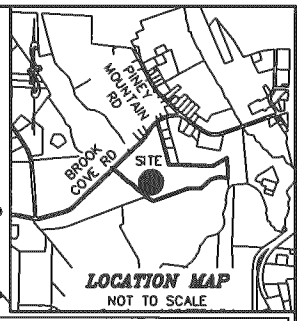
EXHIBIT A

THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

AREA TABLE			
EASEMENT TYPE	LAND UNIT	ACRES	SQ. FT.
SUBSTATION			
TAP LINE R/W	1706809	1.533	66,815
ACCESS			

100 0 100 200
SCALE IN FEET

NC GRID NAD/83



CERTIFICATION

I, JOHN GIBSON, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 345, PAGE 1295); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 345, PAGE 1295; THAT THE RATIO OF PRECISION IS 1: 20,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA 12 N.C.A.C. 56.1600; PURSUANT TO G.S. 47-30 (F)(11)(C)(4) THIS SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3; AND MEETS THE ATTACHMENT RULES OF G.S. 47-30 (M)(1); THE PURPOSE OF THIS EXHIBIT IS FOR RIGHT OF WAY OR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON.

THIS 21 DAY OF AUGUST 2019

JOHN GIBSON, PLS L-4818

NORTH CAROLINA PROFESSIONAL SEAL L-4818 LAND SURVEYOR JOHN C. GIBSON

STATE PLANE COORDINATES AS SHOWN WERE ESTABLISHED BY VRS, BASED ON NGS MONUMENTS NELSON, THE DATUM IS NAD 83 (CURRENT ADJUSTMENT). THE PROJECT COMBINED FACTOR = .9999881386 PROJECT COORDINATES ARE LOCALIZED ON PT #3 NAIL SET AND HAVE A STATE PLANE VALUE OF OF N: 927525.43 E: 1659849.41, VERTICAL DATUM BASED ON NAVD 88

CURVE DATA				
SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	75.00'	236.74'	180° 51' 13"	S 22° 43' 25" W 150.00'

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	S 15° 19' 55" E	195.37'
L2	S 85° 21' 30" W	217.43'
L3	S 15° 19' 55" E	69.54'
L4	S 4° 39' 40" E	200.94'
L5	N 56° 36' 35" W	221.99'
L6	N 46° 25' 31" W	187.36'
L7	N 54° 58' 35" W	95.32'
L8	N 56° 25' 16" W	35.47'
L9	N 56° 24' 45" W	35.46'
L10	N 56° 25' 39" W	47.84'
L11	N 48° 07' 42" W	200.64'
L12	N 49° 23' 54" W	182.50'
L13	N 4° 39' 40" W	250.18'
L14	N 85° 20' 20" E	34.00'
L15	N 85° 20' 20" E	34.00'
L16	N 46° 54' 38" E	86.78'
L17	N 46° 54' 38" E	227.81'

PIN: 6962072698
DONNA B. CRAIG
DB 295 PG. 321

3/4" IRON PIPE (F)

L1 L2 (TIE) T-60

PIN: 6962073375
LAURA S. CRAIG
DB 670, PG 384

S70°54'57"E 5699.02'

3/4" IRON PIPE (F)
N: 927766.12
E: 1660166.06
NAD 83(2011)

NTS

NGS MONUMENT
"NELSON"(F)
N: 929629.4670
E: 1654780.2600
-NAD 83 (2011)

#5 REBAR (F)

TO WALNUT COVE

S85°20'20"W 354.26'

S15°19'55"E 320.11'

CP

PI-1
TAP POINT
490+58.62
= 0+00

L15 L14 L4 L13 L3

SURVEY LINE

S4°39'40"E

PI 2
3+01 79

C1

PIN: 6952889970
MARY J. ALECCE
DB 352 PG. 1290

T-59

N85°20'20"E 435.84'

RURAL HALL-WALNUT COVE 100kV LINE
REF. DWG. 506-10
LINE INDEX 2M41

PIN: 6952788842
SUSAN B.
DUSENBURY
DB 367 PG. 391

L17 L16

34' 68'

PIN: 6952849977
SUSAN BEENE FRANKLIN
DB 345 PG. 1592

PROPERTY LINE IS CENTERLINE OF ROAD

R/W LIMITS
TO RURAL HALL
N85°20'20"E
SURVEY LINE
R/W LIMITS

BROOK COVE ROAD (60' PUBLIC R/W)

R/W LIMITS
N50°06'29"E 618.94'
S50°06'29"W
SURVEY LINE
S50°06'29"W 549.52'
R/W LIMITS

NAIL(F)
N: 927109.17
E: 1659032.86
NAD 83(2011)

PROPERTY LINE IS CENTERLINE OF CREEK

P/L=9+28.25

#4 REBAR(F)
N: 926483.74
E: 1659818.04
NAD 83(2011)

L12 L11 L10 L9 L8 L7 L6 L5

CP

LEGEND

- PK/MAG NAIL FOUND
- REBAR FOUND
- CONC. MONUMENT FOUND
- IRON PIPE FOUND
- CP COMPUTED POINT (NOT SET)
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- R/W RIGHT OF WAY
- STRUCTURE
- TOWER
- SUBJECT PARCEL
- SUBJECT EASEMENT
- R/W STREET RIGHT OF WAY
- ADJACENT PARCEL
- EXISTING EASEMENT
- SURVEY LINE
- TIE LINE

NOTES

1. SUBJECT PROPERTY SURVEYED AND MAPPED FOR: DUKE ENERGY CAROLINAS, LLC
2. AREA BY COORDINATE COMPUTATION METHOD.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
4. PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS, & RIGHTS OF WAY.
5. SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTATION FOUND DURING THIS SURVEY.

MASER CONSULTING P.A.
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Fax: 704.973.7962
NC FIRM: C-4042

DUKE ENERGY CAROLINAS, LLC
EASEMENT EXHIBIT
EASEMENT ACROSS THE LAND OF
SUSAN BEENE FRANKLIN
1581 BROOK COVE ROAD, WALNUT COVE
STOKES COUNTY, NORTH CAROLINA

SITE #: 115499	DATE: 08.20.2019	SCALE: 1" = 200'
	DRAWN BY: DGS	DEED: 345-1592
	CHECK BY: JG	BOOK #: 18008050A
LAND UNIT: 1706809	TRACT #: N/A	LSC MAP #: 115499-003782

DUKE ENERGY®
550 S. TRYON STREET
CHARLOTTE, N.C. 28202
TELEPHONE NO. (704)382-2361