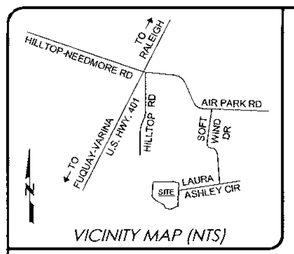


VICINITY MAP (NTS)

DEED REFERENCE(S):

BEING A PORTION OF THE PROPERTY RECORDED IN D.B. 11251, PG. 2366 OF THE WAKE COUNTY REGISTER OF DEEDS.

MAP REFERENCE(S):

BEING TRACTS "2-A" & "2-B" RECORDED IN B.M. 2005, PG. 2119 OF THE WAKE COUNTY REGISTER OF DEEDS.

CURRENT OWNER

PEPPERWOOD FARMS, LLC
PER D.B. 11251, PG. 2366

FEMA FLOOD STATEMENT:

A PORTION OF THE AREA REPRESENTED BY THIS PLAT IS LOCATED IN A FLOOD HAZARD BOUNDARY ACCORDING TO FEMA MAP NUMBER(S) 3720068700J, ZONE(S): SHADED X, AE, DATED: MAY 2, 2006.

LEGEND:

ISS - IRON STAKE SET
ECM - EXISTING CONCRETE MARKER
EIP - EXISTING IRON PIPE
EN - EXISTING NAIL
MNS - MAG NAIL SET
EIS - EXISTING IRON STAKE
EPP - EXISTING PUMP PIPE
PPS - PUMP PIPE SET
NMC - NON-MONUMENTED CORNER
R/W - RIGHT OF WAY
EOP - EDGE OF PAVEMENT
E/B - EASEMENT BOUNDARY
CL - CENTERLINE
UP - UTILITY POLE
B.M. - BOOK OF MAP
D.B. - DEED BOOK
PG. - PAGE
○ No. 5 REBAR FLUSH WITH GRADE
CONSERVATION EASEMENT LINE
TIE DOWN LINE
RIGHT OF WAY LINE OR ADJOINER LINE
PLOTTED PROPERTY LINE
E UTILITY LINE
CENTERLINE OF NEW 20' INGRESS, EGRESS, REGRESS UTILITY EASEMENT
ACCESS EASEMENTS

GENERAL NOTES:

1) NOTE: NO ABSTRACT NITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON (SEE REFERENCES). THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.

2) ALL IRON STAKES SET ON CONSERVATION EASEMENT HAVE AN ALUMINUM 3 1/4" CAP INSCRIBED: "STATE OF NORTH CAROLINA CONSERVATION EASEMENT".

3) ALL CORNERS ON NORTH CAROLINA CONSERVATION EASEMENT ARE WITNESSED BY A METAL U-POST WITH SIGN.

4) ONLY CORNER #502 IS A TRUE NORTH CAROLINA STATE PLANE COORDINATE. COORDINATES SHOWN ARE BASED ON GROUND DISTANCES TO MATCH PLAT.

5) THE NCSPC SHOWN ON EIP (502) WERE OBTAINED FROM AN NGS OPUS SOLUTION. THIS OBSERVATION WAS STARTED ON 2013/08/21 13:17:00 AND ENDED ON 2013/08/21 16:08:00 USING A TOPCON HYPERLITE PLUS GPS UNIT. THE COMBINED FACTOR IS 0.99986464 (GEOID 2012a CONUS). THE DATUM IS NAD '83(2011). THE FOLLOWING BASE STATIONS WERE USED IN THE OPUS SOLUTION:

PID	DESIGNATION	LATITUDE	LONGITUDE
DL3891	NCJL JORDAN LAKE CORS ARP	N354652.496	W0790203.927
AM7024	SNFD SANFORD CORS ARP	N352824.677	W0790928.984
DG5759	NCLI LILLINGTON 2004 CORS ARP	N352512.546	W0784840.339

6) STREAMS SHOWN ARE THE EDGE OF WATER TO EDGE OF WATER AT TIME OF SURVEY.

COORDINATES ALONG SECTION "A"

PT	NORTHING	EASTING
105	679436.9724	2085121.9083
106	679358.6574	2085121.9689
107	679278.3798	2085087.4207
108	679218.2959	2085061.1556
109	679176.6866	2085043.5537
110	679089.3491	2084993.7598
111	679052.0592	2084940.9079
112	679032.4881	2084899.4836
113	679027.0998	2084836.6694
114	679148.1515	2084835.9616
115	679145.4642	2084874.5175
116	679168.6620	2084900.5530
117	679230.6569	2084942.6039
118	679286.2913	2084958.8420
119	679345.6940	2084980.8182
120	679376.5494	2085006.5490
121	679468.2675	2085004.0170

NOTE: ONLY CORNER #502 IS A TRUE NORTH CAROLINA STATE PLANE COORDINATE. COORDINATES SHOWN ARE BASED ON GROUND DISTANCES TO MATCH PLAT.

COORDINATES ALONG SECTION "B"

PT	NORTHING	EASTING
122	679528.2575	2085011.8830
123	679517.8164	2084957.9179
124	679682.4646	2084895.0867
125	679731.4662	2084808.0206
126	679764.7902	2084785.1377
127	679808.2260	2084781.3218
128	679754.9906	2085001.7512
129	679683.5144	2085060.3888
130	679644.4449	2085079.7353
131	679562.1148	2085130.9808
132	679498.4223	2085124.2746

NOTE: ONLY CORNER #502 IS A TRUE NORTH CAROLINA STATE PLANE COORDINATE. COORDINATES SHOWN ARE BASED ON GROUND DISTANCES TO MATCH PLAT.

COORDINATES ALONG SECTION "C"

PT	NORTHING	EASTING
133	679610.9229	2083928.5705
134	679523.2609	2083904.2454
135	679441.1017	2083885.8921
136	679417.2498	2083888.2135
137	679384.3097	2083894.9935
138	679370.8752	2083779.2463
139	679402.4585	2083777.1799
140	679441.9787	2083771.9755
141	679550.3381	2083792.4520
142	679625.1210	2083815.1477
143	679621.2646	2083876.4310

NOTE: ONLY CORNER #502 IS A TRUE NORTH CAROLINA STATE PLANE COORDINATE. COORDINATES SHOWN ARE BASED ON GROUND DISTANCES TO MATCH PLAT.

COORDINATES ALONG SECTION "D"

PT	NORTHING	EASTING
144	679684.0101	2083834.6878
145	679730.8669	2083844.2700
146	679771.0173	2083867.6097
156	679765.9760	2084000.9269
157	679735.8267	2084002.5003
158	679691.8782	2083956.5044
159	679667.1247	2083953.6129
160	679680.8952	2083884.1860

NOTE: ONLY CORNER #502 IS A TRUE NORTH CAROLINA STATE PLANE COORDINATE. COORDINATES SHOWN ARE BASED ON GROUND DISTANCES TO MATCH PLAT.

COORDINATES ALONG SECTION "E"

PT	NORTHING	EASTING
161	679480.1935	2083311.5769
162	679446.2251	2083329.0339
163	679408.5548	2083385.3599
164	679398.9540	2083413.0782
165	679365.1477	2083462.2789
166	679331.4022	2083464.2454
167	679304.1305	2083477.8064
168	679251.8212	2083472.6749
169	679230.8560	2083468.6748
170	679196.3157	2083464.7513
171	679207.2478	2083353.0728
172	679238.5754	2083354.2031
173	679276.1301	2083357.7395
174	679304.2498	2083322.4124
175	679322.1108	2083307.4751
176	679352.9261	2083257.5981
177	679381.4794	2083235.3054
178	679427.1932	2083208.7860

NOTE: ONLY CORNER #502 IS A TRUE NORTH CAROLINA STATE PLANE COORDINATE. COORDINATES SHOWN ARE BASED ON GROUND DISTANCES TO MATCH PLAT.

COORDINATES ALONG SECTION "F"

PT	NORTHING	EASTING
179	679478.6998	2083177.7558
180	679517.2237	2083156.1667
181	679582.8027	2083143.9788
182	679638.7162	2083122.0471
183	679674.1511	2083107.0092
184	679702.4036	2083089.5398
185	679754.4089	2083069.6320
186	679782.8087	2083050.4639
187	679801.5652	2083059.7714
196	679796.0360	2083205.9903
197	679764.2033	2083200.0343
198	679724.7938	2083220.9728
199	679702.2761	2083220.5531
200	679685.7562	2083236.3795
201	679655.1607	2083258.0912
202	679633.3067	2083273.5996
203	679601.8460	2083278.2381
204	679556.8852	2083269.6822
205	679533.1827	2083283.4221

NOTE: ONLY CORNER #502 IS A TRUE NORTH CAROLINA STATE PLANE COORDINATE. COORDINATES SHOWN ARE BASED ON GROUND DISTANCES TO MATCH PLAT.

LINE DATA ALONG SECTION "A"

LINE	LENGTH	BEARING
L105	78.31'	S00°02'40"E
L106	87.40'	S23°17'06"W
L107	65.57'	S23°36'43"W
L108	45.18'	S22°55'47"W
L109	100.53'	S29°41'20"W
L110	64.68'	S54°47'42"W
L111	45.81'	S64°42'41"W
L112	63.04'	S85°05'49"W
L113	121.05'	N00°20'06"W
L114	38.65'	S86°00'47"E
L115	34.87'	N48°17'55"E
L116	74.91'	N34°08'56"E
L117	57.96'	N16°16'16"E
L118	63.34'	N20°18'08"E
L119	40.18'	N39°49'31"E
L120	91.75'	N01°34'53"W
L121	10.08'	S75°08'00"E
L122	111.89'	S75°08'00"E

LINE DATA ALONG SECTION "B"

LINE	LENGTH	BEARING
L123	104.56'	N31°04'18"W
L124	90.15'	N44°11'00"W
L125	99.91'	N60°37'44"W
L126	40.42'	N34°28'36"W
L127	43.60'	N05°01'14"W
L128	226.77'	S76°25'21"E
L129	92.45'	S39°21'53"E
L130	43.60'	S26°20'38"E
L131	96.98'	S31°53'59"E
L132	64.04'	S06°00'38"W
L133	106.20'	N75°08'00"W
L134	10.08'	N75°08'00"W

LINE DATA ALONG SECTION "C"

LINE	LENGTH	BEARING
L135	90.97'	S15°30'31"W
L136	84.18'	S12°35'33"W
L137	23.96'	S05°33'32"E
L138	33.63'	S11°37'50"E
L139	116.52'	S83°22'46"W
L140	31.65'	N03°44'36"W
L141	39.86'	N07°30'08"W
L142	110.28'	N10°42'03"E
L143	78.15'	N16°52'57"E
L144	61.40'	S86°23'57"E
L145	42.90'	S78°46'53"E
L146	10.25'	S78°46'53"E

LINE DATA ALONG SECTION "D"

LINE	LENGTH	BEARING
L147	47.83'	N11°33'27"E
L148	46.44'	N30°10'11"E
L164	133.41'	S87°50'04"E
L158	30.19'	S02°59'15"E
L159	63.62'	S46°18'14"W
L160	24.92'	S06°39'45"W
L161	10.25'	N78°46'53"W
L162	60.52'	N78°46'53"W
L163	49.60'	N86°23'57"W

LINE DATA ALONG SECTION "E"

LINE	LENGTH	BEARING
L165	38.19'	S27°11'58"E
L166	67.76'	S56°13'33"E
L167	29.33'	S70°53'43"E
L168	59.70'	S55°30'24"E
L169	33.80'	S03°20'06"E
L170	30.46'	S26°26'21"E
L171	52.56'	S05°36'10"W
L172	21.34'	S10°48'07"W
L173	34.76'	S06°28'50"W
L174	112.21'	N84°24'33"W
L175	31.35'	N02°03'59"E
L176	37.72'	N05°22'46"E
L177	45.15'	N51°28'51"W
L178	23.28'	N39°54'22"W
L179	58.63'	N58°17'28"W
L180	36.23'	N37°58'50"W
L181	52.85'	N30°07'07"W
L182	115.65'	N62°43'26"E

LINE DATA ALONG SECTION "F"

LINE	LENGTH	BEARING
L183	44.16'	N29°16'00"W
L184	66.70'	N10°31'42"W
L185	60.06'	N21°25'02"W
L186	38.49'	N22°59'44"W
L187	33.22'	N31°43'47"W
L188	55.69'	N20°56'49"W
L189	34.26'	N34°01'01"W
L190	20.94'	N26°23'31"E
L210	146.32'	S87°50'04"E
L200	32.39'	S10°35'52"W
L201	44.63'	S27°58'55"E
L202	22.52'	S01°04'04"W
L203	22.88'	S43°46'18"E
L204	37.52'	S35°21'39"E
L205	26.80'	S35°21'39"E
L206	31.80'	S08°23'14"E
L207	45.77'	S10°46'28"W
L208	27.40'	S30°06'00"E
L209	118.89'	S62°43'26"W

LINE DATA ALONG CENTERLINE OF NEW 20' INGRESS, EGRESS, REGRESS AND UTILITY EASEMENT

LINE	LENGTH	BEARING
L601	74.92'	S71°00'58"W
L602	53.34'	S64°24'39"W
L603	47.07'	S53°17'51"W
L604	41.36'	S22°18'59"W
L605	64.86'	S03°04'01"W
L606	190.60'	S02°09'20"E
L607	63.30'	S07°46'25"E
L608	67.36'	S25°05'27"E
L609	131.26'	S03°07'24"W
L610	298.26'	S71°19'54"E
L611A	113.69'	S75°08'00"E
L611B	123.08'	S75°08'00"E
L612	211.41'	S76°27'05"E
L613	47.10'	S69°30'37"E
L614	72.38'	S49°20'03"E
L615	30.10'	S64°02'09"E
L616	90.51'	S78°42'06"E
L617	46.24'	S86°03'37"E
L618	85.30'	N81°03'01"E
L619	60.41'	N83°22'30"E
L620	154.53'	N83°22'30"E
L621	67.25'	S17°43'24"E
L622	63.88'	N83°22'30"E
L623	224.13'	N88°08'59"E
L624	250.60'	N88°08'50"E
L625	559.01'	N88°07'18"E
L626	31.27'	S14°29'58"W

LINE DATA ALONG CENTERLINE OF NEW 20' INGRESS, EGRESS, REGRESS AND UTILITY EASEMENT

LINE	LENGTH	BEARING
L627	60.31'	S79°34'26"W
L628	57.16'	S75°13'21"W
L629	104.87'	N86°11'08"W
L630	57.21'	N47°16'04"W
L631	69.32'	S58°37'36"W
L632	55.46'	S81°22'39"W
L633	203.34'	N83°53'19"W
L634	119.03'	N78°46'53"W
L635	51.71'	N78°46'53"W
L636	96.97'	N86°23'57"W
L637	335.22'	N82°56'25"W
L638	41.42'	S83°30'07"W
L639	156.43'	S75°44'38"W
L640	30.25'	S07°28'13"W
L641	30.25'	N07°28'13"E
L642	30.76'	S24°01'00"W
L643	30.76'	N24°01'00"E

LINE DATA ALONG ACCESS EASEMENT 1

LINE	LENGTH	BEARING
L650	60.13'	N31°04'01"W
L651	60.00'	S27°58'59"E

METADATA CORNER DESCRIPTIONS ALONG CONSERVATION EASEMENTS

CORNER #	DESCRIPTION
(146) THRU (166)	No. 5 REBAR FLUSH WITH GRADE WITH AN ALUMINUM 3 1/4" CAP INSCRIBED: "STATE OF NORTH CAROLINA CONSERVATION EASEMENT"

METADATA CORNER DESCRIPTIONS

CORNER #	DESCRIPTION
(501)	1.0" O.D. IRON PIPE 0.4' BELOW GRADE
(502)	1.0" O.D. IRON PIPE 0.2' BELOW GRADE
(503)	1.0" O.D. IRON PIPE 0.3' BELOW GRADE
(504)	4"x4" CONCRETE MARKER WITH 1.0" O.D. IRON PIPE SET IN TOP 0.4' ABOVE GRADE (BROKEN AT TOP)
(505)	1.0" O.D. IRON PIPE 0.1' BELOW GRADE
(506)	4"x4" CONCRETE MARKER WITH METAL CAP, 0.2' ABOVE GRADE
(507) THRU (509)	1.0" O.D. IRON PIPE FLUSH WITH GRADE
(510) THRU (511)	1.0" O.D. IRON PIPE 0.3' BELOW GRADE
(512)	No. 5 REBAR 0.3' BELOW GRADE
(513)	3/4" O.D. IRON PIPE 0.1' BELOW GRADE
(514) THRU (516)	1.0" O.D. IRON PIPE FLUSH WITH GRADE
(517)	1.0" O.D. IRON PIPE 0.3' BELOW GRADE
(518) AND (519)	1.0" O.D. IRON PIPE FLUSH WITH GRADE
(520)	1.0" O.D. IRON PIPE 0.3' BELOW GRADE

WAKE COUNTY, NC 3
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/19/2013 AT 08:30:46

BOOK:BM2013 PAGE:01597

CONSERVATION EASEMENT ACREAGE DATA:

SECTION "A"	1.28 ACRES±
SECTION "B"	1.00 ACRES±
SECTION "C"	0.65 ACRES±
SECTION "D"	0.29 ACRES±
SECTION "E"	0.88 ACRES±
SECTION "F"	0.93 ACRES±
TOTAL CONSERVATION EASEMENT IS 5.03 ACRES± EXCLUDING ALL EASEMENTS AND RIGHT-OF-WAYS BY COORDINATE COMPUTATION	

REVIEW OFFICER OF THE TOWN OF FUQUAY-VARINA
STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, Michael Sorenson, Review Officer of the Town of Fuquay-Varina, Wake County, NC, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

11-18-13 Michael Sorensen
Date Review Officer

CERTIFICATE OF EXEMPTION:

I hereby certify that this plat is approved for recording, and is exempt from Fuquay-Varina Subdivision regulations. The final date for recording this map with Register of Deeds is 12-13-13

This 18th day of Nov. 2013

Rose H. John
Rose John, Town Clerk

TOWN OF FUQUAY-VARINA N.C. INCORPORATED 1909

SURVEYORS CERTIFICATION(S)

Surveyor's disclaimer: No attempt was made to locate any cemeteries, wetlands, hazardous material sites, underground or aboveground utilities or any other features above, or below ground other than those shown.

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 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 REFS 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 B.M. 2005 Page 416 ; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 13th day of November A.D. 2013.

SEAL OR STAMP

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

Surveyor L-4194

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Filed for registration at 8:30:46 AM. 11/19/13, 2013 in the Register of Deeds Office. Recorded in B.M. 2013, PG. 1597.

Register of Deeds By

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

DRAWN BY: FGR
DATE: 11/13/13
DWG. NO.: RRS084MR13
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

TRACT 2-B
SHEET 1 OF 2

CONSERVATION EASEMENT SURVEY
ACROSS A PORTION OF TRACT "2-B"
(B.M. 2005, PG. 2119)

FOR

THE STATE OF NORTH CAROLINA, ECOSYSTEM ENHANCEMENT PROGRAM

EEP PROJECT ID #95713
SPO# 92-AGZ

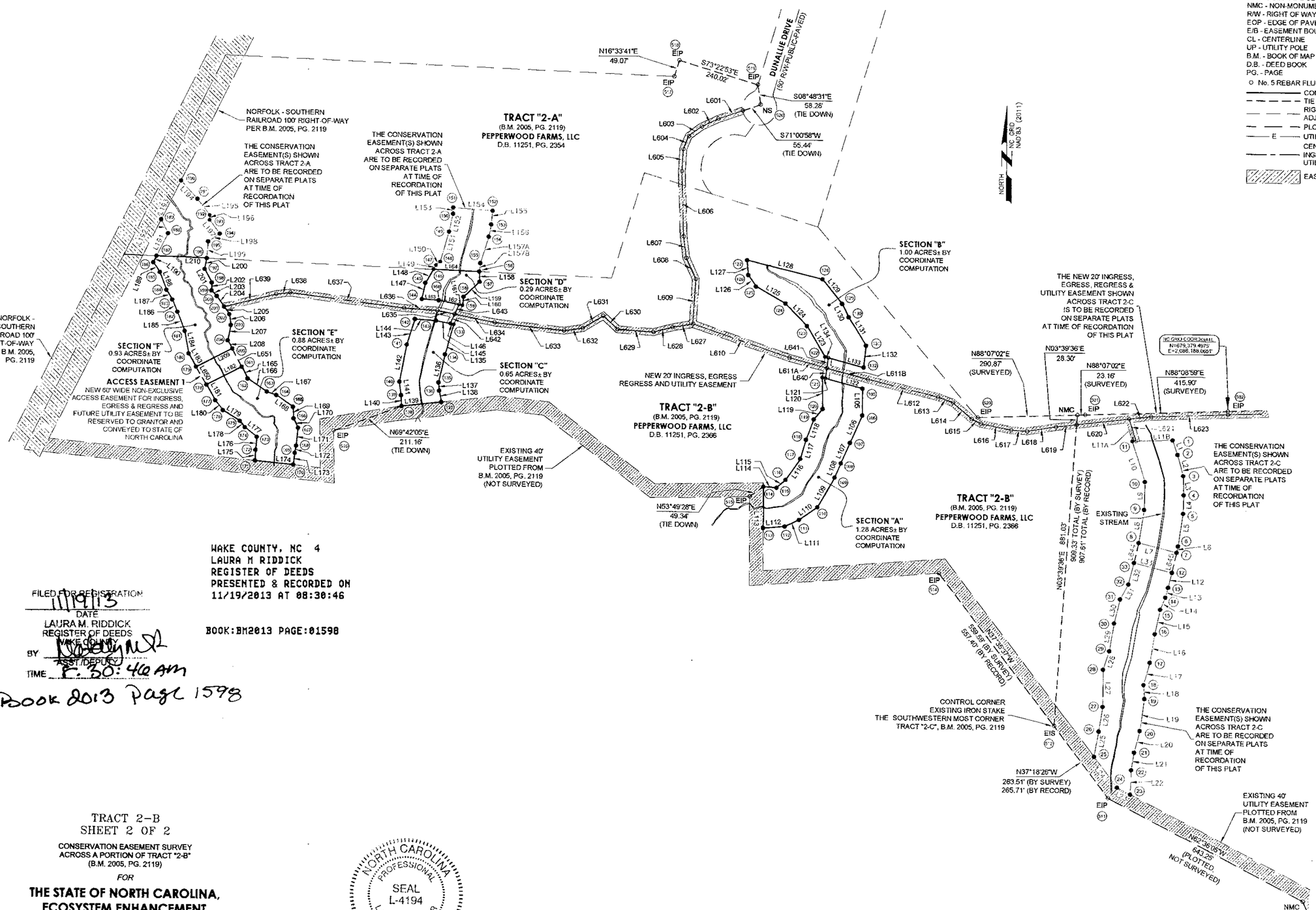
PEPPERWOOD FARM MITIGATION SITE

MIDDLE CREEK TOWNSHIP WAKE COUNTY NORTH CAROLINA

200 100 0 200 400 600

GRAPHIC SCALE 1" = 200'

COPYRIGHT © 2002 K2 Design Group, P.A.



WAKE COUNTY, NC 4
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/19/2013 AT 08:30:46

BOOK:BM2013 PAGE:01598

FILED FOR REGISTRATION
11/19/13
DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY
ASST./DEPUTY
TIME 8:30:46 AM

Book 2013 Page 1598

TRACT 2-B
SHEET 2 OF 2

CONSERVATION EASEMENT SURVEY
ACROSS A PORTION OF TRACT "2-B"
(B.M. 2005, PG. 2119)

FOR

THE STATE OF NORTH CAROLINA, ECOSYSTEM ENHANCEMENT PROGRAM

EEP PROJECT ID #95713
SPO# 92-AGZ

PEPPERWOOD FARM MITIGATION SITE

MIDDLE CREEK TOWNSHIP WAKE COUNTY NORTH CAROLINA

200 100 0 200 400 600
GRAPHIC SCALE 1" = 200'

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

11/13/2013