

CERTIFICATE OF SURVEY AND ACCURACY:

I, KEVIN L. JONES CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION(S) RECORDED IN DB: 374 PG: 420; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION AS REFERENCED; THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000; THAT THE GPS PORTION OF THIS PROJECT WAS TO PERFORM A GRID TIE TO THE NC STATE PLANE COORDINATE SYSTEM AND INFORMATION USED IS SHOWN & NOTED HEREON; 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: OS 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 EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

GPS METADATA
CLASS OF SURVEY: HORIZONTAL: A
FIELD PROCEDURE: STATIC NETWORK
DATES: 06/26/19-06/27/19
DATUM: NAD83(2011)
EPOCH: 2010
GEOD: 12B
AVERAGE COMBINED FACTOR: 0.999782480
POSITIONAL ACCURACY: HORIZONTAL: 0.04'
UNITS: USFT
CORS USED: NCBC, NCRB, FRKN, NCMU

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, & SEAL THIS 12TH DAY OF NOVEMBER, 2020.



SURVEYOR'S NOTES:

- ALL DISTANCES AND COORDINATES ARE GROUND MEASUREMENTS IN US SURVEY FEET UNLESS OTHERWISE NOTED.
- AREAS CALCULATED BY THE COORDINATE METHOD.
- PROPERTY SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS THAT ARE RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN.
- GRAHAM COUNTY GIS WEBSITE USED TO IDENTIFY ADJOINING PROPERTY OWNERS.
- 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.
- BY GRAPHIC DETERMINATION, A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DETERMINED BY THE F.E.M.A. MAP# 3700566200J DATED 02/18/2009.
- THE RIGHT OF WAY WIDTH REQUIRED FOR OVERHEAD DISTRIBUTION POWER LINES IS NORMALLY A 40-FOOT CORRIDOR (20 FEET ON EACH SIDE) PER NANTAHALA POWER & LIGHT COMPANY (NOW DUKE ENERGY).
- 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.
- PROPERTY LIES IN AN AREA UNREGULATED BY A ZONING ORDINANCE.
- A 5/8" REBAR WAS FOUND S 72°00'45" W A DISTANCE OF 2.22' FROM THIS CORNER AND WAS NOT HELD.
- STREAMS SHOWN HEREON THAT DO NOT CROSS OR FORM A BOUNDARY LINE WERE TAKEN FROM AERIAL PHOTOS, LIDAR TOPOGRAPHY AND HANDHELD GPS LOCATIONS.
- ROADS TO BE CLOSED AND NATURALIZED WILL BE DONE SO THROUGH PHYSICAL CONSTRUCTION AND PLANTING (ACTIVE) OR WITHOUT ANY WORK ALLOWING THE ROAD TO BE RECLAIMED WITH NATURALLY OCCURRING VEGETATION (NON-ACTIVE).
- FIELD WORK WAS CONDUCTED BETWEEN THE DATES OF 06/26/19 AND 09/22/20.

GRAHAM COUNTY, NORTH CAROLINA

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I/WE, THE UNDERSIGNED, CERTIFY THAT I/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND ACCEPT AND ADOPT THIS PLAT AND THE CONSERVATION EASEMENTS WITH OUR FREE CONSENT AND DEDICATE, GRANT AND CONVEY AN EASEMENT OVER OUR ADJACENT PROPERTY FOR ACCESS TO AND FROM THE CONSERVATION EASEMENTS SET FORTH HEREIN.

C/O RAMLONGHORN, LLC DATE _____

STATE OF:

COUNTY OF:

I, Jessica Whitney Lewis, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Kevin L. Jones PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND NOTARY SEAL THIS 18th DAY OF November, 2020.

NOTARY PUBLIC
Jessica Whitney Lewis
2/27/2023
MY COMMISSION EXPIRES

J. Aquana Lewis REVIEW OFFICER FOR GRAHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED, MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Jessica Whitney Lewis 11-17-2020
REVIEW OFFICER DATE

REGISTERED THIS THE _____ DAY OF _____
2021 AT _____ AND RECORDED IN
PLAT CABINET _____ SLOT 2548

DEPUTY _____
REGISTER OF DEEDS



TOTAL CONSERVATION
EASEMENT AREA
259.84 ACRES
AREA A: 62.16
AREA B: 197.68

CONTROL POINT
RBCC "KEE" (500)

CONTROL POINT
RBCC "KEE" (501)

EAST BUFFALO ROAD
(SR 1254)
60' R/W PER DB: 62 PG: 537

RAMLONGHORN, LLC
PORTION OF PIN: 5662-00-09-0043
PORTION OF DB: 374 PG: 420
PORTION OF PC: DB PG: 1000

CONSERVATION
EASEMENT AREA A
62.16 ACRES

EXCLUSION AREA
14.86 ACRES

RAMLONGHORN, LLC
PORTION OF PIN: 5662-00-09-0043
PORTION OF DB: 374 PG: 420
PC: DB PG: 1001

CONSERVATION
EASEMENT AREA B
197.68 ACRES

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

A CONSERVATION EASEMENT SURVEY FOR:
WILDLANDS ENGINEERING, INC.
EAST BUFFALO MITIGATION SITE
LITTLE TENNESSEE UMBRELLA MITIGATION BANK

USACE ID # SAW-2019-01296
MAILING ADDRESS: 167-B HAYWOOD RD, ASHEVILLE, NC 28806
PARCEL IDENTIFICATION #: 5662-00-09-0043

CURRENT OWNER LISTED AS:
RAMLONGHORN, LLC
SITE ADDRESS: 1157 E. BUFFALO ROAD, ROBBINSVILLE NC 28771

DEED REFERENCE: DB: 374 PG: 420

CHEOAH TOWNSHIP, GRAHAM COUNTY, NORTH CAROLINA

SURVEY BY: JM,DV,JR,AC,JEM DRAWN BY: NH CHECKED BY: JL,KJ

SURVEY DATE: 11/12/20 JOB #190650-CE

REVISION: _____ DATE: _____

0' 350' 700' 1050'

ONE INCH = THREE HUNDRED & FIFTY FEET

SHEET SIZE: 18"x24" SHEET #: 1 OF 4 SCALE: 1"=350'



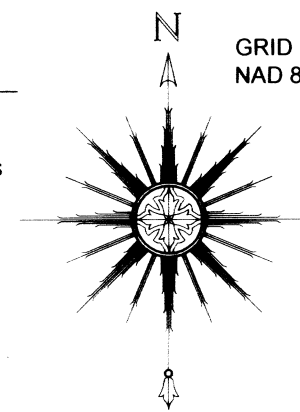
P.O. Box 2566
Asheville, NC 28802
(828) 575-9021
www.keemap.com
License # C-3039

GRID TIE INFORMATION

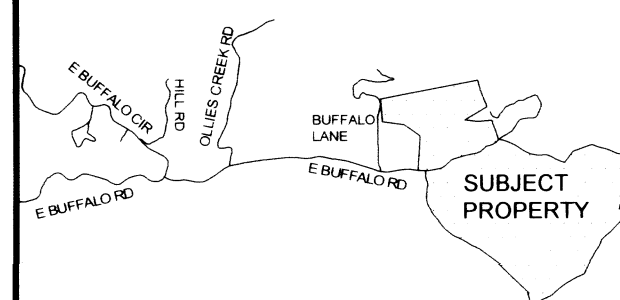
CONTROL POINT	CONTROL POINT
RBCC "KEE" (501)	RBCC "KEE" (500)
STATE PLANE COORDINATES	STATE PLANE COORDINATES
N 622178.86'	N 622127.49'
E 567465.78'	E 566729.26'
CF: 0.99978197	CF: 0.99978299

*BEING LOCATED
N 86°00'35" E A GRID DISTANCE
OF 738.32' FROM POINT #500

GRID NORTH
NAD 83(2011)



VICINITY MAP (NOT TO SCALE)



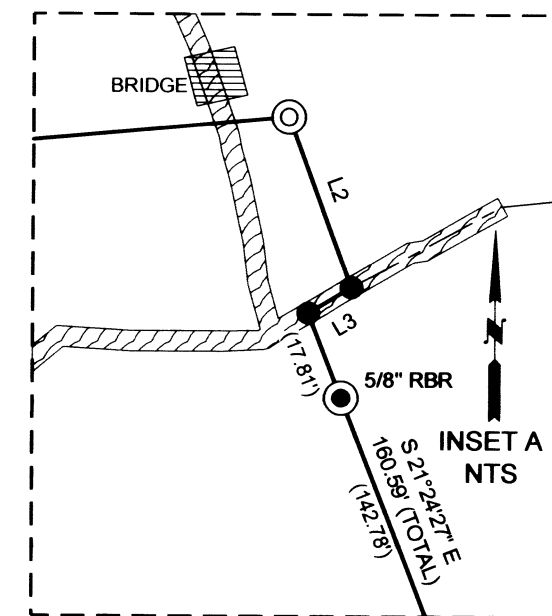
SHEET 2

SHEET 3

SHEET 4

LEGEND:

- | | | |
|---------------------------------|---|---|
| SET 5/8" REBAR W/ "KEE" CONTROL | PC: | PLAT CABINET |
| POINT CAP IN CONCRETE | PB: | PLAT BOOK |
| UNMARKED POINT | DB: | DEED BOOK |
| EXISTING IRON PIN (AS NOTED) | PG: | PAGE |
| SET 5/8" REBAR W/ "KEE" CE CAP | RBR: | REBAR |
| DECIDUOUS TREE (AS NOTED) | RBC: | REBAR WITH ID CAP |
| SET 5/8" REBAR W/ "KEE" CAP | RBCC: | REBAR WITH ID CAP SET IN CONCRETE |
| EXISTING PK NAIL | POB: | POINT OF BEGINNING |
| ALUMINUM MONUMENT | IP: | IRON PIPE |
| EXISTING PLANTED STONE | CMP: | CORRUGATED METAL PIPE |
| WELL | RCP: | REINFORCED CONCRETE PIPE |
| UTILITY POLE | N.A.D.: | NORTH AMERICAN DATUM 1983 |
| CONSERVATION EASEMENT (CE) | SPC: | STATE PLANE COORDINATES |
| EXCLUSION AREA | CF: | COMBINED FACTOR |
| STREAM | NT: | NOT TO SCALE |
| SOIL ROADBED | PJD: | PRELIMINARY JURISDICTIONAL DETERMINATION |
| GRAVEL | CE: | CONSERVATION EASEMENT (CE) |
| ASPHALT | BOUNDARY LINE | BOUNDARY LINE |
| WETLAND (PJD) | ADJOINING DEED LINES | ADJOINING DEED LINES |
| | INTERPOLATED STREAMS | INTERPOLATED STREAMS |
| | STREAMS (PJD) | STREAMS (PJD) |
| | RIGHT OF WAY | RIGHT OF WAY |
| | SPECIAL FLOOD HAZARD AREA | SPECIAL FLOOD HAZARD AREA |
| | FENCE | FENCE |
| | OVERHEAD WIRE | OVERHEAD WIRE |
| | SOIL ROADS TO BE NATURALIZED (ACTIVE) | SOIL ROADS TO BE NATURALIZED (ACTIVE) |
| | SOIL ROADS TO BE NATURALIZED (NON-ACTIVE) | SOIL ROADS TO BE NATURALIZED (NON-ACTIVE) |



HANNU MELARTI & WIFE, ULRICA MELARTI
PIN: 5662 00 04 000601 3/4" IP N 45°04'01" W 80.27'

CARL D. LEE &
 WIFE, JOAN B. LEE
 PIN: 5662-00-09-0024
 DB: 260 PG: 609
 PB: 5 PG: 980

RICHARD SCHLEY
ROBERT G. CUSHMAN (LE)
HARRIETTE C. CUSHMAN (LE)
PIN: 5662-00-04-0006
DB: 352 PG: 603
BP-500-000

RAMLONGHORN, LLC
PORTION OF PIN: 5662-00-09-0043
PORTION OF DB: 374 PG: 420
PC: DB PG: 1001

**CONSERVATION
EASEMENT AREA B
197.68 ACRES**

A CONSERVATION EASEMENT SURVEY FOR:
WILDLANDS ENGINEERING, INC.
EAST BUFFALO MITIGATION SITE
LITTLE TENNESSEE UMBRELLA MITIGATION BANK
 USACE ID # SAW-2019-01296
MAILING ADDRESS: 167-B HAYWOOD RD, ASHEVILLE, NC 28806
PARCEL IDENTIFICATION: 5662-00-09-0043

CURRENT OWNER LISTED AS:
RAMLONGHORN, LLC
SITE ADDRESS: 1157 E. BUFFALO ROAD, ROBBINSVILLE NC 287
DEED REFERENCE: DB: 374 PG: 420

CHEOAH TOWNSHIP, GRAHAM COUNTY, NORTH CAROLINA
SURVEY BY: JM,DV,JR,AC,JEM DRAWN BY: NH CHECKED BY:
SURVEY DATES: 11/12/20 JOB #190650-

VISION: _____ DATE: _____

0' 150' 300' 450'

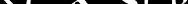


ONE INCH = ONE HUNDRED & FIFTY FEET

SHEET SIZE: 18"X24"	SHEET #: 2 OF 4	SCALE: 1"=
---------------------	-----------------	------------

 P.O. Box 2566

Keep Asheville, NC 28
(828) 575-9021



www.keemap.com
License # C-303

WITNESSES & SIGHTING: _____

CONTROL POINT
RBCC "KEE" (501)

CTIVE)

S 17° E
227.61'
(21)

4.15' (TOTAL)

SFHA (ZONE AE) PER F.I.R.M. M
NO. 3700566200J

EAST BUFFALO CREEK
← FLOW



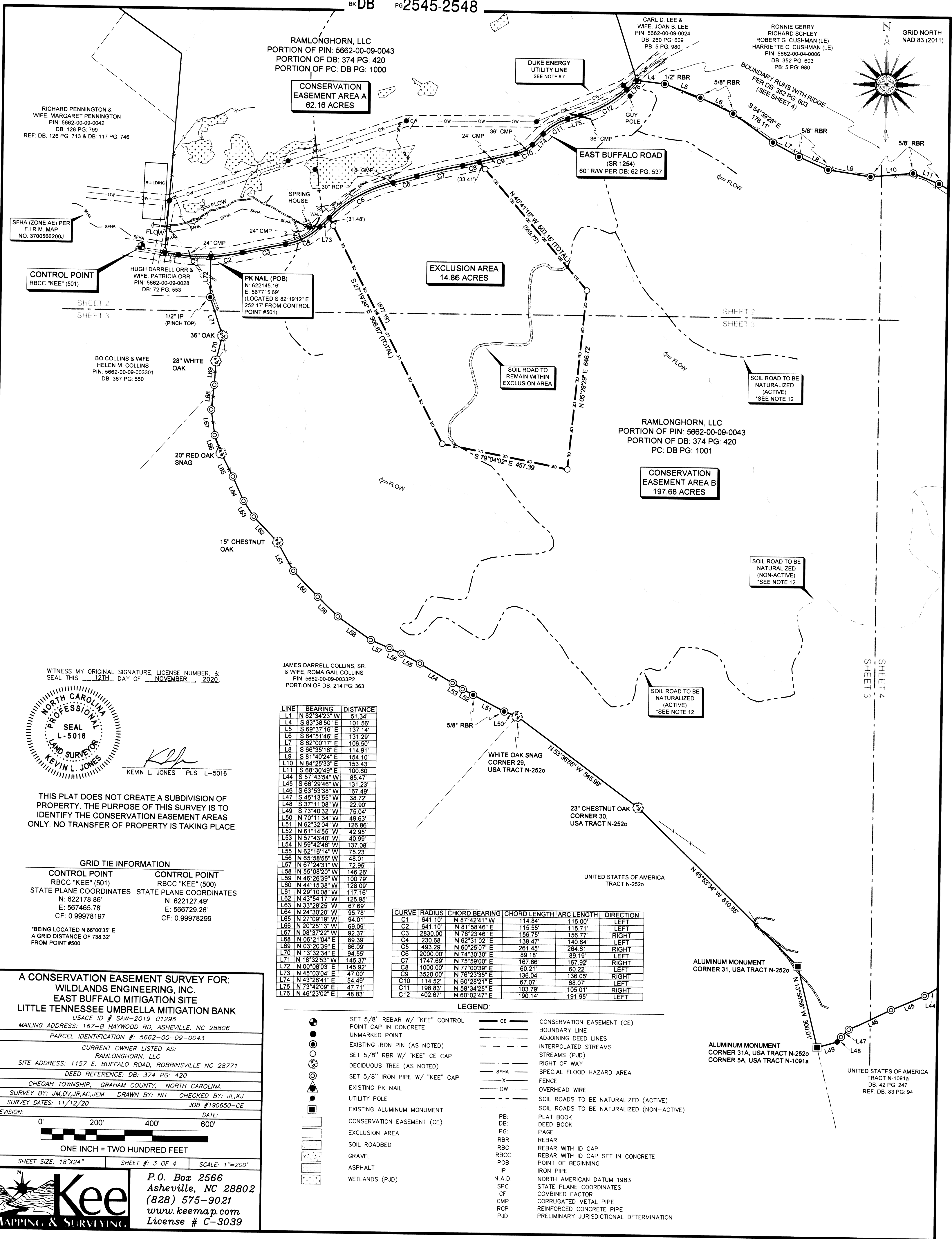
PK NAIL
N: 62214
E: 56771

LT1

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DIRECTION
C1	641' 10"	N 87°42'41" W	114' 84"	115° 00'	LEFT
C2	641' 10"	N 81°58'46" E	155' 55"	155° 71'	LEFT
C3	2830.00'	N 78°23'46" E	156' 75"	156' 77"	RIGHT
C4	230.68'	N 62°31'02" E	138' 47"	140.64'	LEFT
C5	493.29'	N 60°25'07" E	261' 45"	264.61'	RIGHT
C6	2000.00'	N 74°30'30" E	89' 18"	79' 13"	LEFT
C7	174' 69"	N 75°59'00" E	167' 86"	167' 92"	LEFT
C8	108' 00"	N 77°00'00" E	60' 21"	60' 22"	LEFT
C9	3520.00'	N 76°23'35" E	136' 04"	136' 05"	RIGHT
C10	114' 52"	N 60°28'21" E	67' 07"	68' 07"	LEFT
C11	198.83'	N 58°34'25" E	103' 79"	105' 01"	RIGHT
C12	402.67'	N 50°02'47" E	190' 14"	191' 95"	LEFT

LINE	BEARING	DISTANCE
L1	N 82°34'23" W	51.34'
L2	S 20°31'39" E	35.59'
L3	S 59°20'04" W	9.82'
L4	S 83°38'50" E	101.66'
L5	S 69°37'16" E	137.14'
L6	S 64°51'146" E	131.29'
L7	S 62°00'17" E	106.50'
L71	N 18°32'53" W	145.37'
L72	N 00°08'03" E	145.92'
L73	N 45°03'04" E	47.00'
L74	N 43°26'41" E	54.49'
L75	N 73°42'09" E	47.71'
L76	N 68°23'02" E	48.83'

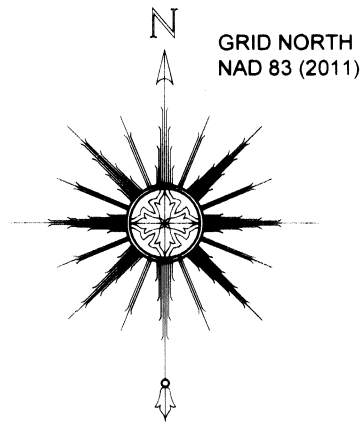
Doc ID: 000698810004 Type: CRP
Kind: MAP
Recorded: 11/20/2020 at 09:45:16 AM
Fee Amt: Page 1 of 4
Graham County, North Carolina
Carolyn Stewart Register of Deeds
BK DB Pg 2545-2548



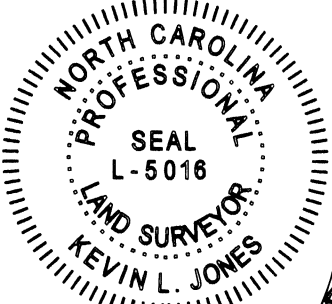
LEGEND:

- SET 5/8" REBAR W/ "KEE" CONTROL POINT CAP IN CONCRETE
- UNMARKED POINT
- EXISTING IRON PIN (AS NOTED)
- SET 5/8" RBR W/ "KEE" CE CAP
- DECIDUOUS TREE (AS NOTED)
- SET 5/8" IRON PIPE W/ "KEE" CAP
- EXISTING PK NAIL
- UTILITY POLE
- EXISTING ALUMINUM MONUMENT
- CONSERVATION EASEMENT (CE)
- EXCLUSION AREA
- SOIL ROADBED
- GRAVEL
- ASPHALT
- WETLANDS (PJD)
- CE CONSERVATION EASEMENT (CE)
- BOUNDARY LINE
- ADJOINING DEED LINES
- INTERPOLATED STREAMS
- STREAMS (PJD)
- RIGHT OF WAY
- SFHA SPECIAL FLOOD HAZARD AREA
- FENCE
- OW OVERHEAD WIRE
- SOIL ROADS TO BE NATURALIZED (ACTIVE)
- SOIL ROADS TO BE NATURALIZED (NON-ACTIVE)
- PLAT BOOK
- DEED BOOK
- PAGE
- REBAR
- REBAR WITH ID CAP
- REBAR WITH ID CAP SET IN CONCRETE
- POINT OF BEGINNING
- IRON PIPE
- N.A.D. NORTH AMERICAN DATUM 1983
- SFC STATE PLANE COORDINATES
- CF COMBINED FACTOR
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- PJD PRELIMINARY JURISDICTIONAL DETERMINATION
- PB: PLAT BOOK
- DB: DEED BOOK
- PG: PAGE
- RBR: REBAR
- RBC: REBAR WITH ID CAP
- RBCC: REBAR WITH ID CAP SET IN CONCRETE
- POB: POINT OF BEGINNING
- IP: IRON PIPE
- N.A.D.: NORTH AMERICAN DATUM 1983
- SFC: STATE PLANE COORDINATES
- CF: COMBINED FACTOR
- CMP: CORRUGATED METAL PIPE
- RCP: REINFORCED CONCRETE PIPE
- PJD: PRELIMINARY JURISDICTIONAL DETERMINATION

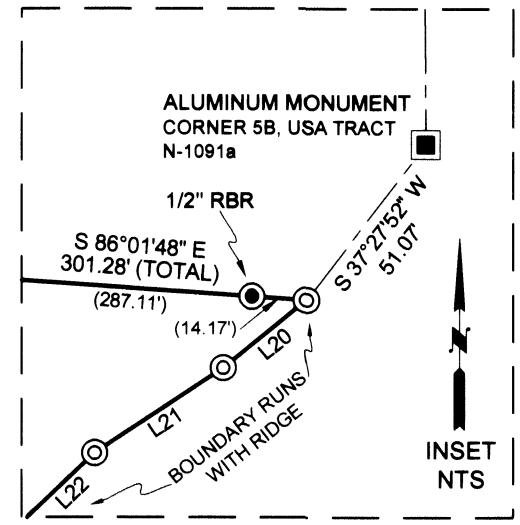
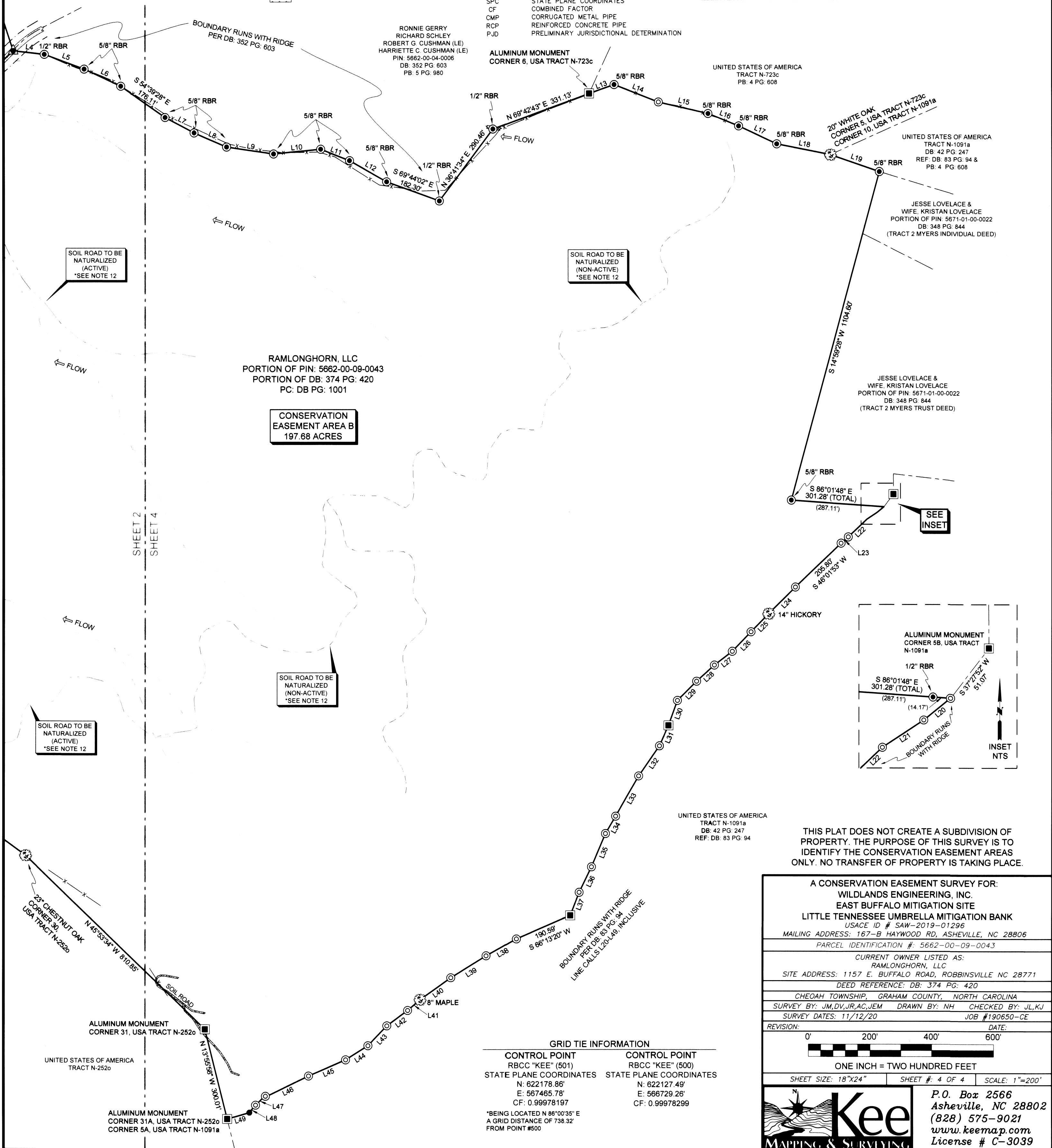
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L4	S 83°38'50"E	101.56'	L27	S 52°25'12"W	73.28'
L5	S 69°37'16"E	137.14'	L28	S 47°48'38"W	78.06'
L6	S 64°51'46"E	131.29'	L29	S 44°58'48"W	87.95'
L7	S 62°00'17"E	106.50'	L30	S 19°45'02"W	86.40'
L8	S 66°35'16"E	114.91'	L31	S 23°45'16"W	72.57'
L9	S 81°40'24"E	154.10'	L32	S 34°31'28"W	118.79'
L10	N 84°25'33"E	153.43'	L33	S 29°35'03"W	151.26'
L11	S 68°30'49"E	100.60'	L34	S 30°11'52"W	65.20'
L12	S 60°17'12"E	138.79'	L35	S 22°41'53"W	117.48'
L13	N 70°25'31"E	85.99'	L36	S 25°51'04"W	91.46'
L14	S 68°29'38"E	154.29'	L37	S 21°09'21"W	80.61'
L15	S 76°44'40"E	165.47'	L38	S 60°34'05"W	110.91'
L16	S 67°42'32"E	107.14'	L39	S 58°00'34"W	134.97'
L17	S 64°52'43"E	136.51'	L40	S 54°19'18"W	122.86'
L18	S 78°49'03"E	177.66'	L41	S 49°02'05"W	53.16'
L19	S 70°52'48"E	167.63'	L42	S 53°33'39"W	83.72'
L20	S 50°39'08"W	28.00'	L43	S 43°31'19"W	89.23'
L21	S 56°26'34"W	40.22'	L44	S 57°43'54"W	85.47'
L22	S 46°17'36"W	83.60'	L45	S 66°29'46"W	131.23'
L23	S 49°21'04"W	30.94'	L46	S 63°53'38"W	167.49'
L24	S 44°51'32"W	122.56'	L47	S 45°13'55"W	38.72'
L25	S 44°09'21"W	82.42'	L48	S 37°11'08"W	22.90'
L26	S 43°44'42"W	87.67'	L49	S 73°40'32"W	75.04'



WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, & SEAL THIS 12TH DAY OF NOVEMBER, 2020.



KEVIN L. JONES PLS L-5016



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

A CONSERVATION EASEMENT SURVEY FOR:
WILDLANDS ENGINEERING, INC.
EAST BUFFALO MITIGATION SITE
LITTLE TENNESSEE UMBRELLA MITIGATION BANK
USACE ID # SAW-2019-01296
MAILING ADDRESS: 167-B HAYWOOD RD, ASHEVILLE, NC 28806
PARCEL IDENTIFICATION #: 5662-00-09-0043

CURRENT OWNER LISTED AS:
RAMLONGHORN, LLC
SITE ADDRESS: 1157 E. BUFFALO ROAD, ROBBINSVILLE NC 28771
DEED REFERENCE: DB: 374 PG: 420

CHEOAH TOWNSHIP, GRAHAM COUNTY, NORTH CAROLINA
SURVEY BY: JM,DV,JR,AC,JEM DRAWN BY: NH CHECKED BY: JL,KJ
SURVEY DATES: 11/12/20 JOB #190650-CE

REVISION: DATE:

0' 200' 400' 600'

ONE INCH = TWO HUNDRED FEET

SHEET SIZE: 18"x24" SHEET #: 4 OF 4 SCALE: 1"=200'

Kee
MAPPING & SURVEYING

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

GRID TIE INFORMATION	
CONTROL POINT RBCC "KEE" (501) STATE PLANE COORDINATES N: 622178.86' E: 567465.78' CF: 0.99978197	CONTROL POINT RBCC "KEE" (500) STATE PLANE COORDINATES N: 622127.49' E: 566729.26' CF: 0.99978299
*BEING LOCATED N 86°00'35" E A GRID DISTANCE OF 738.32' FROM POINT #500	