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Alamance, NC
DAVID J.P. BARBER REGISTER OF DEEDS
BK 70 PG 407

43493

CONSERVATION EASEMENT – PARCEL "A"

ALL THAT CERTAIN PARCEL OF LAND, SITUATE IN ALAMANCE COUNTY, NORTH CAROLINA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S01°27'27"E, 321.95 FEET FROM THE SOUTHEASTERLY PROPERTY CORNER, TO A POINT, THENCE; S75°44'10"W, 234.05 FEET, TO THE POINT AND PLACE OF BEGINNING. FROM SAID BEGINNING POINT, CONTINUING THENCE;
(1) N19°41'58"W, 280.14 FEET, TO A POINT, THENCE;
(2) N40°43'15"W, 126.10 FEET, TO A POINT, THENCE;
(3) N15°00'02"W, 463.33 FEET, TO A POINT, THENCE;
(4) N13°13'47"E, 203.82 FEET, TO A POINT, THENCE;
(5) N04°30'02"W, 254.75 FEET, TO A POINT, THENCE;
(6) N14°24'37"E, 292.82 FEET, TO A POINT, THENCE;
(7) N66°56'51"E, 130.03 FEET, TO A POINT, THENCE;
(8) S07°05'34"W, 175.11 FEET, TO A POINT, THENCE;
(9) S87°16'53"E, 172.88 FEET, TO A POINT, THENCE;
(10) S77°24'46"E, 129.69 FEET, TO A POINT, THENCE;
(11) N80°50'42"E, 104.18 FEET, TO A POINT, THENCE;
(12) S06°31'27"E, 109.86 FEET, TO A POINT, THENCE;
(13) S81°40'13"W, 119.15 FEET, TO A POINT, THENCE;
(14) N83°18'36"W, 272.50 FEET, TO A POINT, THENCE;
(15) S80°32'26"W, 41.73 FEET, TO A POINT, THENCE;
(16) S27°51'39"W, 107.77 FEET, TO A POINT, THENCE;
(17) S00°42'06"E, 215.19 FEET, TO A POINT, THENCE;
(18) S01°38'50"W, 267.03 FEET, TO A POINT, THENCE;
(19) S22°13'24"E, 359.47 FEET, TO A POINT, THENCE;
(20) S26°15'28"E, 224.37 FEET, TO A POINT, THENCE;
(21) S05°55'10"E, 171.40 FEET, TO A POINT, THENCE;
(22) S75°44'10"W, 109.10 FEET, TO THE POINT AND PLACE OF BEGINNING.

SAID EASEMENT CONTAINING WITHIN SAID BOUNDS 262,098 SQUARE FEET OR 6.017 ACRES MORE OR LESS.

LESS AND EXCEPT

ALL THAT CERTAIN 60 FEET WIDE STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING SOUTH 22°13'24" EAST, 38.82 FEET FROM THE TERMINUS OF THE EIGHTEENTH COURSE OF THE AFOREMENTIONED PARCEL 'A'. FROM SAID BEGINNING POINT, CONTINUING THENCE;
(L1) S22°13'24"E, 60.94 FEET, TO A POINT, THENCE;
(L2) S77°51'47"W, 129.87 FEET, TO A POINT, THENCE;
(L3) N15°00'02"W, 60.08 FEET, TO A POINT, THENCE;
(L4) N77°51'47"E, 122.20 FEET, TO THE POINT AND PLACE OF BEGINNING.

SAID 60 FEET WIDE STRIP OF LAND CONTAINING WITHIN SAID BOUNDS 7562 SQUARE FEET OR 0.174 ACRES MORE OR LESS.

LESS AND EXCEPT

ALL THAT CERTAIN 40 FEET WIDE STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE TERMINUS OF THE EIGHTH COURSE OF THE AFOREMENTIONED PARCEL 'A'. FROM SAID BEGINNING POINT, CONTINUING THENCE;
(L5) S87°16'53"E, 40.12 FEET, TO A POINT, THENCE;
(L6) S07°05'34"W, 113.52 FEET, TO A POINT, THENCE;
(L7) S80°32'26"W, 41.73 FEET, TO A POINT, THENCE;
(L8) N07°05'34"E, 122.38 FEET, TO THE POINT AND PLACE OF BEGINNING.

SAID 40 FEET WIDE STRIP OF LAND CONTAINING WITHIN SAID BOUNDS 4717 SQUARE FEET OR 0.108 ACRES MORE OR LESS.

CONSERVATION EASEMENT – PARCEL "B"

ALL THAT CERTAIN PARCEL OF LAND, SITUATE IN ALAMANCE COUNTY, NORTH CAROLINA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N27°34'55"E, 94.60 FEET THE TERMINUS OF SIXTH COURSE OF THE AFOREMENTIONED PARCEL 'A'. FROM SAID BEGINNING POINT, CONTINUING THENCE;
(1) N23°25'34"W, 307.51 FEET, TO A POINT, THENCE;
(2) N85°09'50"E, 449.85 FEET, TO A POINT, THENCE;
(3) S06°37'10"E, 173.99 FEET, TO A POINT, THENCE;
(4) S66°56'51"W 376.08 FEET, TO THE POINT AND PLACE OF BEGINNING.

SAID EASEMENT CONTAINING WITHIN SAID BOUNDS 96,938 SQUARE FEET OR 2.225 ACRES MORE OR LESS.

LESS AND EXCEPT

ALL THAT CERTAIN 50 FEET WIDE STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N66°56'51"E, 108.53 FEET FROM THE BEGINNING OF THE FIRST COURSE OF THE AFOREMENTIONED PARCEL 'B'. FROM SAID BEGINNING POINT, CONTINUING THENCE;
(L9) N23°03'09"W, 204.28 FEET, TO A POINT, THENCE;
(L10) N70°00'23"W, 151.28 FEET, TO A POINT, THENCE;
(L11) N85°09'50"E, 211.03 FEET, TO A POINT, THENCE;
(L12) S22°54'08"W, 54.61 FEET, TO A POINT, THENCE;
(L13) S23°03'09"E, 204.28 FEET, TO A POINT, THENCE;
(L14) S66°56'51"W, 50.00 FEET, TO THE POINT AND PLACE OF BEGINNING.

SAID 50 FEET WIDE STRIP OF LAND CONTAINING WITHIN SAID BOUNDS 17,847 SQUARE FEET OR 0.410 ACRES MORE OR LESS.

CONSERVATION EASEMENT – PARCEL "C"

ALL THAT CERTAIN PARCEL OF LAND, SITUATE IN ALAMANCE COUNTY, NORTH CAROLINA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE TERMINUS OF THE FIRST COURSE OF THE AFOREMENTIONED PARCEL 'B'. FROM SAID BEGINNING POINT, CONTINUING THENCE;
(1) N02°50'05"W, 459.97 FEET, TO A POINT, THENCE;
(2) N05°51'13"E, 196.87 FEET, TO A POINT, THENCE;
(3) N84°54'50"E, 126.60 FEET, TO A POINT, THENCE;
(4) S00°27'50"W, 656.50 FEET, TO A POINT, THENCE;
(5) S85°09'50"W, 118.54 FEET, TO THE POINT AND PLACE OF BEGINNING.

SAID EASEMENT CONTAINING WITHIN SAID BOUNDS 86,914 SQUARE FEET OR 1.995 ACRES MORE OR LESS.

LESS AND EXCEPT

ALL THAT CERTAIN 50 FEET WIDE STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

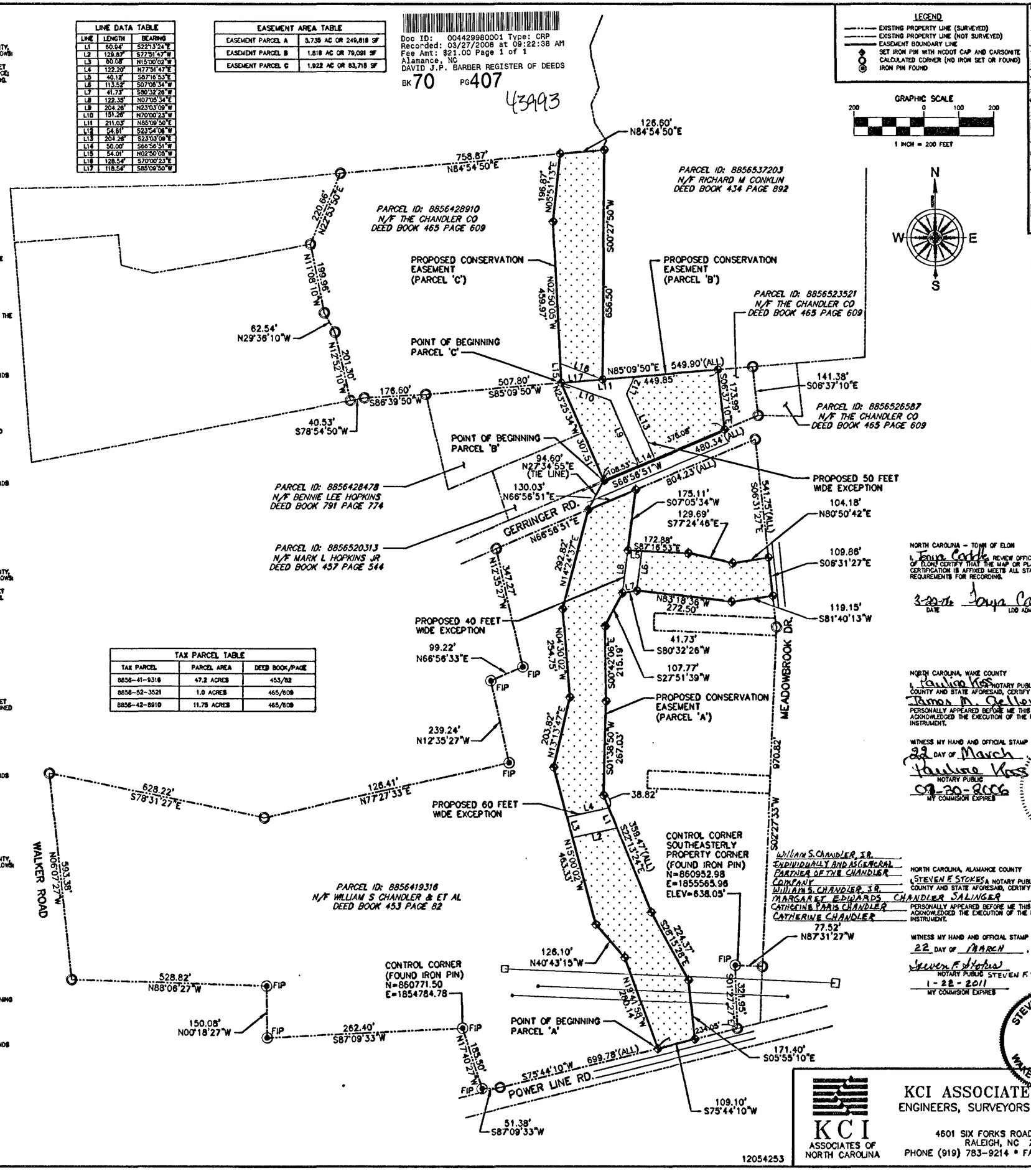
BEGINNING AT A POINT, SAID POINT BEING TERMINUS OF FIRST COURSE OF THE AFOREMENTIONED PARCEL 'B'. FROM SAID BEGINNING POINT, CONTINUING THENCE;
(L15) N02°50'05"W, 54.01 FEET, TO A POINT, THENCE;
(L16) S70°00'23"E, 128.54 FEET, TO A POINT, THENCE;
(L17) S85°09'50"W, 118.54 FEET, TO THE POINT AND PLACE OF BEGINNING.

SAID 50 FEET WIDE STRIP OF LAND CONTAINING WITHIN SAID BOUNDS 3198 SQUARE FEET OR 0.073 ACRES MORE OR LESS.

LINE DATA TABLE		
LINE	LENGTH	BEARING
L1	60.94'	S22°13'24"E
L2	129.87'	S77°51'47"W
L3	60.08'	N15°00'02"W
L4	122.20'	N77°51'47"E
L5	40.12'	S87°16'53"E
L6	113.52'	S07°05'34"W
L7	41.73'	S80°32'26"W
L8	122.38'	N07°05'34"E
L9	204.28'	N23°03'09"W
L10	151.28'	N70°00'23"W
L11	211.03'	N85°09'50"E
L12	54.61'	S22°54'08"W
L13	204.28'	S23°03'09"E
L14	50.00'	S66°56'51"W
L15	54.01	N02°50'05"W
L16	128.54'	S70°00'23"E
L17	118.54'	S85°09'50"W

EASEMENT AREA TABLE	
EASEMENT PARCEL A	5.735 AC OR 249,818 SF
EASEMENT PARCEL B	1.818 AC OR 79,091 SF
EASEMENT PARCEL C	1.922 AC OR 83,715 SF

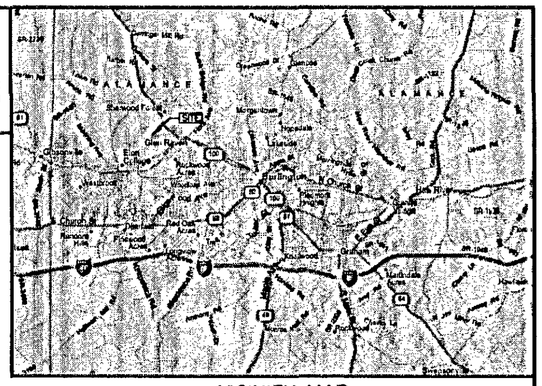
TAX PARCEL TABLE		
TAX PARCEL	PARCEL AREA	DEED BOOK/PAGE
8856-41-9316	47.2 ACRES	453/82
8856-52-3521	1.0 ACRES	465/609
8856-42-8910	11.75 ACRES	465/609



LEGEND
- EXISTING PROPERTY LINE (SURVEYED)
- EXISTING PROPERTY LINE (NOT SURVEYED)
- EASEMENT BOUNDARY LINE
- SET IRON PIN WITH NCDOT CAP AND CARSONITE
- CALCULATED CORNER (NO IRON SET OR FOUND)
- IRON PIN FOUND

GRAPHIC SCALE
200 0 100 200
1 INCH = 200 FEET

N W E S


ALAMANCE
GRAHAM
MEBANE
Elon
Gibsonville
Haw River
Mebane
Green Level
Efland
Cedar Grove
Orange
Hillsborough
Chapel Hill
Carrboro
Pittsboro
Siler City
Graham
Burlington
Mt Hermon
Altamahaw
Ossipee
Swepsonville
Bellemeade
Ramseur
Sylvan Heights
Pleasant Grove
Alamance
Snow Camp
Liberty
Ruffin
Stoney Creek
Yanceyville
Milton
Leasburg
Semora
Roxboro
Person County
Caswell County
Orange County
Chatham County
Randolph County
Guilford County
Rockingham County
Durham County
Wake County
Granville County
Vance County
Warren County
Person County
Caldwell County
Watauga County
Ashe County
Alleghany County
Stokes County
Surry County
Yadkin County
Davidson County
Forsyth County
Rockingham County
Caswell County
Person County
Granville County
Vance County
Warren County
Halifax County
Northampton County
Gaston County
Cleveland County
Lincoln County
Catawba County
Iredell County
Rowan County
Cabarrus County
Stanly County
Anson County
Union County
Richmond County
Scotland County
Moore County
Lee County
Chatham County
Randolph County
Guilford County
Rockingham County
Stokes County
Surry County
Yadkin County
Davidson County
Forsyth County
Alamance County
Orange