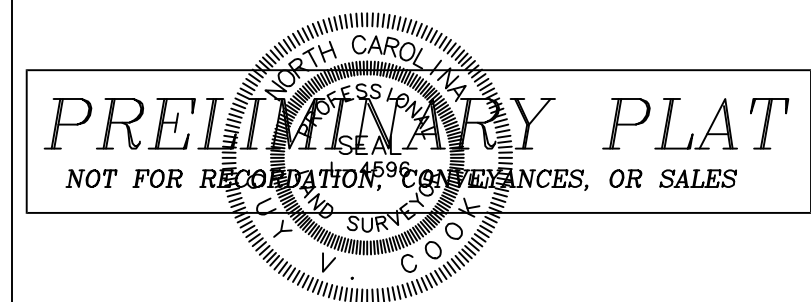
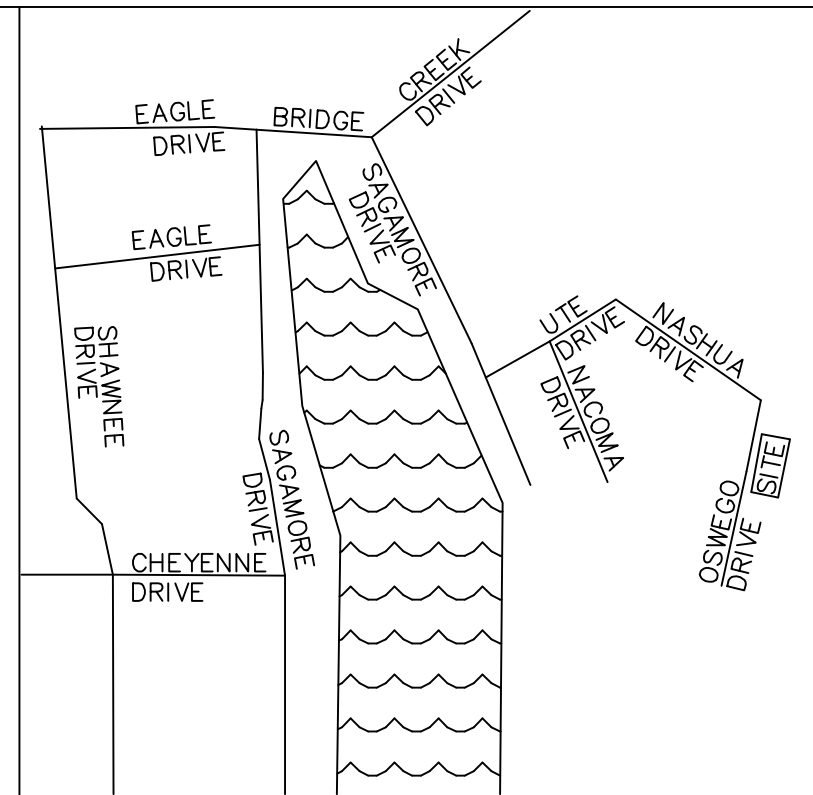
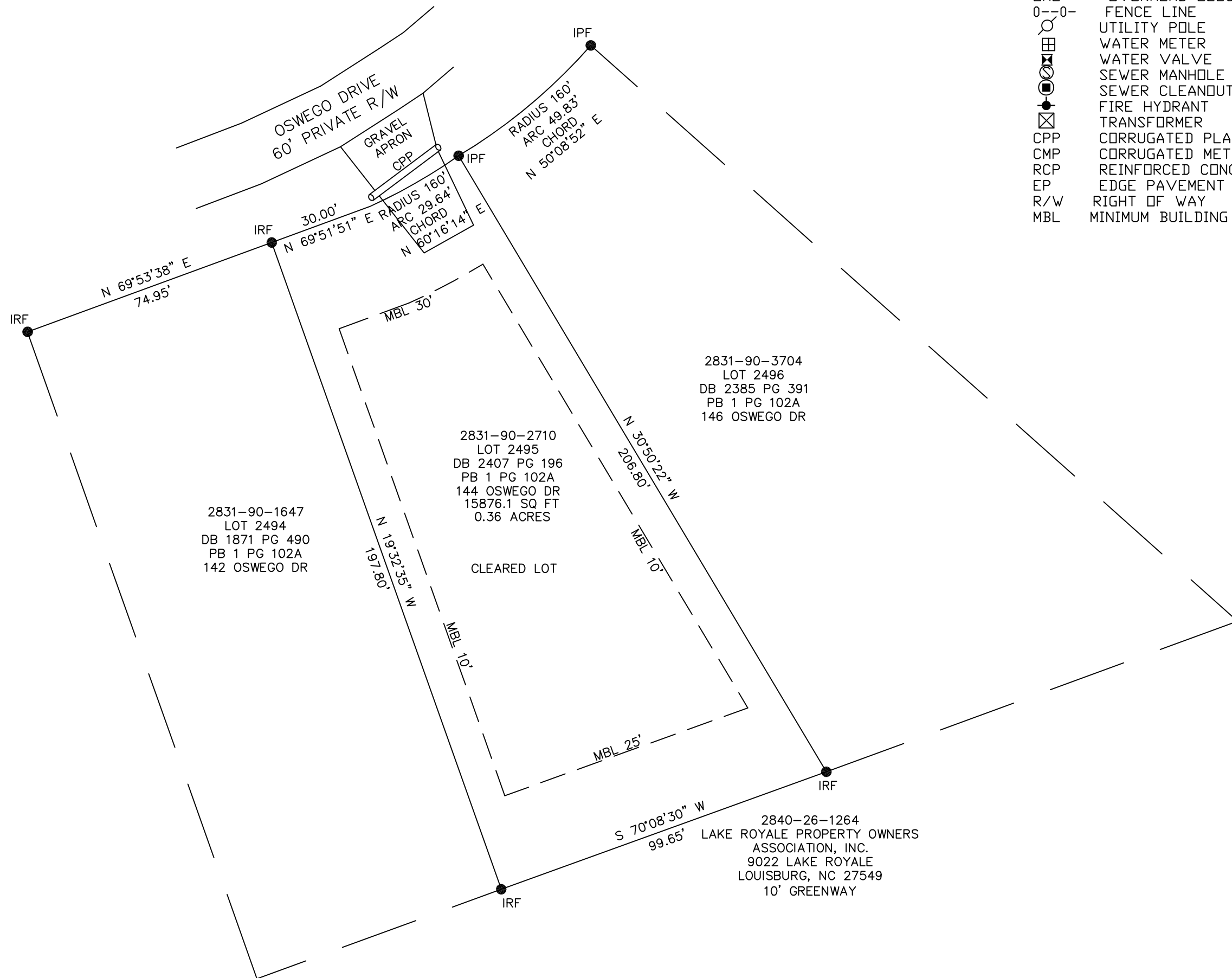


- LEGEND:
- IRS IRON ROD SET
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
MDN MONUMENT FOUND
PKF PARKER KALON NAIL FOUND
RRF RAILROAD SPIKE FOUND
AXF AXLE FOUND
N.T.S. NOT TO SCALE
DHE OVERHEAD ELECTRIC
0+0- FENCE LINE
UTILITY POLE
WATER METER
WATER VALVE
SEWER MANHOLE
SEWER CLEANOUT
FIRE HYDRANT
TRANSFORMER
CPP CORRUGATED PLASTIC PIPE
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
EP EDGE PAVEMENT
R/W RIGHT OF WAY
MBL MINIMUM BUILDING LINE



MAP/DEED REFERENCES:

DB 2407 PG 196
PB 1 PG 102A

VICINITY MAP

N.T.S.

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 11-6-2025, 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 _____ DAY OF _____, A.D., 2025.

NOTES:

1. AREAS COMPUTED BY COORDINATE METHOD.
2. BASIS OF BEARINGS: PLAT BOOK 1 PAGE 102A 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. THESE COMBINED PARCELS HAVE A TOTAL ACREAGE OF 0.36 OR 15,876 SQ FT.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
6. METAL STAKES FOUND OR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
7. THESE PARCELS ARE LOCATED IN ZONE X PER FIRM PANEL #3720283100K, EFFECTIVE DATE 4-16-2013.
8. THIS BOUNDARY MAP IS OF FRANKLIN COUNTY PARCEL NUMBER (PIN) 2831-90-2710.
9. THIS PROPERTY LIES WITHIN THE TAR-PAMLICO RIVER BASIN. NUTRIENT SENSITIVE WATERS WITHIN THIS BASIN ARE SUBJECT TO PROTECTIVE BUFFERS.
10. LOT 2495 OF THE LAKE SAGAMORE MAP 10 OF 20, SHEET 5 OF 5.
11. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS OF THE LAKE ROYALE POA.
12. THIS PROPERTY IS ZONED R-30 WITH SETBACKS: FRONT 30', SIDES 10' & REAR 25'.
13. NO MONUMENT FOUND WITHIN 2,000'.

TYPE OF PLAT

I, GUY V. COOKE, PROFESSIONAL LAND SURVEYOR No. L-4596
CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW;

- ☐ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☐ B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- ☒ C. THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- ☐ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION;
- ☐ E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

GUY V. COOKE, PROFESSIONAL LAND SURVEYOR No. L-4596

TITLE: BOUNDARY SURVEY

LEANDRO GOMES
144 OSWEGO DRIVE
CYPRESS CREEK TOWNSHIP
FRANKLIN COUNTY
NORTH CAROLINA

GC MAPPING, PLLC
711 LAKE ROYALE
LOUISBURG, NC 27549
GUY V. COOKE, PLS L-4596
FIRM # P-1311
919-901-5641

SCALE: 30
DATE: 11-9-2025