

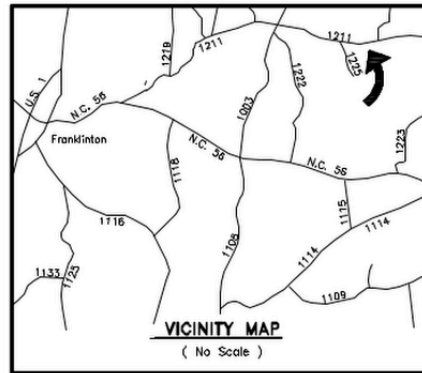
REFERENCES: Lot 13, Rossie M. Cooper Subdivision
Deed Book 1627, Page 963
Plat Book 2005, Page 401
Tax Record No. 038418

LEGEND:

- found iron as noted
- C.P. ○ calculated point
- - - property line plotted from record
- - - easement line

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 = 0.99997148

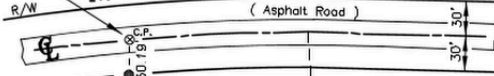
NOTE: This survey is subject to all easements, agreements, rights-of-way and restrictive covenants recorded prior to the date of this survey.



Tie Line From Ex. P.K. Nail In Apparent Centerline Intersection of N.C.S.R. 1211 & N.C.S.R. 1225 (Bibby Road):

N 72°39'20"E 855.62'

N.C.S.R. 1211 (West River Road)



Found 1/2" Iron Pipe In Concrete w/Top 1" Below Ground

(8)
N/F
Salvatore Jesuele, et ux
(D.B. 2251, P. 177)
(P.B. 2003, P. 129)

Now or Formerly
Phyllis E. Bullock, et als
(D.B. 723, P. 661)
(M.B. 11, P. 77)

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

Found 1/2" Iron Pipe w/Top Flush
N.C. Grid Coordinates (NAD 83)(2011):
N 863,374.53
E 2,184,240.16

Now or Formerly
Pakt Construction, Inc.
(D.B. 2207, P. 1162)
(P.B. 2020, P. 214)

Now or Formerly
Pakt Construction, Inc.
(D.B. 2207, P. 1162)
(P.B. 2020, P. 214)

(13)
Area = 2.00 Acres
(Coordinate Method)

(12)
Now or Formerly
Scott Heslin, et ux
(D.B. 2245, P. 683)

I, William T. Dement, Jr., certify that this plot was drawn under my supervision from an actual field survey made under my supervision (deed description recorded in Book 1627, Page 963; that the boundaries not surveyed are clearly indicated as drawn from information found in Plat Book 2005, Page 401; that the ratio of precision as calculated is 1/14,000; that this survey is as 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 24th day of January, 2022.

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

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: 0.04'
- (3) Type of GNSS field procedure: Real-Time Kinematic
- (4) Dates of survey: 01/24/22
- (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): 0.99997148
- (9) Units: US Feet

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

(11)
Now or Formerly
Brandon Lynn Beals, et ux
(D.B. 2230, P. 1220)



PLAT OF BOUNDARY SURVEY FOR

MARIA V. MELENDEZ-BORDADO

(Property Owner - Maria V. Melendez-Bordado)

West River Road, Franklinton Township, Franklin County, NC

Scale: 1"=100'

Date: January 24, 2022

100 0 100 200 300

GRAPHIC SCALE - FEET

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. 1486Lot13)