



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



I, William T. Dement, Jr., certify that this plat was drawn under my supervision from an actual field survey performed under my supervision (deed description recorded in Book 1039, Page 18 & Book 2227, Page 594); that the boundaries not surveyed are clearly indicated as drawn from information found in Plat Book 1996, Page 94; that the horizontal positional accuracy is 0.05'; that the Global Navigation Satellite System (GNSS) observations were performed to the Geospatial Positional Accuracy Standards: Part 2; Standards for Geospatial Accuracy at the 2-Centimeter accuracy classification (95% confidence) using Real-Time Kinematic field procedures; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this the 28th day of June, 2024.

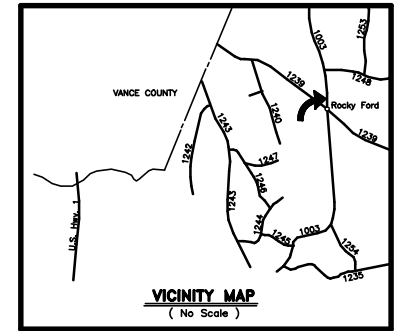
Professional Land Surveyor L-1456

I, William T. Dement, Jr., certify that this survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

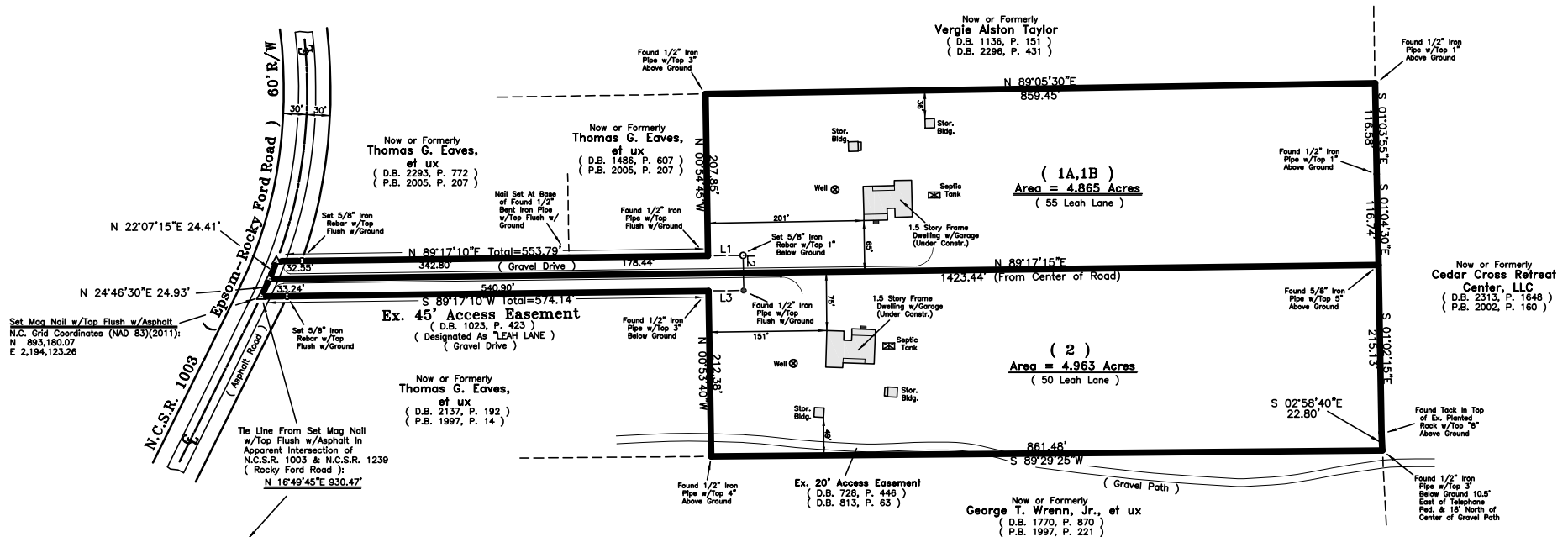
Professional Land Surveyor L-1456

I, William T. Dement, Jr., certify that this map was drawn by me from an actual GNSS survey made by me and the following information was used to perform the survey (coordinates shown and basis of bearings only):
(1) Class of survey: AA
(2) Positional accuracy: 0.05'
(3) Type of GNSS field procedure: Real-Time Kinematic
(4) Dates of survey: 6/25/24
(5) Datum/Epoch: NAD 83(2011)/2010.0000
(6) Published/Fixed control used: OPUS Static
(7) Geoid model: 18
(8) Combined grid factor(s): 0.99999680
(9) Units: US Feet

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Course	Bearing	Distance
L1	N 89°17'10" E	45.04'
L2	S 00°54'45" E	45.00'
L3	S 89°17'10" W	45.04'



REFERENCES: Lot 1A,1B - Deed Book 2227, Page 594
Plat Book 1996, Page 94
Tax Record No. 010481
Lot 2 - Deed Book 1039, Page 18
Plat Book 1996, Page 94
Tax Record No. 010494

LEGEND:
● . . . found iron as noted
○ . . . set iron 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 = 0.99999680

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.

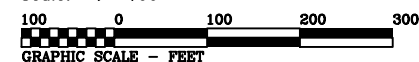
REVISED: 10/29/24 - Added location of dwellings, storage buildings, wells & septic tanks

PLAT OF BOUNDARY SURVEY FOR TMA ENTERPRISES, LLC

(Property Owner - Jonathan M. Renn)
50 & 55 Leash Lane, Hayesville Township, Franklin County, NC

Scale: 1"=100'

Date: June 26, 2024



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

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(File No. 4124)