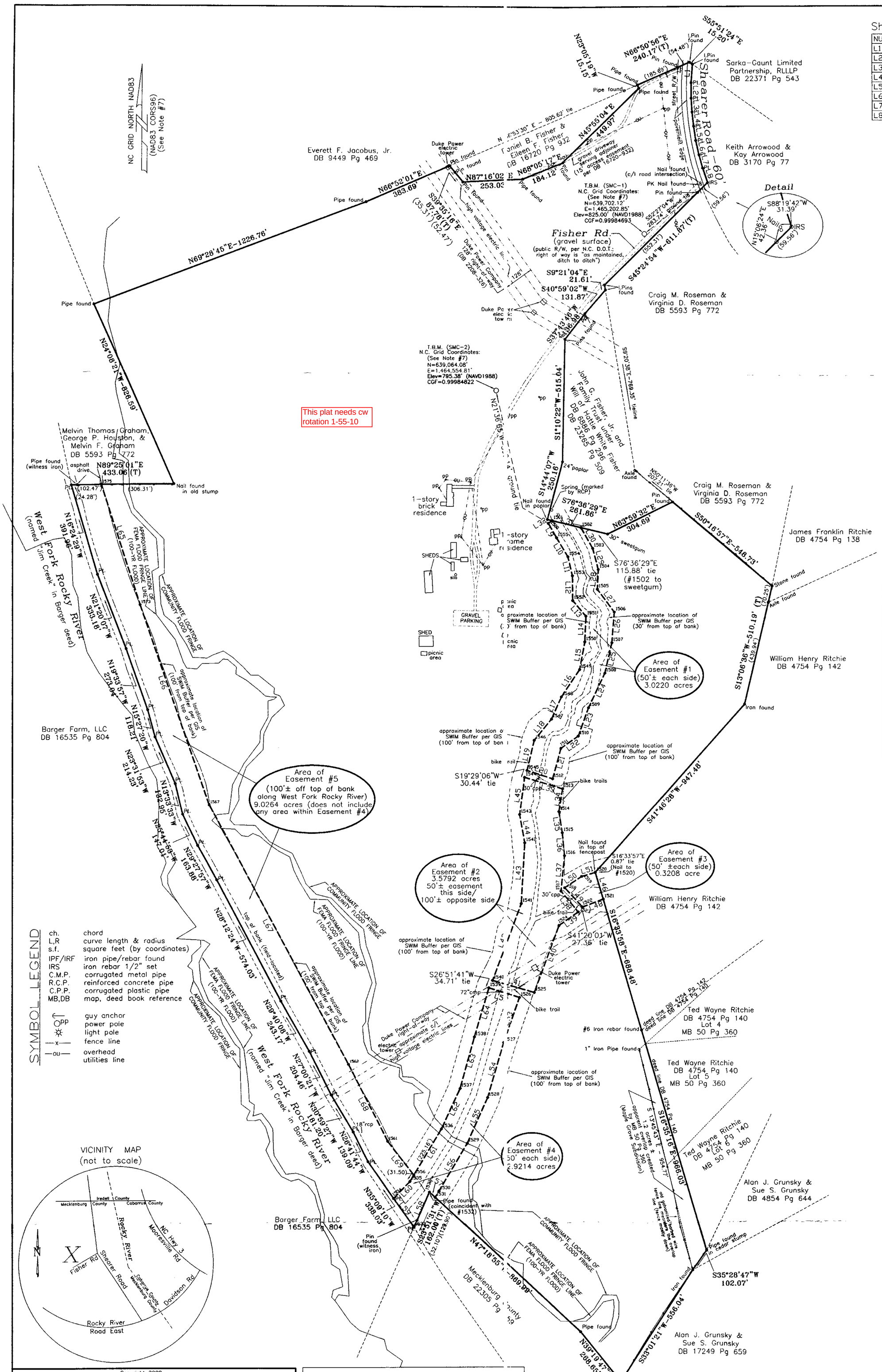

This plat needs cw rotation 1-55-10

Shearer Road Line Table:

NUMBER	DIRECTION	DISTANCE
L1	S 04°39'00" W	77.55 FT
L2	S 00°11'27" E	65.00 FT
L3	S 03°36'42" E	57.55 FT
L4	S 06°12'25" E	60.11 FT
L5	S 08°41'57" E	60.89 FT
L6	S 12°20'11" E	61.42 FT
L7	S 15°33'16" E	58.52 FT
L8	S 18°38'58" E	64.03 FT

Conservation Easements:

	NUMBER	DIRECTION	DISTANCE
Easement #1	L9	S 30°16'08" E	70.34 FT
	L10	S 31°05'36" E	92.82 FT
	L11	S 13°33'28" E	82.06 FT
	L12	S 00°48'23" E	104.15 FT
	L13	S 40°28'31" E	85.77 FT
	L14	S 02°19'29" W	108.07 FT
	L15	S 10°33'53" W	118.26 FT
	L16	S 33°48'14" W	138.68 FT
	L17	S 24°10'40" W	102.34 FT
	L18	S 39°28'01" W	114.89 FT
	L19	S 13°32'14" W	129.63 FT
	L20	S 72°11'04" E	113.94 FT
	L21	N 15°22'04" E	132.10 FT
	L22	N 55°04'34" E	89.76 FT
	L23	N 19°52'53" E	126.23 FT
	L24	N 25°22'21" E	160.59 FT
	L25	N 12°57'01" E	131.68 FT
	L26	N 04°28'03" E	129.26 FT
	L27	N 36°51'27" W	119.21 FT
	L28	N 02°31'48" E	83.34 FT
	L29	N 15°02'55" W	91.26 FT
	L30	N 29°44'40" W	100.35 FT
	L31	N 76°36'29" W	124.60 FT
	L32	S 58°00'35" W	20.21 FT
Easement #2	L33	S 73°24'21" E	167.99 FT
	L34	S 09°31'13" W	97.77 FT
	L35	S 09°39'59" E	89.87 FT
	L36	S 05°34'18" E	95.97 FT
	L37	S 05°34'18" W	151.93 FT
	L38	S 39°49'03" E	113.65 FT
	L39	S 55°47'47" W	98.68 FT
	L40	S 20°24'07" W	297.54 FT
	L41	N 74°02'13" W	183.34 FT
	L42	N 20°43'39" E	341.04 FT
	L43	N 03°10'55" E	257.89 FT
	L44	N 10°25'37" W	119.96 FT
	L45	N 07°39'28" E	157.92 FT
Easement #3	L46	S 16°33'57" E	118.05 FT
	L47	(not assigned)	
	L48	S 69°28'50" W	93.39 FT
	L49	N 42°53'42" W	110.50 FT
	L50	N 55°45'20" E	85.81 FT
	L51	N 74°00'36" E	60.43 FT
Easement #4	L52	S 72d44'11" E	135.19 FT
	L53	S 19°17'12" W	200.89 FT
	L54	S 16°25'59" W	239.90 FT
	L55	S 24°14'30" W	209.45 FT
	L56	S 30°49'56" W	264.40 FT
	L57	N 47°18'55" W	33.13 FT
	L58	S 23°51'31" W	162.00 FT
	L59	N 35°09'10" W	149.22 FT
	L60	N 44°08'31" E	99.01 FT
	L61	N 31°16'07" E	256.66 FT
	L62	N 24°55'54" E	187.01 FT
	L63	N 15°38'12" E	223.59 FT
	L64	N 16°31'04" E	215.09 FT
Easement #5	L65	S 18°01'15" E	530.41 FT
	L66	S 19°13'40" E	889.72 FT
	L67	S 28°29'19" E	237.17 FT
	L68	S 27°25'26" E	361.61 FT
	L69	S 37°42'56" E	179.62 FT

Conservation Easements: Corners Coordinate Table
(ground coordinates)

Node ID	Northing	Easting
1500	638507.08	1464775.51
1501	638517.78	1464792.65
1502	638488.92	1464913.87
1503	638401.79	1464963.66
1504	638313.66	1464987.35
1505	638230.41	1464983.67
1506	638135.02	1465055.18
1507	638006.15	1465045.11
1508	637877.83	1465015.60
1509	637732.72	1464946.79
1510	637614.02	1464903.86
1511	637562.63	1464830.26
1512	637435.25	1464795.25
1513	637393.44	1464837.62
1514	637297.02	1464821.45
1515	637208.43	1464836.54
1516	637112.92	1464845.89
1517	636961.69	1464831.10
1518	636975.79	1464846.80
1519	637024.08	1464917.73
1520	637040.72	1464975.82
1521	636927.58	1465009.48
1522	636894.91	1464921.99
1523	636874.37	1464903.92
1524	636818.93	1464822.27
1525	636540.05	1464718.54
1526	636519.38	1464655.69
1527	636329.76	1464589.34
1528	636099.66	1464521.47
1529	635908.69	1464435.48
1530	635708.39	1464315.92
1531	635681.65	1464299.96
1532	635704.11	1464275.60
1533	635555.96	1464210.08
1534	635677.96	1464124.16
1535	635749.01	1464193.12
1536	635968.39	1464326.34
1537	636137.97	1464405.17
1538	636353.28	1464465.43
1539	636559.50	1464526.59
1540	636590.47	1464542.27
1541	636909.43	1464662.97
1542	637166.93	1464677.29
1543	637284.91	1464655.58
1544	637441.42	1464676.62
1545	637470.11	1464686.77
1546	637596.14	1464717.12
1547	637684.84	1464790.15
1548	637778.18	1464832.04
1549	637893.42	1464909.21
1550	638009.69	1464930.90
1551	638117.68	1464935.28
1552	638182.92	1464879.61
1553	638287.07	1464878.14
1554	638366.84	1464858.90
1555	638446.32	1464810.97
1556	635775.94	1464209.47
1561	635918.03	1463933.04
1562	636239.01	1463933.04
1567	637326.37	1463342.93
1573	638166.46	1463049.92
1575	638670.85	1462885.83

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
	guy anchor
PP	power pole
	light pole
—x—	fence line
—ou—	overhead utilities line

VICINITY MAP
(not to scale)

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Conservation Easement Survey for the
State of North Carolina,
Ecosystem Enhancement Program,
West Branch Rocky River,
EEP ID: 62684, 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: September 23, 2008
(Revision 11-7-2008: add Area #5)

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

A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Ph: 704-372-9444 Fax: 704-372-9555

Z:\EPTTONY\2008\SHEARER\SHE21215

This plat is not subject to the provisions of the Mecklenburg County or Town of Davidson Subdivision Ordinance and does not require the approval of the Charlotte-Mecklenburg Planning Commission. However, any further division of this property may be subject to these provisions.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Signature Date

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 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 12th day of November, 2008.

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

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

General Notes:

1. Source of title: Deed Book 14620, Page 750.
   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.
3. Total area of Subject Property, including areas within road rights-of-way: 200.5382 acres, as computed by coordinates.
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 the 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 0028E, which bears an effective date date of February 4, 2004. See approximate flood zones 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) set at all new easement corners, unless otherwise shown. New corners also marked with durable witness posts.