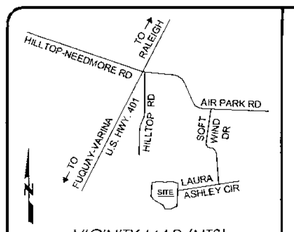

VICINITY MAP (NTS)

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
O No. 5 REBAR FLUSH WITH GRADE
CONSERVATION EASEMENT LINE
TIE DOWN LINE
RIGHT OF WAY LINE OR ADJONER LINE
PLOTTED PROPERTY LINE
E UTILITY LINE
CENTERLINE OF NEW 20' INGRESS, EGRESS, REGRESS UTILITY EASEMENT
ACCESS EASEMENTS

GENERAL NOTES:

1) NOTE: NO ABSTRACT TITLE, 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 0.99988464 (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
146	679771.0173	2083867.6097
147	679783.6520	2083874.9543
148	679793.6086	2083887.3606
149	679881.4037	2083912.0083
150	679934.2053	2083923.3163
151	679952.5890	2083923.4530
152	679943.8254	2084038.2508
153	679903.9678	2084034.4142
154	679867.6904	2084027.6792
155	679790.3543	2084004.1215
156	679765.9760	2084000.9269

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
187	679801.5652	2083059.7714
188	679867.4745	2083092.4774
189	679908.1860	2083072.1960
190	680021.7237	2083128.7262
191	679969.2447	2083176.6439
192	679922.2359	2083213.0515
193	679907.8638	2083213.0899
194	679867.6189	2083243.0586
195	679844.4587	2083209.0889
196	679796.0360	2083205.9903

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
L149	14.61'	N30°10'11"E
L150	15.91'	N51°15'26"E
L151	91.19'	N15°40'53"E
L152	54.00'	N12°05'16"E
L153	18.38'	N00°25'34"E
L154	115.13'	S85°38'04"E
L155	40.04'	S05°29'53"W
L156	36.90'	S10°31'03"W
L157A	80.84'	S16°56'29"W
L157B	24.59'	S07°27'57"W
L164	133.41'	N87°50'04"W

LINE DATA ALONG SECTION "B"

LINE	LENGTH	BEARING
L191	73.58'	N26°23'31"E
L192	45.48'	N26°28'52"W
L193	126.83'	N26°28'07"E
L194	71.06'	S42°23'55"E
L195	59.46'	S37°45'26"E
L196	14.37'	S00°09'11"E
L197	50.18'	S36°40'25"E
L198	41.11'	S55°42'51"W
L199	48.52'	S03°39'41"W
L210	146.32'	S87°50'04"E

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	64.85'	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°27'06"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

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Filed for registration at 8:30:46 A.M. 11/19/13, 2013 in the Register of Deeds Office. Recorded in B.M. 2013, PG. 1595.

Register of Deeds By

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 Sorenson
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 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 belowground 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

METADATA CORNER DESCRIPTIONS ALONG CONSERVATION EASEMENTS

CORNER #	DESCRIPTION
(1K) THRU (4K)	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 (513)	1.0" O.D. IRON PIPE 0.3' BELOW GRADE
(514)	No. 5 REBAR 0.3' BELOW GRADE
(515)	3/4" O.D. IRON PIPE 0.1' BELOW GRADE
(516) THRU (518)	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 1
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/19/2013 AT 08:30:46

BOOK:BM2013 PAGE:01595

CONSERVATION EASEMENT ACREAGE DATA:

SECTION "A"	0.49 ACRES±
SECTION "B"	0.56 ACRES±
TOTAL CONSERVATION EASEMENT IS 1.05 ACRES± EXCLUDING ALL EASEMENTS AND RIGHT-OF-WAYS BY COORDINATE COMPUTATION	

TRACT 2-A
SHEET 1 OF 2

CONSERVATION EASEMENT SURVEY
ACROSS A PORTION OF TRACT "2-A"
(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'

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

FIRM LICENSE No. C-2171 K2 DESIGN GROUP, P.A. CORPORATE SEAL 2000 NORTH CAROLINA

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

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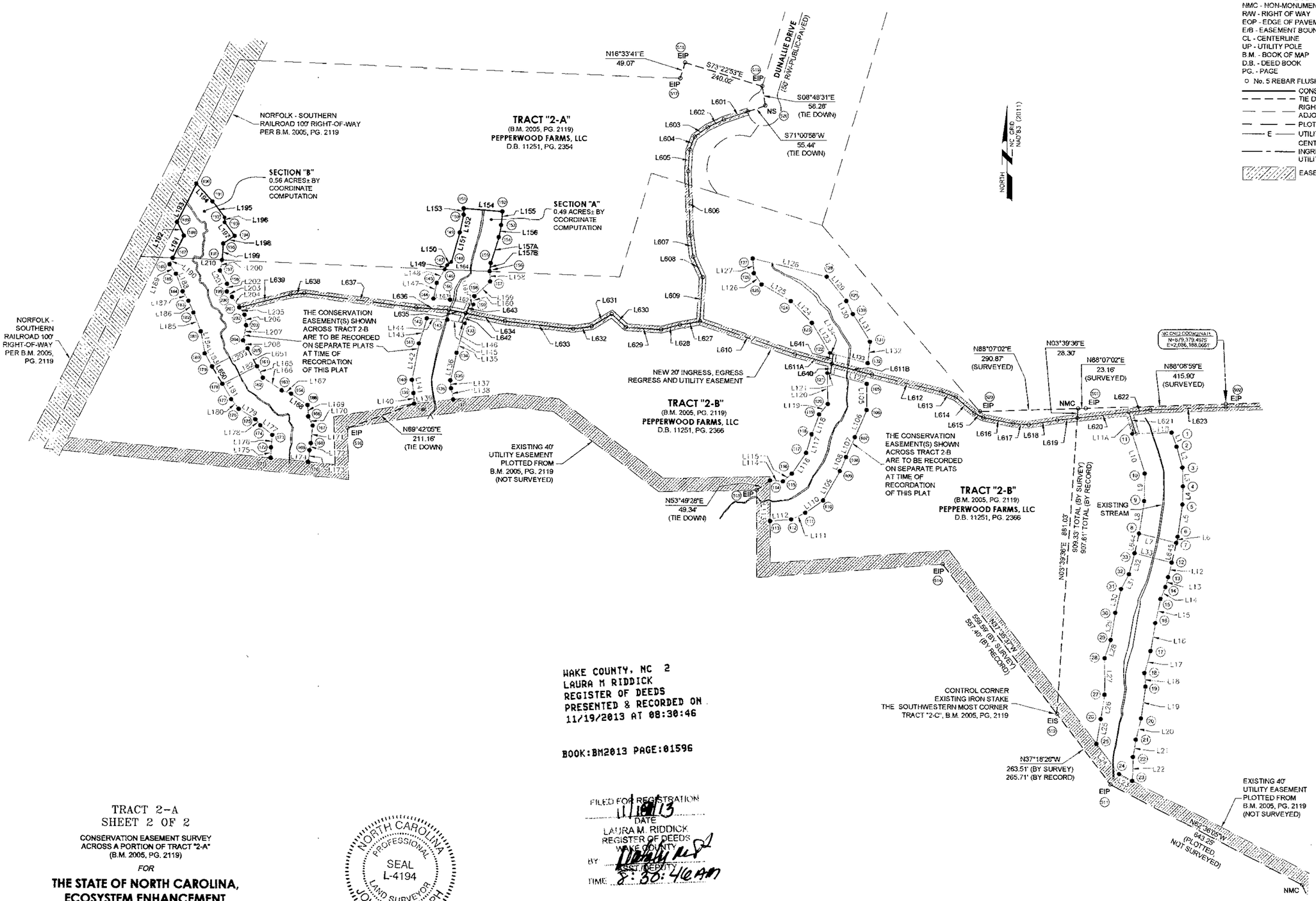

LEGEND:

- 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
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- 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
- EASEMENTS

WAKE COUNTY, NC 2
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/19/2013 AT 08:30:46

BOOK:BM2013 PAGE:01596

FILED FOR REGISTRATION
11/18/13
DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY
ASST/DEPUTY
TIME 8:30:46 AM

BK 2013 PAGE 1596

TRACT 2-A
SHEET 2 OF 2

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

FOR

THE STATE OF NORTH CAROLINA, ECOSYSTEM ENHANCEMENT PROGRAM

EEP PROJECT ID #95713
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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