

REFERENCES: Lot 2516,2517, Lake Royale Subdivision
Deed Book 2375, Page 1214
Deed Book 2226, Page 1164 – Restrictive Covenants
Plat Record File 1, Slide 102-A
Plat Book 2022, Page 327
Tax Record No. 049080

LEGEND: ● . . . found iron as noted
▲ . . . found Mag nail as noted
- - - - - . . . property line plotted from record
_ _ _ _ _ . . . easement or buffer line

NOTE: Area of Lot = 0.778 Acre (33,905 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.

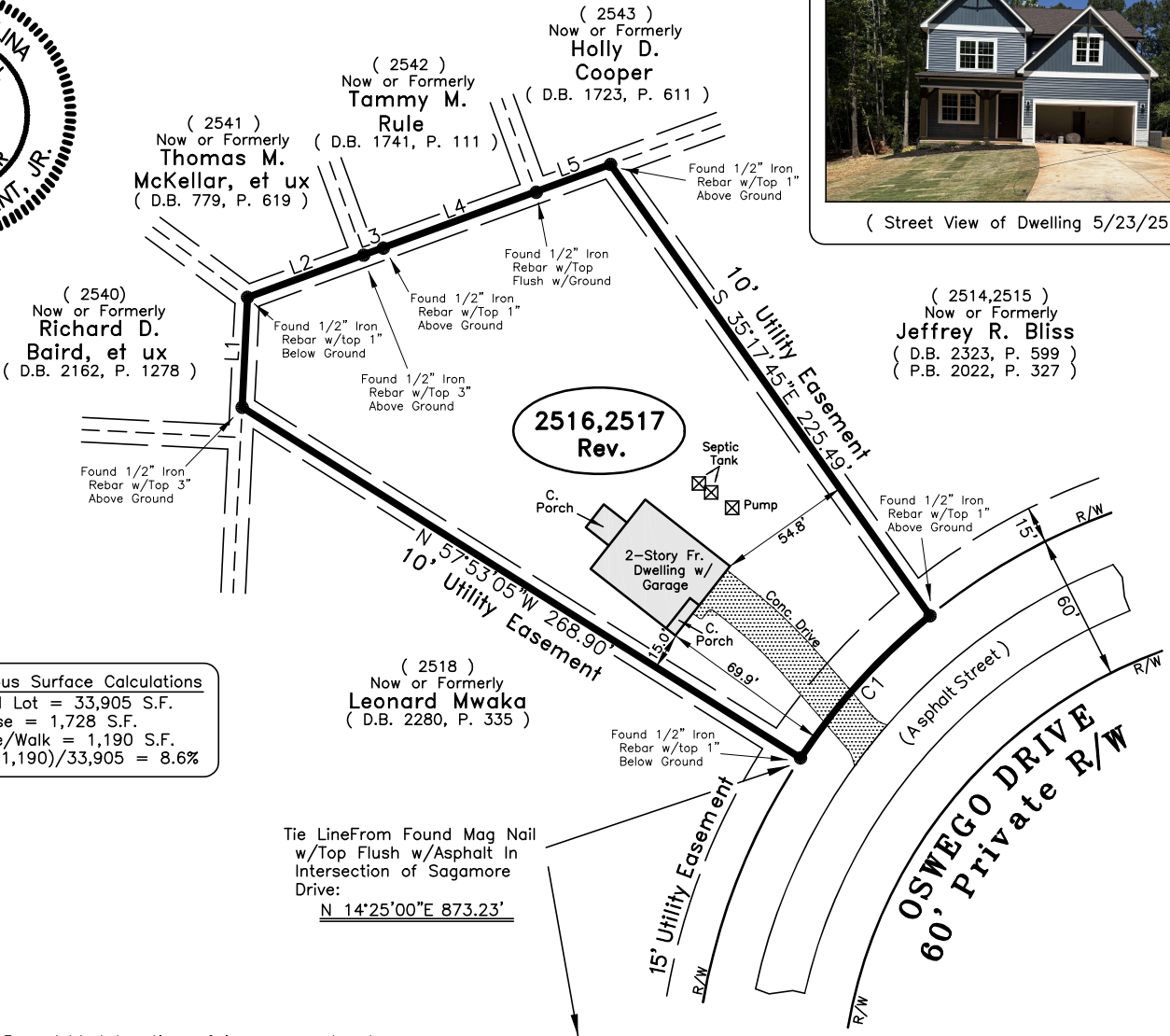
I, William T. Dement, Jr., certify that this plat was drawn under my supervision from an actual field survey made under my supervision (deed description recorded in Book 2375, Page 1214; that the boundaries not surveyed are clearly indicated as drawn from information found in Plat Record File 1, Slide 102-A; 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 20th day of December, 2024.

Professional Land Surveyor L-1456

Curve	Radius	Length	Chord	Chord Bear.
C1	260.00'	78.75'	78.44'	S 42°19'40" W



Impervious Surface Calculations
Total Lot = 33,905 S.F.
House = 1,728 S.F.
Drive/Walk = 1,190 S.F.
(1,728+1,190)/33,905 = 8.6%



REVISED: 5/23/25 – Added location of improvements shown

PLAT OF BOUNDARY SURVEY FOR
BQUEST HOMES

(Property Owner – Grappler Investments, LLC)
125 Oswego Drive, Cypress Creek Township, Franklin County, NC

Scale: 1"=60'

Date: December 20, 2024

60 0 60 120 180



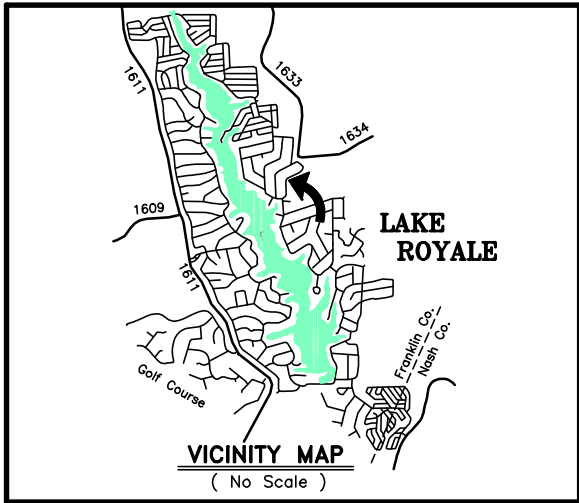
GRAPHIC SCALE – FEET

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. 4156)



Course	Bearing	Distance
L1	N 02°47'20" E	44.94'
L2	N 70°03'25" E	50.40'
L3	N 70°17'45" E	8.53'
L4	N 69°57'20" E	66.38'
L5	N 69°26'50" E	32.40'



(Street View of Dwelling 5/23/25)

(2514,2515)
Now or Formerly
Jeffrey R. Bliss
(D.B. 2323, P. 599)
(P.B. 2022, P. 327)