

VACANT LAND DISCLOSURE STATEMENT

Note: Use this form to fulfill Seller's required disclosures in the Offer to Purchase and Contract – Vacant Lot/Land Form 12-T.

Property: (162.15 +/- Acres) 4136 Rose Creek Rd , Franklin, NC 28734

Buyer:

Seller: MELCAR, LLC, a North Carolina limited liability company

Buyer understands and agrees that this Disclosure Statement is not a substitute for professional inspections, and that this document does not relieve Buyer of their duty to conduct thorough Due Diligence on the Property. Any representations made by Seller in this Disclosure Statement are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies, to the best of Seller's knowledge. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

If Seller checks "yes" for any question below, Seller is affirming actual knowledge of either: (1) the existence of documentation or information related to the Property; or (2) a problem, issue, characteristic, or feature existing on or associated with the Property. If Seller checks "no" for any question below, Seller is stating they have no actual knowledge or information related to the question. If Seller checks "NR," meaning no representation, Seller is choosing not to disclose whether they have knowledge or information related to the question.

A. Physical Aspects

Yes No NR

- 1. Non-dwelling structures on the Property [X] [ ] [ ]
If yes, please describe: Three old house/cabins, multiple outbuildings - no value
2. Current or past soil evaluation test (agricultural, septic, or otherwise) [ ] [X] [ ]
3. Caves, mineshafts, tunnels, fissures or open or abandoned wells [ ] [X] [ ]
4. Erosion, sliding, soil settlement/expansion, fill or earth movement [X] [ ] [ ]
5. Communication, power, or utility lines [X] [ ] [ ]
6. Pipelines (natural gas, petroleum, other) [ ] [X] [ ]
7. Landfill operations or junk storage [ ] [X] [ ]
8. Drainage, grade issues, flooding, or conditions conducive to flooding [X] [ ] [ ]
9. Gravesites, pet cemeteries, or animal burial pits [ ] [X] [ ]
10. Rivers, lakes, ponds, creeks, streams, dams, or springs [X] [ ] [ ]
11. Well(s) [ ] [ ] [ ]
12. Septic System(s) [ ] [X] [ ]



Yes No NR

13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property..... [ ] [X] [ ]
If yes, please describe: \_\_\_\_\_

B. Legal/Land Use Aspects

- 1. Current or past title insurance policy or title search..... [X] [ ] [ ]
2. Copy of deed(s) for property..... [X] [ ] [ ]
3. Government administered programs or allotments..... [ ] [X] [ ]
4. Rollback or other tax deferral recaptures upon sale..... [ ] [X] [ ]
5. Litigation or estate proceeding affecting ownership or boundaries..... [ ] [X] [ ]
6. Notices from governmental or quasi-governmental authorities related to the property... [ ] [X] [ ]
7. Private use restrictions or conditions, protective covenants, or HOA..... [ ] [X] [ ]
If yes, please describe: \_\_\_\_\_
8. Recent work by persons entitled to file lien claims..... [ ] [X] [ ]
If yes, have all such persons been paid in full ..... [ ] [ ] [ ]
If not paid in full, provide lien agent name and project number: \_\_\_\_\_
9. Jurisdictional government land use authority:
County: Macon City: Franklin
10. Current zoning: None
11. Fees or leases for use of any system or item on property ..... [ ] [X] [ ]
12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility)..... [ ] [X] [ ]
13. Access (legal and physical) other than by direct frontage on a public road
Access via easement..... [ ] [X] [ ]
Access via private road ..... [ ] [X] [ ]
If yes, is there a private road maintenance agreement? [ ] yes [ ] no
14. Solar panel(s), windmill(s), cell tower(s)..... [ ] [X] [ ]
If yes, please describe: \_\_\_\_\_

C. Survey/Boundary Aspects

- 1. Current or past survey/plat or topographic drawing available..... [X] [ ] [ ]
2. Approximate acreage: 162.15
3. Wooded Acreage 147 ; Cleared Acreage 15
4. Encroachments..... [ ] [X] [ ]
5. Public or private use paths or roadways rights of way/easement(s)..... [ ] [X] [ ]
Financial or maintenance obligations related to same ..... [ ] [X] [ ]
6. Communication, power, or other utility rights of way/easements ..... [X] [ ] [ ]
7. Railroad or other transportation rights of way/easements..... [ ] [X] [ ]
8. Conservation easement ..... [X] [ ] [ ]
9. Property Setbacks..... [ ] [X] [ ]
If yes, describe: \_\_\_\_\_
10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.)..... [X] [ ] [ ]
11. Septic Easements and Repair Fields ..... [ ] [X] [ ]
12. Any Proposed Easements Affecting Property..... [ ] [X] [ ]
13. Beach Access Easement, Boat Access Easement, Docking Permitted..... [ ] [X] [ ]
If yes, please describe: \_\_\_\_\_

**D. Agricultural, Timber, Mineral Aspects**

Yes	No	NR
-----	----	----

- 1. Agricultural Status (e.g., forestry deferral) .....  Yes  No  NR
- 2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.).....  Yes  No  NR  
If yes, describe in detail: Verbal agreement for one party to hunt on property
- 3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)  Yes  No  NR  
If yes, describe in detail: \_\_\_\_\_
- 4. Farming on Property:  owner or  tenant .....  Yes  No  NR
- 5. Presence of vegetative disease or insect infestation.....  Yes  No  NR
- 6. Timber cruises or other timber related reports.....  Yes  No  NR
- 7. Timber harvest within past 25 years .....  Yes  No  NR  
If yes, monitored by Registered Forester? .....  Yes  No  NR  
If replanted, what species: \_\_\_\_\_  Yes  No  NR  
Years planted: \_\_\_\_\_
- 8. Harvest impact (other than timber) .....  Yes  No  NR  
If yes, describe in detail: \_\_\_\_\_

**E. Environmental Aspects**

- 1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s).....  Yes  No  NR
- 2. Underground or above ground storage tanks .....  Yes  No  NR  
If yes, describe in detail: \_\_\_\_\_
- 3. Abandoned or junk motor vehicles or equipment of any kind.....  Yes  No  NR
- 4. Past illegal uses of property (e.g., methamphetamine manufacture or use).....  Yes  No  NR
- 5. Federal or State listed or protected species present.....  Yes  No  NR  
If yes, describe plants and/or animals: \_\_\_\_\_
- 6. Government sponsored clean-up of the property .....  Yes  No  NR
- 7. Groundwater, surface water, or well water contamination  Current  Previous..  Yes  No  NR
- 8. Previous commercial or industrial uses.....  Yes  No  NR
- 9. Wetlands, streams, or other water features .....  Yes  No  NR  
Permits or certifications related to Wetlands .....  Yes  No  NR  
Conservation/stream restoration.....  Yes  No  NR
- 10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)  Yes  No  NR  
If yes, describe in detail: \_\_\_\_\_
- 11. The use or presence on the property, either stored or buried, above or below ground, of:
  - i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material .....  Yes  No  NR  
If yes, describe in detail: \_\_\_\_\_
  - ii. Other fuel/chemical.....  Yes  No  NR
  - iii. Paint  Lead based paint  Other paint/solvents .....  Yes  No  NR
  - iv. Agricultural chemical storage .....  Yes  No  NR

**F. Utilities**

Check all currently available on the Property and indicate the provider.

- Water (describe): \_\_\_\_\_
- Sewer (describe): \_\_\_\_\_
- Gas (describe): \_\_\_\_\_
- Electricity (describe): \_\_\_\_\_
- Cable (describe): \_\_\_\_\_

- High Speed Internet (describe): \_\_\_\_\_
- Fiber Optic (describe): \_\_\_\_\_
- Telephone (describe): \_\_\_\_\_
- Private well (describe): \_\_\_\_\_
- Shared private well or community well (describe): \_\_\_\_\_
- Hauled water (describe): \_\_\_\_\_
- Other (describe): \_\_\_\_\_

<b>Explanation Sheet for Vacant Land Disclosure Statement</b>	
<b>Instructions:</b> Identify a line item in the first column (e.g., "E/8") and provide further explanation in the second column.	
A/4,8, E/9	Multiple streams and springs on property may cause small areas of erosion and flooding. River are is in floodplain and erosion along banks is common
B/13	Access is via public road: Rose Creek Rd
C/1	Unrecorded Preliminary Survey
C/8,10, E/9	Two Conservation Easements cover portions of the property
D/5	Insects are part of a natural forest ecosystem and many non-native invasives are prevelant in Western North Carolina including Woolly Adelgid, Emerald Ash Borer, Spotted Latern Fly, and others
D/5,7,8	Seller has not done any research on these and has no knowledge
E/2,5,11	Seller has not done any research on these and has no knowledge
<b>Attach additional sheets as necessary</b>	

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC., MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF THIS FORM. CONSULT A NORTH CAROLINA ATTORNEY BEFORE YOU SIGN IT.

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Seller: \_\_\_\_\_ Date: \_\_\_\_\_  
MELCAR, LLC, a North Carolina limited liability

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Entity Buyer:  
 \_\_\_\_\_  
(Name of LLC/Corporation/Partnership/Trust/Etc.)

Entity Seller:  
**MELCAR, LLC, a North Carolina limited liability company**  
(Name of LLC/Corporation/Partnership/Trust/Etc.)

By: \_\_\_\_\_

By:  \_\_\_\_\_  
FC98CE2731F94CD...

Name: \_\_\_\_\_




Name: **Mary Catherine Maher**

Title: \_\_\_\_\_

Title: **Manager**

Date: \_\_\_\_\_

Date: **7/20/2024**

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS MADE FROM A SURVEY MADE BY ME OR BY AN ASSISTANT OF MINE AND THAT THE SAID SURVEY WAS MADE IN ACCORDANCE WITH THE ACTS OF THE GENERAL ASSEMBLY OF NORTH CAROLINA AND THAT THE SAID SURVEY WAS MADE BY ME OR BY AN ASSISTANT OF MINE IN THE OFFICE OF THE REGISTER OF DEEDS OF WADSWORTH COUNTY, NORTH CAROLINA.

REGISTER OF DEEDS DATE \_\_\_\_\_

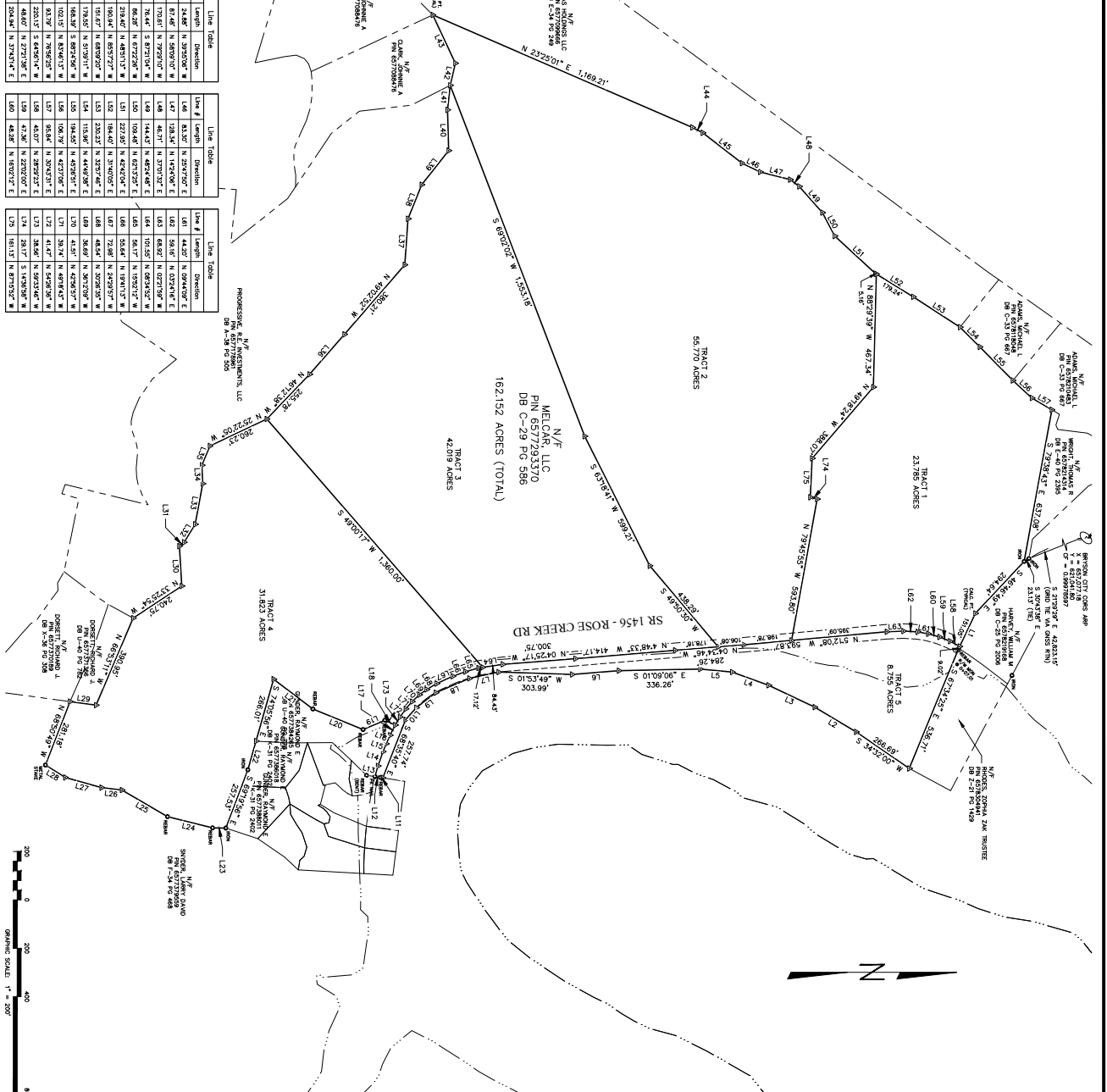
**REGISTER OF DEEDS**  
 STATE OF NORTH CAROLINA  
 REVIEW OFFICE OF WADSWORTH COUNTY  
 I, \_\_\_\_\_, REGISTER OF DEEDS FOR WADSWORTH COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS MADE BY ME OR BY AN ASSISTANT OF MINE AND THAT THE SAID SURVEY WAS MADE IN ACCORDANCE WITH THE ACTS OF THE GENERAL ASSEMBLY OF NORTH CAROLINA.

REGISTER OF DEEDS DATE \_\_\_\_\_

**REGISTER OF DEEDS**  
 STATE OF NORTH CAROLINA  
 REVIEW OFFICE OF WADSWORTH COUNTY  
 I, \_\_\_\_\_, REGISTER OF DEEDS FOR WADSWORTH COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS MADE BY ME OR BY AN ASSISTANT OF MINE AND THAT THE SAID SURVEY WAS MADE IN ACCORDANCE WITH THE ACTS OF THE GENERAL ASSEMBLY OF NORTH CAROLINA.

REGISTER OF DEEDS DATE \_\_\_\_\_

Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	186.07'	S 64°19'1"E	L17	38.99'	N 89°10'7"W	L31	24.88'	N 39°50'0"W	L46	83.30'	N 29°10'0"E
L2	199.28'	S 30°53'0"W	L18	47.07'	S 82°48'0"W	L32	87.48'	N 39°50'0"W	L47	129.34'	N 29°10'0"E
L3	270.04'	S 27°22'0"W	L19	47.07'	S 82°48'0"W	L33	170.00'	N 17°29'10"W	L48	46.11'	N 37°10'0"E
L4	135.93'	S 09°50'0"W	L20	323.99'	S 22°10'7"W	L34	86.26'	N 62°22'0"E	L49	109.48'	N 62°22'0"E
L5	103.53'	S 09°50'0"W	L21	323.99'	S 22°10'7"W	L35	86.26'	N 62°22'0"E	L50	109.48'	N 62°22'0"E
L6	184.60'	S 02°00'0"E	L22	323.99'	S 22°10'7"W	L36	219.67'	N 48°31'5"W	L51	327.85'	N 62°22'0"E
L7	103.50'	S 02°00'0"E	L23	163.61'	S 27°10'0"W	L37	190.64'	N 48°31'5"W	L52	327.85'	N 62°22'0"E
L8	184.60'	S 02°00'0"E	L24	163.61'	S 27°10'0"W	L38	190.64'	N 48°31'5"W	L53	327.85'	N 62°22'0"E
L9	103.50'	S 02°00'0"E	L25	163.61'	S 27°10'0"W	L39	190.64'	N 48°31'5"W	L54	327.85'	N 62°22'0"E
L10	184.60'	S 02°00'0"E	L26	163.61'	S 27°10'0"W	L40	190.64'	N 48°31'5"W	L55	327.85'	N 62°22'0"E
L11	103.50'	S 02°00'0"E	L27	163.61'	S 27°10'0"W	L41	190.64'	N 48°31'5"W	L56	327.85'	N 62°22'0"E
L12	184.60'	S 02°00'0"E	L28	163.61'	S 27°10'0"W	L42	190.64'	N 48°31'5"W	L57	327.85'	N 62°22'0"E
L13	103.50'	S 02°00'0"E	L29	163.61'	S 27°10'0"W	L43	190.64'	N 48°31'5"W	L58	327.85'	N 62°22'0"E
L14	184.60'	S 02°00'0"E	L30	163.61'	S 27°10'0"W	L44	190.64'	N 48°31'5"W	L59	327.85'	N 62°22'0"E
L15	103.50'	S 02°00'0"E	L31	163.61'	S 27°10'0"W	L45	190.64'	N 48°31'5"W	L60	327.85'	N 62°22'0"E
L16	184.60'	S 02°00'0"E	L32	163.61'	S 27°10'0"W	L46	190.64'	N 48°31'5"W	L61	327.85'	N 62°22'0"E



**SCALE ON STAKE**

**SUBDIVISION SURVEY**  
 HAUNTED CREEK 162.152 ACRE PARCEL  
 MELCOK, LLC

**KCI ASSOCIATES OF NC**  
 401 East of Rock Hill, NC 28154  
 PHONE: 704.888.8888  
 FAX: 704.888.8888  
 DATE: \_\_\_\_\_

**REGISTER OF DEEDS**  
 STATE OF NORTH CAROLINA  
 REVIEW OFFICE OF WADSWORTH COUNTY  
 I, \_\_\_\_\_, REGISTER OF DEEDS FOR WADSWORTH COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS MADE BY ME OR BY AN ASSISTANT OF MINE AND THAT THE SAID SURVEY WAS MADE IN ACCORDANCE WITH THE ACTS OF THE GENERAL ASSEMBLY OF NORTH CAROLINA.

REGISTER OF DEEDS DATE \_\_\_\_\_

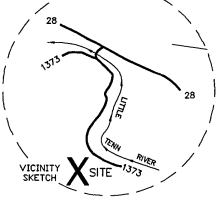


Table of Metes & Bounds

LINE	BEARING	DISTANCE
L1	N 76° 19' 21" W	45.30'
L2	N 73° 13' 48" W	62.77'
L3	N 70° 48' 11" W	34.93'
L4	N 67° 51' 07" W	38.54'
L5	N 65° 31' 55" W	47.24'
L6	N 62° 14' 24" W	38.84'
L7	N 56° 59' 16" W	41.47'
L8	N 51° 51' 23" W	39.74'
L9	N 45° 29' 37" W	41.51'
L10	N 38° 44' 49" W	36.69'
L11	N 32° 59' 15" W	48.54'
L12	N 27° 02' 37" W	72.98'
L13	N 22° 13' 53" W	55.64'
L14	N 18° 24' 52" W	56.17'
L15	N 11° 07' 32" W	101.55'
L16	N 06° 57' 57" W	300.75'
L17	N 07° 21' 13" W	414.16'
L18	N 07° 07' 26" W	284.26'
L19	N 07° 44' 48" W	593.86'
L20	N 04° 54' 39" W	68.92'
L21	N 00° 51' 36" E	59.16'
L22	N 07° 11' 29" E	44.20'
L23	N 13° 29' 32" E	48.28'
L24	N 19° 29' 20" E	47.36'
L25	N 25° 56' 43" E	45.07'
L26	S 07° 06' 24" W	68.16'
L27	S 07° 06' 24" W	23.25'
L28	S 07° 06' 24" W	31.75'

MELCAR, LLC  
C-29, 586

ERVIN  
T-29, 928

ERVIN  
H-28, 257

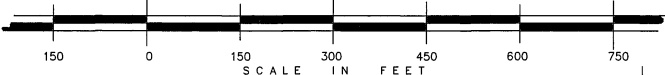
ERVIN  
F-28, 886

LTLT, INC.  
W-28, 981

NORTH CAROLINA, MACON COUNTY  
THE FOREGOING OR ANNEXED CERTIFICATES OF  
Benjamin A. West  
P. L. S.  
OF THE AFORESAID COUNTY & STATE  
IS CERTIFIED TO BE CORRECT  
PRESENTED FOR REGISTRATION AND RECORDED  
IN THIS OFFICE ON PLAT CARD # 5288  
THIS 30th DAY OF April 2007 AT 10:04  
O'CLOCK H-M  
By: Betina Freeman Deputy  
TODD RABY, REGISTER OF DEEDS

CONSERVATION EASEMENT SURVEY FOR  
**MELCAR, LLC**  
- AND -  
**THE LAND TRUST FOR THE  
LITTLE TENNESSEE, INC.**

COWEE TWP. - MACON CO., N.C.  
DATE: 4 SEPTEMBER, 2006 SCALE: 1" = 150'



DWG # 3460

CARD  
5288

N.C.G.S. CONTROL MONUMENTS WITHIN 2000 FEET [ ] AS SHOWN [ ] NONE  
NORTH IS FROM PLAT NORTH DWG # 2807 BY BENJAMIN A. WEST PLS  
NO EXTENDED TITLE SEARCH HAS BEEN MADE FOR EASEMENTS AND RESTRICTIONS  
WHICH MAY EXIST AND MAY LIMIT THE USE OF THIS PROPERTY, SPECIFICALLY,  
UNDERGROUND UTILITIES, WELLS, SEPTIC SYSTEMS, DRAINS AND UNUSED EASE-  
MENTS MAY NOT BE SHOWN  
ALL AREAS SHOWN ON THIS PLAT WERE CALCULATED BY THE DMD METHOD  
THIS PARCEL [ ] IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD  
HAZARD AREA  
THIS PARCEL IS LOCATED IN A PORTION OF THE COUNTY THAT IS UNREGULATED  
AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Legend of Symbols

EIP	EXISTING IRON PIPE	IPS	IRON PIPE SET
EIF	EXISTING IRON ROD	IRS	IRON ROD SET
NF	NAIL FOUND	NS	NAIL SET
CMF	CONC. MON. FOUND	CMS	CONC. MON. SET
- - -	ELECTRIC LINES	- - -	TELEPHONE LINES
(cc)	WIRE FENCE	- - -	TOP OF RIDGE
(cc)	CONTROL CORNER	- - -	TOP OF RIDGE

I, BENJAMIN A. WEST, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPER-  
VISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DES-  
SCRIPTIONS) RECORDED IN DEED BOOK C-29, PAGE 586 ;  
THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY NOTED; THAT THE RATIO  
OF PRECISION AS CALCULATED IS 1:7500 ; THAT THIS PLAT WAS PREPARED  
IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING  
IN NORTH CAROLINA C.S.G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNA-  
TURE, REGISTRATION NUMBER AND SEAL, THIS 4TH DAY OF SEPTEMBER, 2006.



STATE OF NORTH CAROLINA - COUNTY OF MACON  
I, Walter R. Johnson REVIEW OFFICER OF MACON COUNTY, CERTIFY THAT  
THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STAT-  
UTORY REQUIREMENTS FOR RECORDING  
REVIEW OFFICER Walter R. Johnson  
DATE: 11-4-07

STATE OF NORTH CAROLINA, MACON COUNTY  
THE FOREGOING CERTIFICATE OF BENJAMIN A. WEST, PROFESSIONAL LAND SURVEYOR  
IS CERTIFIED TO BE CORRECT. THIS INSTRUMENT WAS PRESENTED FOR REGISTRA-  
TION AND RECORDED IN THIS OFFICE ON PLAT CARD

REGISTER OF DEEDS  
MACON COUNTY, N.C.

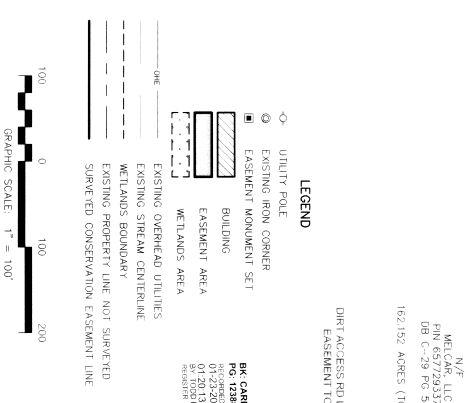
GUNDER  
J-28, 1061

**OWNER CERTIFICATION**  
 I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED HEREIN AND THAT THE PROPERTY IS LOCATED IN THE COUNTY OF MACON, AND THAT I (WE) HEREBY ADVERTISE THIS PLAN WITH MY (OUR) FREE CONSENT.  
 DEBORAH HENDERSON  
 MARY CATHERINE MAHER  
 DAVID A. HENDERSON

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I HEREBY CERTIFY THAT THE SUBMISSION PLAT SPECIMEN HEREON HAS BEEN FOUND TO BE IN ACCORDANCE WITH THE STATUTES OF THE STATE OF NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF MACON COUNTY, NORTH CAROLINA.  
 1/23/23  
 SUBDIVISION ADMINISTRATOR  
 MACON COUNTY, NORTH CAROLINA

**CARD #12388**

Point #	Northings	Eastings
1	596555.24	671364.14
2	596555.29	672265.75
3	596249.94	672351.75
4	596024.28	672312.45
5	596057.73	672451.29
6	596004.41	672386.53
7	595986.20	672283.99
8	595929.51	672111.57
9	595848.90	671816.72
10	595924.10	671728.81
11	596034.51	671706.24
12	596173.81	671752.16
13	596181.94	671805.28
14	596191.66	672102.17
15	596138.62	671889.17
16	596148.59	671891.79
17	596128.67	672321.43
18	596193.40	672304.84
19	595937.70	672302.60
20	595826.81	672356.86
21	595898.62	672448.11
22	595796.24	672452.88
23	595830.27	672423.16
24	595906.70	672473.16
25	596102.31	672344.46



**LEGEND**  
 ○ UTILITY POLE  
 ● EXISTING IRON CORNER  
 ■ EASEMENT MONUMENT SET  
 ▭ BUILDING  
 ▨ EASEMENT AREA  
 ▩ WETLANDS AREA  
 --- EXISTING OVERHEAD UTILITIES  
 --- EXISTING STREAM CENTERLINE  
 --- WETLANDS BOUNDARY  
 --- EXISTING PROPERTY LINE NOT SURVEYED  
 --- SURVEYED CONSERVATION EASEMENT LINE

**REVIEW OFFICER**  
 STATE OF NORTH CAROLINA  
 COUNTY OF MACON  
 JAMES M. GELLENHIN  
 REGISTER OF DEEDS  
 DATE: 1-23-2023

**REGISTER OF DEEDS**  
 THE FOREGOING CERTIFICATE OF JAMES M. GELLENHIN, PROFESSIONAL LAND SURVEYOR AS CERTIFIED TO BE CORRECT THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND THIS INSTRUMENT IS FILED ON PLAT CARD 20 \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_\_.  
 REGISTER OF DEEDS

**CERTIFICATE OF SURVEY AND ACCURACY**  
 I, JAMES M. GELLENHIN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (LOD 1) AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE STATUTES OF THE STATE OF NORTH CAROLINA. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND NOT SURVEYED BY ANOTHER PERSON. THE PLAT INFORMATION FOUND IN REFERENCES SHOWN HEREON, THAT THE RATIO OF THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXTENSION OF AN EXISTING SURVEY, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF NORTH CAROLINA, REGISTERATION LICENSE NUMBER AND SEAL THIS 12th DAY OF January, 2023.

**KCI ASSOCIATES OF NC**  
 ENGINEERS, SURVEYORS AND PLANNERS  
 4615 Falls of Neuse Road, Floor 4  
 Raleigh, North Carolina 27609  
 PHONE: 919.783.9266 FAX: 919.783.9266  
 SHEET: 1 of 1

**FINAL PLAT**  
 CONSERVATION EASEMENT  
 FOR  
 STATE OF NORTH CAROLINA  
 DEPARTMENT OF ENVIRONMENTAL QUALITY  
 DIVISION OF MITIGATION SERVICES  
 PROJ. NAME: HAUNTED CREEK  
 DMS PROJECT #: 100204  
 SPO FILE NO.: 56-LA-79  
 COMEY TOWNSHIP, MACON COUNTY, NORTH CAROLINA

**REGISTER OF DEEDS**  
 STATE OF NORTH CAROLINA  
 COUNTY OF MACON  
 JAMES M. GELLENHIN  
 REGISTER OF DEEDS  
 DATE: 1-23-2023

**SURVEYOR'S NOTES:**

- EASEMENT MONUMENTS ARE 30" #8 REBAR SET WITH A 3-1/4" ALUMINUM CAP DISPLAYING THE STATE SEAL, ATTACHED AND STAMPED WITH NUMBER.
- THE BASIS OF BEARINGS IS THE NORTH CAROLINA GRID NAD 83 (2011), BASED ON TIES TO NEOS STATION, BRYSON CITY CORP. APP.
- DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE COMBINED GROUND FACTOR (GROUND TO GRID) IS 0.99978927.
- COORDINATES SHOWN HEREON ARE LOCALIZED AROUND CORNER MONUMENT #1.
- BOUNDARIES NOT REPRESENTED ARE BOUNDARIES OF ADJACENT PARCELS AND MAPS OF RECORD IN MACON COUNTY, PHYSICAL EVIDENCE, AND EXISTING MONUMENTATION AS SHOWN HEREON.
- THE SURVEY WAS MADE IN ACCORDANCE WITH THE STATUTES OF THE STATE OF NORTH CAROLINA.
- INSURANCE RATE MAPS NO. 35700657700 AND 35700657800 DATED MAY 4, 2009, THE SURVEYED PROPERTY LIES WITHIN ZONE X. AREAS DETERMINED TO BE FLOOD PRONE ARE SHOWN ON THESE MAPS AND SHOWN ON THE ANNUAL CHANCE FLOODPLAIN.
- NO UNDERGROUND UTILITY LOCATING PERFORMED DURING THE COURSE OF THIS SURVEY.
- THE STATE OF NORTH CAROLINA, ITS EMPLOYEES AND AGENTS, SUCCESSORS AND ASSIGNS, RECEIVE A PERPETUAL RIGHT OF ACCESS TO THE EASEMENT AREA TO RESTORE, CONSERVE, MAINTAIN, ENHANCE AND MONITOR THE STREAM, WETLAND AND ANY OTHER RIPARIAN RESOURCES IN THE EASEMENT AREA IN ACCORDANCE WITH RESTORATION ACTIVITIES OF THE CONSERVATION EASEMENT AGREEMENT IN SECTION III-A-4 OF THE CONSERVATION EASEMENT AGREEMENT.
- ALL EXISTING FENCES, ROADS, STRUCTURES, AND UTILITIES WITHIN THE EASEMENT AREA ARE TO BE REMOVED OR RELOCATED OUTSIDE OF THE EASEMENT AREAS.
- ALL EXISTING EASEMENTS TO BE REMOVED OR RELOCATED OUTSIDE OF THE NEW CONSERVATION EASEMENT AREAS.

**CERTIFICATE OF SURVEY AND ACCURACY**  
 I, JAMES M. GELLENHIN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (LOD 1) AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE STATUTES OF THE STATE OF NORTH CAROLINA. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND NOT SURVEYED BY ANOTHER PERSON. THE PLAT INFORMATION FOUND IN REFERENCES SHOWN HEREON, THAT THE RATIO OF THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXTENSION OF AN EXISTING SURVEY, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF NORTH CAROLINA, REGISTERATION LICENSE NUMBER AND SEAL THIS 12th DAY OF January, 2023.

**VICINITY MAP**  
 SCALE: 1" = 1 MILE

ADDITIONAL SIGNATURES ADDENDUM

[Consult "Guidelines" (Form 3G) for guidance in completing this form]

NOTE: This form should not be used to add new parties after a contract has been formed

Property Address: 4136 Rose Creek Rd (162 & 73 Acres), Franklin, NC 28734

This ADDITIONAL SIGNATURES ADDENDUM is attached to and made a part of the following named document including any addendum listed here (describe form and addendum by name) Standard Form 715 - Agency Agreement Amendment and Disclosure, Standard Form 220 - Cooperating Compensation Agreement for 162 acre and 73 acre options. Standard Form 142 - Vacant Land Disclosure Statement for 162 and 73 acre options. ("Document").

The number of parties who need to sign the Document exceed the space provided in the Document. The sole purpose of this Addendum is to provide additional spaces for the identification and signature of the Document by all necessary parties.

By signing this Addendum, each of the additional parties named below acknowledges receipt of the Document and agrees to be bound by all the terms, conditions and/or other provisions contained in the Document.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

Party Name (print): Michael Maher [ ] Buyer [X] Seller [ ] Other: Manager

Signature: Michael Maher Date: 7/15/2024

Party Name (print): [ ] Buyer [ ] Seller [ ] Other: [ ]

Signature: [ ] Date: [ ]

Party Name (print): [ ] Buyer [ ] Seller [ ] Other: [ ]

Signature: [ ] Date: [ ]

Party Name (print): [ ] Buyer [ ] Seller [ ] Other: [ ]

Signature: [ ] Date: [ ]

Party Name (print): [ ] Buyer [ ] Seller [ ] Other: [ ]

Signature: [ ] Date: [ ]

Party Name (print): [ ] Buyer [ ] Seller [ ] Other: [ ]

Signature: [ ] Date: [ ]

Party Name (print): [ ] Buyer [ ] Seller [ ] Other: [ ]

Signature: [ ] Date: [ ]

Party Name (print): [ ] Buyer [ ] Seller [ ] Other: [ ]

Signature: [ ] Date: [ ]

Entity Party Name (print): MELCAR, LLC, a North Carolina limited liability company

By: Deborah Henderson, Manager Date: 7/17/2024 Signature of authorized representative

[ ] Buyer [X] Seller [ ] Other: [ ]

Entity Party Name (print): MELCAR, LLC, a North Carolina limited liability company

By: David Henderson, Member Date: 7/23/2024 Signature of authorized representative

[ ] Buyer [X] Seller [ ] Other: [ ]



STANDARD FORM 3-T Revised 7/2020 © 7/2023