SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

PLAT BOOK:____ PAGE:____

CERTIFICATE OF SURVEY AND ACCURACY:

I, PHILLIP B. KEE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DB: 1993 PG: 476 PB: N/A PG: N/A); THAT DASHED LINES INDICATE LINES NOT SURVEYED; THAT THE RATIO OF PRECISION AS CALCULATED DOES NOT EXCEED 1:10,000 ; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I ALSO HEREBY CERTIFY THAT THIS PLAT IS OF ONE OF THE FOLLOWING: GS 47-30 F(11) D; 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.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 21ST DAY OF APRIL, A.D., 2014.

NORTH CAROLINA PROFESSIONAL SEAL L-4647 LAND SURVEYOR PHILLIP B. KEE

THIS DOCUMENT IS NOT VALID UNLESS SIGNED AND SEALED

Phillip B. Kee
PHILLIP B. KEE, PLS L-4647

THIS PLAT DOES NOT CREATE A SUBDIVISION OF PROPERTY IN LINCOLN COUNTY. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE CONSERVATION EASEMENT AREAS ONLY. NO TRANSFER OF PROPERTY IS TAKING PLACE.

I, JOSHUA L. GRANT, REVIEW OFFICER FOR LINCOLN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED, MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

[signature] 5/12/14
REVIEW OFFICER 05-06-14 aje DATE

CERTIFICATE OF APPROVAL FOR RECORDING FOR EXEMPT SUBDIVISIONS:

I HEREBY CERTIFY THAT TO THE BEST OF MY ABILITY AS SUBDIVISION ADMINISTRATOR THAT I HAVE DETERMINED THAT THE SUBDIVISION PLAT SHOWN HERON IS NOT SUBJECT TO THE LINCOLN COUNTY UNIFIED DEVELOPMENT ORDINANCE PURSUANT TO §9.6.2. THIS DETERMINATION IS BASED ON STATEMENTS MADE BY THE APPLICANT AS TO THE COMBINATION OR RECOMBINATION OF RECORDED LOTS, THE STATUS OF ROADS, AND THE SEPARATION OF LAND SUBSEQUENT TO THE EFFECTIVE DATE OF THE UNIFIED DEVELOPMENT ORDINANCE. FURTHERMORE SUCH INFORMATION, IF INCORRECT, WOULD RESULT IN THE CANCELLATION OF THIS CERTIFICATE.

[signature] 5/12/14
SUBDIVISION ADMINISTRATOR DATE

WATERSHED CERTIFICATE:

THE "OWL'S DEN MITIGATION, CONSERVATION EASEMENT PROJECT", TO THE BEST OF MY KNOWLEDGE DOES NOT LIE WITHIN A WATER SUPPLY WATERSHED DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AS APPEARS ON THE WATERSHED PROTECTION MAP OF LINCOLN COUNTY.

[signature] 5/12/14
SUBDIVISION ADMINISTRATOR DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I/WE DO HEREBY CERTIFY THAT I/WE ARE ALL OF THE OWNERS OF FEE SIMPLE TITLE TO THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF LINCOLN COUNTY. I ALSO HEREBY ACCEPT AND ADOPT THIS RECORD PLAT AND CONSERVATION EASEMENT WITH MY FREE CONSENT AND DEDICATED ALL EASEMENTS, RIGHT OF WAYS AND ACCESS ROADS TO PUBLIC AND/OR PRIVATE USE AS NOTED ON SAID PLAT.

[signature] 4/24/14
SUNNYRIDGE FARM, INC DATE

STATE OF Florida
COUNTY OF Polk

I CERTIFY THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED HEREIN AND IN THE CAPACITY INDICATED: Keith D. Mixon, President

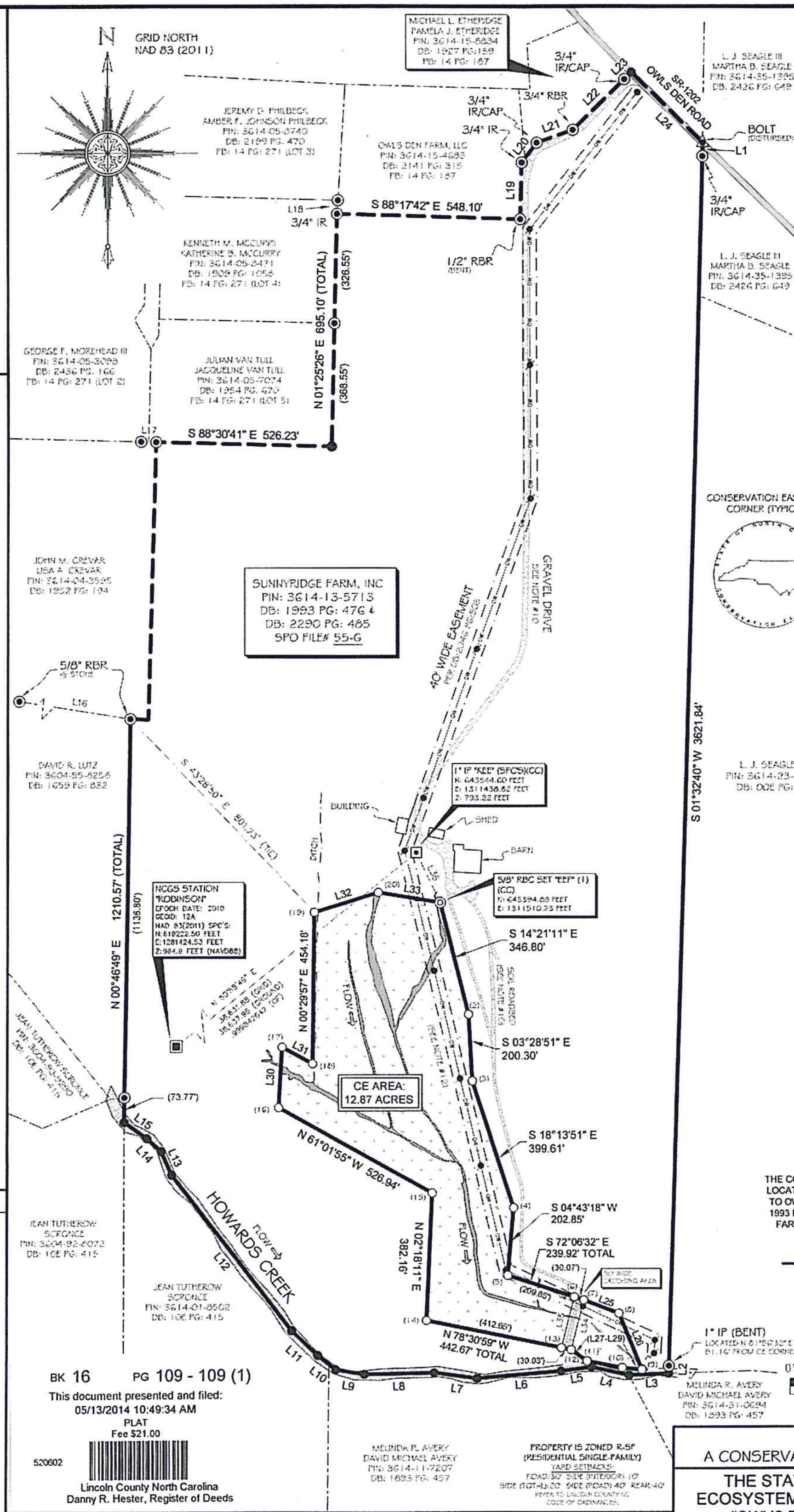
DATE: 4/24/2014
[signature]
(OFFICIAL SIGNATURE OF NOTARY)

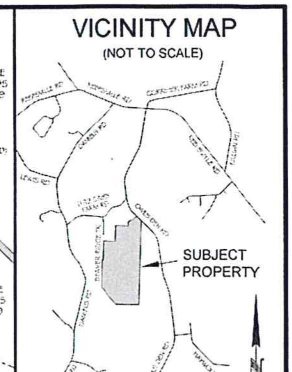
(NOTARY'S PRINTED OR TYPED NAME)
MY COMMISSION EXPIRES:

LUCIUS M. DYAL, JR.
Notary Public - State of Florida
My Comm. Expires May 10, 2015
Commission # EE 92741

SURVEYOR'S NOTES:

1. ALL DISTANCES ARE GROUND MEASUREMENTS IN US SURVEY FEET UNLESS OTHERWISE NOTED.
2. AREAS CALCULATED BY THE COORDINATE METHOD.
3. PROPERTY SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS THAT ARE RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN.
4. LINCOLN COUNTY GIS WEBSITE USED TO IDENTIFY PROPERTY OWNERS.
5. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, RIGHT OF WAYS, ENCUMBRANCES, RESTRICTIVE COVENANTS, CORRECT OWNERSHIP OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. A NC LICENSED ATTORNEY SHOULD BE CONSULTED.
6. BY GRAPHIC DETERMINATION, A PORTION OF THE SUBJECT PROPERTY IS LOCATED INSIDE A SPECIAL FLOOD HAZARD AREA, WHICH IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT (ZONE AE) AS DETERMINED BY THE F.E.M.A. MAP#3710360400J; DATED: AUGUST 16, 2007.
7. GRID COORDINATES AND BEARINGS WERE DERIVED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS THAT WERE OBSERVED ON (04/22/13) AND WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS (CLASS A HORIZONTAL AND CLASS C VERTICAL), AT THE 95% CONFIDENCE LEVEL USING GPS L1 STATIC OBSERVATIONS WITH MAGELLAN PROMARK3 RECEIVERS.
8. UTILITIES WERE LOCATED BASED ON VISIBLE ABOVE GROUND STRUCTURES, THEREFORE THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE OR MAY BE PRESENT AND NOT SHOWN HEREON. CALL 1-800-632-4949 BEFORE DIGGING.
9. ALL EXISTING FENCES WITHIN THE CONSERVATION EASEMENT AREAS ARE TO BE REMOVED.
10. THE STATE OF NORTH CAROLINA RESERVES THE RIGHT TO USE A 12' WIDE NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS AND REGRESS FROM PATHS AND ROADS, WHICH ARE SHOWN HEREON IN APPROXIMATE LOCATIONS, FOR ACCESS TO CONSERVATION EASEMENT AREAS. ACCESS IS ALSO PERMITTED BETWEEN ALL STREAM CROSSINGS. SEE SECTION IIIA IN THE CONSERVATION EASEMENT AGREEMENT.
11. CONSERVATION EASEMENT CORNERS WERE NOT SET AND CONSERVATION EASEMENT LINES WERE NOT FLAGGED AT TIME OF RECORDATION. CORNERS TO BE SET AFTER CONSTRUCTION WITH 5/8" BY 30" REBAR AND CAPPED WITH A 3 1/4" ALUMINUM CAP WITH STATE SEAL, UNLESS OTHERWISE NOTED.
12. ELECTRIC LINE AND RIGHT OF WAY EASEMENT IS TO BE RELOCATED OUTSIDE OF THE CONSERVATION EASEMENT AREA.
13. ALL STREAMS ON THE SUBJECT PROPERTY ARE SUBJECT TO ARTICLE 7.5 OF THE UNIFIED DEVELOPMENT ORDINANCE FOR LINCOLN COUNTY.





LINE	BEARING	DISTANCE
L1	S 00°52'51" W	40.50'
L2	S 01°32'40" W	23.18'
L3	S 87°33'02" W	118.55'
L4	N 77°33'16" W	115.55'
L5	S 82°27'19" W	91.77'
L6	S 85°00'43" W	252.48'
L7	N 82°30'32" W	129.92'
L8	S 88°50'16" W	209.09'
L9	N 80°52'58" W	86.10'
L10	N 52°00'28" W	70.03'
L11	N 46°47'06" W	108.25'
L12	N 37°41'57" W	588.87'
L13	N 24°33'03" W	77.66'
L14	N 48°13'30" W	58.28'
L15	N 54°07'19" W	83.17'
L16	S 80°58'18" E	489.91'
L17	S 88°30'41" E	44.96'
L18	S 03°42'48" W	40.75'
L19	N 01°36'01" E	169.03'
L20	N 37°43'25" E	74.49'
L21	N 70°24'44" E	114.84'
L22	N 45°55'56" E	216.57'
L23	N 46°03'02" E	30.01'
L24	S 45°32'20" E	299.27'
L25	S 69°09'53" E	113.09'
L26	S 22°24'59" E	182.55'
L27	N 84°16'15" W	59.70'
L28	N 70°06'20" W	107.49'
L29	N 55°01'06" W	58.27'
L30	N 03°10'03" E	181.80'
L31	S 61°32'35" E	104.39'
L32	N 72°36'21" E	200.59'
L33	S 80°38'19" E	187.40'
L34	N 14°03'33" E	153.92'
L35	N 14°03'33" E	157.28'
L36	S 25°30'03" E	105.87'

COORDINATE TABLE

CORNER #	NORTHING	EASTING
1	643394.88	1311510.23
2	643058.91	1311596.20
3	642858.98	1311608.36
4	642479.43	1311733.38
5	642277.27	1311716.68
6	642212.80	1311918.38
7	642203.56	1311944.99
8	642163.34	1312050.69
9	641994.58	1312120.30
10	642000.54	1312060.90
11	642020.85	1311955.35
12	642054.26	1311907.60
13	642060.24	1311878.17
14	642142.39	1311473.79
15	642524.24	1311489.15
16	642779.45	1311028.13
17	642960.97	1311038.18
18	642911.23	1311129.95
19	643365.40	1311133.91
20	643425.37	1311325.33

THE CONSERVATION EASEMENT AREA SHOWN HEREON IS LOCATED ON A PORTION OF THAT PROPERTY CONVEYED TO OWL'S DEN FARM, LLC AS DESCRIBED IN DEED BOOK 1993 PAGE 476 WHICH WAS MERGED WITH SUNNYRIDGE FARM, INC PER DB:2290 PG:485 AS RECORDED IN THE LINCOLN COUNTY REGISTER OF DEEDS.

TOTAL CONSERVATION EASEMENT AREA: 12.87 ACRES

BK 16 PG 109 - 109 (1)
This document presented and filed:
05/13/2014 10:49:34 AM
PLAT
Fee $21.00
520602
Lincoln County North Carolina
Danny R. Hester, Register of Deeds

LEGEND:

(solid line)	BOUNDARY LINE
(heavy dashed line)	BOUNDARY LINE NOT SURVEYED
(dashed line)	TIE LINE ONLY
(dash-dot line)	ADJOINING DEED LINES
(dash-dot line)	EASEMENT/RIGHT OF WAY (R/W)
(thin line)	OVERHEAD WIRE
●	CALCULATED POINT (NOT SET)
◎	5/8" REBAR SET (AS NOTED)
◉	5/8" REBAR FOUND (UNLESS OTHERWISE NOTED)
○	CONSERVATION EASEMENT CORNER (SEE NOTE #11)
(bolt symbol)	BOLT (AS NOTED)
▣	NCGS CONCRETE MONUMENT
⊡	1" IP/KEE CAP SET IN CONCRETE
(pole symbol)	UTILITY POLE
-√-	NOT TO SCALE (NTS)
(#)	EEP CORNER NUMBER
(grey bar)	EXISTING STREAM
(box)	CONSERVATION EASEMENT (CE) AREA
(hatch)	GRAVEL
(hatch)	SOIL ROADBED/ACCESS PATH
(shade)	ASPHALT
NCGS	NORTH CAROLINA GEODETIC SURVEY
N.A.D.	NORTH AMERICAN DATUM 1983
SPC'S	STATE PLANE COORDINATES
CC	CONTROL CORNER
IR	IRON ROD
RBR	REBAR
RBC	REBAR WITH ID CAP (AS NOTED)
IP	IRON PIPE
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SR	STATE ROAD
CF	COMBINED FACTOR

FINAL PLAT OF
A CONSERVATION EASEMENT SURVEY FOR:

THE STATE OF NORTH CAROLINA, ECOSYSTEM ENHANCEMENT PROGRAM, "OWL'S DEN MITIGATION PROJECT"

SPO FILE #: 55-G EEP PROJECT ID: 95808

PROPERTY OF: SUNNYRIDGE FARM, INC
OWNER MAILING ADDRESS: 1900 5TH ST NW, WINTER HAVEN, FL 33881

PARCEL IDENTIFICATION #: 3614-13-5713
DEED REFERENCE(S): DB: 1993 PG: 476 & DB: 2290 PG: 485
HOWARDS CREEK TOWNSHIP, LINCOLN COUNTY, NORTH CAROLINA

SURVEY BY: NH,MM,DD	DRAWN BY: EC	CHECKED BY: PBK
SHEET SIZE: 18"X24"	SHEET #: 1 OF 1	SCALE: 1"=240'
SURVEY DATES: 04/22/13 - 07/10/13		JOB # 130422-CE

Kee MAPPING & SURVEYING
P.O. Box 2566
Asheville, NC 28802
(828) 575-9021
www.keemap.com
License # C-3039