

REFERENCES: Lot 1556-Rev., Lake Royale Subdivision
Deed Book 2237, Page 1286
Deed Book 2184, Page 1441 - Restrictive Covenants
Plat Book 2020, Page 33
Tax Record No. 023613

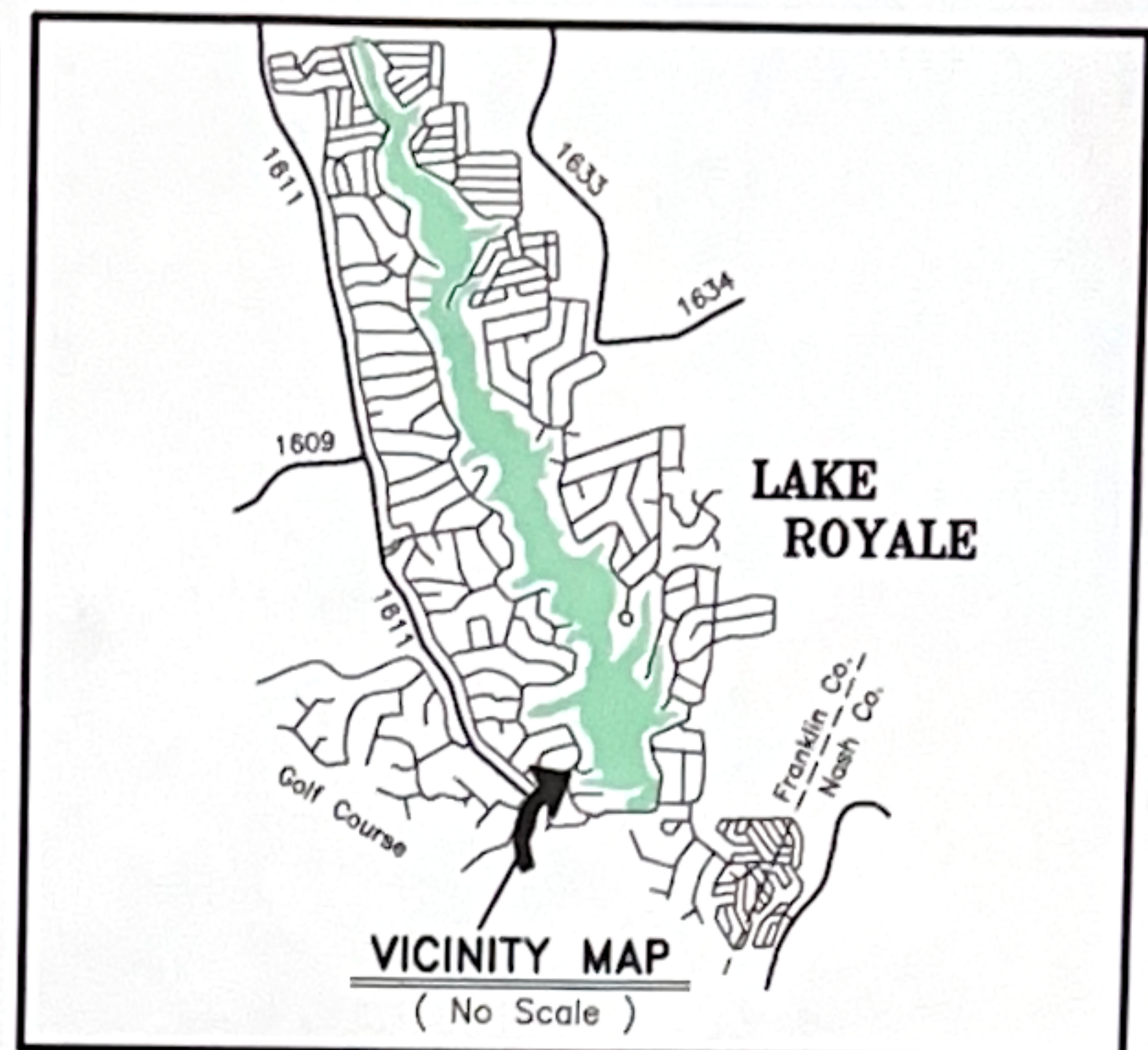
LEGEND:
found iron as noted
calculated point
easement or buffer line
100-year flood limits line

NOTE: Area of Lot = 0.832 Acre (Coordinate Method)

NOTE: 100-Year Flood Limits Line scaled and plotted entirely from FEMA DFIRM "Franklin County, NC", Map No. 3720283000K, effective 4/16/13

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.



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 2237, Page 1286; that the boundaries not surveyed are clearly indicated as drawn from information found in Plat Book 2020, Page 33; that the ratio of precision as calculated is 1/35,000; 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, 2021.

Professional Land Surveyor L-1456



RECORD NORTH
(M.B. 12, P. 74)

Found Mag Nail w/
Top Flush w/Asphalt
In Apparent Center-
line Intersection

Sagamore Drive 60' Private R/W

Found 5/8" Iron
Rebar w/Top
Flush w/Ground

Found 5/8" Iron
Rebar w/Top
Flush w/Ground

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Curve	Radius	Length	Chord	Chord Bear.
C1	126.45'	71.85'	70.89'	N 41°55'50" E
C2	30.00'	47.09'	42.40'	S 76°48'40" E
C3	258.05'	209.60'	203.89'	S 55°06'05" E

NOTE: This plat was drawn from a previous survey and plat by this office dated 2/3/20 and reorded in Plat Book 2020, Page 33. Location of concrete footings and gravel drive added this date.

100-Year Flood Limits
(See Notes)

Horse Shoe Drive

Tie Line Only:
N 63°53'45"E
23.79'

Found Mag Nail w/
Top Flush w/Asphalt
In Apparent Center-
line Intersection

Nail Set At Base of
Found 5/8" Bent
Iron Rebar w/Top
2" Below Ground
Surface ±5' East of
Edge of Asphalt

(1557,1558)
Now or Formerly
David A. Winston, et ux
(D.B. 2154, P. 1570)
(P.B. 2005, P. 180)

Stage Line Cove

60' Private R/W

Found 5/8" Iron
Rebar w/Top
Flush w/Ground
Surface

15' Utility Easement

NOTE: High Water Mark of
Lake Is Property Line

(Lake)

Now or Formerly
Lake Royale P.O.A., Inc.
(D.B. 1803, P. 923)

PLAT OF BOUNDARY SURVEY FOR

**GREGORY LEE TAYLOR & WIFE, CYNTHIA
DOWN-TAYLOR**

(Property Owner - Gregory Lee Taylor, et ux)

775 Sagamore Drive, Cypress Creek Township, Franklin County, NC

Scale: 1"=60'

Date: August 16, 2021

60 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. 3185-3-3)