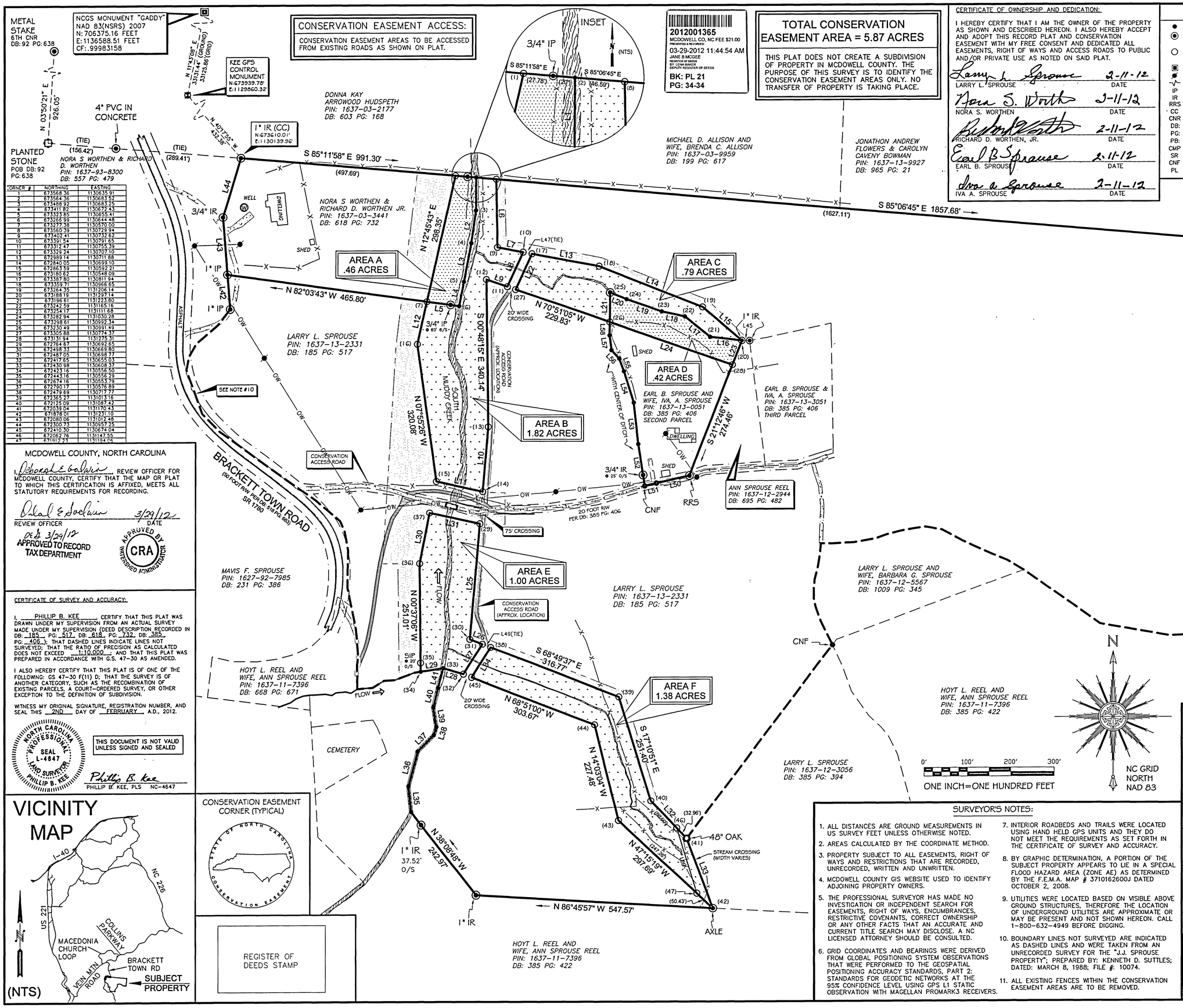

CONSERVATION EASEMENT ACCESS:

CONSERVATION EASEMENT AREAS TO BE ACCESSED FROM EXISTING ROADS AS SHOWN ON PLAT.

2012001365
MCDOWELL CO., NC FEE $21.00
PRESENTED & RECORDED:
03-29-2012 11:44:54 AM
JANE B MCGEE
REGISTER OF DEEDS
BY: LENA BAKER
DEPUTY REGISTER OF DEEDS
BK: PL 21
PG: 34-34

TOTAL CONSERVATION EASEMENT AREA = 5.87 ACRES

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.

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.

Larry L. Sprouse — 2-11-12
LARRY L. SPROUSE — DATE

Nora S. Worthen — 2-11-12
NORA S. WORTHEN — DATE

Richard D. Worthen — 2-11-12
RICHARD D. WORTHEN, JR. — DATE

Earl B. Sprouse — 2-11-12
EARL B. SPROUSE — DATE

Iva A. Sprouse — 2-11-12
IVA A. SPROUSE — DATE

LEGEND:

- CALCULATED POINT (NOT SET)
- EXISTING IRON PIN (3/4" IR UNLESS OTHERWISE STATED)
- CONSERVATION EASEMENT CORNER (#5 REBAR WITH EEP CAP SET)
- NCGS MONUMENT
- UTILITY POLE
- NOT TO SCALE (NTS)
- IP IRON PIPE
- IR IRON ROD
- RRS RAILROAD SPIKE
- CC CONTROL CORNER
- CNR CORNER
- DB: DEED BOOK
- PG: PAGE
- PB: PLAT BOOK
- CMP CORRUGATED METAL PIPE
- SR STATE ROAD
- CNF CORNER NOT FOUND
- PL PROPERTY LINE
- BOUNDARY LINE
- BOUNDARY LINE NOT SURVEYED
- TIE LINE ONLY
- ADJOINING DEED LINES
- RIGHT OF WAY (R/W)
- FENCE LINE
- OW OVERHEAD WIRE
- T UNDERGROUND TELEPHONE (APPROX.)
- STREAM
- CONSERVATION EASEMENT AREA
- TEMPORARY CONSTRUCTION EASEMENT
- GRAVEL
- SOIL ROADBED
- NCGS NORTH CAROLINA GEODETIC SURVEY
- N.A.D. NORTH AMERICAN DATUM 1983
- SPC STATE PLANE COORDINATES
- POB POINT OF BEGINNING
- O/S OFFSET

CORNER #	NORTHING	EASTING
1	673568.36	1130835.91
2	673564.36	1130683.52
3	673488.92	1130683.25
4	673411.82	1130672.43
5	673323.85	1130655.41
6	673266.99	1130644.48
7	673277.38	1130570.00
8	673560.39	1130729.94
9	673402.41	1130732.62
10	673391.54	1130791.65
11	673312.47	1130755.39
12	673329.24	1130707.10
13	672989.14	1130711.88
14	672840.05	1130599.10
15	672863.59	1130592.21
16	673180.62	1130548.09
17	673387.80	1130811.94
18	673359.71	1130966.65
19	673264.35	1131206.14
20	673188.19	1131297.14
21	673196.61	1131323.80
22	673242.59	1131165.16
23	673254.17	1131111.68
24	673282.94	1131030.28
25	673298.61	1130992.34
26	673230.49	1130991.49
27	673305.88	1130774.37
28	673131.94	1131275.31
29	672764.67	1130692.65
30	672498.33	1130669.80
31	672487.05	1130698.77
32	672417.65	1130655.03
33	672430.98	1130608.37
34	672423.16	1130556.50
35	672443.16	1130556.29
36	672674.16	1130553.79
37	672790.17	1130576.89
38	672479.69	1130717.77
39	672355.27	1131013.16
40	672125.09	1131087.42
41	672039.04	1131170.43
42	671878.01	1131231.10
43	672080.06	1131012.48
44	672300.73	1130957.25
45	672410.30	1130674.04
46	672062.76	1131147.55
47	671917.23	1131194.06

MCDOWELL COUNTY, NORTH CAROLINA

Deborah E. Baldwin, 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. Baldwin — 3/29/12
REVIEW OFFICER — DATE

APPROVED TO RECORD TAX DEPARTMENT
APPROVED BY CRA WATERSHED ADMINISTRATOR

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 RECORDED IN DB: 185 PG: 517, DB: 618 PG: 732, DB: 385 PG: 406); THAT DASHED LINES INDICATE LINES NOT SURVEYED; THAT THE RATIO OF PRECISION AS CALCULATED DOES NOT EXCEED 1:10,000; AND 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.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 2ND DAY OF FEBRUARY, A.D., 2012.

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

VICINITY MAP

CONSERVATION EASEMENT CORNER (TYPICAL)

REGISTER OF DEEDS STAMP

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. MCDOWELL COUNTY GIS WEBSITE USED TO IDENTIFY ADJOINING 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. 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. INTERIOR ROADBEDS AND TRAILS WERE LOCATED USING HAND HELD GPS UNITS AND THEY DO NOT MEET THE REQUIREMENTS AS SET FORTH IN THE CERTIFICATE OF SURVEY AND ACCURACY.
8. 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 # 3710162600J DATED OCTOBER 2, 2008.
9. 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.
10. BOUNDARY LINES NOT SURVEYED ARE INDICATED AS DASHED LINES AND WERE TAKEN FROM AN UNRECORDED SURVEY FOR THE "J.J. SPROUSE PROPERTY"; PREPARED BY: KENNETH D. SUTTLES; DATED: MARCH 8, 1988; FILE #: 10074.
11. ALL EXISTING FENCES WITHIN THE CONSERVATION EASEMENT AREAS ARE TO BE REMOVED.

LINE	BEARING	DISTANCE
L1	S 00°12'30" W	75.44'
L2	S 07°59'11" W	77.85'
L3	S 10°56'55" W	89.61'
L4	S 10°53'17" W	57.89'
L5	N 82°03'43" W	75.19'
L6	S 00°58'15" E	158.00'
L7	S 79°33'38" E	60.02'
L8	S 24°38'10" W	86.98'
L9	N 70°51'04" W	51.12'
L10	S 04°53'52" W	149.63'
L11	N 77°34'40" W	109.45'
L12	N 12°45'41" E	99.21'
L13	S 79°42'36" E	157.25'
L14	S 68°17'15" E	257.77'
L15	S 50°04'39" E	118.66'
L16	N 83°27'10" W	73.82'
L17	N 51°54'08" W	74.52'
L18	N 77°47'05" W	54.72'
L19	N 70°32'04" W	86.33'
L20	N 67°33'36" W	41.05'
L21	S 00°43'03" W	68.12'
L22	N 24°38'10" E	90.12'
L23	S 21°12'55" W	60.34'
L24	N 70°51'05" W	300.44'
L25	S 04°54'11" W	267.32'
L26	S 68°43'33" E	31.09'
L27	S 32°13'24" W	82.03'
L28	N 74°03'17" W	48.52'
L29	S 81°25'33" W	52.45'
L30	N 11°15'34" E	118.29'
L31	S 27°34'40" E	118.53'
L32	S 43°58'15" E	119.56'
L33	S 20°38'30" E	172.08'
L34	N 32°13'24" E	82.02'
L35	N 05°47'25" W	60.71'
L36	N 14°59'01" E	82.27'
L37	N 44°52'51" E	53.06'
L38	N 16°48'33" E	19.57'
L39	N 08°29'18" W	46.05'
L40	N 13°38'56" E	46.28'
L41	N 14°47'04" E	45.79'
L42	S 04°29'46" E	80.94'
L43	N 04°28'36" W	132.71'
L44	N 17°01'27" E	142.23'
L45	S 88°29'32" E	17.88'
L46	N 04°06'40" E	955.35'
L47	S 79°33'42" E	20.63'
L48	S 04°53'39" W	75.65'
L49	S 68°49'29" E	20.38'
L50	S 77°27'37" W	78.06'
L51	S 76°50'49" W	27.81'
L52	N 09°01'30" W	96.77'
L53	N 06°04'50" W	96.95'
L54	N 17°39'38" W	75.88'
L55	N 20°02'46" W	31.56'
L56	N 42°18'36" W	26.51'
L57	N 07°29'54" W	34.30'
L58	N 00°43'03" E	30.16'
L59	N 17°10'18" W	157.55'

FINAL PLAT OF A CONSERVATION EASEMENT SURVEY FOR:

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

MIDDLE SOUTH MUDDY CREEK

SPO FILE NUMBER: 059-AO, 059-AN, & 059-AT

EEP PROJECT ID: 93875

CURRENT OWNERS LISTED AS:
LARRY L. SPROUSE
NORA S WORTHEN AND HUSBAND RICHARD D. WORTHEN
EARL B. SPROUSE AND WIFE, IVA, A. SPROUSE

PARCEL IDENTIFICATION NUMBER'S:
1637-00-13-2331, 1637-00-03-3441, & 1637-00-13-0051
DEED REFERENCES:
DB: 185 PG: 517, DB: 618 PG: 732, & DB: 385 PG: 406
BRACKETTS TOWNSHIP, MCDOWELL COUNTY, NORTH CAROLINA

SURVEY BY: RIP,RMT,NH,KJ, DRAWN BY: PBK SCALE: 1"=100'
SURVEY DATES: 05/15/11-09/26/11 JOB #110652-SPROUSE

Kee MAPPING & SURVEYING
P.O. Box 2566
Asheville, NC 28802
(828) 645-8275
www.keemap.com
License # C-3039