

REFERENCES: Lot 10, Pineridge Grove Subdivision
 Plat Book 2011, Page 150
 Deed Book 2262, Page 2048
 Deed Book 1887, Page 526 - Protective Covenants
 Tax Record No. 041641

LEGEND:
 • . . . found iron as noted
 - - - property line plotted from record
 . . . easement line

NOTE: N.C. Grid station unavailable within 2000' at this time.

NOTE: Area of Lot = 1.016 Acres (44,245 Sq. Ft.)(Coordinate Method)

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

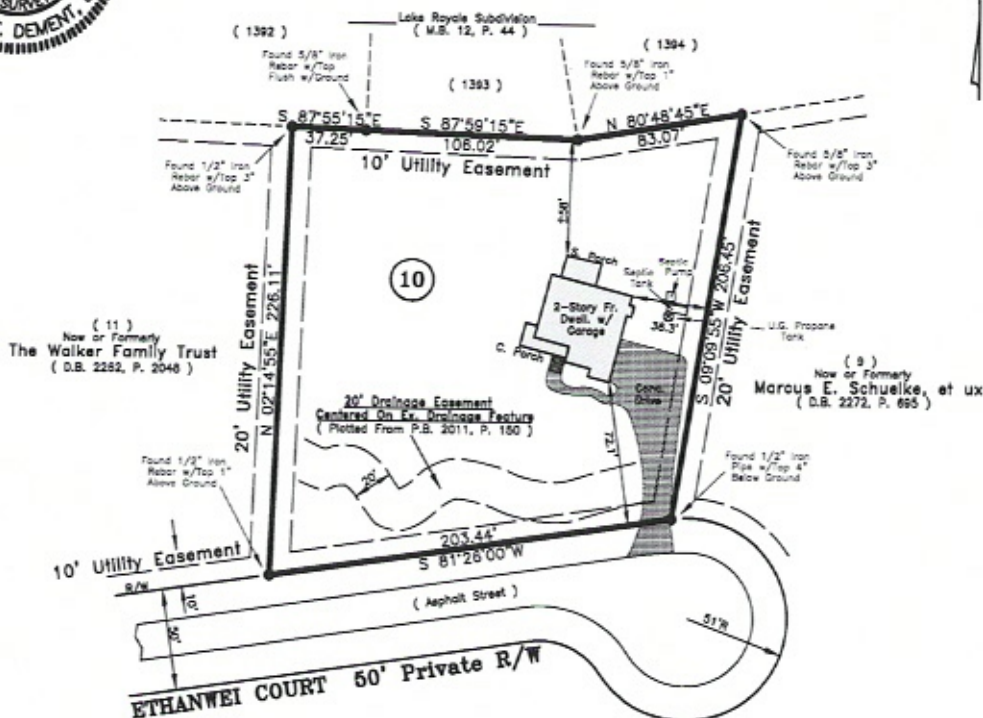
I, William T. Dement, Jr., certify that this plat was drawn under my supervision from an actual field survey made under my supervision (deed description recorded in Book 2262, Page 2048; that the boundaries not surveyed are clearly indicated as drawn from information found in Plat Book 2011, Page 150; that the ratio of precision as calculated is 1/20,000; 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 16th day of August, 2024.

Professional Land Surveyor L-1456



Impervious Surface Calculation
 Total Lot = 44,245 S.F.
 House = 2,031 S.F.
 Drive & Walk = 2,599 S.F.
 $(2,031 + 2,599) / 44,245 = 10.5\%$

RECORD NORTH
 (P.B. 2011, P. 150)



REVISED: 8/21/24 - Changed name in title

PLAT OF BOUNDARY SURVEY FOR **PINERIDGE CONSTRUCTION, INC.**

(Property Owner - The Walker Family Trust)
 211 Ethanwei Court, Cypress Creek Township, Franklin County, North Carolina

Scale: 1"=60'

Date: August 16, 2024

0 60 120 180

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. 3536Lot10)