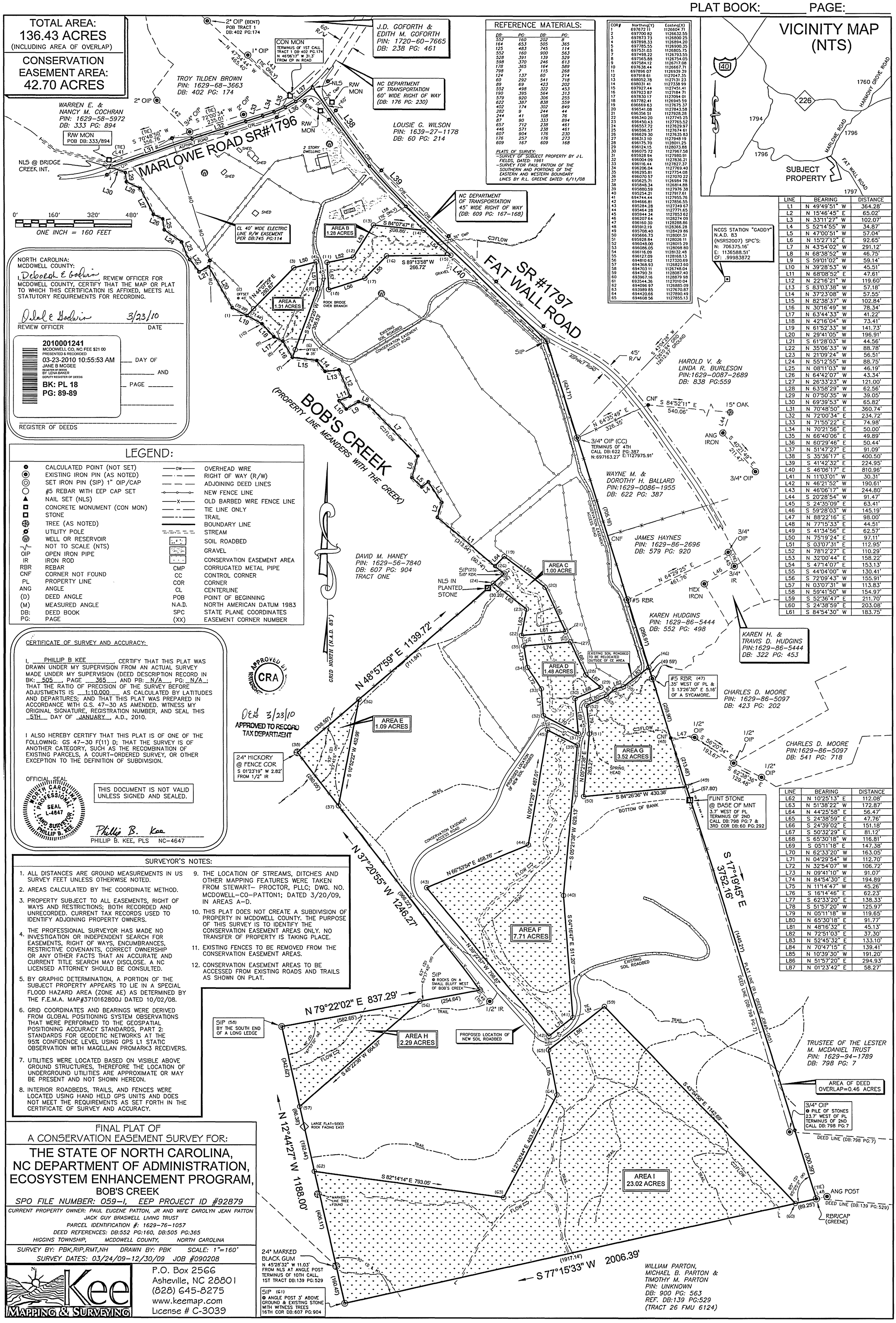
PLAT BOOK:_____ PAGE:_____

TOTAL AREA:
136.43 ACRES
(INCLUDING AREA OF OVERLAP)

CONSERVATION EASEMENT AREA:
42.70 ACRES



NORTH CAROLINA:
MCDOWELL COUNTY:

I, Deborah E Godwin, REVIEW OFFICER FOR MCDOWELL COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED, MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Deborah E Godwin 3/23/10
REVIEW OFFICER DATE

2010001241
MCDOWELL CO, NC FEE $21.00
PRESENTED & RECORDED
03-23-2010 10:55:53 AM
JANE B MCGEE
REGISTER OF DEEDS
BY: LENA BAKER
DEPUTY REGISTER OF DEEDS
BK: PL 18
PG: 89-89

_____ DAY OF
_____ AND
_____ PAGE _____

REGISTER OF DEEDS

LEGEND:

●	CALCULATED POINT (NOT SET)	—ow—	OVERHEAD WIRE
◉	EXISTING IRON PIN (AS NOTED)	—·—·—	RIGHT OF WAY (R/W)
◎	SET IRON PIN (SIP) 1" OIP/CAP	— — —	ADJOINING DEED LINES
○	#5 REBAR WITH EEP CAP SET	-o-o-o-	NEW FENCE LINE
▲	NAIL SET (NLS)	—x—	OLD BARBED WIRE FENCE LINE
◘	CONCRETE MONUMENT (CON MON)	— - —	TIE LINE ONLY
◘	STONE	—-·-·—	TRAIL
⊛	TREE (AS NOTED)	———	BOUNDARY LINE
ø	UTILITY POLE		STREAM
Ⓦ	WELL OR RESERVOIR		SOIL ROADBED
∿	NOT TO SCALE (NTS)		GRAVEL
OIP	OPEN IRON PIPE		CONSERVATION EASEMENT AREA
IR	IRON ROD		
RBR	REBAR	CMP	CORRUGATED METAL PIPE
CNF	CORNER NOT FOUND	CC	CONTROL CORNER
PL	PROPERTY LINE	COR	CORNER
ANG	ANGLE	CL	CENTERLINE
(D)	DEED ANGLE	POB	POINT OF BEGINNING
(M)	MEASURED ANGLE	N.A.D.	NORTH AMERICAN DATUM 1983
DB:	DEED BOOK	SPC	STATE PLANE COORDINATES
PG:	PAGE	(XX)	EASEMENT CORNER NUMBER

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 (DEED DESCRIPTION RECORD IN BK: 505, PAGE 365, AND PB: N/A, PG: N/A; THAT THE RATIO OF PRECISION OF THE SURVEY BEFORE ADJUSTMENTS IS 1:10,000 AS CALCULATED BY LATITUDES AND DEPARTURES; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 5TH DAY OF JANUARY, A.D., 2010.

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.

OFFICIAL SEAL
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 NC-4647

APPROVED BY CRA

DEA 3/23/10
APPROVED TO RECORD
TAX DEPARTMENT

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; BOTH RECORDED AND UNRECORDED. CURRENT TAX RECORDS USED TO IDENTIFY ADJOINING PROPERTY OWNERS.
4. 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.
5. BY GRAPHIC DETERMINATION, A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE IN A SPECIAL FLOOD HAZARD AREA (ZONE AE) AS DETERMINED BY THE F.E.M.A. MAP#3710162800J DATED 10/02/08.
6. GRID COORDINATES AND BEARINGS WERE DERIVED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS THAT WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 95% CONFIDENCE LEVEL USING GPS L1 STATIC OBSERVATION WITH MAGELLAN PROMARK3 RECEIVERS.
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.
8. INTERIOR ROADBEDS, TRAILS, AND FENCES WERE LOCATED USING HAND HELD GPS UNITS AND DOES NOT MEET THE REQUIREMENTS AS SET FORTH IN THE CERTIFICATE OF SURVEY AND ACCURACY.
9. THE LOCATION OF STREAMS, DITCHES AND OTHER MAPPING FEATURES WERE TAKEN FROM STEWART- PROCTOR, PLLC; DWG. NO. MCDOWELL-CO-PATTON1; DATED 3/20/09, IN AREAS A-D.
10. THIS PLAT DOES NOT CREATE A SUBDIVISION OF PROPERTY IN MCDOWELL COUNTY. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE CONSERVATION EASEMENT AREAS ONLY. NO TRANSFER OF PROPERTY IS TAKING PLACE.
11. EXISTING FENCES TO BE REMOVED FROM THE CONSERVATION EASEMENT AREAS.
12. CONSERVATION EASEMENT AREAS TO BE ACCESSED FROM EXISTING ROADS AND TRAILS AS SHOWN ON PLAT.

FINAL PLAT OF
A CONSERVATION EASEMENT SURVEY FOR:

THE STATE OF NORTH CAROLINA, NC DEPARTMENT OF ADMINISTRATION, ECOSYSTEM ENHANCEMENT PROGRAM,

BOB'S CREEK

SPO FILE NUMBER: 059-I, EEP PROJECT ID #92879

CURRENT PROPERTY OWNER: PAUL EUGENE PATTON, JR AND WIFE CAROLYN JEAN PATTON
JACK GUY BRASWELL LIVING TRUST
PARCEL IDENTIFICATION #: 1629-76-1057
DEED REFERENCES: DB:552 PG:160, DB:505 PG:365
HIGGINS TOWNSHIP, MCDOWELL COUNTY, NORTH CAROLINA

SURVEY BY: PBK,RIP,RMT,NH DRAWN BY: PBK SCALE: 1"=160'
SURVEY DATES: 03/24/09-12/30/09 JOB #090208

Kee MAPPING & SURVEYING
P.O. Box 2566
Asheville, NC 28801
(828) 645-8275
www.keemap.com
License # C-3039

COR#	Northing(Y)	Easting(X)
1	697672.11	1126604.71
2	697700.82	1126632.55
3	697873.73	1126800.25
4	697898.33	1126894.20
5	697785.55	1126900.35
6	697531.03	1126805.75
7	697498.22	1126793.55
8	697565.88	1126754.05
9	697584.12	1126717.08
10	697638.44	1126667.71
11	697896.07	1126939.39
12	697918.61	1127047.35
13	698052.78	1127131.23
14	698031.41	1127338.99
15	697927.44	1127451.41
16	697923.87	1127184.71
17	697830.17	1127094.01
18	697782.41	1126945.59
19	696669.63	1127675.37
20	696541.08	1127843.58
21	696356.51	1127928.28
22	696340.20	1127745.25
23	696450.43	1127765.52
24	696557.72	1127629.97
25	696596.57	1127674.61
26	696629.30	1127635.83
27	696313.10	1127948.19
28	696175.70	1128011.25
29	696124.15	1128073.88
30	696075.72	1127967.58
31	695928.94	1127980.91
32	696004.09	1127836.21
33	696116.44	1127827.37
34	696206.04	1127769.40
35	696295.81	1127754.08
36	696070.57	1127070.22
37	695625.71	1126984.78
38	695848.34	1126814.88
39	695880.59	1127976.38
40	695254.21	1127917.61
41	694744.44	1127955.76
42	694666.81	1127856.55
43	695284.28	1127349.67
44	695464.28	1127771.65
45	695944.34	1127853.62
46	696207.64	1128274.09
47	696160.30	1128288.86
48	695912.19	1128366.28
49	695708.40	1128429.86
50	695666.73	1128001.51
51	695928.84	1128026.11
52	696048.00	1128015.29
53	696086.05	1128098.80
54	696116.09	1128132.48
55	696127.09	1128168.13
56	694810.62	1127320.69
57	694368.93	1126823.60
58	694703.11	1126748.04
59	694790.31	1128087.40
60	693967.16	1128879.98
61	693544.36	1127010.04
62	694096.97	1126885.09
63	693989.85	1127670.87
64	694420.66	1127890.49
65	694608.56	1127855.13

NCGS STATION "GADDY"
N.A.D. 83
(NSRS2007) SPC'S:
N: 706375.16'
E: 1136588.51'
CF: .99983872

LINE	BEARING	DISTANCE
L1	N 49°49'51" W	364.28'
L2	N 15°46'45" E	65.02'
L3	N 33°11'27" W	102.07'
L4	S 52°14'55" W	34.87'
L5	N 47°00'51" W	57.04'
L6	N 15°27'12" E	92.65'
L7	N 43°54'02" W	291.12'
L8	N 68°38'52" W	46.75'
L9	S 59°01'02" W	59.14'
L10	N 39°28'53" W	45.51'
L11	N 68°08'52" E	47.61'
L12	N 22°16'21" W	119.60'
L13	S 83°03'38" W	57.18'
L14	N 37°23'08" W	57.55'
L15	N 82°38'37" W	102.84'
L16	N 30°16'49" W	78.34'
L17	N 63°44'33" W	41.22'
L18	N 42°16'04" W	73.41'
L19	N 61°52'33" W	141.73'
L20	N 29°41'05" W	196.91'
L21	S 61°28'03" W	44.56'
L22	N 35°06'33" W	88.78'
L23	N 21°09'24" W	56.51'
L24	N 55°12'55" W	88.75'
L25	N 08°11'03" W	46.19'
L26	N 64°42'07" W	43.34'
L27	N 26°33'23" W	121.00'
L28	N 63°58'29" W	62.56'
L29	N 07°50'35" W	39.05'
L30	N 69°39'53" W	65.82'
L31	N 70°48'50" E	360.74'
L32	N 72°00'34" E	234.72'
L33	N 71°55'22" E	74.98'
L34	N 70°21'56" E	50.00'
L35	N 66°40'06" E	49.89'
L36	N 60°29'46" E	50.44'
L37	N 51°47'27" E	91.09'
L38	S 35°36'17" E	400.50'
L39	S 41°42'32" E	224.95'
L40	S 46°06'17" E	810.96'
L41	N 11°03'01" W	30.31'
L42	N 46°21'52" W	190.61'
L43	N 46°06'17" W	244.80'
L44	S 20°28'54" W	91.47'
L45	S 24°35'09" E	63.41'
L46	S 59°28'03" W	145.19'
L47	N 88°22'16" E	98.00'
L48	N 77°15'33" E	44.51'
L49	S 41°34'56" E	62.57'
L50	N 75°19'24" E	97.11'
L51	S 03°07'31" E	112.95'
L52	N 78°12'27" E	110.29'
L53	N 32°00'44" E	158.22'
L54	S 47°14'07" E	153.13'
L55	S 44°04'00" W	130.41'
L56	S 72°09'43" W	155.91'
L57	N 03°07'31" W	113.83'
L58	N 59°41'50" W	154.97'
L59	S 52°36'47" E	211.70'
L60	S 24°38'59" E	203.08'
L61	S 84°54'30" W	183.75'

LINE	BEARING	DISTANCE
L62	N 10°25'13" E	112.08'
L63	N 51°38'22" W	172.87'
L64	N 44°25'58" E	56.47'
L65	S 24°38'59" E	47.76'
L66	S 24°39'02" E	151.18'
L67	S 50°32'29" E	81.12'
L68	S 65°30'18" W	116.81'
L69	S 05°11'18" E	147.38'
L70	N 62°33'20" W	163.05'
L71	N 04°29'54" W	112.70'
L72	N 32°54'07" W	106.72'
L73	N 09°41'10" W	91.07'
L74	N 84°54'30" E	194.89'
L75	N 11°14'47" W	45.26'
L76	S 16°14'46" E	62.23'
L77	S 62°33'20" E	138.33'
L78	S 51°57'20" W	125.97'
L79	N 05°11'18" W	119.65'
L80	N 65°30'18" E	91.77'
L81	N 48°16'32" E	45.13'
L82	N 72°51'03" E	37.30'
L83	N 52°45'32" E	133.10'
L84	N 70°47'15" E	139.41'
L85	N 10°39'30" W	191.20'
L86	N 51°57'20" E	294.93'
L87	N 01°23'42" E	58.27'

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