

**CONSERVATION EASEMENT
PROPERTY CONDITION CERTIFICATION**

This is to certify that THE RAYBURN FAMILY LIMITED PARTNERSHIP, with an address of 340 Rayburn Lane, Hertford, N. C. 27944 (hereinafter "Grantor"), and NORTH CAROLINA COASTAL LAND TRUST, a North Carolina nonprofit corporation, with an address of 131 Racine Drive, Suite 101, Wilmington, N. C. 28403 (hereinafter "Grantee"), do accept and acknowledge this report entitled Rayburn Farmland Easement Documentation Report Phase II prepared by Grantee and dated October, 2007, is an accurate description of the land uses and physical features of certain Property, which is subject to a grant of an Agricultural Conservation Easement from Grantor to Grantee dated November 19, 2007 ("Conservation Easement"), and recorded in Book 338 at Page 456 Perquimans County Registry, said Property being more particularly described in the Conservation Easement.

The Grantor and the Grantee further certify that to the best of their knowledge there currently are no activities on the Conservation Easement Property that are inconsistent with the terms and covenants contained in the Conservation Easement.

Dated as of the 19th of November, 2007.

GRANTOR:

THE RAYBURN FAMILY LIMITED PARTNERSHIP

BY: Walker H. Rayburn, Jr.
WALKER H. RAYBURN, JR., General Partner

BY: Marjorie L. Rayburn
MARJORIE L. RAYBURN, General Partner

STATE OF NORTH CAROLINA

Chowan COUNTY

I, Susan S. Small, a Notary Public of Chowan County, North Carolina do hereby certify that Walker H. Rayburn, Jr. and Marjorie L. Rayburn, General Partners of The Rayburn Family Limited Partnership personally appeared before me and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 19th day of November 2007.

Susan S. Small
NOTARY PUBLIC
My commission expires: 7/17/2012

GRANTEE:

NORTH CAROLINA COASTAL LAND TRUST

BY: Michael Murchison
MICHAEL MURCHISON, PRESIDENT

ATTEST:

Camilla M. Herlevich
CAMILLA M. HERLEVICH,
ASSISTANT SECRETARY

CORPORATE SEAL

STATE OF NORTH CAROLINA
NEW HANOVER COUNTY

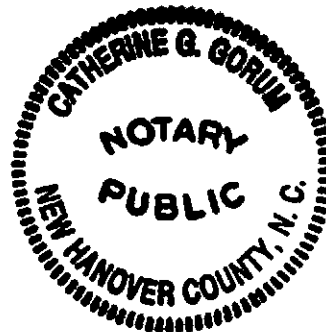
I, Catherine C. Gorum, a Notary Public of New Hanover County, North Carolina do hereby certify that Camilla M. Herlevich personally appeared before me this day and acknowledged that she is the Assistant Secretary of **NORTH CAROLINA COASTAL LAND TRUST**, a North Carolina non-profit corporation, and that by authority duly given and as act of the corporation the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by herself as its Assistant Secretary.

Witness my hand and notarial seal this the 14 day of Nov, 2007.

Catherine C. Gorum
NOTARY PUBLIC

Catherine C. Gorum

My commission expires: Jun 24, 2012



RAYBURN FARMLAND
EASEMENT DOCUMENTATION REPORT
PHASE II

The Rayburn Family Limited Partnership
(Walker H. Rayburn, Jr. and Marjorie L. Rayburn, General Partners)

Owner

North Carolina Coastal Land Trust
131 Racine Drive, Suite 101
Wilmington, North Carolina 28403

October, 2007

INTRODUCTION

The Rayburn Family Limited Partnership is donating a conservation easement (hereinafter "Conservation Easement", "Easement", "Farmland Easement", or "Agricultural Conservation Easement") on a 42.99 acre tract of farmland in Bethel Township, Perquimans County, North Carolina (hereinafter the "Property"), to the North Carolina Coastal Land Trust (hereinafter "Trust"). The Rayburn Family Limited Partnership (hereinafter "Rayburn Family Limited Partnership" or "Landowner") previously sold a Conservation Easement over approximately 130 acres of contiguous land to North Carolina Coastal Land Trust in March, 2002. This Rayburn Farmland Easement Documentation Report Phase II (hereinafter "Report") is an effort to establish the condition of the property at the time the Conservation Easement is completed. The text herein and the photographs, and maps attached hereto document and reference the specific property conditions and features that are protected or affected by the terms of the Conservation Easement. This Report serves as a summary and baseline documentation file for this Conservation Easement. As new material is included in the Report, it will be signed and dated to show its inclusion after the Conservation Easement has been recorded.

The purpose of the Conservation Easement is to preserve and protect the conservation values of the Property. Specifically, the Conservation Easement will maintain, in perpetuity, the farmland, timberland and open space value of this Property and will protect water quality and important wildlife habitat.

PROPERTY BACKGROUND INFORMATION

Acreage of the Property: The Rayburn Farm consists of approximately 250 acres, of which approximately 130 acres, which is owned by The Rayburn Family Limited Partnership, is under preexisting conservation easement with the Trust. The Rayburn Family Limited Partnership also owns a 135 acre tract of adjacent forestland.

Acreage of the Conservation Easement: The Property subject to the Conservation Easement, which is the subject of this Report, includes 42.99 acres, as more particularly delineated on that certain survey entitled in part, "The Rayburn Family Limited Partnership Phase II Conservation Easement for North Carolina Coastal Land Trust," dated June 30, 2006, and prepared by Ronnie L. Spivey, Professional Land Surveyor, a copy of which survey is attached hereto as Map 3 and made as part hereof. The Conservation Easement is conveyed to North Carolina Coastal Land Trust together with a sixty (60) foot wide non-exclusive perpetual easement and right of access, ingress, egress and regress to, from and over a private lane or road leading to and from the Property and N. C. S. R. No. 1349, a portion of which private lane or road traverses the Property and is shown as, "Ex. 60' Perpetual Easement to N.C.S.R. 1349 See DB 227, P 321," on the aforesaid survey prepared by Ronnie L. Spivey, Professional Land Surveyor, and dated June 30, 2006. The Conservation Easement is subject, however, to a reservation by the Landowner of and the rights of others in and to said non-exclusive perpetual 60 foot easement as shown on the aforesaid survey prepared by Ronnie L. Spivey dated June 30, 2006. The conveyance is also made subject to the right of the Landowner or its successors in interest to construct, install, maintain and repair utilities along and within the aforesaid 60 foot right-

of-way and easement and is also subject to a reservation by the Landowner of a 50 foot non-exclusive perpetual utility, drainage and access easement and shown as "50' Non-Exclusive Utility, Drainage & Access Easement Reserved" on the aforesaid survey prepared by Ronnie L. Spivey, which 50 foot easement may be used by the Landowner or its successors in interest for the installation of a road, utilities and drainage to serve other properties owned by Landowner as of the date of the Conservation Easement.

General Location of the Property: The Rayburn Family Limited Partnership property (hereinafter "Rayburn Farm") is located off S.R. No. 1347 (Holiday Island Road) on Rayburn Lane south of the Town of Hertford in Bethel Township, Perquimans County. (Reference is made to Map 1 entitled, "General Location of the Rayburn Farm Phase 2 Easement," which map is attached hereto and made a part hereof).

General Location of the Conservation Easement: The Property subject to the Conservation Easement is located on the Rayburn Farm, borders a portion of the Rayburn Farm that Trust currently holds under conservation easement, and lies north of the development, Albemarle Plantation. The Property is located as more particularly delineated on the above-referenced survey entitled in part, "The Rayburn Family Limited Partnership Phase II Conservation Easement for the North Carolina Coastal Land Trust," prepared by Ronnie L. Spivey, Registered Surveyor, dated June 30, 2006, and attached hereto as Map 3 and made a part hereof.

USGS Quad: Yeopim River (Reference is made to Map 2).

Landowner Information:

The Rayburn Family Limited Partnership
Mr. Walker H. Rayburn, Jr. and Mrs. Marjorie L. Rayburn, General Partners
340 Rayburn Lane
Hertford, North Carolina 27944
(252) 426-7167

LOCATION AND PHYSICAL SETTING

The Property covered by the Rayburn Conservation Easement lies in the Coastal Plain physiographic province in North Carolina. The Coastal Plain Province includes that portion of the state of North Carolina lying east and southeast of the fall line, which fall line is located northeastward from Richmond County at the South Carolina border to Northampton County at the Virginia border. The fall line marks the boundary between the Piedmont and Coastal Plain provinces.

The Coastal Plain of North Carolina hosts 7 major river basins: Chowan, Pasquotank, Roanoke, Tar-Pamlico, Neuse, White Oak, Cape Fear, and Lumber. A majority of these rivers flow eastward into large and shallow sounds. The rivers that originate in the Piedmont or Mountain Regions of the state of North Carolina, such as the Neuse River, carry large loads of sediments and are known as "brownwater" rivers; the rivers which begin in the Coastal Plain drain from swamps and carry dark organic material and thus are called "blackwater" rivers (Roe, 1992). Blackwater rivers are important and diverse aquatic habitats in the southeastern Coastal Plain. They generally flow through

flat topography, mostly sandy soils and extensive and productive floodplain forests (Hackney, et al. 1992). Relative to brownwater rivers they generally have a low sediment load, lower pH, high concentrations of organic matter, and low concentrations of dissolved and suspended inorganics. Some blackwater rivers draining agricultural areas may now carry heavy sediment loads and resemble brownwater rivers in water chemistry (Schafale and Weakley 1990). The Rayburn Farmland Easement is situated near the Yeopim Creek, a blackwater system within the Pasquotank River Basin. The Pasquotank River Basin includes numerous small watersheds that drain into the Albemarle, Currituck, Croatan, Roanoke, and Pamlico Sounds. The Pasquotank River Basin is part of the Albemarle-Pamlico Estuarine System, the second largest estuarine system in the United States.

The Pasquotank River Basin encompasses 3,697 square miles of land and open waters in the state's northeast coastal plain. It includes all or portions of Camden, Currituck, Dare, Gates, Hyde, Pasquotank, Perquimans, Tyrrell, and Washington Counties. Under an Environmental Protection Agency funded study, the Albemarle-Pamlico Estuarine Study, it was determined that 42% of the Pasquotank River Basin was open water, followed by agriculture (21%), wetlands (18%), and forest (17%) (N. C. Natural Heritage Program 1992). According to the U.S. Department of Agriculture, there has been a 58% increase in the amount of urban/built-up land and a 67% increase in pastureland between 1982 and 1992 in the Pasquotank River Basin. According to the Pasquotank River Basinwide Management Plan (1997), the Basin contains an estimated 97,215 people, 46 persons/square mile, per 1990 Census data. In Perquimans County, there are an estimated 11,368 people per 2000 census, an 8.8 percent increase from the 1990 Census. In a conversation with the Perquimans County Manager, it was confirmed in July, 2007, that the current population of Perquimans County is 12,377 according to a 2006 Census estimate.

The Farmland Easement is located in Bethel Township, Perquimans County and lies within Subbasin 03-01-52 per the Pasquotank River Basinwide Management Plan. The majority of the land use within Subbasin 03-01-52 is in cropland or forestry production. According to the Basinwide Plan, Perquimans County has the highest number of farms and the second highest acreage in farmland in the Pasquotank River Basin. Yeopim Creek is classified in the Basinwide Plan as support threatened (presently supporting its uses but threatened in the future). Overall, water quality in Subbasin 03-01-52 is considered fair based on benthic macroinvertebrate data. The Plan notes, "the water quality problems encountered in this Subbasin are thought to be due to agricultural non-point source runoff." While agricultural non-point source pollution is listed as a likely problem now, non-point source pollution from development is an increasing threat. Within a 1-2 mile radius of the Rayburn Farm there are several new waterfront developments. Albemarle Plantation golf and boating community with 1,200 lots for housing units was constructed along with the Heritage Shores Plantation with 101 lots for housing units approved. A 228-acre parcel directly across the creek from the Rayburn Farm was previously sold to a developer.

LAND USE AND HUMAN STRUCTURES AND IMPROVEMENTS

The 250-acre Rayburn Farm consists of approximately 40 acres of pasture, 100 acres of agricultural crops (row crops) and 110 acres of woodland. Reference is made to Map 4, entitled, "Aerial Imagery and Photopoints for the Rayburn Farm Phase 2 Easement," which map is attached hereto and made a part hereof. Map 4 depicts the aerial imagery of the Property and the photopoints for the photodocumentation contained in Appendix A to this Easement Documentation Report. The

cultivated land is farmed for primarily corn, soybeans and cotton and 100 acres is leased to a tenant (Chad Mathews). The Rayburns also raise sheep and have approximately 80 ewes and 3 rams. There are several structures and human improvements on the tract including their home, a sheep/hay barn, 2 grain storage bins, an equipment shed and a feed lot, fenced pastures, telephone and utility lines, and a dirt road network. The woodlands on the farm are also actively managed for timber and wildlife production. The Rayburns have worked with local forestry, wildlife, and soil conservation experts to develop a Forest Stewardship Plan for their property.

The Rayburn Farmland Easement (Phase II) consists of approximately 36 acres of cultivated land, with approximately 3 acres in pine plantation and approximately 4 acres in a mixed stand of trees. There are farm ditches located on the Property and culverts on the Property at the access road and soil paths along the edges of the agricultural fields on the Property. Other than the culverts, there are currently no known human improvements located on the Property.

CULTURAL HISTORY

The Rayburn Family Limited Partnership takes great pride in the Rayburn family's farming heritage and wishes to preserve its farmland, forested land, and open space in perpetuity through the Conservation Easement. The Rayburn Farm has been in the Rayburn family for 319 years and was part of an original King's grant. Walker and Marjorie Rayburn have owned the Property for 21 years. The Property has been farmed by the Rayburn family for a majority of the period of the family's ownership or ownership by the Rayburn Family Limited Partnership.

OPEN SPACE AND FARMLAND VALUE

The Rayburn Farmland Easement (Phase II) will forever protect the farmland and open space character of the Property. Across the state, farmland is diminishing. According to the American Farmland Trust, a national non-profit organization dedicated to farmland preservation, "North Carolina ranks second in the nation in terms of prime farmland converted to urban uses. . . [and] between 1982 and 1992, 31 percent was lost." Due to this alarming trend, the North Carolina Farmland Preservation Trust Fund was established in 1986, administered by the Department of Agriculture, specifically to preserve farmland in the state. The Fund was established as a mechanism to provide grants to local governments and non-profit conservation organizations specifically for the purpose of purchasing development rights and agricultural conservation easements on prime farmland. Former Governor James Hunt announced his "One Million Green Acres" Initiative in an effort to also enhance farmland preservation and ensure the protection of open space in urban areas.

The Property subject to the Rayburn Farmland Easement (Phase II) lies near Yeopim Creek, a short distance from the Albemarle Sound. There are several new and proposed developments (within the last 10 years) in close proximity to the Rayburn Farm including the Albemarle Plantation and Heritage Shores subdivisions mentioned above. Perquimans County, located only 1-2 hours from the burgeoning population of Norfolk, Chesapeake and Virginia Beach, Virginia, is an increasingly attractive place to live with its presently rural setting, quaint historic towns, proximity to the Outer Banks, and scenic waterways. Thus, large parcels with creek or river frontage like the Rayburn Farm are extremely valuable for the development of

large residential/golfing and boating communities. The Rayburn Family Limited Partnership has been approached on a number of occasions by a local developer about selling the Rayburn Farm.

SOILS AND OTHER NATURAL FEATURES

Soils

The predominant soil types within the Conservation Easement Property are delineated on the soil map attached hereto as Map 5 entitled, "Soil Types of the Rayburn Farm Phase 2 Easement," and include the following:

Altavista fine sandy loam, 0 to 2 percent slopes (AaA) – These nearly level, very deep, moderately well-drained hydric soils are on marine and stream terraces. They formed in loamy marine and fluvial sediments. Permeability is moderate and shrink-swell potential is low. Seasonal high water table is within a depth of 1.5 to 2.5 feet; and

Augusta fine sandy loam (At) – These nearly level, very deep, somewhat poorly drained hydric soils are on marine and stream terraces. They formed in loamy marine or fluvial sediments. Permeability is moderate and shrink-swell potential is low. Seasonal high water table is within a depth of one (1) foot. These soils are subject to rare flooding. Most of the acreage is under cultivation. The remainder is in cultivated pine plantation and a mixed stand of woodland, as stated above. Major crops grown in this soil type are corn, cotton, small grains, and soybeans. The dominant native trees are loblolly pine, sweetgum, red maple, yellow-poplar, white-oak, southern red oak, and American beech.

Natural Vegetative Communities

A majority of the Property subject to the Farmland Easement (approximately 28 acres) is in cropland, with a small segment of cultivated pine and a mixed stand of trees along a portion of the easternmost boundary of the Property being in forest management. However, there are relatively natural habitats along nearby Yeopim and Barrow Creeks, which abut the Rayburn Farm, which most closely fit the following classifications per Schafale and Weakley 1990:

Mesic Mixed Hardwood Forest (Coastal Plain Subtype): This community type occurs in mesic upland areas along creeks protected from fire. Dominant native tree species include various mixtures of American beech (*Fagus grandifolia*), tulip poplar (*Liriodendron tulipifera*), southern sugar maple (*Acer floridanum*), white oak (*Quercus alba*), and sweetgum (*Liquidambar styraciflua*). Understory species include dogwood (*Cornus florida*), sourwood (*Oxydendrum arboretum*), red maple (*Acer rubrum*), and muscledwood (*Carpinus caroliniana*). Disturbed areas have increased amounts of pine and weedy hardwoods such as tulip poplar and sweetgum.

Coastal Plain Small Stream Swamp: This community type occurs in the floodplains of small blackwater streams in which separate fluvial features and associated vegetation are too

small or poorly developed to distinguish. The canopy is generally dominated by bald cypress (*Taxodium distichum*), black gum (*Nyssa biflora*), tuliptree (*Liriodendron tulipifera*), loblolly pine (*Pinus taeda*), red maple (*Acer rubrum*), laurel oak (*Quercus laurifolia*), overcup oak (*Q. lyrata*) and pond pine (*Pinus serotina*). Other common midstory species include ironwood (*Carpinus caroliniana*), American holly (*Ilex opaca*), sweet bay (*Magnolia virginiana*) and titi (*Cyrilla racemiflora*).

Natural Heritage Sites

There are three recognized State Natural Heritage Natural Areas near the Rayburn Farm in Perquimans County; (1) Yeopim Creek Oak Slopes, located across Yeopim Creek from the Rayburn Farm; (2) Menzies Pond, located along the Albemarle Sound north of the Rayburn Farm; and (3) Drummond Point Woods, located along the Yeopim River and Albemarle Sound. (Natural Heritage Program, 1992). These natural areas are privately-owned and are not presently afforded any protection status. Yeopim Creek Oak Slopes and Drummond Point Woods are believed to be destroyed due to subdivision development (W. and M. Rayburn, pers. comm.). The Property is located approximately 0.75 miles from Yeopim Creek Oak Slopes, one (1) mile from Menzies Pond and 2.4 miles from Drummond Point Woods.

Wildlife

The Rayburn Farm has tremendous wildlife value. There is a diversity of habitats on the property that attracts numerous game and non-game wildlife species. The Rayburn family specifically incorporates wildlife management practices (preserving bushy hedgerows, planting food plots, leaving snags, maintaining some old growth trees) into their farm and forestry management. The following wildlife species and/or their sign have been observed or are likely to occur on the Property subject to the Rayburn Farmland Conservation Easement (Phase II). The following is by no means an inventory, but a sampling of the likely fauna on the Property. Mammals include whitetail deer (*Odocoileus virginianus*), raccoon (*Procyon lotor*), Eastern gray squirrel (*Sciurus carolinensis*), Eastern cottontail rabbit (*Sylvilagus floridanus*), star-nosed mole (*Condylura cristata*), muskrat (*Ondatra zibethicus*) and opossum (*Didelphus marsupialis*) (J. Allen, W. and M. Rayburn, pers. com. and Rayburn Farmland Easement Documentation Report (2001)). Birds include wood duck (*Aix sponsa*), Eastern bluebird (*Sialia sialis*), Eastern kingbird (*Tyrannus tyrannus*), wild turkey (*Meleagris gallopavo*), red-tailed hawk (*Buteo jamaicensis*), Eastern screech owl (*Otus asio*), great horned owl (*Bubo virginianus*), prothonotary warbler (*Prothonotaria citrea*), summer tanager (*Piranga rubra*), pine warbler (*Dendroica pinus*), yellow-rumped warbler (*Dendroica coronata*), black and white warbler (*Mniotilta varia*), northern parula warbler (*Parula americana*) Baltimore oriole (*Icterus galbula*), yellow-throated warbler (*Dendroica dominica*), Acadian flycatcher (*Empidonax virescens*), American robin (*Turdus migratorius*), fish crow (*Corvus ossifragus*), Carolina wren (*Thryothorus ludovicianus*), tufted titmouse (*Parus bicolor*), Carolina chickadee (*Parus carolinensis*), pileated woodpecker (*Dryocopus pileatus*), common flicker (*Colaptes auratus*), northern cardinal (*Cardinalis cardinalis*), gray catbird (*Drumetella carolinensis*), downy woodpecker (*Picoides pubescens*), red-eyed vireo (*Vireo olivaceus*), yellow-throated vireo (*Vireo flavifrons*), barred owl (*Strix varia*), red-shouldered hawk (*Buteo lineatus*), osprey (*Pandion haliaetus*), yellow-billed cuckoo (*Coccyzus americanus*), great blue heron (*Ardea herodias*), great egret (*Casmerodius albus*), and turkey vulture (*Cathartes aura*). Reptile and amphibian species may include Eastern box turtle (*Terrapin carolina*),

five-lined skink (*Eumeces fasciatus*), Carolina anole (*Anolis carolinensis*), six-lined racerunner (*Cnemidophorus sexlineatus*), black racer (*Coluber constrictor*), ringneck snake (*Diadophis punctatus*), rat snake (*Elaphe obsoleta*), American toad (*Bufo americanus*), Fowler's toad (*Bufo woodhousei*), Southern leopard frog (*Rana sphenoccephala*), snapping turtle (*Chelydra serpentina*), Eastern mud turtle (*Kinosternon subrubrum*), river cooter (*Chrysemys concinna*), yellowbelly slider (*Chrysemys scripta*), brown water snake (*Nerodia taxipilota*), copperhead (*Agkistrodon contortrix*), and cottonmouth (*Agkistrodon piscivorus*) (J. Allen, W. and M. Rayburn, pers. com. and Rayburn Farmland Easement Documentation Report (2001)).

RARE, THREATENED, AND ENDANGERED SPECIES

There is only one federal species of concern known to occur in Perquimans County (U.S. Fish and Wildlife Service, 2001), the Rafinesque's big-eared bat (*Corynorhinus rafinesquii*). No thorough inventories for federally listed or special concern species have been conducted on the Rayburn Farm.

REFERENCES

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- U.S. Department of Agriculture. 1986. *Soil Survey of Perquimans County*, North Carolina.
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Appendix A
Photodocumentation of Easement Area

**Photodocumentation Points
for Rayburn Farmland Easement Documentation Report
(Phase II)**

Phase II (42.99 acres):

Photo 1 – N 80° E from northwest corner of property at existing iron rod in access road looking in northeast direction along northernmost property line.

Photo 2 – S 9° E from northwest corner of property at existing iron rod looking in southerly direction along center of path and westernmost property line.

Photo 3 – S 14° E looking in a southerly direction along eastern line at existing iron rod marking the northeast corner of property.

Photo 4 – S 14° E looking in a southerly direction along eastern line, along tree line just east of iron rod marking northeast corner of property.

Photo 5 – S 76° W from eastern property line looking in a westerly direction toward interior of tract.

Photo 6 – S 55° E from eastern property line looking east over adjoining property and wastewater application area on neighboring parcel (not owned by The Rayburn Family Limited Partnership).

Photo 7 – From set corner looking due west down tree line toward road (gravel access road).

Photo 8 – N 89° E from same set corner looking almost due east down east line toward State Road No. 1347.

Photo 9 – S 10° E from a northern line looking in general southerly direction along tree line.

Photo 10 – S 10° E from a northern line looking in general southerly direction into small pine plantation.

Photo 11 – S 10° E from a northeast corner of map looking in a general southerly direction along the easternmost property line.

Photo 12 – S 73° W from southeast corner looking in westerly direction along southernmost property line.

Photo 13 – N 73° E from southeast corner of property looking in general easterly direction toward State Road No. 1347.

Photo 14 – N 14° W just off southeast corner of property looking in general northwest direction along easternmost property line.

Photo 15 – N 11° W from southwest corner of property looking in a general northerly direction along western property line.

Photo 16 – N 69° E from southwest corner of property looking in general easterly direction along southernmost property line.

Photo 17 – S 8° E from just north of southwest property corner looking in southerly direction at southwest property corner.

Photo 18 – N 43° W from westernmost property line looking in general westerly direction at adjoining sheep pasture, which is not part of land subject to the Conservation Easement.

Photo 19 – S 6° E from point in westernmost property line at turn in existing lane looking in general southerly direction along westernmost property line.

Photo 20 – N 81° E from point in westernmost property line at turn in existing lane looking in general easterly direction toward interior of tract toward pine plantation.

Photo 21 – N 4° W from northwest corner looking in northerly direction up Rayburn Lane.

PHOTODOCUMENTATION



PHOTO 1.



PHOTO 2.



PHOTO 3.



PHOTO 4.



PHOTO 5.



PHOTO 6.



PHOTO 7.



PHOTO 8.



PHOTO 9.



PHOTO 10.



PHOTO 11.



PHOTO 12.



PHOTO 13.



PHOTO 14.

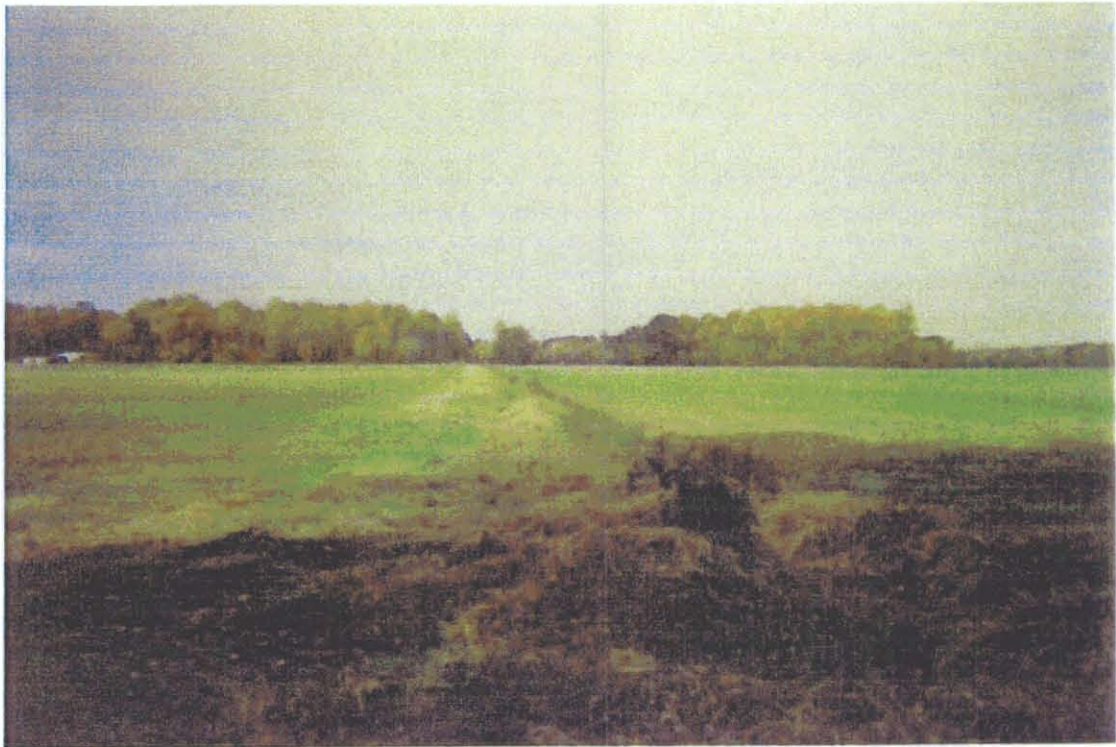


PHOTO 15.



PHOTO 16.



PHOTO 17.



PHOTO 18.



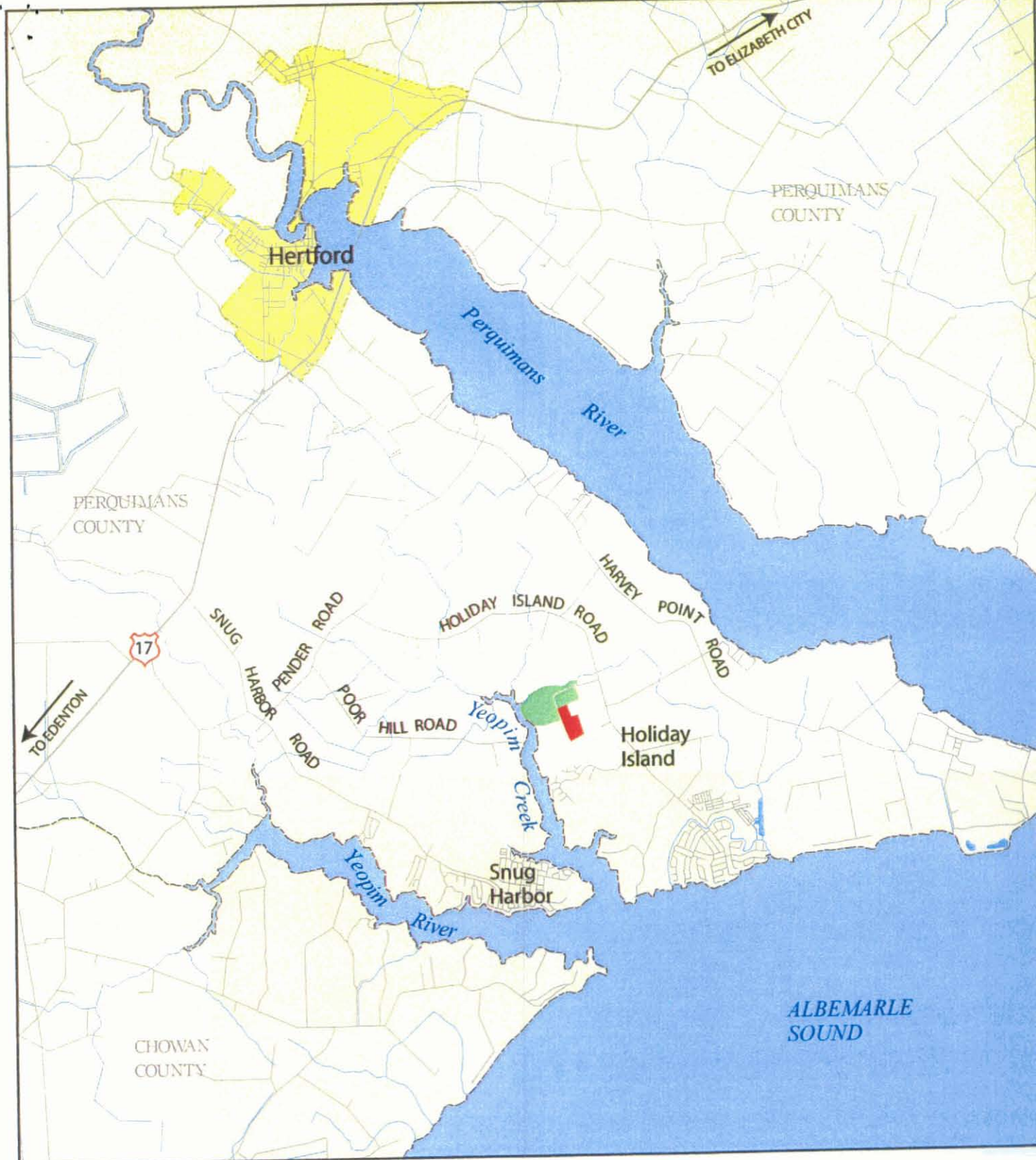
PHOTO 19.



PHOTO 20.



PHOTO 21.

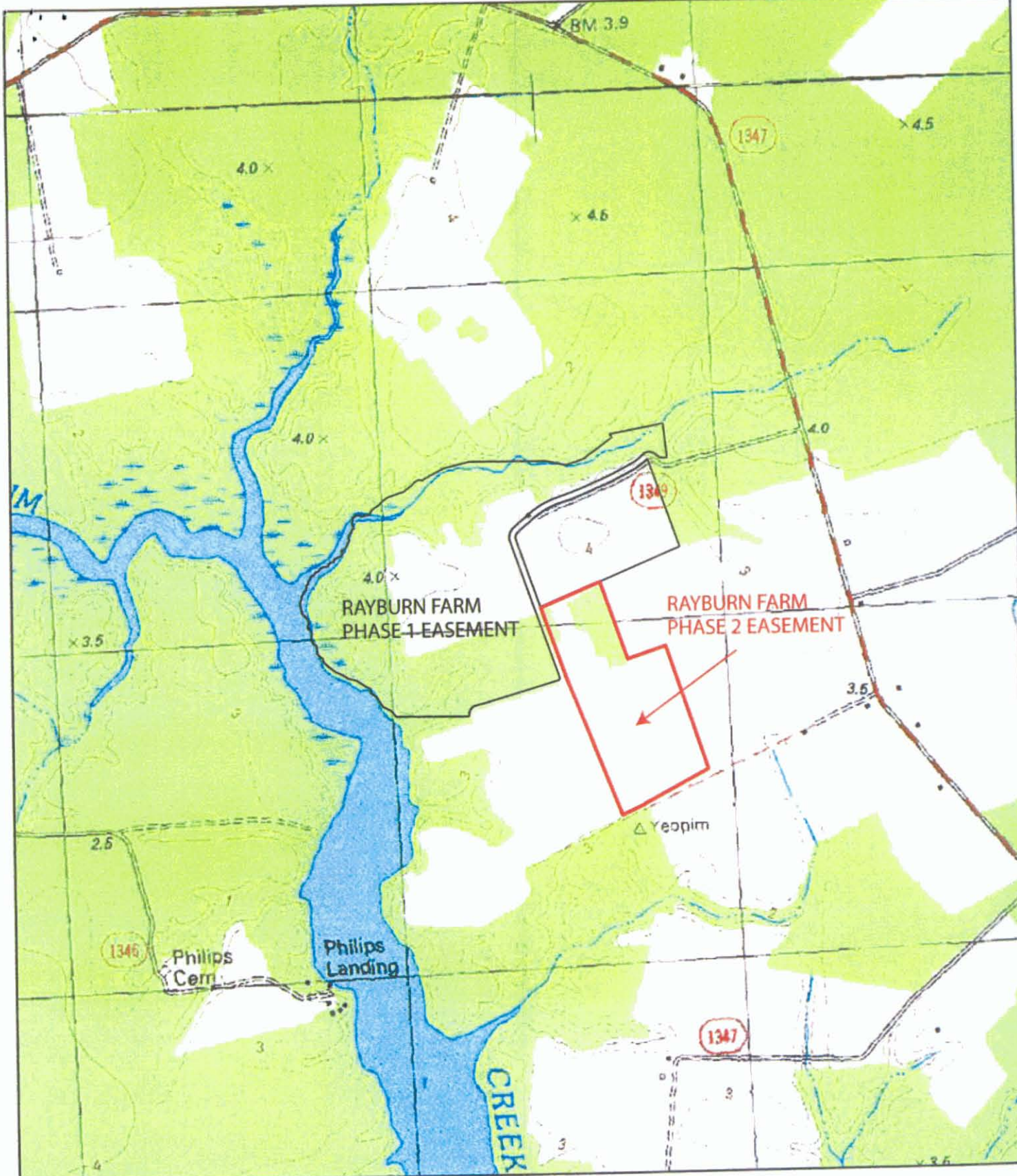


Map 1:
General Location
of the
Rayburn Farm
Phase 2 Easement

- Rayburn Farm Phase 2
- Rayburn Farm Phase 1



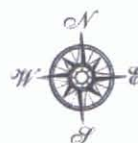
State Plane North Carolina, NAD 1983
 Map produced: November 2006
 This map is for informational purposes and was not prepared for, and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



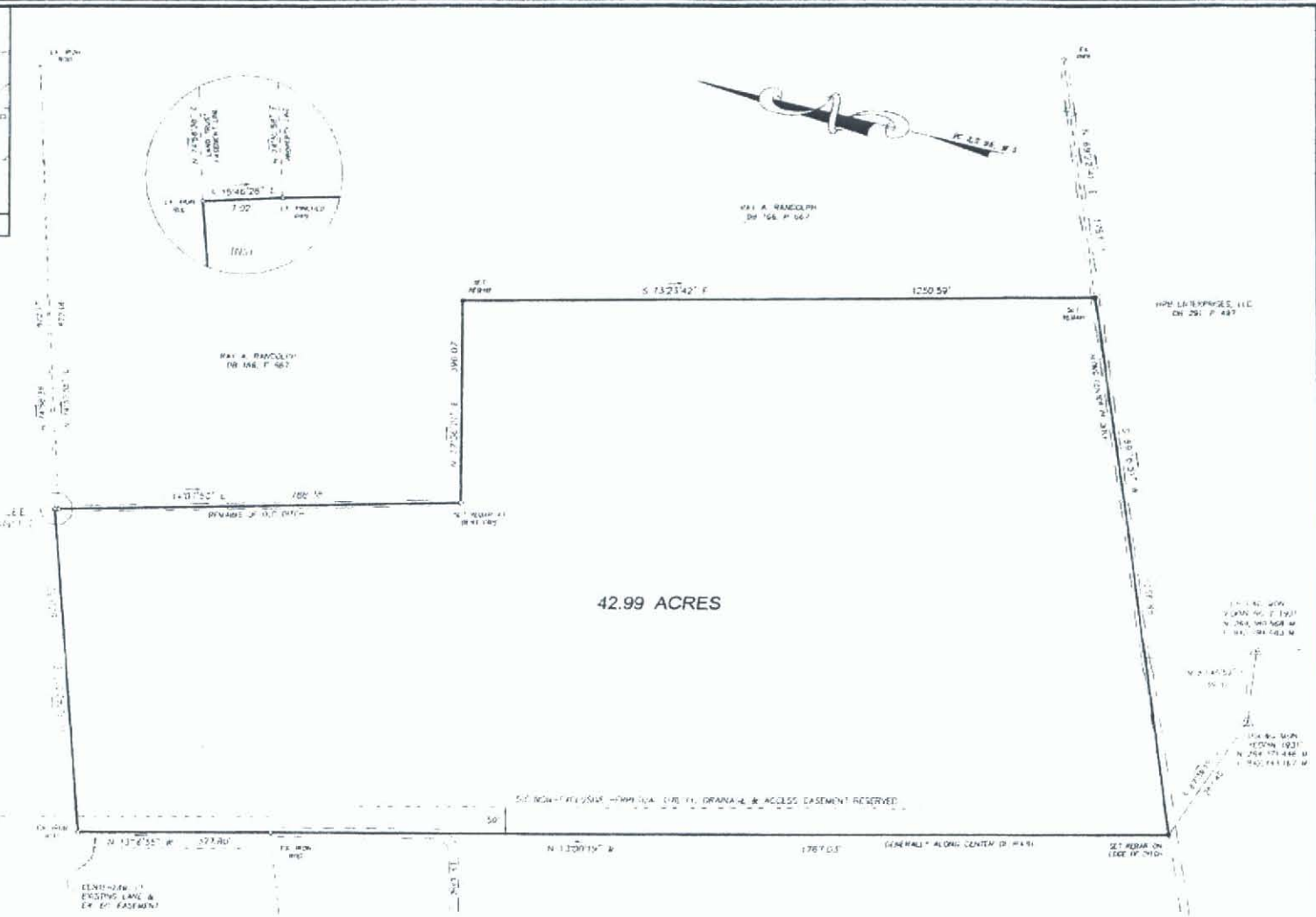
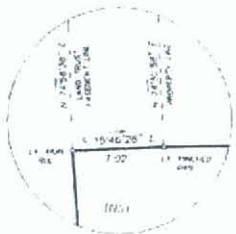
Map 2:

**Topographic Map
of the Rayburn Farm
Phase 2 Easement**

USGS Quadrangle
Yeopim River, NC



State Plane North Carolina, NAD 1983
Map produced: November 2006
This map is for informational purposes and was not prepared for, and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



MC McDowell & Associates, P.A.
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 1715 ACADAMIC BLVD
 SUITE 201 WILKES BARRE PA 18201
 PHONE 717-653-3333 FAX 717-653-3335

NO.	DATE	REVISIONS
1	05-21-15	FINAL



THE RAYBURN FAMILY LIMITED PARTNERSHIP
 PHASE II
 CONSERVATION EASEMENT FOR
 NORTH CAROLINA COASTAL LAND TRUST
 BETHEL TOWNSHIP PERQUIMANS COUNTY NORTH CAROLINA

Map 3:
 Survey Copy
 of the Rayburn Farm
 Phase 2 Easement



REVIEW OFFICER OF PERQUIMANS COUNTY CERTIFY THAT THE MAP UP ON THAT
 IN WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE REVIEW OFFICER

I, RONNIE L. ADAMS, SURVEYOR, CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DIED
 DESCRIPTION RECORDED IN DEED BOOK 755, PAGE 896. THAT THE LINEAR PARTS OF PRECISION OF THE SURVEY FROM
 WHICH THE BOUNDARY WAS LOCATED IS 1:10,000+. THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30
 AS AMENDED. I FURTHER CERTIFY THAT THIS SURVEY IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION WITHIN MY
 WORK'S SIGNATURE, REGISTRATION NUMBER AND STATE, THIS 31 DAY OF JUNE, A.D. 2025

Ronnie L. Adams
 RONNIE L. ADAMS (S 262)

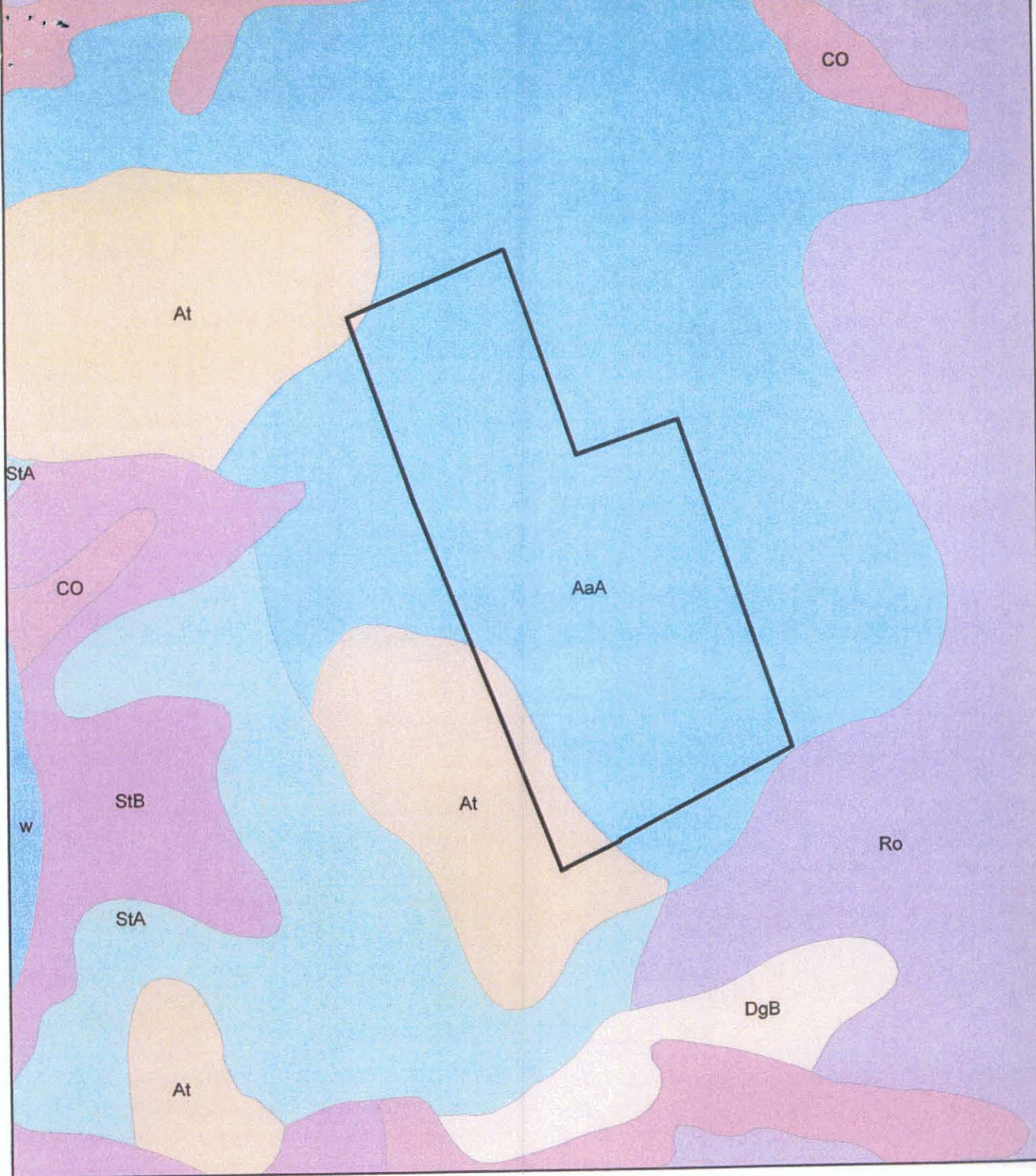


Map 4:
 Aerial Imagery and
 Photopoints for the
 Rayburn Farm
 Phase 2 Easement

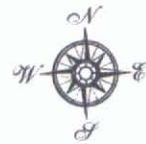
10 Photopoint with directional
 indicator



State Plane North Carolina, NAD 1983
 Map produced: November 2006
 This map is for informational purposes and
 was not prepared for, and is not suitable for
 legal, engineering, or surveying purposes.
 Users of this information should review or
 consult the primary data and information
 sources to ascertain the usability of the
 information.



Map 5:
Soil Types of the
Rayburn Farm
Phase 2 Easement



State Plane North Carolina, NAD 1983
 Map produced: November 2006
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