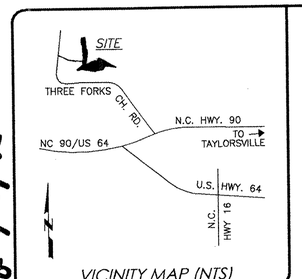
Plat BK 12 PG 247 1 of 2

FILED
BOOK 12 PAGE 247
2011 MAR 17 PM 1:36
REGISTER OF DEEDS
ALEXANDER COUNTY, NC

Plat BK12 PG 247 PG 1 of 2

PB 12 PG 247



VICINITY MAP (NTS)

DEED REFERENCE(S):

BEING A PORTION OF THE PROPERTIES RECORDED IN D.B. 2400, PG. 241 AND D.B. 445, PG. 808 OF THE ALEXANDER COUNTY REGISTRY OF DEEDS.

MAP REFERENCE(S):

P.B. 8, PG. 67

ACREAGE DATA:

CONSERVATION EASEMENT "A"
4.65 ACRES± EXCLUDING THE ACCESS EASEMENT 3 AND EXCLUDING THE 100' UTILIITY EASEMENT BY COMPUTER

CONSERVATION EASEMENT "B"
3.01 ACRES± EXCLUDING THE ACCESS EASEMENTS 1, 2 & 3 AND EXCLUDING THE 100' UTILIITY EASEMENT BY COMPUTER

CONSERVATION EASEMENT "C"
23.46 ACRES± EXCLUDING THE ACCESS EASEMENTS 1 & 2 AND EXCLUDING THE 100' UTILIITY EASEMENT BY COMPUTER

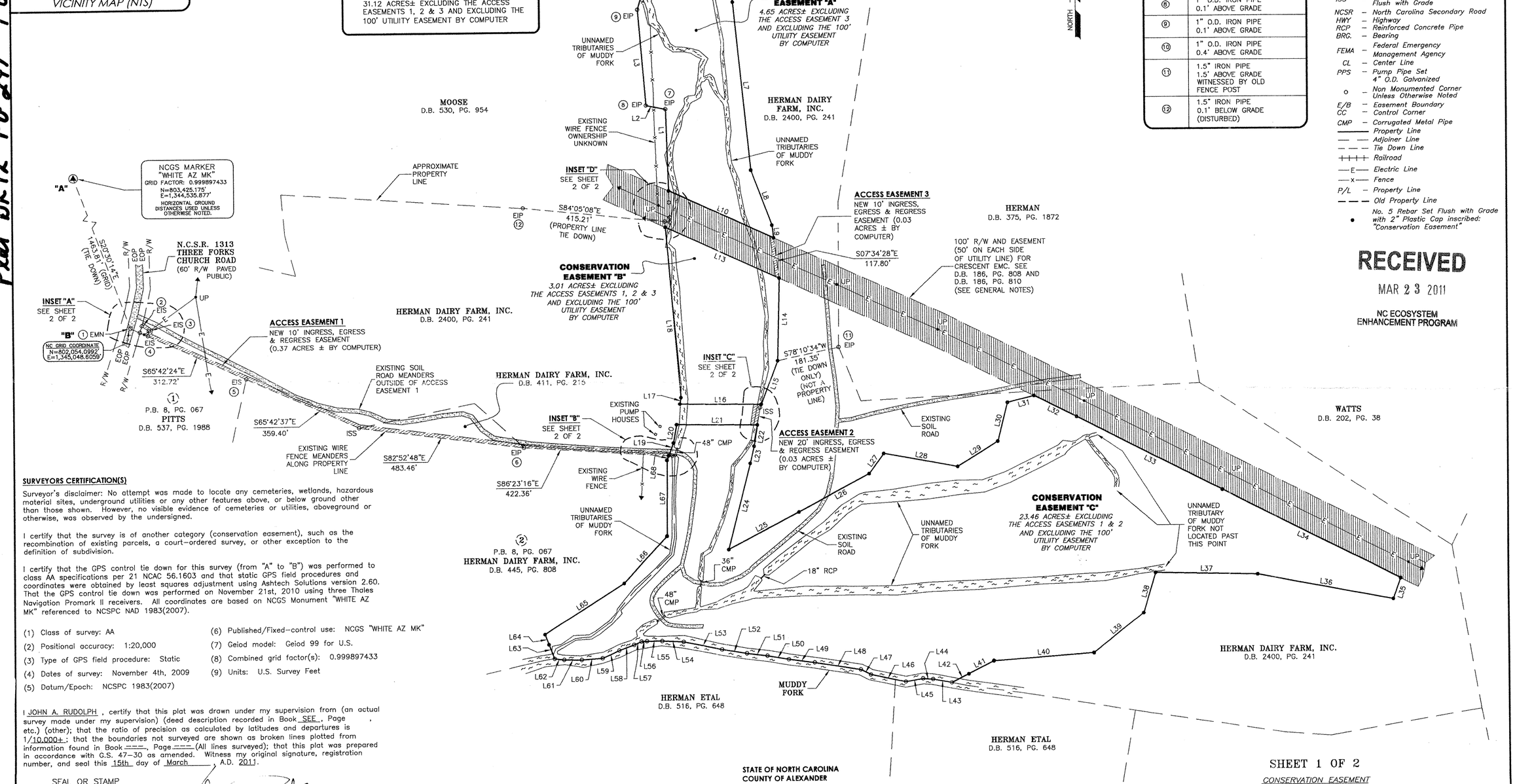
TOTAL CONSERVATION EASEMENT
31.12 ACRES± EXCLUDING THE ACCESS EASEMENTS 1, 2 & 3 AND EXCLUDING THE 100' UTILIITY EASEMENT BY COMPUTER

METADATA CORNER DESCRIPTIONS

CORNER #	DESCRIPTION
1	MAG NAIL 0.1' BELOW GRADE
2 THRU 4	No. 4 REBAR FLUSH WITH GRADE
5	No. 5 REBAR 0.1' BELOW GRADE
6	3/4" O.D. IRON PIPE 0.1' BELOW GRADE
7	1" O.D. IRON PIPE 0.4' ABOVE GRADE
8	1" O.D. IRON PIPE 0.1' ABOVE GRADE
9	1" O.D. IRON PIPE 0.1' ABOVE GRADE
10	1" O.D. IRON PIPE 0.4' ABOVE GRADE
11	1.5" IRON PIPE 1.5' ABOVE GRADE WITNESSED BY OLD FENCE POST
12	1.5" IRON PIPE 0.1' BELOW GRADE (DISTURBED)

LEGEND:

- EIS – Existing Iron Stake Flush with Ground
- EIP – Existing Iron Pipe
- NMC – Non Monumented Corner
- ECM – Existing Concrete Monument
- R/W – Right-Of-Way
- UP – Utility Pole
- EOP – Edge Of Pavement
- N/F – Now or Formerly
- ECRM – Existing Concrete R/W Monument
- EPK – Existing PK Nail
- PKS – PK Nail Set
- IPS – Iron Pipe Set (1" O.D.)
- W.B. – Will Book
- CC – Control Corner
- D.B. – Deed Book
- PG. – Page
- NCDOT – North Carolina Department of Transportation
- ISS – Iron Stake Set, No. 5 ReBar Flush with Grade
- NCSR – North Carolina Secondary Road
- HWY – Highway
- RCP – Reinforced Concrete Pipe
- BRG. – Bearing
- FEMA – Federal Emergency Management Agency
- CL – Center Line
- PPS – Pump Pipe Set 4" O.D. Galvanized
- o – Non Monumented Corner Unless Otherwise Noted
- E/B – Easement Boundary
- CC – Control Corner
- CMP – Corrugated Metal Pipe
- Property Line
- Adjoiner Line
- Tie Down Line
- Railroad
- —E— Electric Line
- —x— Fence
- P/L – Property Line
- Old Property Line
- ● No. 5 Rebar Set Flush with Grade with 2" Plastic Cap inscribed: "Conservation Easement"



SURVEYORS CERTIFICATION(S)

Surveyor's disclaimer: No attempt was made to locate any cemeteries, wetlands, hazardous material sites, underground utilities or any other features above, or below ground other than those shown. However, no visible evidence of cemeteries or utilities, aboveground or otherwise, was observed by the undersigned.

I certify that the survey is of another category (conservation easement), such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

I certify that the GPS control tie down for this survey (from "A" to "B") was performed to class AA specifications per 21 NCAC 56.1603 and that static GPS field procedures and coordinates were obtained by least squares adjustment using Ashtech Solutions version 2.60. That the GPS control tie down was performed on November 21st, 2010 using three Thales Navigation Promark II receivers. All coordinates are based on NCGS Monument "WHITE AZ MK" referenced to NCSPC NAD 1983(2007).

(1) Class of survey: AA
(2) Positional accuracy: 1:20,000
(3) Type of GPS field procedure: Static
(4) Dates of survey: November 4th, 2009
(5) Datum/Epoch: NCSPC 1983(2007)
(6) Published/Fixed-control use: NCGS "WHITE AZ MK"
(7) Geiod model: Geiod 99 for U.S.
(8) Combined grid factor(s): 0.999897433
(9) Units: U.S. Survey Feet

I JOHN A. RUDOLPH, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book SEE, Page , etc.) (other); that the ratio of precision as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book ---, Page --- (All lines surveyed); that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 15th day of March, A.D. 2011.

SEAL OR STAMP
NORTH CAROLINA PROFESSIONAL SEAL L-4194 LAND SURVEYOR JOHN A RUDOLPH

Surveyor L-4194

FIRM LICENSE No.: C-2111 K2 DESIGN GROUP, P.A. CORPORATE SEAL 2000 NORTH CAROLINA

DRAWN BY:	FGR
DATE:	2/15/11
DWG. NO.:	RSS0B3MR11
SURVEYED BY:	J.A.R.

K2 DESIGN GROUP, P.A.
5688 U.S. Hwy. 70 East
Goldsboro, NC 27534
Tel.: (919) 751-0075
Fax: (919) 778-9087
k2design@suddenlink.net

RESTORATION SYSTEMS, LLC
1101 HAYNES STREET
SUITE 211
RALEIGH, NC 27604

STATE OF NORTH CAROLINA
COUNTY OF ALEXANDER

Filed for registration at _____ M. _____, 2011 in the Register of Deeds Office. Recorded in P.C. _____, SL. _____.

Register of Deeds _____ By _____

STATE OF NORTH CAROLINA
COUNTY OF ALEXANDER

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

3/17/11 Date — Seth A. Harris Review Officer

RECEIVED
MAR 23 2011
NC ECOSYSTEM ENHANCEMENT PROGRAM

SHEET 1 OF 2

CONSERVATION EASEMENT

FOR

STATE OF NORTH CAROLINA, ECOSYSTEM ENHANCEMENT PROGRAM

EEP PROJECT ID 94642

HERMAN DAIRY FARM SITE

SPO FILE No. 02-K
CONTRACT No. 003271

TAYLORSVILLE TOWNSHIP — ALEXANDER COUNTY — NORTH CAROLINA

200 100 0 200 400 600

GRAPHIC SCALE 1" =200'

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Plat Bk 12 Pg 247 Pg 2 of 2

FILED
BOOK 12 PAGE 247
2011 MAR 17 PM 1:36
Benjamin W. Pierce
REGISTER OF DEEDS
ALEXANDER COUNTY, NC

LEGEND:

EIS	–	Existing Iron Stake Flush with Ground
EIP	–	Existing Iron Pipe
NMC	–	Non Monumented Corner
ECM	–	Existing Concrete Monument
R/W	–	Right-Of-Way
UP	–	Utility Pole
EOP	–	Edge Of Pavement
N/F	–	Now or Formerly
ECRM	–	Existing Concrete R/W Monument
EPK	–	Existing PK Nail
PKS	–	PK Nail Set
IPS	–	Iron Pipe Set (1" O.D.)
W.B.	–	Will Book
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ISS	–	Iron Stake Set, No. 5 ReBar Flush with Grade
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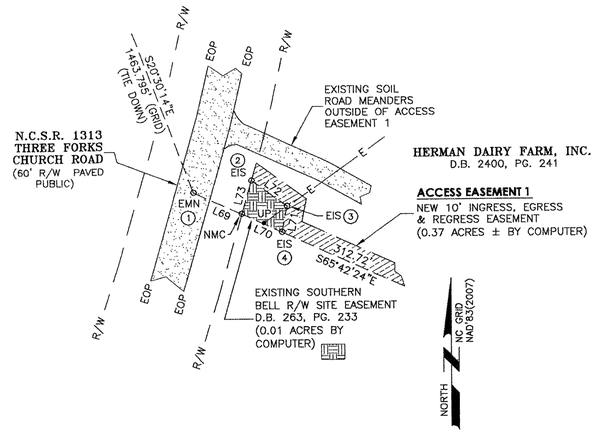
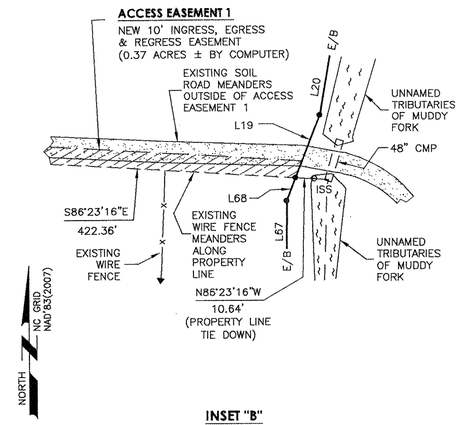
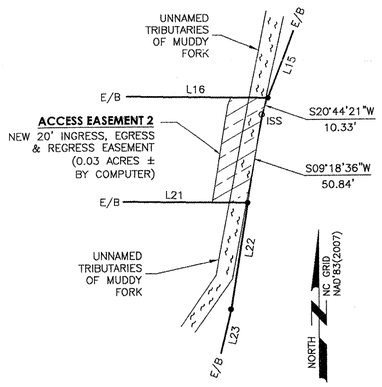
BRG.	–	Bearing
FEMA	–	Federal Emergency Management Agency
CL	–	Center Line
PPS	–	Pump Pipe Set 4" O.D. Galvanized
○	–	Non Monumented Corner Unless Otherwise Noted
E/B	–	Easement Boundary
CC	–	Control Corner
CMP	–	Corrugated Metal Pipe
———		Property Line
—— ——		Adjoiner Line
— — —		Tie Down Line
++++		Railroad
—E—		Electric Line
—x—		Fence
P/L	–	Property Line
— — —		Old Property Line
•		No. 5 Rebar Set Flush with Grade with 2" Plastic Cap inscribed: "Conservation Easement"



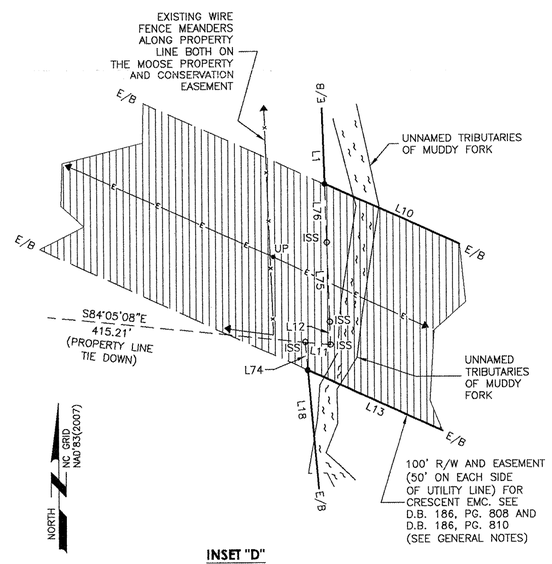
INSET "A"
1 = 60'



INSET "B"
1 = 60'



INSET "C"
1 = 60'



INSET "D"
1 = 60'

LINE DATA ALONG CONSERVATION EASEMENT "A"

LINE	LENGTH	BEARING
L1	239.22'	N01°47'17"W
L2	57.77'	N78°47'17"W
L3	280.45'	N04°39'45"W
L4	181.45'	N15°26'51"E
L5	209.44'	N87°50'24"E
L6	164.43'	S07°27'23"E
L7	493.59'	S05°49'04"E
L8	171.94'	S20°31'15"E
L9	36.75'	S07°34'28"E
L10	337.12'	N65°40'13"W

LINE DATA ALONG CONSERVATION EASEMENT "B"

LINE	LENGTH	BEARING
L13	365.31'	S65°40'13"E
L14	239.86'	S01°29'16"W
L15	136.42'	S20°44'21"W
L16	239.68'	N89°10'40"W
L17	18.74'	N09°42'45"E
L18	497.71'	N04°49'18"W

LINE DATA ALONG CONSERVATION EASEMENT "C"

LINE	LENGTH	BEARING
L19	38.60'	N21°18'16"E
L20	52.71'	N09°42'45"E
L21	238.05'	S89°10'40"E
L22	60.63'	S09°18'36"W
L23	50.89'	S13°28'51"W
L24	256.18'	S14°25'37"W
L25	231.45'	N62°16'45"E
L26	231.45'	N62°16'45"E
L27	71.78'	N36°24'10"E
L28	218.55'	S79°46'57"E
L29	137.32'	N58°36'39"E
L30	115.28'	N14°22'53"E
L31	79.81'	N75°57'50"E
L32	138.29'	S63°22'14"E
L33	472.37'	S63°33'42"E
L34	577.96'	S63°30'35"E
L35	62.93'	S20°13'29"W
L36	400.66'	N79°29'06"W
L37	297.46'	N88°52'36"W
L38	120.01'	S16°56'49"W
L39	184.19'	S52°02'52"W
L40	292.79'	S85°48'09"W
L41	81.93'	S63°00'50"W
L42	55.64'	S63°00'50"W
L43	55.55'	N79°35'54"W
L44	28.98'	N85°04'00"W
L45	51.20'	S80°01'04"W
L46	104.03'	N78°09'38"W
L47	32.44'	N62°50'00"W
L48	135.86'	N80°56'37"W
L49	75.40'	N82°38'16"W
L50	63.38'	N80°20'03"W
L51	60.05'	N83°22'52"W
L52	73.65'	N80°42'46"W
L53	116.19'	N78°45'13"W
L54	62.24'	N87°16'30"W
L55	44.61'	S89°45'28"W
L56	15.73'	S86°48'17"W
L57	23.56'	S66°56'09"W
L58	46.02'	S70°25'43"W
L59	53.07'	S66°04'01"W
L60	61.01'	S86°02'19"W
L61	50.81'	N89°21'40"W
L62	28.19'	N83°18'12"W
L63	43.11'	N21°55'28"W
L64	30.77'	N21°55'28"W
L65	273.69'	N57°53'27"E
L66	183.98'	N43°10'39"E
L67	218.50'	N00°10'17"E
L68	14.15'	N21°18'16"E

LINE DATA ALONG SOUTHERN BELL R/W SITE EASEMENT AND ACCESS EASEMENT 1

LINE	LENGTH	BEARING
L70	25.10'	S65°43'48"E
L71	15.02'	N10°50'13"E
L72	25.02'	N53°46'19"W
L73	20.00'	S16°01'56"W

LINE DATA ALONG TIE DOWN LINES

LINE	LENGTH	BEARING
L11	14.41'	S84°05'08"E
L12	12.81'	N01°47'17"W
L69	30.30'	S65°43'48"E
L74	15.97'	N04°49'18"W
L75	44.55'	N01°47'17"W
L76	33.41'	N01°47'17"W

NORTH CAROLINA PROFESSIONAL SEAL L-4194 LAND SURVEYOR JOHN A. RUDOLPH
03/15/2011

GENERAL NOTES:

1) NCGS MARKER "WHITE AZ MK" USED FOR BOTH HORIZONTAL AND VERTICAL CONTROL. (PID-FA5415).

2) ALL HORIZONTAL DATA IS REFERENCED TO N.C. STATE PLANE COORDINATES NAD 83(2007).

3) CRESCENT EMC AND DAVIDSON EMC COMBINED TO FORM ENERGY UNITED EMC IN 1998. THE WIDTH OF THE UTILITY EASEMENT/RIGHT-OF-WAY FOR OVERHEAD POWER LINES WAS PROVIDED BY ENERGY UNITED EMC ON 12/07/10, HAVING A WIDTH OF 40'(1-800-522-3793). UPON COMPLETION OF AN OPINION ON TITLE BY SCHELL, BRAY, AYCOCK, ABEL & LIVINGSTON, PLLC, A DEED REFERENCE WAS FOUND INDICATING A WIDTH OF 100' AS SHOWN ON PLAT.

4) NO TREES WITH A HEIGHT OF OVER 22' AT MATURITY SHALL BE PLANTED NEAR THE UTILITY EASEMENT/RIGHT-OF-WAY PER ENERGY UNITED EMC ON 12/07/10.

STATE OF NORTH CAROLINA
COUNTY OF ALEXANDER

Filed for registration at _____ M. _____, 2011 in the Register of Deeds Office. Recorded in P.C. _____, SL. _____.

Register of Deeds _____ By _____

STATE OF NORTH CAROLINA
COUNTY OF ALEXANDER

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

3/17/11 Seth A. Harris
Date Review Officer

SHEET 2 OF 2

CONSERVATION EASEMENT

FOR

STATE OF NORTH CAROLINA, ECOSYSTEM ENHANCEMENT PROGRAM

EEP PROJECT ID 94642

HERMAN DAIRY FARM SITE

SPO FILE No. 02-K
CONTRACT No. 003271

TAYLORSVILLE TOWNSHIP ALEXANDER COUNTY NORTH CAROLINA

200 100 0 200 400 600

GRAPHIC SCALE 1" =200'

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