Plat Cab. C, Slide 5802

NOTES:

1. THIS SURVEY IS BASED ON DEED AND EXISTING MONUMENTATION AS SHOWN.
2. PARCEL MAY BE SUBJECT TO EASEMENTS, RIGHTS-OFWAYS, RESERVATIONS AND RESTRICTIONS WRITTEN AND UNWRITTEN; RECORDED AND UNRECORDED.
3. THE CERTIFICATION SHOWN HEREON IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES.
4. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW
5. ALL DISTANCES ARE HORIZONTAL UNLESS OTHERWISE NOTED.
6. COPYRIGHT ©, JOEL JOHNSON LAND SURVEYING. ALL RIGHTS RESERVED. REPRODUCTION OR USE OF THE CONTENTS OF THIS DOCUMENT; ADDITIONS OR DELETIONS TO THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF THE LAND SURVEYOR IS PROHIBITED. ONLY COPIES FROM THE ORIGINAL OF THIS DOCUMENT, MARKED WITH AN ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
7. TRAVERSE ADJUSTED BY COMPASS METHOD TO 1 : 47,483.
8. PROPERTY HAS NOT BEEN INSPECTED FOR WETLANDS OR FLOOD HAZARDS.
9. ALL ADJOINING PROPERTY INFORMATION WAS TAKEN FROM CURRENT LAND RECORDS INFORMATION AS OF DATE OF SURVEY BUT IT SHOULD BE NOTED THAT ALL PUBLIC LAND RECORDS INFORMATION MAY NOT BE CURRENT OR UP TO DATE.
10. ALL "CE" CORNERS ARE 5/8" REBARS WITH 3" ALUMINUM CAPS EXCEPT WHERE NOTED OTHERWISE.

Calls for Conservation Easement Boundary

Course	Bearing	Distance
E1	Rad: 250.00' Tan: 69.31' Chd: N 17°34'20" E	Arc: 135.23' CA: 30°59'35" 133.59'
E2	N 02°04'50" E	164.78'
E3	Rad: 118.00' Tan: 87.54' Chd: N 39°52'55" E	Arc: 150.64' CA: 73°08'40" 140.62'
E4	N 76°27'15" E	27.16'
E5	N 85°11'10" E	40.14'
E6	S 88°07'20" E	119.51'
E7	S 85°45'25" E	104.64'
E8	S 61°41'45" E	52.10'
E9	S 71°02'15" E	81.46'
E10	N 79°37'10" E	32.76'
E11	S 65°57'00" E	322.14'
E12	S 62°53'50" E	373.87'
E13	Rad: 330.00' Tan: 112.01' Chd: S 44°09'00" E	Arc: 215.96' CA: 37°29'45" 212.13'
E14	Rad: 430.00' Tan: 100.98' Chd: S 12°11'10" E	Arc: 198.37' CA: 26°25'55" 196.62'
E15	S 01°01'50" W	68.02'
E16	Rad: 362.69' Tan: 45.35' Chd: S 06°05'50" E	Arc: 90.23' CA: 14°15'15" 89.99'
E17	S 01°19'55" E	29.15'
E18	N 74°50'55" W	852.08'
E19	N 70°02'30" W	627.00'
E20	N 10°27'30" E	36.30'
E21	N 31°51'10" W	6.26'
E22	Rad: 250.00' Tan: 1.30' Chd: N 33°21'55" E	Arc: 2.60' CA: 0°35'45" 2.60'

Coordinates for Conservation Easement Corners
("Ground Coordinates" from NGS Monument "Smith")

Point	Northing	Easting
CE-1	644706.07	855219.82
CE-2	644833.43	855260.15
CE-3	644998.10	855266.13
CE-4	645106.00	855356.29
CE-5	645112.36	855382.70
CE-6	645115.73	855422.70
CE-7	645111.81	855542.15
CE-8A	645104.07	855646.50
CE-8B	645079.37	855692.38
CE-8C	645052.90	855769.41
CE-9	645058.80	855801.64
CE-10	644927.52	856095.82
CE-11	644757.19	856428.63
CE-12	644604.99	856576.39
CE-13	644412.80	856617.89
CE-14	644344.79	856616.67
CE-15	644255.30	856626.22
CE-16	644226.16	856626.90
CE-17	644448.87	855804.44
CE-18	644662.89	855215.10
CE-19	644698.59	855221.69
CE-20	644703.90	855218.39

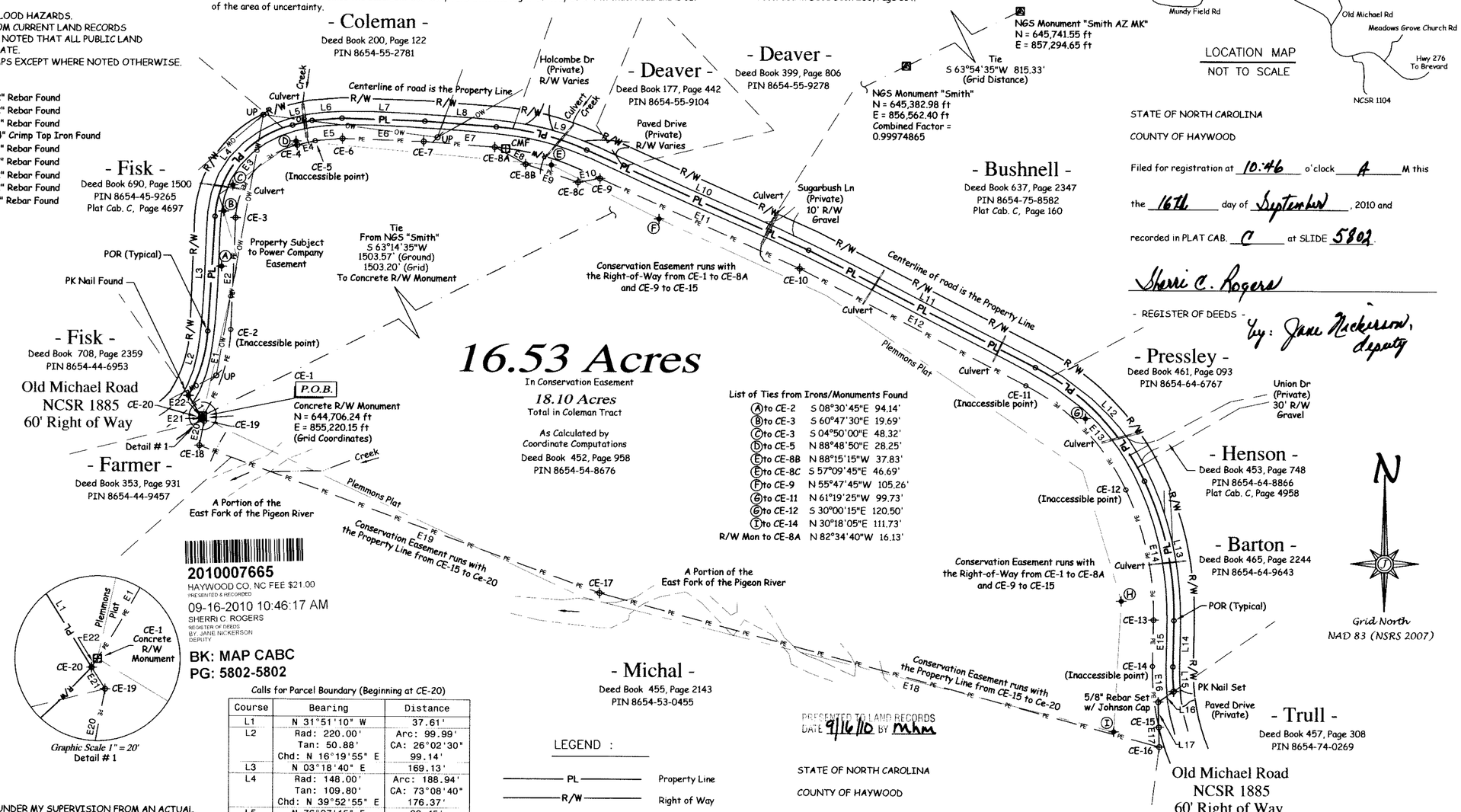
Ⓐ = 1/2" Rebar Found
Ⓑ = 1/2" Rebar Found
Ⓒ = 1/2" Rebar Found
Ⓓ = 3/4" Crimp Top Iron Found
Ⓔ = 1/2" Rebar Found
Ⓕ = 1/2" Rebar Found
Ⓖ = 1/2" Rebar Found
Ⓗ = 1/2" Rebar Found
Ⓘ = 1/2" Rebar Found

SPECIAL NOTE:

An abundance of information was considered when trying establish the boundary for this parcel. The Plemmons plat (Reference # 1) appeared to be in conflict with all the adjoiners along the road, resulting in a gap. Further research revealed that the Plemmons plat could not be supported by the preceding deed (Tract 5 of 407/162) of the subject parcel, therefore it is shown for reference but not held. Reverting to the calls found in the subject deed did not entirely resolve the discrepancies either. The result was a deed boundary that fell inside the Right-of-Way of Old Michael Road but did not extend to the centerline of the road. In theory, the adjoining property should extend across the road to join the subject parcel but recent surveys on the following parcels; Fisk (690/1500), Bushnell (637/2347), Pressley (461/93), Henson (453/748) and Barton (465/2244), show their property lines only extending to the centerline of the road. Based on the evidence that the adjoiners have appeared to acquiesce to the centerline and that the first call of Tract 5 of 407/162 says, "running with said road...", Considering Senior Rights, I have determined that the intent of the deed of the subject parcel was to hold the centerline of the road as the boundary along the West, North and East sides of the subject parcel. This placement does not affect the area delineated in the conservation easement since the easement boundary runs with the Right-of-Way of Old Michael Road and is out of the area of uncertainty.

REFERENCES :

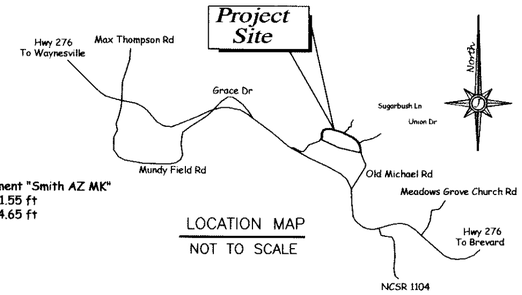
1. Unrecorded Plat of Survey for Helen Holcombe Coleman by Plemmons Land Surveying dated 3/21/1996, drawing # B-3068.
2. Deed from Mary L. Michal to Joseph L. & Mary H. Michal dated 12/26/1940 recorded in Deed Book 109, Page 553.
3. 60' Right-of-Way agreement between Charles and Helen Coleman and the North Carolina Board of Transportation dated 6/18/1976 recorded in Deed Book 283, Page 315.
4. 60' Right-of-Way agreement between H.C. and Alice Woody Trull and the North Carolina Board of Transportation dated 6/23/1976 recorded in Deed Book 283, Page 314.



16.53 Acres
In Conservation Easement
18.10 Acres
Total in Coleman Tract
As Calculated by Coordinate Computations
Deed Book 452, Page 958
PIN 8654-54-8676

List of Ties from Irons/Monuments Found

Ⓐ to CE-2	S 08°30'45"E 94.14'
Ⓑ to CE-3	S 60°47'30"E 19.69'
Ⓒ to CE-3	S 04°50'00"E 48.32'
Ⓓ to CE-5	N 88°48'50"E 28.25'
Ⓔ to CE-8B	N 88°15'15"W 37.83'
Ⓔ to CE-8C	S 57°09'45"E 46.69'
Ⓕ to CE-9	N 55°47'45"W 105.26'
Ⓖ to CE-11	N 61°19'25"W 99.73'
Ⓖ to CE-12	S 30°00'15"E 120.50'
Ⓘ to CE-14	N 30°18'05"E 111.73'
R/W Mon to CE-8A	N 82°34'40"W 16.13'



LOCATION MAP
NOT TO SCALE

STATE OF NORTH CAROLINA
COUNTY OF HAYWOOD

Filed for registration at 10:46 o'clock A M this the 16th day of September, 2010 and recorded in PLAT CAB. C at SLIDE 5802.

Sherri C. Rogers
- REGISTER OF DEEDS -
by: Jane Nickerson, deputy

Graphic Scale 1" = 20'
Detail # 1

2010007665
HAYWOOD CO, NC FEE $21.00
PRESENTED & RECORDED
09-16-2010 10:46:17 AM
SHERRI C. ROGERS
REGISTER OF DEEDS
BY: JANE NICKERSON
DEPUTY

BK: MAP CABC
PG: 5802-5802

Calls for Parcel Boundary (Beginning at CE-20)

Course	Bearing	Distance
L1	N 31°51'10" W	37.61'
L2	Rad: 220.00' Tan: 50.88' Chd: N 16°19'55" E	Arc: 99.99' CA: 26°02'30" 99.14'
L3	N 03°18'40" E	169.13'
L4	Rad: 148.00' Tan: 109.80' Chd: N 39°52'55" E	Arc: 188.94' CA: 73°08'40" 176.37'
L5	N 76°27'15" E	29.45'
L6	N 85°11'10" E	44.19'
L7	S 88°07'20" E	121.88'
L8	S 85°45'25" E	105.25'
L9	Rad: 400.00' Tan: 69.84' Chd: S 75°51'10" E	Arc: 138.28' CA: 19°48'25" 137.59'
L10	S 65°57'00" E	357.69'
L11	S 62°53'50" E	374.66'
L12	Rad: 360.00' Tan: 122.19' Chd: S 44°09'00" E	Arc: 235.59' CA: 37°29'45" 231.41'
L13	Rad: 460.00' Tan: 108.03' Chd: S 12°11'10" E	Arc: 212.21' CA: 26°25'55" 210.34'
L14	S 01°01'50" W	68.02'
L15	Rad: 332.69' Tan: 18.12' Chd: S 02°05'15" E	Arc: 36.21' CA: 6°14'10" 36.19'
L16	S 55°10'05" W	27.55'
L17	S 01°19'55" E	37.05'

I, BENTLEY L. ROBISON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (HAYWOOD CO. BK. 452, PG. 958); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 30,074; THAT THIS PLAT MEETS THE REQUIREMENTS FOR A CLASS A SURVEY; 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 PER SECTION (f)(11)d; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 17th DAY OF AUGUST, A.D., 2010.

Bentley L. Robison

NORTH CAROLINA PROFESSIONAL SEAL L-4742 LAND SURVEYOR BENTLEY L. ROBISON

August 17, 2010

BENTLEY L. ROBISON REGISTRATION NUMBER L - 4742

LEGEND :

PL	Property Line
R/W	Right of Way
	Plemmons Plat
	Asphalt Road
	Gravel Road
	Existing Creek
	Tie Line
	Adjoining Property Line
OW	Overhead Wires
	5/8" Rebar Set with Aluminum Cap, Witness Post & Sign
	Property Corner Found
UP	Power Pole
PIR	Point In Road
NGS	National Geodetic Survey Monument Found
CMF	Concrete Monument Found

PRESENTED TO LAND RECORDS
DATE 9/16/10 BY MHM

STATE OF NORTH CAROLINA
COUNTY OF HAYWOOD

I, _____, REVIEW OFFICER OF HAYWOOD COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

- REVIEW OFFICER - DATE

120' 60' 0 120' 240'
Scale In Feet
Graphic Scale 1" =120'

Conservation Easement Plat of Survey for:
State of North Carolina
Ecosystem Enhancement Program
East Fork of the Pigeon River Wetlands
NC EEP Project Number: 94203
SPO File Number: 044-P
Current Owner: Helen Holcombe Coleman

Field Crew	Stephens-Gillett-Robison-Queen	Drawing Scale	1" = 120'
Field Book	10-06	PIN	8654-54-8676
Data File	10050A-E	Title Source	452/958
Dwg. File	10-050CE	Survey Date	July & August 2010
Project Number	10-050	Plot Date	August 17, 2010

Prepared By :
Joel Johnson Land Surveying, Inc.
Corporate License C - 2436
701 Old Settlement Road
Sylva, North Carolina 28779
Tel. 828-586-6488
Fax 828-631-3792
E-mail rjjohnson31@hotmail.com
joeljohnsonlandsurveying.com

Location :
Old Michael Road
Bethel, N.C.
East Fork Township
Haywood County, North Carolina

Showing :
A 16.53 ACRE CONSERVATION EASEMENT LOCATED WITHIN AN 18.10 ACRE PARCEL

C/5802