CERTIFICATE OF SURVEY AND ACCURACY:

I, PHILLIP B. KEE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION(S) RECORDED IN DB: 358, PG: 938 AND DB: 325 PG: 287 PB: 8 PG: 90 AND PB: 10 PG: 99; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION AS REFERENCED; THAT THE RATIO OF PRECISION AS CALCULATED DOES NOT EXCEED 1:10,000; THAT THE GPS PORTION OF THIS PROJECT WAS TO PERFORM A GRID TIE TO THE NC STATE PLANE COORDINATE SYSTEM AND INFORMATION USED IS SHOWN & NOTED HEREON; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I ALSO HEREBY CERTIFY THAT THIS PLAT IS OF ONE OF THE FOLLOWING: GS 47-30 F(11) D; THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

GPS METADATA
CLASS OF SURVEY: HORIZONTAL: A VERTICAL: C
FIELD PROCEDURE: OPUS
DATES: 04/27/16
DATUM: NAD83(2011)
EPOCH: 2011
GEOID: 12B
AVERAGE COMBINED FACTOR: .99999443
POSITIONAL ACCURACY: HORIZONTAL: 0.04
UNITS: USFT
CORS USED: NCWJ, DOBS, ASUB, NCNW, NCSR

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 21ST DAY OF NOVEMBER, 2016, A.D.

NORTH CAROLINA PROFESSIONAL SEAL L-4647 LAND SURVEYOR PHILLIP B. KEE

THIS DOCUMENT IS NOT VALID UNLESS SIGNED AND SEALED.

Phillip B. Kee
PHILLIP B. KEE, PLS L-4647

ALLEGHANY COUNTY, NORTH CAROLINA

I, Travis Dalton, REVIEW OFFICER FOR ALLEGHANY COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED, MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER 11/21/16 DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY AS SHOWN AND DESCRIBED HEREON. I ALSO HEREBY ACCEPT AND ADOPT THIS RECORD PLAT AND CONSERVATION EASEMENT WITH MY FREE CONSENT AND DEDICATED ALL EASEMENTS, RIGHT OF WAYS AND ACCESS ROADS TO PUBLIC AND/OR PRIVATE USE AS NOTED ON SAID PLAT.

BRANDON R. REEVES 11-21-16 DATE

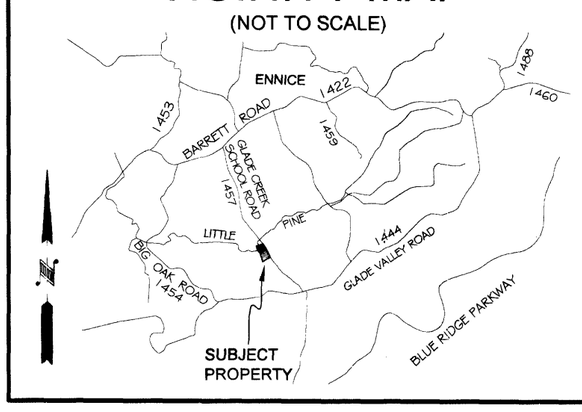
ASHLEY J. REEVES 11-21-16 DATE

THIS PLAT DOES NOT CREATE A SUBDIVISION OF PROPERTY IN ALLEGHANY COUNTY. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE CONSERVATION EASEMENT AREAS ONLY. NO TRANSFER OF PROPERTY IS TAKING PLACE.

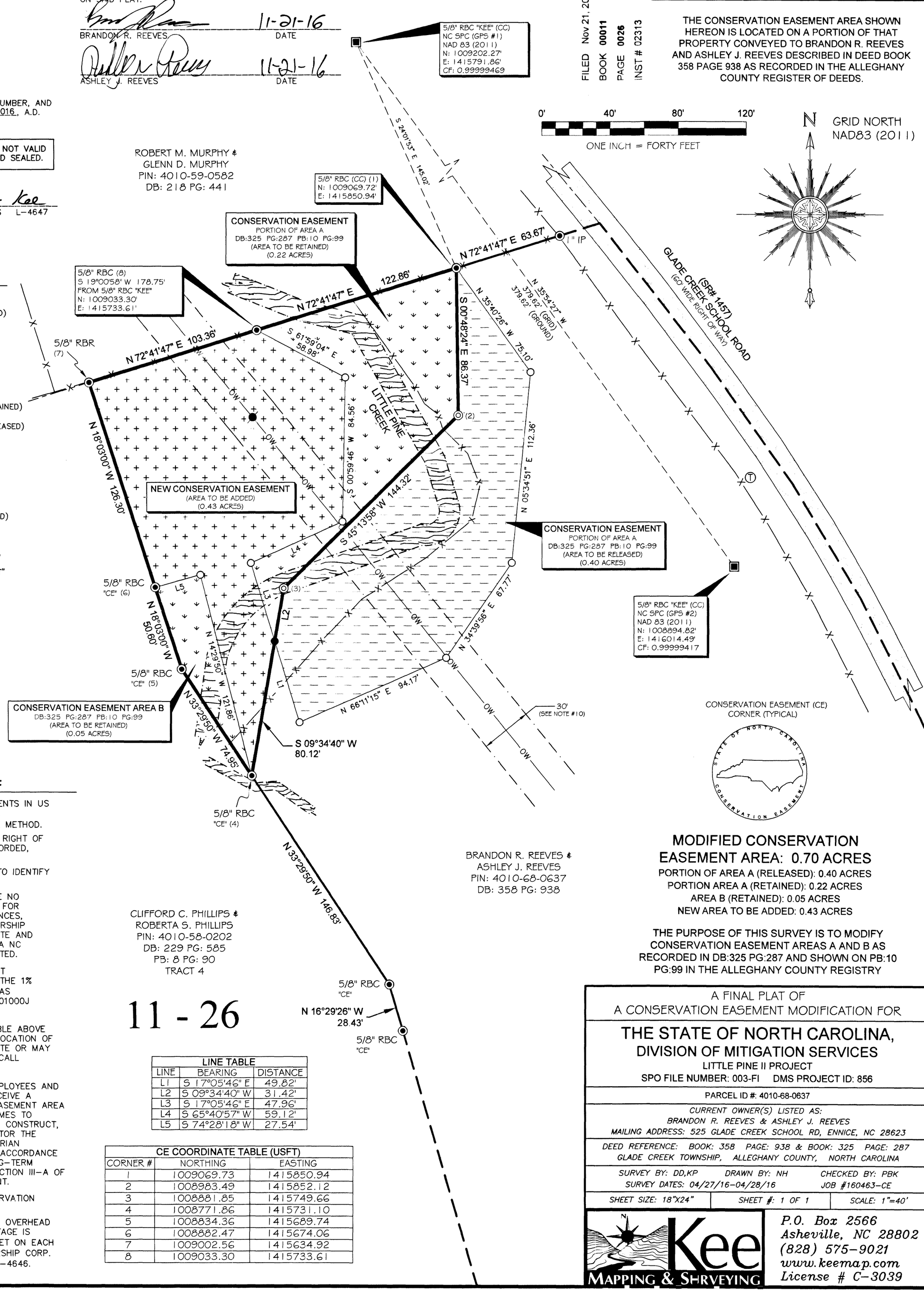
REGISTER OF DEEDS STAMP

FILED Nov 21, 2016 01:48:43 pm
BOOK 00011
PAGE 0026
INST # 02313
ALLEGHANY COUNTY NC
LIZABETH REEVES ROUPE
REGISTER OF DEEDS

VICINITY MAP
(NOT TO SCALE)



THE CONSERVATION EASEMENT AREA SHOWN HEREON IS LOCATED ON A PORTION OF THAT PROPERTY CONVEYED TO BRANDON R. REEVES AND ASHLEY J. REEVES DESCRIBED IN DEED BOOK 358 PAGE 938 AS RECORDED IN THE ALLEGHANY COUNTY REGISTER OF DEEDS.



LEGEND:

- BOUNDARY LINE
- BOUNDARY LINE (NOT SURVEYED)
- CE BOUNDARY LINE
- TIE LINE ONLY
- ADJOINING DEED LINES
- FENCE LINE
- OVERHEAD WIRE
- RIGHT OF WAY
- EXISTING CE AREA (TO BE RETAINED)
- EXISTING CE AREA (TO BE RELEASED)
- NEW CE AREA (TO BE ADDED)
- ASPHALT
- STREAM
- EXISTING CE CORNER 5/8" RBR/CAP (TO BE REMOVED)
- CALCULATED POINT
- EXISTING PIN (AS NOTED)
- SET CE CORNER 5/8" RBR/CAP
- 5/8" RBC "KEE CONTROL POINT"
- TELEPHONE PEDESTAL
- UTILITY POLE
- NOT TO SCALE (NTS)

PB:	PLAT BOOK
DB:	DEED BOOK
PG:	PAGE
RBR	REBAR
RBC	REBAR WITH ID CAP
NAD	NORTH AMERICAN DATUM 1983
SPC	STATE PLANE COORDINATES
CC	CONTROL CORNER
CE	CONSERVATION EASEMENT
CF	COMBINED FACTOR
(#)	CE CORNER NUMBER

CONSERVATION EASEMENT (CE) CORNER (TYPICAL)

STATE OF NORTH CAROLINA CONSERVATION EASEMENT

MODIFIED CONSERVATION EASEMENT AREA: 0.70 ACRES

PORTION OF AREA A (RELEASED): 0.40 ACRES
PORTION AREA A (RETAINED): 0.22 ACRES
AREA B (RETAINED): 0.05 ACRES
NEW AREA TO BE ADDED: 0.43 ACRES

THE PURPOSE OF THIS SURVEY IS TO MODIFY CONSERVATION EASEMENT AREAS A AND B AS RECORDED IN DB:325 PG:287 AND SHOWN ON PB:10 PG:99 IN THE ALLEGHANY COUNTY REGISTRY

SURVEYOR'S NOTES:

1. ALL DISTANCES ARE GROUND MEASUREMENTS IN US SURVEY FEET UNLESS OTHERWISE NOTED.
2. AREAS CALCULATED BY THE COORDINATE METHOD.
3. PROPERTY SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS THAT ARE RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN.
4. ALLEGHANY COUNTY GIS WEBSITE USED TO IDENTIFY PROPERTY OWNERS.
5. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, RIGHT OF WAYS, ENCUMBRANCES, RESTRICTIVE COVENANTS, CORRECT OWNERSHIP OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. A NC LICENSED ATTORNEY SHOULD BE CONSULTED.
6. BY GRAPHIC DETERMINATION THE SUBJECT PROPERTY APPEARS TO BE OUTSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DETERMINED BY THE F.E.M.A. MAP#3711401000J DATED 09/02/09.
7. UTILITIES WERE LOCATED BASED ON VISIBLE ABOVE GROUND STRUCTURES, THEREFORE THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE OR MAY BE PRESENT AND NOT SHOWN HEREON. CALL 1-800-632-4949 BEFORE DIGGING.
8. THE STATE OF NORTH CAROLINA, ITS EMPLOYEES AND AGENTS, SUCCESSORS AND ASSIGNS, RECEIVE A PERPETUAL RIGHT OF ACCESS TO THE EASEMENT AREA OVER THE PROPERTY AT REASONABLE TIMES TO UNDERTAKE ANY ACTIVITIES TO RESTORE, CONSTRUCT, MANAGE, MAINTAIN, ENHANCE, AND MONITOR THE STREAM, WETLAND AND ANY OTHER RIPARIAN RESOURCES IN THE EASEMENT AREA, IN ACCORDANCE WITH RESTORATION ACTIVITIES OR A LONG-TERM MANAGEMENT PLAN AS DESCRIBED IN SECTION III-A OF THE CONSERVATION EASEMENT AGREEMENT.
9. ALL EXISTING FENCES WITHIN THE CONSERVATION EASEMENT AREAS ARE TO BE REMOVED.
10. THE RIGHT OF WAY WIDTH REQUIRED FOR OVERHEAD DISTRIBUTION POWER LINES OF ANY VOLTAGE IS NORMALLY A 30-FOOT CORRIDOR (15 FEET ON EACH SIDE) PER BLUE RIDGE ELECTRIC MEMBERSHIP CORP. FOR MORE INFORMATION CALL (336) 372-4646.

11 - 26

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 17°05'46" E	49.82'
L2	S 09°34'40" W	31.42'
L3	S 17°05'46" E	47.96'
L4	S 65°40'57" W	59.12'
L5	S 74°28'18" W	27.54'

CE COORDINATE TABLE (USFT)

CORNER #	NORTHING	EASTING
1	1009069.73	1415850.94
2	1008983.49	1415852.12
3	1008881.85	1415749.66
4	1008771.86	1415731.10
5	1008834.36	1415689.74
6	1008882.47	1415674.06
7	1009002.56	1415634.92
8	1009033.30	1415733.61

A FINAL PLAT OF
A CONSERVATION EASEMENT MODIFICATION FOR

THE STATE OF NORTH CAROLINA, DIVISION OF MITIGATION SERVICES

LITTLE PINE II PROJECT
SPO FILE NUMBER: 003-FI DMS PROJECT ID: 856

PARCEL ID #: 4010-68-0637

CURRENT OWNER(S) LISTED AS:
BRANDON R. REEVES & ASHLEY J. REEVES
MAILING ADDRESS: 525 GLADE CREEK SCHOOL RD, ENNICE, NC 28623

DEED REFERENCE: BOOK: 358 PAGE: 938 & BOOK: 325 PAGE: 287
GLADE CREEK TOWNSHIP, ALLEGHANY COUNTY, NORTH CAROLINA

SURVEY BY: DD,KP DRAWN BY: NH CHECKED BY: PBK
SURVEY DATES: 04/27/16-04/28/16 JOB #160463-CE

SHEET SIZE: 18"X24" | SHEET #: 1 OF 1 | SCALE: 1"=40'

Kee MAPPING & SURVEYING
P.O. Box 2566
Asheville, NC 28802
(828) 575-9021
www.keemap.com
License # C-3039