

ALTA/ACSM LAND TITLE SURVEY ENVIRONMENTAL BANC & EXCHANGE, LLC PLAT 1 OF 2

OWNER: ENVIRONMENTAL BANC & EXCHANGE, LLC 302 JEFFERSON ST., SUITE 110 RALEIGH, NC 27605

- 1. AREA BY COORDINATE METHOD
2. CANE RIVER TOWNSHIP
3. YANCEY COUNTY, NORTH CAROLINA
4. COMMUNITY FLOOD PANEL NUMBER 3700989100J (EFF. DATE: 6/02/2009)
5. DEED BK. 480 PAGE 358
6. THIS SURVEY IS BASED UPON EXISTING PHYSICAL EVIDENCE AND OLD DEED.
7. DATE OF SURVEY: 1/20/2017
8. ZONING: NONE
9. PHYSICAL ADDRESS: 73 LANGFORD BRANCH ROAD; BURNSVILLE, NC 28714

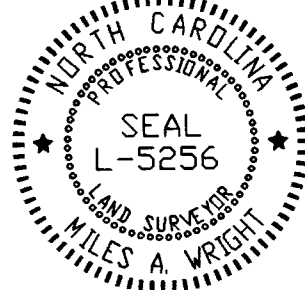
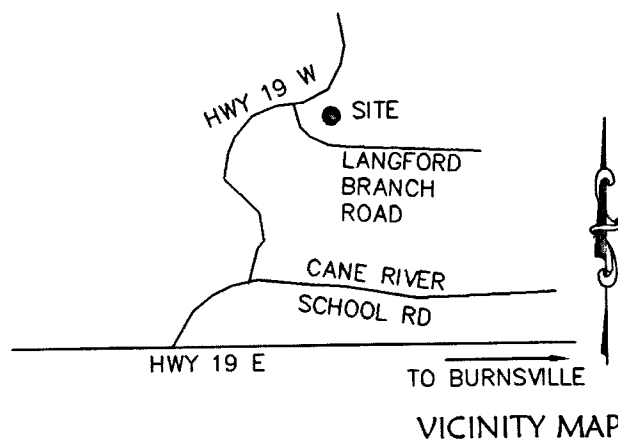
Parcel Line Table with columns for Line #, Length, Direction, and multiple rows of survey data.

TO: ENVIRONMENTAL BANC & EXCHANGE, LLC, WILLIAMS ANDERSON RYAN & CARROLL LLP, ATTORNEYS TITLE HOLDINGS INCORPORATED & FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS...

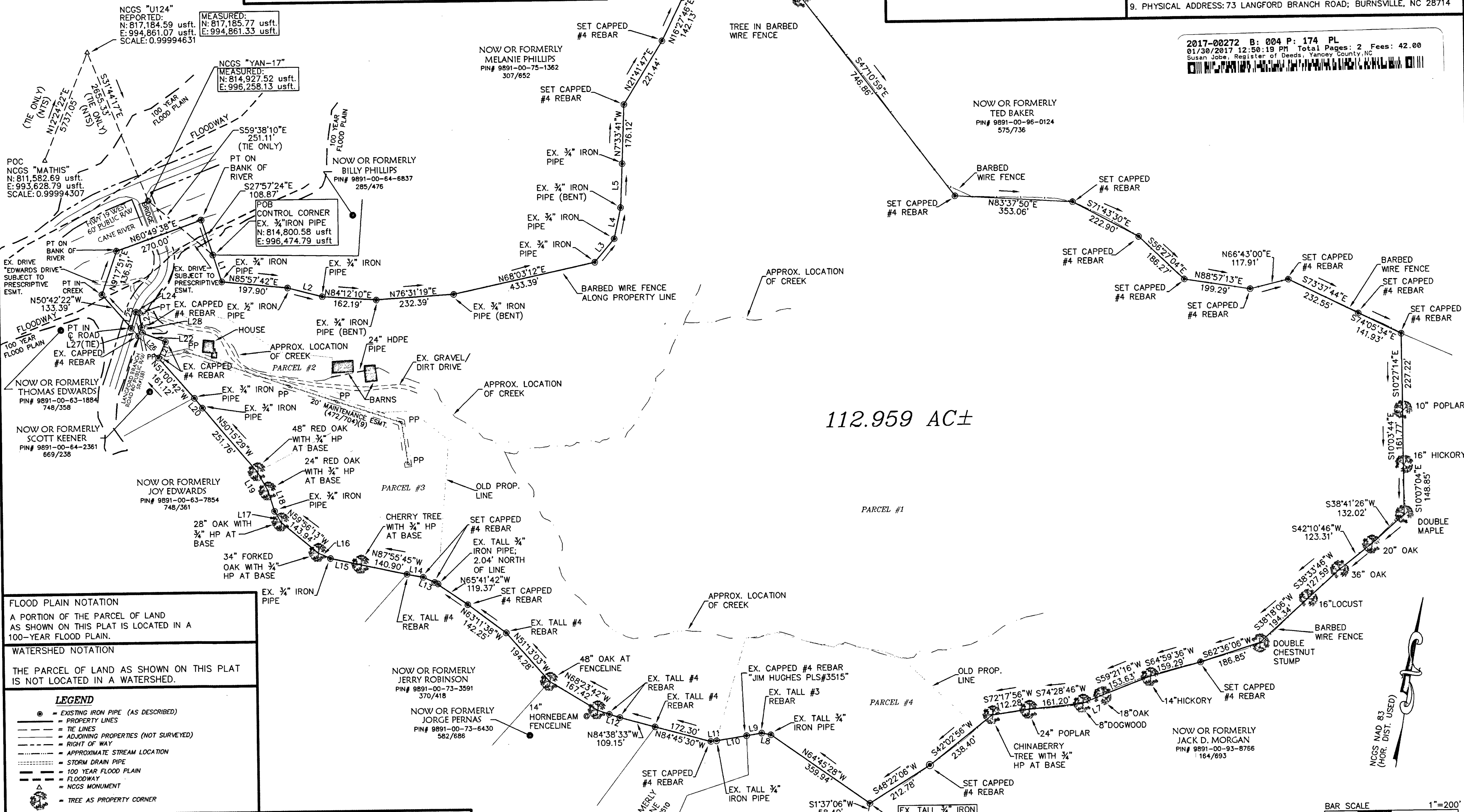
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

22nd DAY OF JANUARY, 2017

Miles A. Wright (Signature)
PLS LICENSE NO. = L5256



Miles A. Wright (Signature)
(MILES A. WRIGHT, PLS. L-5256)



2017-00272 B: 004 P: 174 PL
01/30/2017 12:50:19 PM Total Pages: 2 Fees: 42.00
Susan Jobe, Register of Deeds, Yancey County, NC

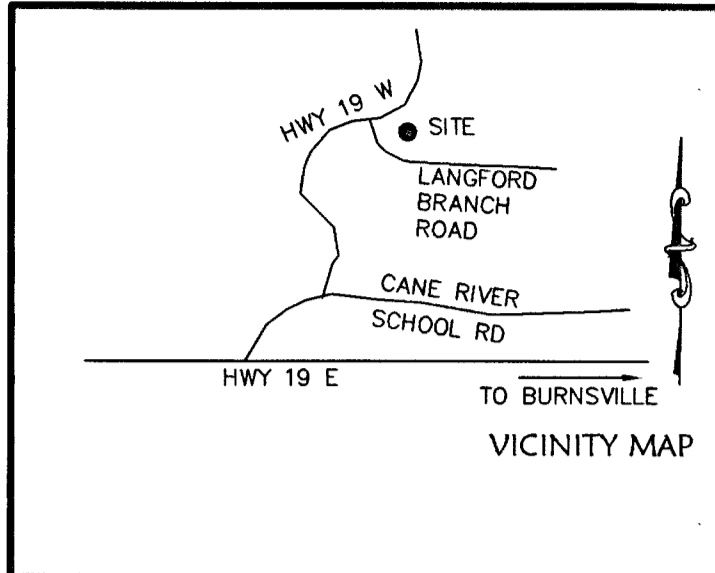
FLOOD PLAIN NOTATION, WATERSHED NOTATION, LEGEND (listing symbols for iron pipe, property lines, etc.), CERTIFICATE OF SURVEY AND ACCURACY.



Miles A. Wright (Signature)
L5256
LICENSE NUMBER

WRIGHT & ASSOCIATES ENGINEERS & SURVEYORS
LICENSE# C-4053
4190 HIGHWAY 16 SOUTH NEWTON, NC 28658

Table with columns for SURVEYED BY, DRAWN BY, APPROVED, SCALE, and other administrative details.



TO: ENVIRONMENTAL BANC & EXCHANGE, LLC, WILLIAMS ANDERSON RYAN & CARROLL LLP, ATTORNEYS TITLE HOLDINGS INCORPORATED & FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2015 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(A),11,16,17,18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 20, 2017. DATE OF PLAT OR MAP: JANUARY 22, 2017

Miles A. Wright
(MILES A. WRIGHT, PLS. L-5256)



THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

22nd DAY OF JANUARY, 2017

Miles A. Wright
PLS LICENSE NO. = L5256

ALTA/ACSM LAND TITLE SURVEY
ENVIRONMENTAL BANC & EXCHANGE, LLC
PLAT 2 OF 2

OWNER: ENVIRONMENTAL BANC & EXCHANGE, LLC
302 JEFFERSON ST., SUITE 110
RALEIGH, NC 27605

- 1. AREA BY COORDINATE METHOD
- 2. CANE RIVER TOWNSHIP
- 3. YANCEY COUNTY, NORTH CAROLINA
- 4. COMMUNITY FLOOD PANEL NUMBER 3700989100J (EFF. DATE: 6/02/2009)
- 5. DEED BK. 480 PAGE 358
- 6. THIS SURVEY IS BASED UPON EXISTING PHYSICAL EVIDENCE AND OLD DEED.
- 7. DATE OF SURVEY: 1/20/2017
- 8. ZONING: R-20
- 9. PHYSICAL ADDRESS: 73 LANGFORD BRANCH ROAD; BURNSVILLE, NC 28714

EXCEPTIONS

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (NOT PLOTTABLE)
- 2. Taxes for the year 2017 and all subsequent years, not yet due and payable. (NOT PLOTTABLE)
- 3. Deferred taxes affecting the Land, if any. (NOT PLOTTABLE)
- 4. Easement(s) for public and/or private use. (NOT PLOTTABLE)
- 5. Rights of parties in possession as tenants only, under unrecorded leases(s) or rental agreement(s). (NOT PLOTTABLE)
- 6. The Land does not include any house trailer, mobile home, mobile dwelling or manufactured home which may be located on the property described in Schedule A. (DOES NOT AFFECT)
- 7. Encroachments, overlaps, boundary line disputes, deficiency in amount of area, rights, easements, ditches, carways, setbacks, rights of parties in possession, interests or claims which would be revealed by a current and accurate survey and inspection of the Land (AS SHOWN ON PLAT)
- 8. Affidavit of Notice of Encroachment recorded in Book 472, Page 704, Yancey County Registry. (DOES NOT AFFECT)
- 9. Right of Way Easement to French Broad Electric Membership Corporation recorded in Book 476, Page 357, Yancey County Registry. (AS SHOWN ON PLAT)
- 10. Road Maintenance Agreement recorded in Book 337, Page 731, Yancey County Registry. (DOES NOT AFFECT)
- 11. Right of Way of Langford Branch Road (NCSR 1381) to its full legal width (Parcel 1 and 2) (AS SHOWN ON PLAT)
- 12. Rights of others in and to the continued and uninterrupted flow of Cane River and a branch located on the Land. (Parcel 1) (AS SHOWN ON PLAT)
- 13. Riparian rights are not insured. (Parcel 1) (NOT PLOTTABLE)
- 14. Deleted
- 15. Deleted
- 16. Rights of others for ingress and egress purposes in and to the use of private drive(s), easements and rights of way including the ones sixteen (16) feet in width and right of way as recorded in Book 462, Page 545, as subject to the terms and conditions of use. (Parcel 2) (NO LONGER APPLIES DUE TO UNITY OF OWNERSHIP)
- 17. Water rights and reservation of right of way recorded in Book 462, Page 545, Yancey County Registry. (Parcel 2) (NO LONGER APPLIES DUE TO UNITY OF OWNERSHIP)
- 18. Right to take water, transport water by pipelines and use easement associated with along with the terms and conditions of use including maintenance, replacement and repairs. (NO LONGER APPLIES DUE TO UNITY OF OWNERSHIP)
- 19. Rights of others for ingress and egress purposes in and to the use of private road which connects the property to public road NCSR 1381. (Parcel 3) (NO LONGER APPLIES DUE TO UNITY OF OWNERSHIP)
- 20. Rights of others for ingress and egress purposes in and to the use of the Forty (40) foot right of way affecting the Land. (Parcel 3) (NO LONGER APPLIES DUE TO UNITY OF OWNERSHIP)
- 21. Rights of others for ingress and egress purposes in and to the use of the Eighteen (18) foot gravel road affecting the Land. (Parcel 3) (NO LONGER APPLIES DUE TO UNITY OF OWNERSHIP)
- 22. Road Maintenance Agreement recorded in Book 337, Page 731, Yancey County Registry. (Parcel 3) (NO LONGER APPLIES DUE TO UNITY OF OWNERSHIP)
- 23. This policy does not insure against loss or damage arising from adverse interests of claims to the easement or to the property of which the access easement lines (Parcel 4) (NO LONGER APPLIES DUE TO UNITY OF OWNERSHIP)
- 24. Rights of others for ingress and egress purposes in and to the use of private road affecting the Land. (Parcel 4) (NO LONGER APPLIES DUE TO UNITY OF OWNERSHIP)
- 25. Rights of others in and to the continued and uninterrupted flow of branch (Parcel 4) (NOT PLOTTABLE)
- 26. Riparian rights are not insured. (Parcel 4) (NOT PLOTTABLE)

Legal Description

Commencing at NCGS Monument "Mathis", said monument having NCGS Coordinates of North: 811,582.69; East: 993,628.79, thence from said monument N 12°24'22" E - 5,737.05' to NCGS Monument "U124" having measured NCGS Coordinates of North: 817,185.77; East: 994,861.33, thence from said monument S 31°44'17" E - 2,655.33' to NCGS Monument "YAN-17" having measured NCGS Coordinates of N:814,927.52; East: 996,258.13, thence from said monument S 59°38'10" E - 251.11' to the Point of Beginning having coordinates of North: 814,800.58; East: 996,474.79, and being an existing 3/4" iron pipe, also being the South Eastern Corner of the lands of Billy Phillips (285/476) and also a corner of the lands of Melanie Phillips (307/652), thence following the common line with the lands of Melanie Phillips:
S 27°57'24" E - 84.13' to an existing 3/4" iron pipe; thence,
N 85°57'42" E - 197.90' to an existing 1/2" iron pipe; thence,
S 85°14'56" E - 106.94' to an existing 3/4" iron pipe; thence,
N 84°12'10" E - 162.19' to an existing bent 3/4" iron pipe; thence,
N 76°31'19" E - 232.39' to an existing bent 3/4" iron pipe; thence,
N 68°03'12" E - 433.39' to an existing 3/4" iron pipe; thence,
N 30°34'44" E - 90.82' to an existing 3/4" iron pipe; thence,
N 02°23'39" E - 94.74' to an existing bent 3/4" iron pipe; thence,
N 07°10'53" W - 130.34' to an existing 3/4" iron pipe; thence,
N 07°33'41" W - 176.12' to a set capped #4 rebar; thence,
N 21°41'47" E - 221.44' to a set capped #4 rebar; thence,
N 16°27'46" E - 142.13' to an existing 3/4" iron pipe; thence,
N 14°43'48" E - 163.26' to an existing tall 3/4" iron pipe, a common corner with the lands of Ted Baker (575/736), thence following the common line with the lands of Ted Baker:
S 88°31'23" E - 118.32' to a set capped #4 rebar; thence,
S 63°03'24" E - 216.18' to a Tree in a barbed wire fence; thence,
S 47°10'59" E - 746.86' to a set capped #4 rebar; thence,
N 83°37'50" E - 353.06' to a set capped #4 rebar; thence,
S 71°43'30" E - 222.90' to a set capped #4 rebar; thence,
S 56°27'04" E - 186.27' to a set capped #4 rebar; thence,
N 88°57'13" E - 199.29' to a set capped #4 rebar; thence,
N 66°43'00" E - 117.91' to a set capped #4 rebar; thence,
S 73°37'44" E - 232.55' to a set capped #4 rebar; thence,
S 74°05'34" E - 141.93' to a set capped #4 rebar, being a common corner with the lands of Jack D. Morgan (164/693); thence, following the common line with the lands of Jack D. Morgan:
S 10°27'14" E - 227.22' to a 10" Poplar Tree; thence,
S 10°03'44" E - 161.77' to a 16" Hickory Tree; thence,
S 10°07'04" E - 148.85' to a Double Maple Tree; thence,
S 38°41'26" W - 132.02' to a 20" Oak Tree; thence,
S 42°10'46" W - 123.31' to a 36" Oak Tree; thence,
S 38°33'46" W - 127.59' to a 16" Locust Tree; thence,
S 38°18'06" W - 194.34' to a Double Chestnut Stump; thence,
S 62°36'06" W - 186.85' to a set capped #4 rebar; thence,
S 64°59'36" W - 159.29' to a 14" Hickory Tree; thence,
S 59°21'16" W - 153.63' to an 18" Oak Tree; thence,
S 57°48'06" W - 61.85' to an 8" Dogwood Tree; thence,
S 74°28'46" W - 161.20' to a 24" Poplar Tree; thence,
S 72°17'56" W - 112.28' to a Chinaberry Tree with a 3/4" Hollow pipe at the base; thence,
S 42°02'56" W - 238.40' to a set capped #4 rebar; thence,
S 48°22'06" W - 212.78' to an existing tall 3/4" iron pipe having NCGS Coordinates N: 813,507.88; E: 998,680.26, also being located N 01°37'06" E - 58.40' from a 48" Oak Tree, and also being a common corner with the lands of William Morrow (382/98); thence, continuing with the common line of the lands of William Morrow:
N 64°45'28" W - 359.94' to an existing tall 3/4" iron pipe; thence,
N 88°39'55" W - 28.01' to an existing tall #3 rebar; thence,
S 71°09'11" W - 45.97' to an existing capped #4 rebar labeled "Jim Hughes PLS #3515," also being a common corner with the lands of Michela Boone (525/507); thence, continuing with the common line of the lands of Michela Boone:
S 71°07'58" W - 91.19' to an existing tall 3/4" iron pipe; thence,
S 74°03'36" W - 17.38' to a set capped #4 rebar; thence,
N 84°45'30" W - 172.30' to an existing tall #4 rebar, being a common corner with the lands of Jorge Pemas (582/686); thence, continuing and following the common line with the lands of Jorge Pemas:
N 84°38'33" W - 109.15' to an existing tall #4 rebar; thence,
N 82°12'12" W - 33.18' to a 14" Hornbeam Tree at a fence line; thence,
N 68°23'42" W - 167.42' to a 48" Oak Tree at a fence line, being a common corner with the lands of Jerry Robinson (370/418); thence, continuing and following the common line with the lands of Jerry Robinson:
N 51°13'03" W - 194.28' to an existing tall #4 rebar; thence,
N 63°11'38" W - 142.25' to a set capped #4 rebar; thence,
N 65°41'42" W - 119.37' to a set capped #4 rebar, passing an existing 3/4" tall iron pipe located 2.04' North of the property line; thence,
N 74°47'24" W - 37.28' to a set capped #4 rebar; thence,
N 89°07'36" W - 49.46' to an existing tall #4 rebar, being a common corner with the lands of Joy Edwards (748/361); thence, continuing with the common line of the lands of Joy Edwards:
N 87°55'45" W - 140.90' to a Cherry Tree with a 3/4" Hollow Pipe at the base; thence,
N 87°30'53" W - 93.18' to an existing 3/4" iron pipe; thence,
N 75°16'45" W - 40.41' to a 34" Forked Oak with a 3/4" Hollow Pipe at the base; thence,
N 59°56'13" W - 143.94' to a 28" Oak Tree with a 3/4" Hollow pipe at the base; thence,
N 39°45'15" W - 38.02' to an existing 3/4" iron pipe; thence,
N 27°10'01" W - 62.50' to a 24" Red Oak Tree with a 3/4" Hollow Pipe at the base; thence,
N 38°29'13" W - 65.28' to a 48" Red Oak with a 3/4" Hollow Pipe at the base; thence,
N 50°15'29" W - 251.76' to an existing 3/4" iron pipe; thence,
N 49°00'55" W - 37.89' to an existing 3/4" iron pipe, being a common corner with the lands of Scott Keener (669/238); thence, continuing and following the common line with the lands of Scott Keener:
N 51°00'42" W - 161.12' to an existing capped #4 rebar; thence,
N 14°04'40" E - 52.30' to an existing capped #4 rebar; thence,
N 78°29'38" W - 72.68' to an existing capped #4 rebar; thence,
N 19°15'21" W - 43.70' to a Calculated Point; thence,
N 84°02'29" W - 10.30' to a point in the centerline of Langford Branch Road (SR#1381); thence, continuing with the centerline of Langford Branch Road:
S 6°24'02" W - 49.80' to a point in the centerline of the road, being a common corner with the lands of Thomas Edwards (748/358); thence, continuing and following with the common line of the lands of Thomas Edwards:
N 50°42'22" W - 133.39' to a point in the creek; thence,
N 9°17'51" E - 136.51' to a point on the bank of the Cane River; thence, up the bank of the river N 60°49'38" E - 270.00' to a point on the bank of the Cane River; thence,
S 27°57'24" E - 108.87' to the point and place of beginning, containing 112.959 AC±.

CERTIFICATE OF SURVEY AND ACCURACY:

I, MILES A. WRIGHT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 480 PAGE 358, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION 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 22nd DAY OF JANUARY, A.D., 2017.

Miles A. Wright
SURVEYOR

L5256
LICENSE NUMBER



WRIGHT & ASSOCIATES
ENGINEERS & SURVEYORS
LICENSE# C-4053
4190 HIGHWAY 16 SOUTH
NEWTON, NC 28658
(828) 465-2205 OFFICE
(828) 465-5878 FAX

SURVEYED BY: MILES A. WRIGHT, PLS - LICENSE NO. = L5256	
DRAWN BY: MAW	DATE: JANUARY 22, 2017
APPROVED: MAW	FILE: 1174-001
SCALE:	REVISION:

