GPS Survey Metadata

(1) Class of Survey: "A"
(2) Positional Accuracy: Horizontal :
(3) Type of GPS field procedure: Static/OPUS (Online Position User Service)
(4) Date of survey: July 21, 2008
(5) Datum/Epoch: NAD 83 (CORS96)(Epoch:2002.0000)
(6) Published/Fixed-control used: CORS Network Stations
(7) Geoid Model: GEIOD03
(8) Combined Grid Factor: 0.99984822
(9) Units: U.S. Survey Feet

Shearer Road Line Table:

NUMBER	DIRECTION	DISTANCE
L1	S 06°34'09" W	77.55 FT
L2	S 01°43'42" W	65.00 FT
L3	S 01°41'33" E	57.55 FT
L4	S 04°17'16" E	60.11 FT
L5	S 06°46'48" E	60.89 FT
L6	S 10°25'02" E	61.42 FT
L7	S 13°38'07" E	58.52 FT
L8	S 16°43'48" E	64.03 FT

I, BEN McCRARY, Review Officer of Mecklenburg County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer — Date 12/4/13

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon is exempt from the subdivision provisions of the Davidson Planning Ordinance, and is therefore exempt from its provisions. This plat has been found to comply with the zoning regulations of the Davidson Planning Ordinance, and has been approved by the Town of Davidson for recording in the Office of the Register of Deeds of Mecklenburg County.

12/4/13 — Date — Planning Director, Davidson, North Carolina

I certify that this plat is not within a designated Public Water Supply Watershed.

12/4/13 — Date — Watershed Administrator, Town of Davidson

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Davidson and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, preserve and protect all significant trees over 18 inches in diameter in the tree and root protection area, plant supplementary trees if required, and dedicate all streets, alleys, walks, parks, and other sites and easements, to public or private uses as noted. Furthermore, I hereby dedicate all sanitary sewer, storm sewer, and water lines that are located in public utility easements or rights-of-way to the Town of Davidson and the Charlotte-Mecklenburg Utility Department.

2-18-14 — Date — Owner

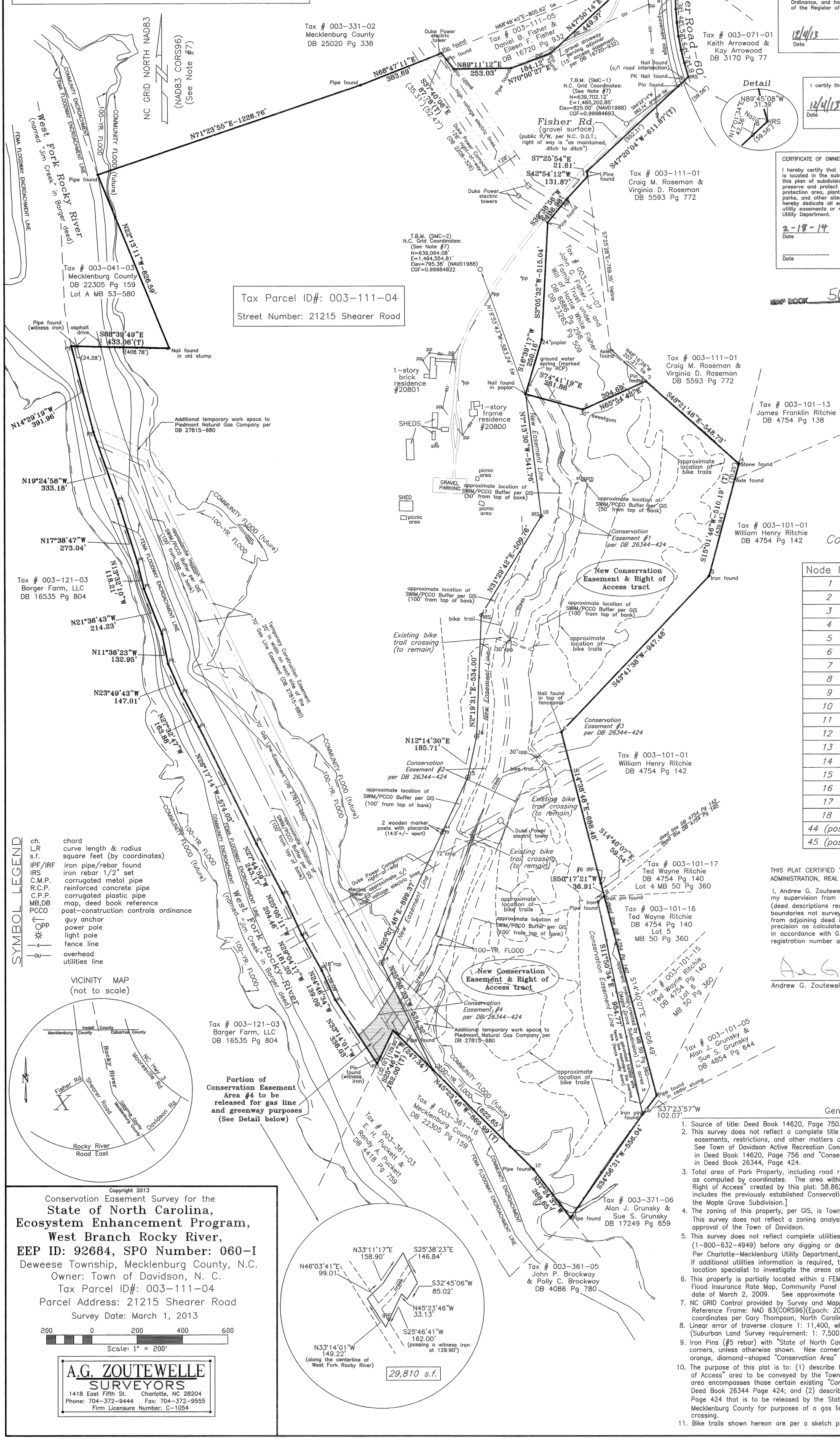
Date — Owner

MAP BOOK 56 PAGE 557

2014073067

Tax Parcel ID#: 003-111-04

Street Number: 21215 Shearer Road



FILED FOR REGISTRATION
JUN 27 2014
AT 3:02 pm
J. DAVID GRANTHAM
MECKLENBURG COUNTY, N.C.
REGISTER OF DEEDS

Conservation Easement Coordinate Table

Node ID	Northing (ft)	Easting (ft)
1	638515.77	1464753.61
2	638446.62	1465006.17
3	638570.98	1465284.32
4	638206.40	1465694.42
5	637713.66	1465562.12
6	637028.60	1464907.60
7	636362.49	1465081.68
8	636304.89	1465096.76
9	636281.31	1465068.37
10	635346.86	1465264.31
11	634891.05	1464945.84
12	635104.44	1464782.64
13	635541.67	1464339.33
14	636014.35	1464112.45
15	636828.60	1464494.39
16	637010.09	1464533.77
17	637543.65	1464555.43
18	637978.31	1464821.74
44 (post)	636596.59	1464385.59
45 (post)	636583.55	1464379.35

THIS PLAT CERTIFIED TO ONLY THE NORTH CAROLINA DEPARTMENT OF ADMINISTRATION, REAL PROPERTY DIVISION (STATE PROPERTY OFFICE):

I, Andrew G. Zoutewelle, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed descriptions recorded in the Deeds noted hereon); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining deed information as shown hereon; that the ratio of precision as calculated is greater than 1:11,400; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this ___ day of ___, 2013.

Andrew G. Zoutewelle, N.C. P.L.S.# L-3098

NORTH CAROLINA PROFESSIONAL SEAL L-3098 LAND SURVEYOR ANDREW G. ZOUTEWELLE

SYMBOL LEGEND

ch.	chord
L,R	curve length & radius
s.f.	square feet (by coordinates)
IPF/IRF	iron pipe/rebar found
IRS	iron rebar 1/2" set
C.M.P.	corrugated metal pipe
R.C.P.	reinforced concrete pipe
C.P.P.	corrugated plastic pipe
MB,DB	map, deed book reference
PCCO	post-construction controls ordinance
	guy anchor
	power pole
	light pole
	fence line
	overhead utilities line

VICINITY MAP
(not to scale)

Copyright 2013

Conservation Easement Survey for the
State of North Carolina,
Ecosystem Enhancement Program,
West Branch Rocky River,
EEP ID: 92684, SPO Number: 060-I
Deweese Township, Mecklenburg County, N.C.
Owner: Town of Davidson, N. C.
Tax Parcel ID#: 003-111-04
Parcel Address: 21215 Shearer Road
Survey Date: March 1, 2013

200 0 200 400 600
Scale: 1" = 200'

A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number: C-1054

General Notes:

1. Source of title: Deed Book 14620, Page 750.
2. This survey does not reflect a complete title examination which may reveal additional easements, restrictions, and other matters of title. See Town of Davidson Active Recreation Conservation Easement (Fisher Property) recorded in Deed Book 14620, Page 756 and "Conservation Easement and Right of Access" recorded in Deed Book 26344, Page 424.
3. Total area of Park Property, including road rights-of-way and overlap area: 200.5382 acres, as computed by coordinates. The area within the "New Conservation Easement and Right of Access" created by this plat: 58.8629 acres (2,564,066 s.f.). [Note: This easement area includes the previously established Conservation Easements and excludes the overlap area of the the Maple Grove Subdivision.]
4. The zoning of this property, per GIS, is Town of Davidson "RPA" (Rural Planning Area). This survey does not reflect a zoning analysis. Any development of this parcel is subject to approval of the Town of Davidson.
5. This survey does not reflect complete utilities. Contact NC ONECALL Utility Location Service (1-800-632-4949) before any digging or design. Per Charlotte-Mecklenburg Utility Department, this site is not served by municipal water or sewer. If additional utilities information is required, the owner should contract with a private utility location specialist to investigate the areas of concern.
6. This property is partially located within a FEMA flood hazard district as per graphic scaling of FEMA Flood Insurance Rate Map, Community Panel No. 370158 4663K, which bears an effective date date of March 2, 2009. See approximate flood lines from FIRM shown hereon.
7. NC GRID Control provided by Survey and Mapping Control, 12727 Dorman Road, Pineville, N.C. Reference Frame: NAD 83(CORS96)(Epoch: 2002.0000) coordinates are consistent with NAD 83(NSRS2007) coordinates per Gary Thompson, North Carolina Geodetic Survey office, Phone: 1-919-733-3836.
8. Linear error of traverse closure 1: 11,400, which is within the precision level for a Suburban Land Survey (Suburban Land Survey requirement: 1: 7,500; Rural and Farmland Surveys: 1: 5,000.)
9. Iron Pins (#5 rebar) with "State of North Carolina Conservation Easement" discs set at all new easement corners, unless otherwise shown. New corners are also witnessed by 6" diameter wooden posts displaying orange, diamond-shaped "Conservation Area" placards.
10. The purpose of this plat is to: (1) describe the new expanded "Conservation Easement and Right of Access" area to be conveyed by the Town of Davidson to the State of North Carolina. This easement area encompasses those certain existing "Conservation Easement and Right of Access" areas described in Deed Book 26344 Page 424; and (2) describe the portion of Easement Area #4, Deed Book 26344 Page 424 that is to be released by the State of North Carolina to the Town of Davidson and/or Mecklenburg County for purposes of a gas line easement and a proposed Mecklenburg County greenway crossing.
11. Bike trails shown hereon are per a sketch provided by Town of Davidson. These were not field-located.

FOR REGISTRATION
J. David Granberry
REGISTER OF DEEDS
Mecklenburg County, NC
2014 JUN 27 03:02:53 PM
BK:56 PG:557-558
FEE:$21.00
INSTRUMENT # 2014073067

TAYLORD

2014073067