK
PG = PAGE
MB = MAP BOOK
L1 = LINE DESIGNATION
SSMH = SANITARY SEWER MANHOLE
-SS- = SANITARY SEWER LINE
-X- = BARBED WIRE FENCE
EA = EDGE OF ASPHALT
R/W = RIGHT OF WAY
SSRW = SANITARY SEWER R/W
RCP = REINFORCED CONCRETE PIPE
CGF = COMBINED GRID FACTOR
NAD 83/86 = NORTH AMERICAN DATUM OF 1983/1986
-W- = WATER LINE
———————— = CENTERLINE CREEK
SDE = STORM DRAINAGE EASEMENT
SF = SQUARE FEET

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION OF THE DEED(S) AND/OR MAP(S) AS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM THE DEED(S) AND/OR MAP(S) AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MAPPING REQUIREMENTS PURSUANT TO NORTH CAROLINA GENERAL STATUTE 47-30 AS AMENDED.

I FURTHER CERTIFY THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE;

CHARLES J. DUNBAR, NCPLS L-4159 — DATE 4/2/07

NORTH CAROLINA PROFESSIONAL SEAL L-4159 LAND SURVEYOR CHARLES J. DUNBAR

100 0 100 200 300
Scale: 1" = 100'

CONSERVATION EASEMENT REVISION FOR THE STATE OF NORTH CAROLINA – CATO FARM STREAM RESTORATION PROJECT

HUNTERSVILLE TOWNSHIP
MECKLENBURG COUNTY
NORTH CAROLINA

PROPERTY OWNER: MARY EWART & WILLIAM EWART CATO

PBSJ
SURVEY BY
POST, BUCKLEY, SCHUH & JERNIGAN, INC.
5200 77 CENTER DRIVE, SUITE 500
CHARLOTTE, NORTH CAROLINA 28217
(704) 522-7275 WWW.PBSJ.COM

DATE: 03/09/2007	SCALE: 1" = 100'
DRAWN BY: EAV/MSS	FIELD CREW: JW / JSI
CHECKED BY: CJD	DATE OF SURVEY: NOV-DEC 2006

FOR REGISTRATION JUDITH A. GIBSON
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
2007 APR 10 02:50 PM
BK:47 PG:927-928 FEE:$21.00

INSTRUMENT # 2007071697

2007071697

JUDITH A. GIBSON
REGISTER OF DEEDS, MECKLENBURG
COUNTY & COURTS OFFICE BUILDING
720 EAST FOURTH STREET
CHARLOTTE, NC 28202

PLEASE RETAIN YELLOW TRAILER PAGE

It is part of the recorded document, and must be submitted with original for re-recording and/or cancellation.

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Filed For Registration:	**04/10/2007 02:50 PM**
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	MAP 2 PGS $21.00
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