N.C. Grid North (NAD 83)(2011)

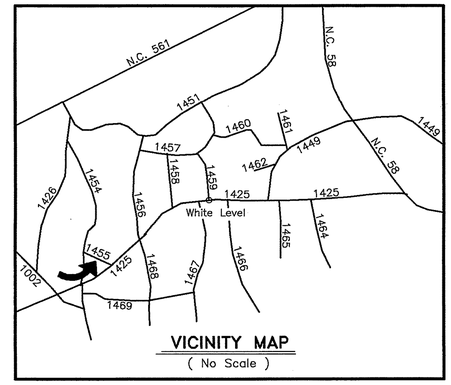
NORTH CAROLINA PROFESSIONAL SEAL L-1456 LAND SURVEYOR WILLIAM T. DEMENT, JR.

I, William T. Dement, Jr., certify that this plat was drawn under my supervision from an actual field survey made under my supervision (deed description recorded in Book 1776, Page 108); that the boundaries not surveyed are clearly indicated as drawn from information found in Plat Book 2010, Page 81; that the ratio of precision as calculated is 1/36,000; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal, this 16th day of June, 2022.

Professional Land Surveyor L-1456

I, William T. Dement, Jr., certify that this plat is of a survey of a recombination of existing parcels, a court-ordered survey or other exemption to the definition of subdivision.

Professional Land Surveyor L-1456

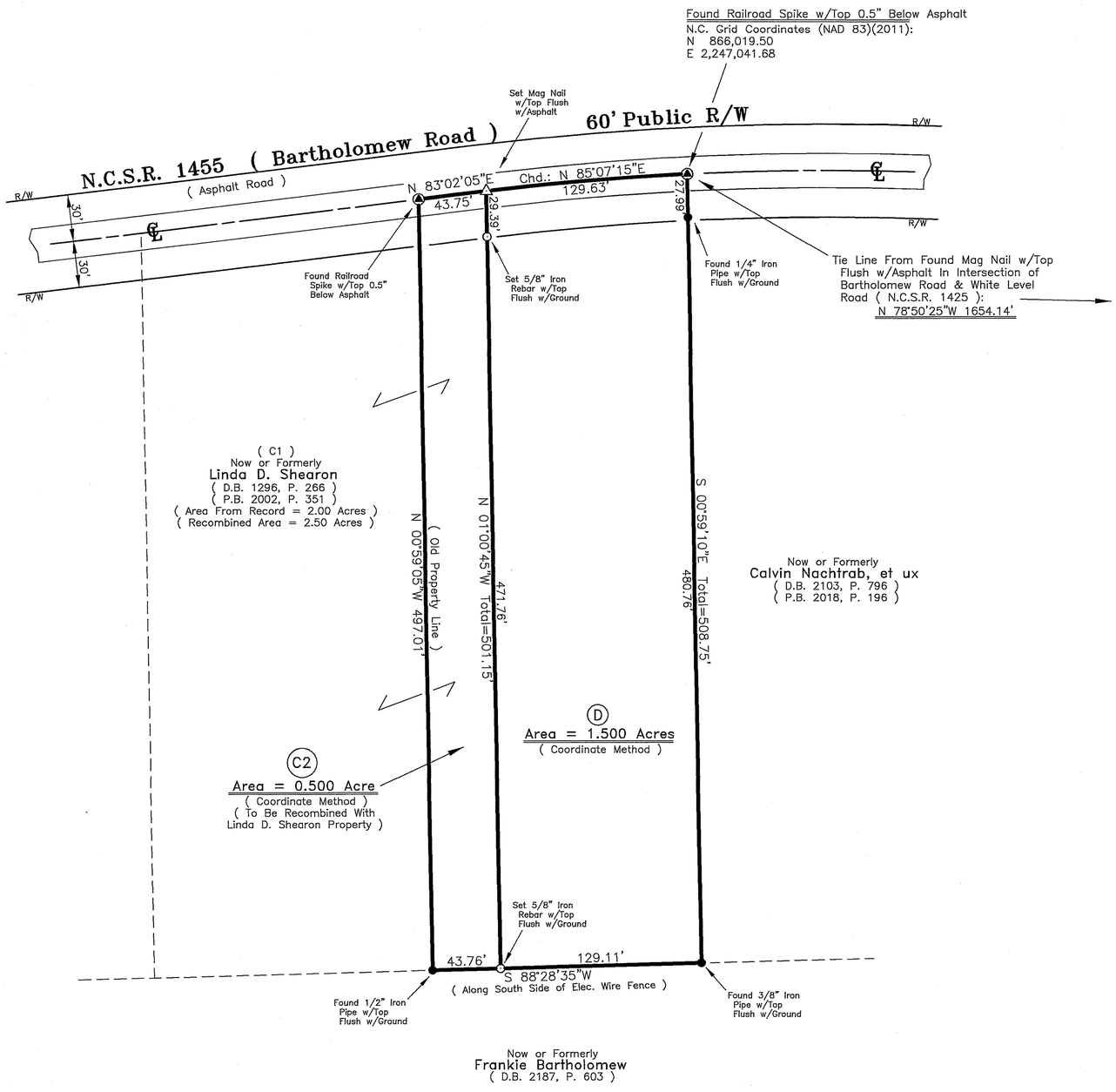


VICINITY MAP
(No Scale)

I, William T. Dement, Jr., certify that this map was drawn by me from an actual GNSS survey made under my supervision and the following information was used to perform the survey:

(1) Class of survey: AA
(2) Positional accuracy: 0.02'
(3) Type of GNSS field procedure: Network RTK
(4) Dates of survey: 6/16/22
(5) Datum/Epoch: NAD 83(2011)/2010.0000
(6) Published/Fixed control used: N.C.G.S. RTN, CORS
(7) Geoid model: 12B
(8) Combined grid factor(s): 0.99997192
(9) Units: US Feet

Professional Land Surveyor L-1456



This plat is approved for recording pursuant to Section 4.5.C of the Franklin County Subdivision Regulations.

Date 6/22/22 County Planner

Approval expires if not recorded on or before 12/22/22 and must be submitted for reapproval.

, Review Officer of Franklin County, certify that the map or plat to which this certificate is affixed meets all statutory requirements for recording.

Date 6/22/22 Review Officer

REFERENCES: Deed Book 1776, Page 108
Plat Book 2010, Page 81
Tax Record No. 041394

LEGEND:
- ● . . . . found iron as noted
- ◉ . . . . found railroad spike as noted
- ○ . . . . set iron rebar as noted
- △ . . . . set Mag nail as noted
- — — — — — — — . . . . property line plotted from record

NOTE: All coordinates and bearings shown hereon are based on the N.C. Grid System (NAD 83)(2011). All distances shown are horizontal ground. Combined grid factor = 0.99997192

NOTE: Property is presently zoned Agricultural-Residential
Minimum building setbacks:
Front . . . 30', Side . . . 10', Rear . . . 25'

NOTE: This survey is subject to all easements, agreements, rights-of-way and restrictive covenants recorded prior to the date of this survey.

Doc No: 10063443
Recorded: 06/22/2022 01:17:27 PM
Fee Amt: $21.00 Page 1 of 1
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2022 PG 229 - 229 (1)

PLAT OF SURVEY SHOWING RECOMBINATION OF PROPERTY FOR

LINDA D. SHEARON

(Property Owner – Linda D. Shearon)
Cedar Rock Township, Franklin County, North Carolina

Scale: 1"=60' Date: June 16, 2022

60 0 60 120 180
GRAPHIC SCALE – FEET

NOTE: Owner's name shown for indexing purposes only and is not to be construed as title certification.

Surveyed & Mapped By
WILLIAM T. DEMENT, JR., Professional Land Surveyor, P.A.
L-1456, C-0649
(O)919-496-6159 (M)919-496-9502
102 West Nash Street Louisburg, N.C. 27549

(File No. 4007)