BK 163 PG 99 (1)

This document presented and filed:
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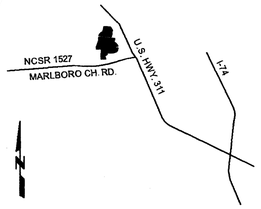
PLAT RECORDING
Fee $21.00

20094192

Randolph County North Carolina
Krista M. Lowe, Register of Deeds

Mail to: Robert H. Merritt, Jr.
PO Box 1351
Raleigh, NC 27602



VICINITY MAP (NTS)

DEED REFERENCE(S):

BEING A PORTION OF THE PROPERTIES RECORDED IN D.B. 1856, PG. 2365 AND D.B. 1856, PG. 2361 OF THE RANDOLPH COUNTY REGISTER OF DEEDS.

MAP REFERENCE(S):

BEING A PORTION OF TRACTS 2 AND 3 RECORDED IN P.B. 87, PG. 47 OF THE RANDOLPH COUNTY REGISTER OF DEEDS.

P.B. 26, PG. 55

CERTIFICATE OF OWNERSHIP - PIN 7736817705

I, Curtis A. Redding, single, hereby certify that I am the owner of the property identified by the Randolph County, North Carolina Parcel Identification Number(s) set forth above; that I hereby adopt this conservation easement plan and the terms and conditions contained hereon and grant and convey the easements herein with free consent. Further, I certify that the land as shown hereon is within the subdivision regulation jurisdiction of Randolph County, North Carolina.

2-25-20 Curtis A. Redding
Date Curtis A. Redding

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, Robert H. Merritt, Jr. a Notary Public for the County and State aforesaid, do hereby certify that Curtis A. Redding, single personally appeared before me this day and acknowledged the due execution of the foregoing document.

Witness my hand and official stamp or seal this 25 day of February, 2020.

ROBERT H. MERRITT, JR. NOTARY PUBLIC WAKE COUNTY, NC

Robert H. Merritt Jr.
Notary Signature

Robert H. Merritt, Jr
Tyoed Notary Name

My commission expires: 5-1-2022

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

I, Timothy V. Mangum Review Officer of Randolph County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

2/25/2020 Timothy V. Mangum
Date Review Officer

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 (other than those shown).

I certify 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 (conservation easement).

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 boundaries not surveyed are clearly indicated as drawn from information found in Book____, page____; that the ratio of precision or positional accuracy as calculated is 1/10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 3rd day of February, A.D., 2020.

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

Professional Land Surveyor — L-4194 License Number

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

DRAWN BY:	FGR
DATE:	02/03/20
DWG. NO.:	CMC394MR19
SURVEYED BY:	J.A.R.

k2 design group
5688 U.S. Hwy. 70 East
Goldsboro, NC 27534
919.394.2547
www.k2designgroup.com

LINE DATA ALONG THE CONSERVATION EASEMENT AREAS

LINE	BEARING	DISTANCE
L1	S30°11'19"E	168.43'
L2	S06°24'11"W	121.71'
L3	S01°31'51"W	107.36'
L4	S13°55'58"W	102.14'
L5	N85°12'49"W	582.24'
L6	N85°12'49"W	12.01'
L7	N21°15'35"E	76.96'
L8	N34°04'26"E	90.74'
L9	N67°27'38"E	114.40'
L10	N00°00'00"W	52.14'
L11	N50°36'31"E	45.65'
L12	N03°44'39"E	156.12'
L13	S89°14'29"E	318.66'
L14	S85°12'49"E	12.01'
L15	S85°12'49"E	749.43'
L16	S13°06'09"W	118.53'
L17	S10°39'38"E	69.93'
L18	S53°10'29"E	79.76'
L19	S36°10'23"E	178.93'
L20	N87°58'18"W	95.19'
L21	S08°32'12"W	89.06'
L22	S84°59'13"E	100.19'
L23	S08°32'12"W	81.31'
L24	S08°32'12"W	71.28'
L25	S72°19'49"W	195.81'
L26A	N83°35'47"W	90.72'
L26B	N85°02'37"W	80.40'
L26C	S74°50'39"W	114.87'
L27	S19°47'20"W	99.97'
L28	S74°03'43"W	107.26'
L29	S16°32'14"E	173.66'
L30	N89°06'52"W	127.91'
L31	N89°06'52"W	98.05'
L32	N02°35'43"E	474.22'
L33	N88°40'46"W	239.67'
L34	N02°36'44"E	69.38'
L35	N18°52'19"E	394.49'
L36	N27°38'09"W	49.34'
L37	N06°07'45"E	78.11'
L38	S86°42'23"E	771.57'

COORDINATES ALONG CONSERVATION EASMENTS

CORNER	NORTHING	EASTING
1	763197.0410	1738545.5379
2	763051.4560	1738630.2318
3	762930.5019	1738618.6582
4	762823.1830	1738613.7904
5	762724.0513	1738589.1975
6	762772.6337	1738008.9891
7	762773.6354	1737997.0252
8	762845.3572	1738024.9305
9	762920.5200	1738075.7697
10	762964.3716	1738181.4316
11	763016.5080	1738181.4316
12	763045.4773	1738216.7103
13	763201.2600	1738226.9051
14	762709.0295	1737989.6025
15	762708.0277	1738001.5664
16	762645.4945	1738748.3865
17	762530.0488	1738721.5162
18	762461.3228	1738734.4530
19	762413.5190	1738798.2947
20	762269.0835	1738903.9015
21	762272.4528	1738808.7734
22	762184.3825	1738795.5538
23	762175.6276	1738895.3599
24	762095.2158	1738883.2898
25	762024.7212	1738872.7083
26A	761965.2856	1738686.1327
26B	761975.4035	1738595.9802
26C	761982.3503	1738515.8766
27	761952.3190	1738405.0056
28	761858.2511	1738371.1599
29	761828.7977	1738268.0235
30	761662.3219	1738317.4535
31	761664.2989	1738189.5559
32	761665.8143	1738091.5210
33	762139.5446	1738112.9932
34	762145.0677	1737873.3876
35	762214.3748	1737876.5496
36	762587.6578	1738004.1481
37	762631.3667	1737981.2629

NOTE: ONLY CORNER # 48 IS A TRUE NORTH CAROLINA STATE PLANE GRID COORDINATE. COORDINATES SHOWN ARE BASED ON GROUND DISTANCES TO MATCH PLAT. SEE DATUM DESCRIPTION, SHEET 1 OF 1

GENERAL NOTES:

NO HORIZONTAL CONTROL EXISTS WITHIN 2000 FEET.

NOTE: NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR 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.

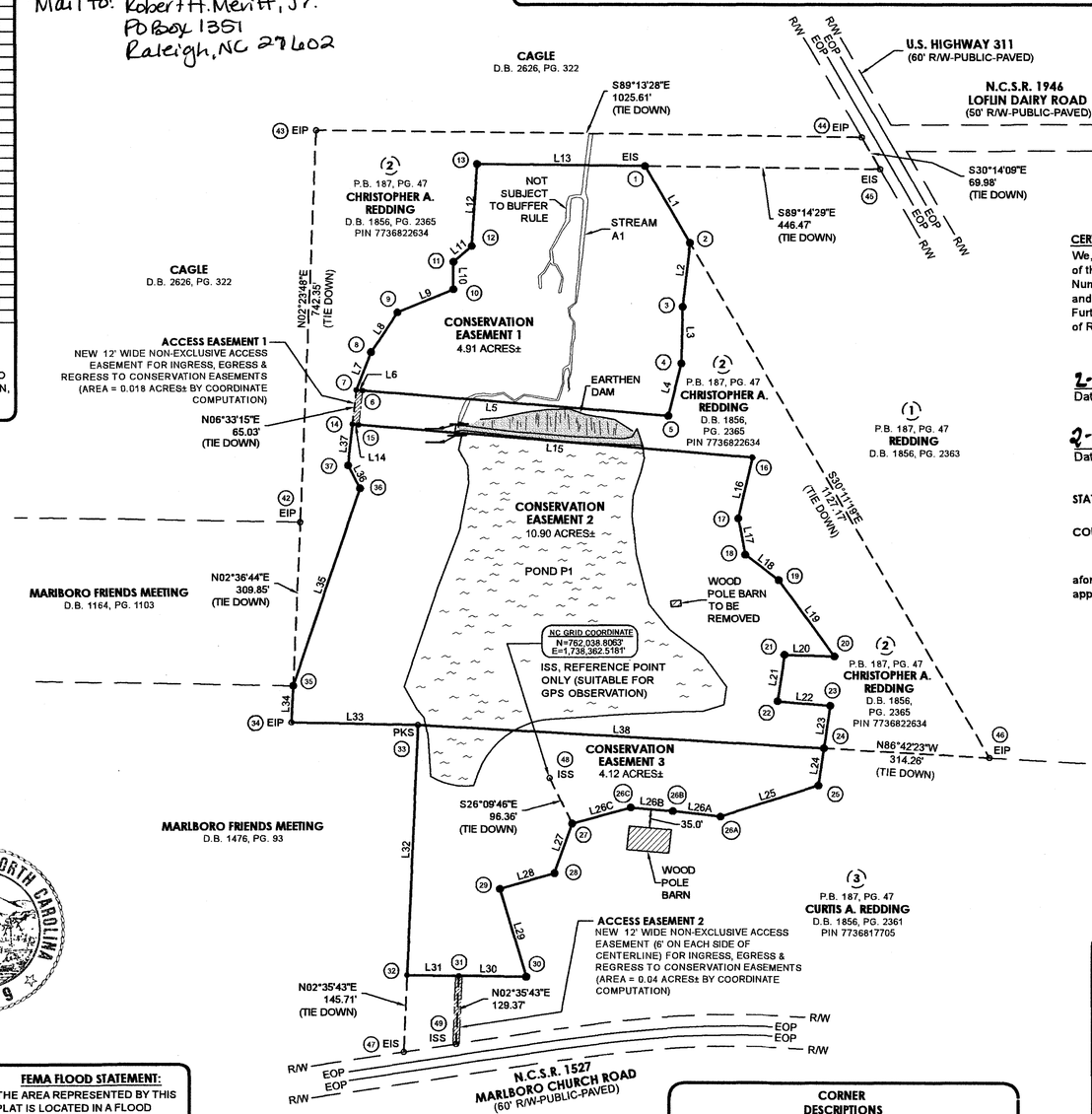
ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

THE PURPOSE OF THIS PLAT IS TO IDENTIFY THE LOCATION OF THE CONSERVATION EASEMENTS DEPICTED HEREIN, TO PROVIDE A BASIS FOR THE CONVEYANCE AND DEDICATION OF SAID CONSERVATION EASEMENTS AND TO PROVIDE ACCESS EASEMENTS OVER THE ASSOCIATED LANDS. THIS PLAT DOES NOT CREATE NEW PROPERTY LINES OR AFFECT ANY EXISTING PROPERTY LINES.

THE RIGHT(S) OF NON-EXCLUSIVE INGRESS, EGRESS, AND REGRESS OVER THE SUBJECT PROPERTY AND OVER ALL EXISTING PATHS/ROADS TRANSECTING THE PROPERTY ARE RESERVED BY THE GRANTOR(S) AND THE GRANTEE(S) OF THE CONSERVATION EASEMENT(S) AS SET FORTH HEREIN AND IN THE CONSERVATION EASEMENT DEEDS RECORDED IN CONNECTION WITH THIS CONSERVATION EASEMENT PLAT, INCLUDING BUT NOT LIMITED TO, ACCESS EASEMENTS 1 AND 2 DEPICTED ON THIS PLAT.

LEGEND:

ISS - IRON STAKE SET
ECM - EXISTING CONCRETE MARKER
EIP - EXISTING IRON PIPE
ERRR - EXISTING RAILROAD RAIL
PTI - PINCHED TOP IRON
EA - EXISTING AXLE
EDS - EXISTING DRIVE SHAFT
EMN - EXISTING MAG NAIL
CMP - CORRUGATED METAL PIPE
O.D. - OUTSIDE DIAMETER
RPS - RANGE POLE SET
EMN - EXISTING MAG 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
PB - PLAT BOOK
D.B. - DEED BOOK
PG. - PAGE
o - NON-MONUMENTED CORNER UNLESS OTHERWISE NOTED
● No. 5 REBAR, 30" IN LENGTH FLUSH WITH GRADE WITH AN ALUMINUM 3 1/4" CAP INSCRIBED: "STATE OF NORTH CAROLINA CONSERVATION EASEMENT"
CONSERVATION EASEMENT LINE
TIE DOWN LINE
ADJOINER OR R/W LINE
ACCESS EASEMENT



FEMA FLOOD STATEMENT:

THE AREA REPRESENTED BY THIS PLAT IS LOCATED IN A FLOOD HAZARD BOUNDARY ACCORDING TO FEMA MAP NUMBER(S) 3710773600J ZONE(S): X, DATED: JANUARY 1, 2008.

DATUM DESCRIPTION

THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS PLAT IS BASED ON NORTH CAROLINA STATE PLANE COORDINATES ESTABLISHED BY USING THE NORTH CAROLINA REAL TIME NETWORK (VRS).

ISS (48) NC GRID COORDINATES NAD 83 (2011)
N=762,038.8063'
E=1,738,362.5181'

THE AVERAGE COMBINED GRID FACTOR USED ON THIS PLAT IS 0.99989063 (GROUND TO GRID) OR 1.00010937 (GRID TO GROUND). THE N.C. LAMBERT GRID BEARING AND LOCALIZED HORIZONTAL GROUND DISTANCE FROM ISS (48) TO ISS (27) IS S 26°09'46" E 96.36 FEET.

ALL LINEAR DIMENSIONS ARE LOCALIZED HORIZONTAL DISTANCES.

GEOID-2012B CONUS
GNSS RECEIVER - TOPCON HIPER SR WITH MINIMUM TIME OF 220 SECONDS COMPLETED DURING AUGUST OF 2019.

CORNER DESCRIPTIONS

CORNER #	DESCRIPTION
(1)	No. 5 REBAR 0.1' ABOVE GRADE
(2) THRU (32)	No. 5 REBAR FLUSH WITH GRADE WITH AN ALUMINUM 3 1/4" CAP INSCRIBED: "STATE OF NORTH CAROLINA CONSERVATION EASEMENT"
(33)	PK NAIL IN CONCRETE BLOCK
(34)	1.0" O.D. IRON PIPE BENT 0.2' ABOVE GRADE WITH NAIL SET IN PIPE
(35) THRU (37)	No. 5 REBAR FLUSH WITH GRADE WITH AN ALUMINUM 3 1/4" CAP INSCRIBED: "STATE OF NORTH CAROLINA CONSERVATION EASEMENT"
(42) THRU (43)	1.0" O.D. IRON PIPE WITH CAP 0.2' ABOVE GRADE
(44)	1.0" O.D. IRON PIPE BENT FLUSH WITH GRADE
(45)	No. 5 REBAR WITH CAP 0.2' BELOW GRADE
(46)	1.0" O.D. IRON PIPE WITH CAP FLUSH WITH GRADE
(47)	No. 5 REBAR WITH CAP 0.2' BELOW GRADE
(48)	No. 5 REBAR FLUSH WITH GRADE WITH YELLOW PLASTIC CAP SUITABLE FOR GPS
(49)	No. 5 REBAR FLUSH WITH GRADE

CERTIFICATE OF OWNERSHIP - PIN 7736822634

We, Christopher A. Redding and wife, Nicole L. Redding, hereby certify that we are the owners of the property identified by the Randolph County, North Carolina Parcel Identification Number(s) set forth above; that we hereby adopt this conservation easement plan and the terms and conditions contained hereon and grant and convey the easements herein with free consent. Further, we certify that the land as shown hereon is within the subdivision regulation jurisdiction of Randolph County, North Carolina.

2-25-20 Christopher A Redding
Date Christopher A. Redding

2-25-2020 Nicole L Redding
Date Nicole L. Redding

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, Robert H. Merritt, Jr. a Notary Public for the County and State aforesaid, do hereby certify that Christopher A. Redding and wife, Nicole L. Redding personally appeared before me this day and acknowledged the due execution of the foregoing document.

Witness my hand and official stamp or seal this 25 day of February, 2020.

ROBERT H. MERRITT, JR. NOTARY PUBLIC WAKE COUNTY, NC

Robert H. Merritt Jr.
Notary Signature

Robert H. Merritt, Jr
Tyoed Notary Name

My commission expires: 5-1-2022

CONSERVATION EASEMENT ACREAGE DATA:

CONSERVATION EASEMENT AREA 1	CHRISTOPER A. REDDING TRACT D.B. 1856, PG. 2365 PIN 7736822634	4.91 ACRES±	15.81 ACRES±
CONSERVATION EASEMENT AREA 2	CHRISTOPER A. REDDING TRACT D.B. 1856, PG. 2365 PIN 7736822634	10.90 ACRES±	
CONSERVATION EASEMENT AREA 3	CURTIS A. REDDING TRACT D.B. 1856, PG. 2361 PIN 7736817705	4.12 ACRES±	4.12 ACRES±
TOTAL CONSERVATION EASEMENT EXCLUDING ALL ACCESS EASEMENTS BY COORDINATE COMPUTATION			19.93 ACRES±

CONSERVATION EASEMENT SURVEY
FOR THE STATE OF NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF MITIGATION SERVICES
DMS PROJECT ID No. 100114
SPO FILE NUMBERS 76-CR & 76-CS
LONGHORN MITIGATION SITE

OVER AND ACROSS A PORTION OF THE LANDS RECORDED IN D.B. 1856, PG. 2365 (PIN No. 7736822634) OWNED BY CHRISTOPHER A. REDDING AND RECORDED IN D.B. 1856, PG. 2361 (PIN No. 7736817705) OWNED BY CURTIS A. REDDING
NEW MARKET TOWNSHIP, RANDOLPH COUNTY, NORTH CAROLINA

(THE FIELD SURVEY TOOK PLACE DURING AUGUST & SEPTEMBER 2019)

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

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