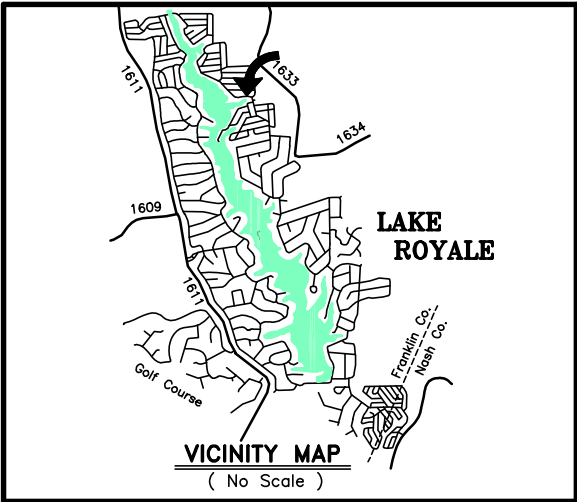


REFERENCES: Lot C-1214, Lake Royale Subdivision
Deed Book 2300, Page 1872
Deed Book 2226, Page 1164 – Restrictive Covenants
Map Book 12, Page 67
Tax Record No. 019506

LEGEND: ● found iron as noted
⊗ calculated point in edge of lake
— property line plotted from record
— easement or buffer line
- - - - - 100-Year Flood Limits line

NOTE: Area of Lot = 0.161 Acre (7,010 Sq. Ft.)(Coordinate Method)
NOTE: N.C. Grid station unavailable within 2000' at this time.
NOTE: This survey is subject to all easements, agreements, rights-of-way and restrictive covenants recorded prior to the date of this survey.
NOTE: 100-Year Flood Limits Line plotted from Franklin County GIS website "https://maps.roltech.net/franklin_GM4/". Tax Parcel 0019506, Layer "Environmental", Layer "Flood Zones"



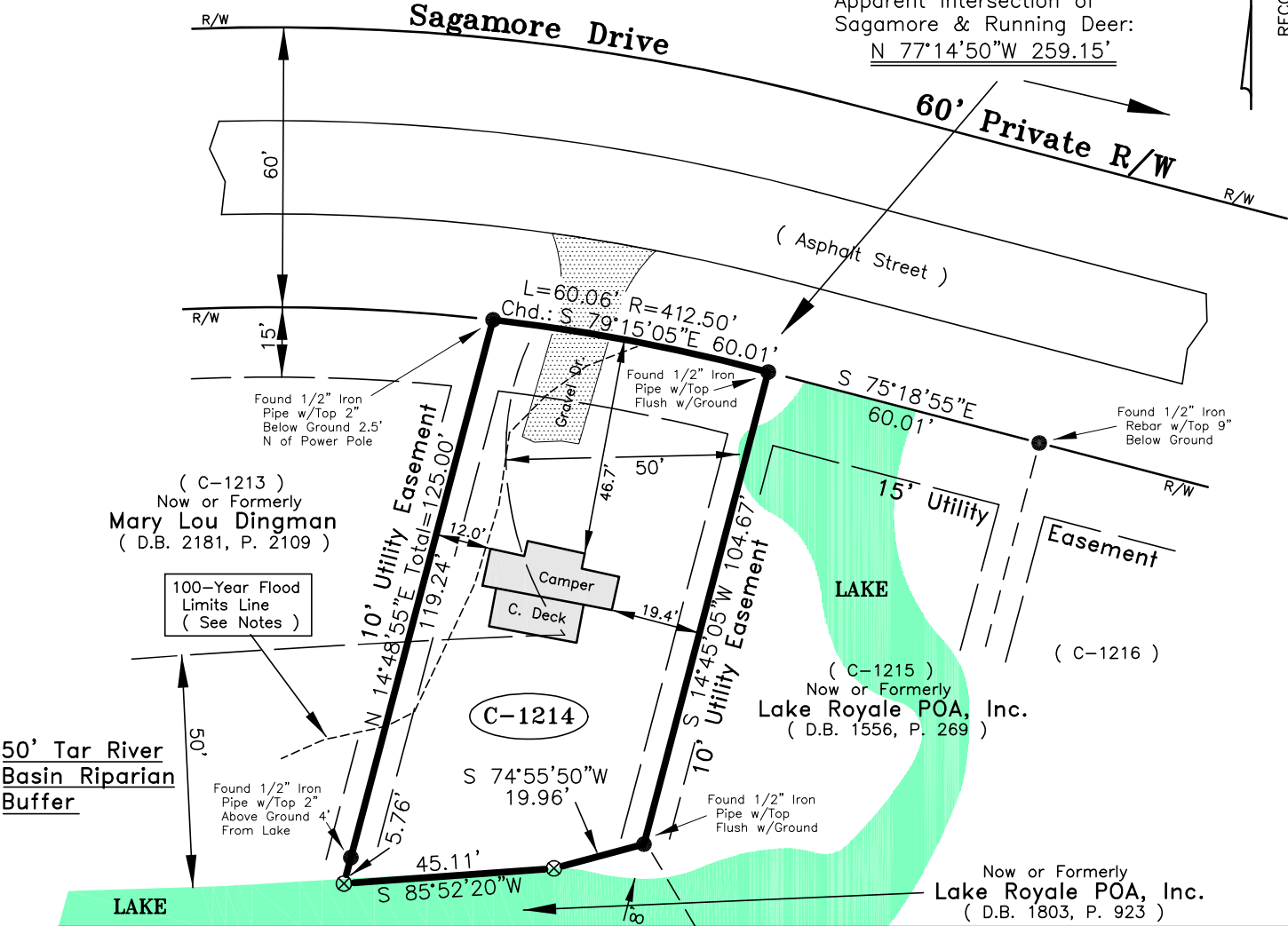
I, William T. Dement, Jr., certify that this plat was drawn under my supervision from an actual field survey made under my supervision (deed description recorded in Book 2300, Page 1872; that the boundaries not surveyed are clearly indicated as drawn from information found in Map Book 12, Page 67; that the ratio of precision as calculated is 1/10,000; that this survey is of an existing parcel or parcels of land and does not create a new street or change an existing street; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal, this 20th day of February, 2024.

William T. Dement, Jr.
Professional Land Surveyor L-1456



RECORD NORTH
(M.B. 12, P. 67)

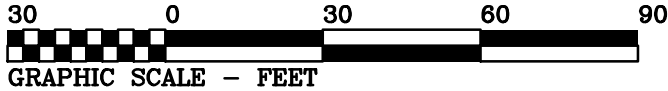
Tie Line From Found Mag Nail
w/Top Flush w/Asphalt In
Apparent Intersection of
Sagamore & Running Deer:
N 77°14'50"W 259.15'



PLAT OF BOUNDARY SURVEY FOR
CAROL D. MELANDER & ZACHARY C. BERTRAND

(Property Owner – Carol D. Melander, et al)
1507 Sagamore Drive, Cypress Creek Township, Franklin County, NC

Scale: 1"=30' Date: February 20, 2024



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

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

(File No. 4108)