FILED
ANSON COUNTY, NC
JOANNE S. HUNTLEY
REGISTER OF DEEDS

FILED	Sep 14, 2016
AT	10:45 am
BOOK	01128
START PAGE	0206
END PAGE	0208
INSTRUMENT #	01579
RECORDING	$26.00
EXCISE TAX	(None)

STATE OF NORTH CAROLINA
COUNTY OF ANSON
SPO 04-C
DMS SITE 95351

PARTIAL RELEASE OF A 0.04 ACRE AND A 0.02 ACRE SECTION OF A CONSERVATION EASEMENT
(Deed Book 01054, Page 155)

THIS PARTIAL RELEASE OF EASEMENT, is made as of the date set forth in the notary acknowledgement below, by the STATE OF NORTH CAROLINA through the Department of Administration, State Property Office, 116 W. Jones Street, Raleigh. NC 276603-8003, hereinafter party of the first part and Alan Dale McRae, (unmarried), whose address is 151 Bailey Road, Wadesboro, NC 28170, hereinafter party of the second part,

WITNESSETH:

THAT, WHEREAS Alan Dale McRae conveyed a conservation Easement to the State of NC covering 8.97+/- acres for the Brown Creek Tributaries Restoration Project in an instrument executed on December 19th, 2013, and recorded in Deed Book 01054, Page 155, Anson County Registry, and;

WHEREAS, the State of NC has agreed to release two small sections of the property described herein from said Conservation Easement as conveyed in Deed Book 01054, Page 155 that were not intended to be included and to remedy management issues for the described areas as shown on attached **"Exhibit A"**.

NOW, THEREFORE, the party of the first part in consideration of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases and forever quitclaims unto the party of the second part, their heirs and assigns, all right, title, claim and interest of the party of the first part in and to those two sections of land identified as "Abandoned Existing Conservation Easement 0.04 Acres and Abandoned Existing Conservation Easement 0.02 Acres on a Map of Survey by J. David Lee, III PLS, and attached as Exhibit "A".

See attached **"Exhibit A"** for above referenced map and legal description of the areas to be released.

TO HAVE AND TO HOLD, the aforesaid tract of land, together with all privileges and appurtenances thereunto belonging, to it, the said party of the second part, its heirs, successors and assigns free, and discharged from the aforementioned Conservation Easement.

IN TESTIMONY WHEREOF, the STATE OF NORTH CAROLINA has caused this instrument to be executed in its name by Tim Walton, State Property Office Director, NC Department of Administration.

STATE OF NORTH CAROLINA

By: _____

Tim Walton,
State Property Office Director

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, R. Michael Moser, a Notary Public in and for the aforesaid County of Wake and the State of North Carolina, do certify that Tim Walton, personally came before me this day and acknowledged that he is Director, State Property Office, Department of Administration, State of North Carolina, and that by authority duly given and as the act of the State, has signed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal, this the 18th day of August, 2016.

_____

Notary Public

Print name: R. Michael Moser

My Commission Expires: 9/30/17

R. Michael Moser
NOTARY
PUBLIC
Wake County, NC

"Exhibit A"

LEGEND

- EASEMENT MONUMENT SET (EEP STANDARD ALUMINUM CAP AND REBAR)
- PROPERTY CORNER
- GPS (OPUS) ESTABLISHED POINT
- GPS (VRS) ESTABLISHED POINT
- SURVEYED BOUNDARY LINE
- NON SURVEYED LINE
- EASEMENT LINE
- CENTER OF CREEK
- TIE LINE
- ABANDONED EASEMENT LINE

DB = DEED BOOK
PG = PAGE
R/W = RIGHT OF WAY

I, J. David Lee, II, NCPLS L- 4175, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated as drawn from information found in Deed Book (See References); that the ratio of precision as calculated is 1/116,072; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, registration number and seal this 11th day of May, A.D., 2016.

J. David Lee, II, NCPLS L- 4175

NORTH CAROLINA PROFESSIONAL SEAL L-4175 LAND SURVEYOR J. DAVID LEE II

NOTES:

1. All lines traversed with an ratio of precision of 1:116,072.
2. North Carolina Geodetic Monuments were not found within 2000'.
3. Easements and Right-of-Ways not surveyed unless shown on the map.
4. If this map does not have an original signature and seal, this map is not valid.
5. This map is for RECORDATION.
6. Underground utilities, tanks, and or lines not surveyed unless noted otherwise.
7. Boundary corners not occupied unless noted otherwise.
8. It is understood that the lines not surveyed are checked with adjoining deed and as traversed.
9. All curves by chord unless noted otherwise.
10. Area computed by coordinate method.
11. The right(s) of non-exclusive ingress, egress, and regress over and along any and all existing paths/roads transecting the subject property are reserved by the Grantor(s) and the Grantee(s) of the Conservation Easements for the uses and purposes not inconsistent with the uses of Conservation Easement Area 1 thru 8, described hereon for Conservation Easement purposes.

I, J. David Lee, II, NCPLS L-4175, certify to one or more of the following as indicated thus (X):

State of North Carolina

(X) That this plat is of a survey of another category, such as the recombination of parcels, a court-ordered survey or other exception to the definition of subdivision.

J. David Lee, II, NCPLS L-4175

NORTH CAROLINA PROFESSIONAL SEAL L-4175 LAND SURVEYOR J. DAVID LEE II

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

NGS OPUS SOLUTION

MEC #1
LAT: 35 2 43.28072 0.014(m)
E LON: 279 58 40.02849 0.020(m)
W LON: 80 1 19.97151 0.020(m)
EL HGT: 37.841(m) 0.056(m)
ORTHO HGT: 68.556(m) 0.096(m)

BASE STATIONS USED

PID DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
DG7402 NCPO POLKTON CORS ARP	N345933.172	W0801037.857	15309.1
DM3995 NCRO ROCKINGHAM CORS ARP	N345751.987	W0794747.740	22466.8
DK4045 NCTR TROY CORS ARP	N352201.845	W0795212.770	38294.0

NEAREST NGS PUBLISHED CONTROL POINT
AG9799 38 WSM N350350.592 W0800131.994 2103.6

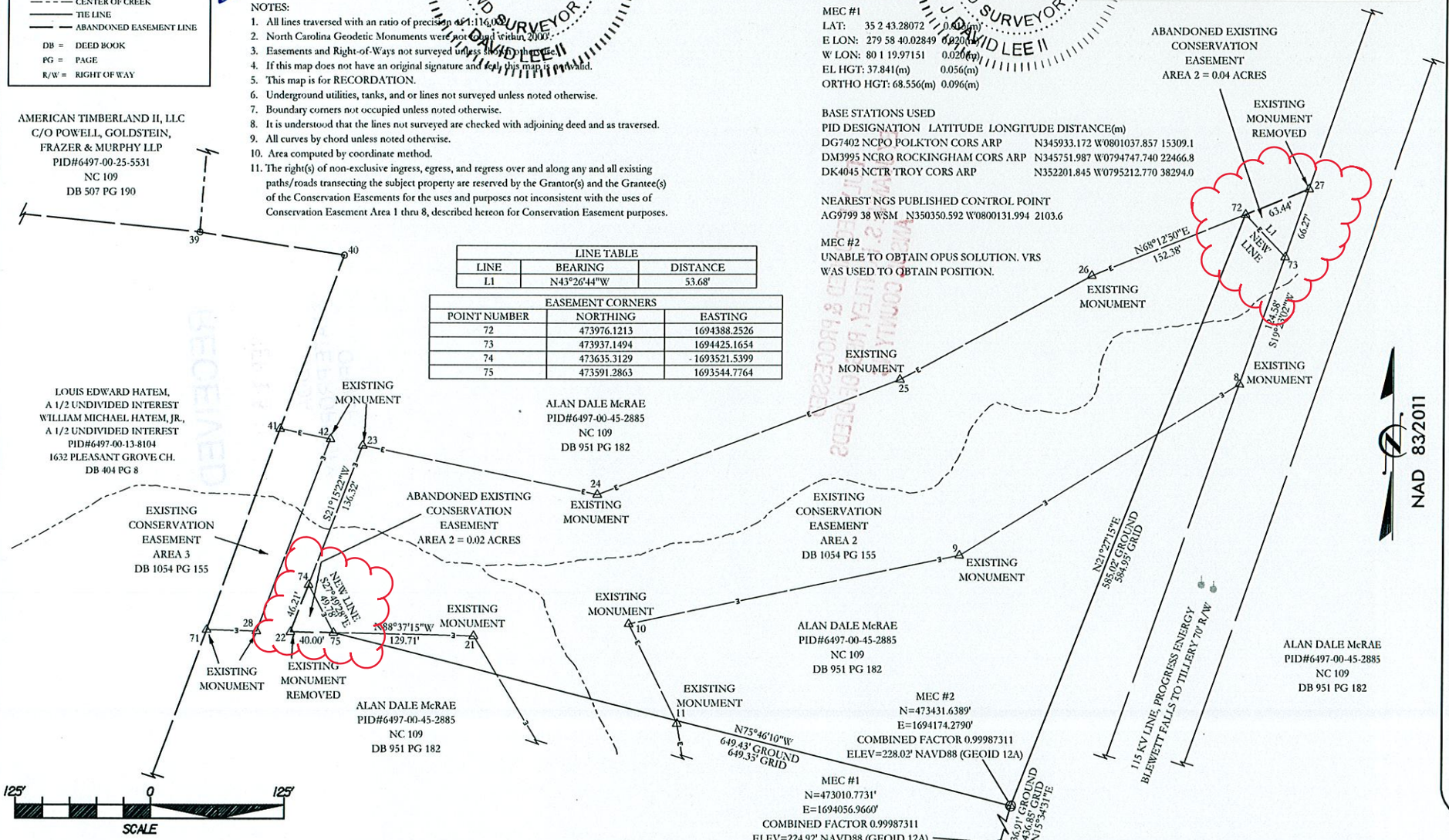
MEC #2
UNABLE TO OBTAIN OPUS SOLUTION. VRS WAS USED TO OBTAIN POSITION.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N43°26'44"W	53.68'

EASEMENT CORNERS

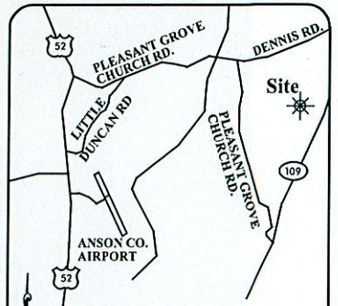
POINT NUMBER	NORTHING	EASTING
72	473976.1213	1694388.2526
73	473937.1494	1694425.1654
74	473635.3129	- 1693521.5399
75	473591.2863	1693544.7764



"BROWN CREEK TRIBUTARIES PROJECT - UT4"
CONSERVATION EASEMENT SURVEY
FOR
THE STATE OF NORTH CAROLINA
ECOSYSTEM ENHANCEMENT PROGRAM

ON THE PROPERTY OF
ALAN DALE McRAE

ANSONVILLE & WADESBORO TOWNSHIP
ANSON COUNTY, NORTH CAROLINA



VICINITY MAP
NTS

EEP Site ID	95351
SPO Number	04-B, 04-C & 04-G
Mulkey Job Number	2012070.00
Survey Dates	09/09/2012 - 04/19/2015
Scale	1" = 125'

Deed References:	
DB 951; PG 182	DB 404; PG 8
DB 507; PG 190	

No.	Revision/Issue	Date

CALYX ENGINEERS + CONSULTANTS
7500 EAST INDEPENDENCE BOULEVARD, SUITE 100
CHARLOTTE, NC 28227
phone: 704.537.7300 CALYXengineers.com
NC License # F-1333
Formerly Mulkey Engineers & Consultants

SHEET 1 of 1

3