

← 105 Shaman Dr plot plan (1)...



NOTES:

1. AREAS COMPUTED BY COORDINATE METHOD.
2. BASIS OF BEARINGS: PLAT BOOK 1 PAGE 180A OF FRANKLIN COUNTY REGISTER OF DEEDS.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
4. THIS PROPERTY HAS A TOTAL ACREAGE OF 0.48 OR 20,770 SQ. FT.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
6. METAL STAKES FOUND OR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
7. THE MAJORITY OF THIS PARCEL IS LOCATED IN ZONE X PER FIRM PANEL #3720284000L, EFFECTIVE DATE 4-16-2013.
8. THIS MAP IS OF FRANKLIN COUNTY PARCEL NUMBER (PIN) 2840-18-5315.
9. THIS PROPERTY LIES WITHIN THE TAR-PAMLICO RIVER BASIN. NUTRIENT SENSITIVE WATERS WITHIN THIS BASIN ARE SUBJECT TO PROTECTIVE BUFFERS.
10. LOT 3042 OF THE LAKE SAGAMORE MAP 12 OF 20 SHEET 2 OF 2.
11. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS OF THE LAKE ROYALE POA.

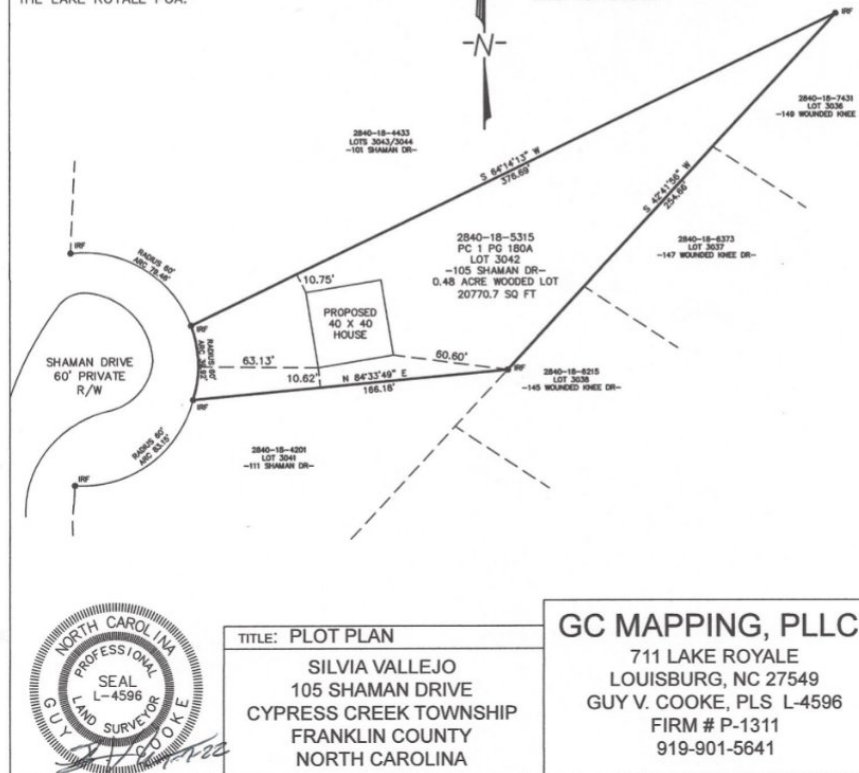
SURVEY CERTIFICATE

I, GUY V. COOKE, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON 7-4-2022, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000 + ; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS

7th DAY OF July, A.D., 2022.

LEGEND:

IRF IRON ROD FOUND
OHE OVERHEAD ELECTRIC
N.T.S. NOT TO SCALE



TITLE: PLOT PLAN

SILVIA VALLEJO
105 SHAMAN DRIVE
CYPRESS CREEK TOWNSHIP
FRANKLIN COUNTY
NORTH CAROLINA

GC MAPPING, PLLC

711 LAKE ROYALE
LOUISBURG, NC 27549
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