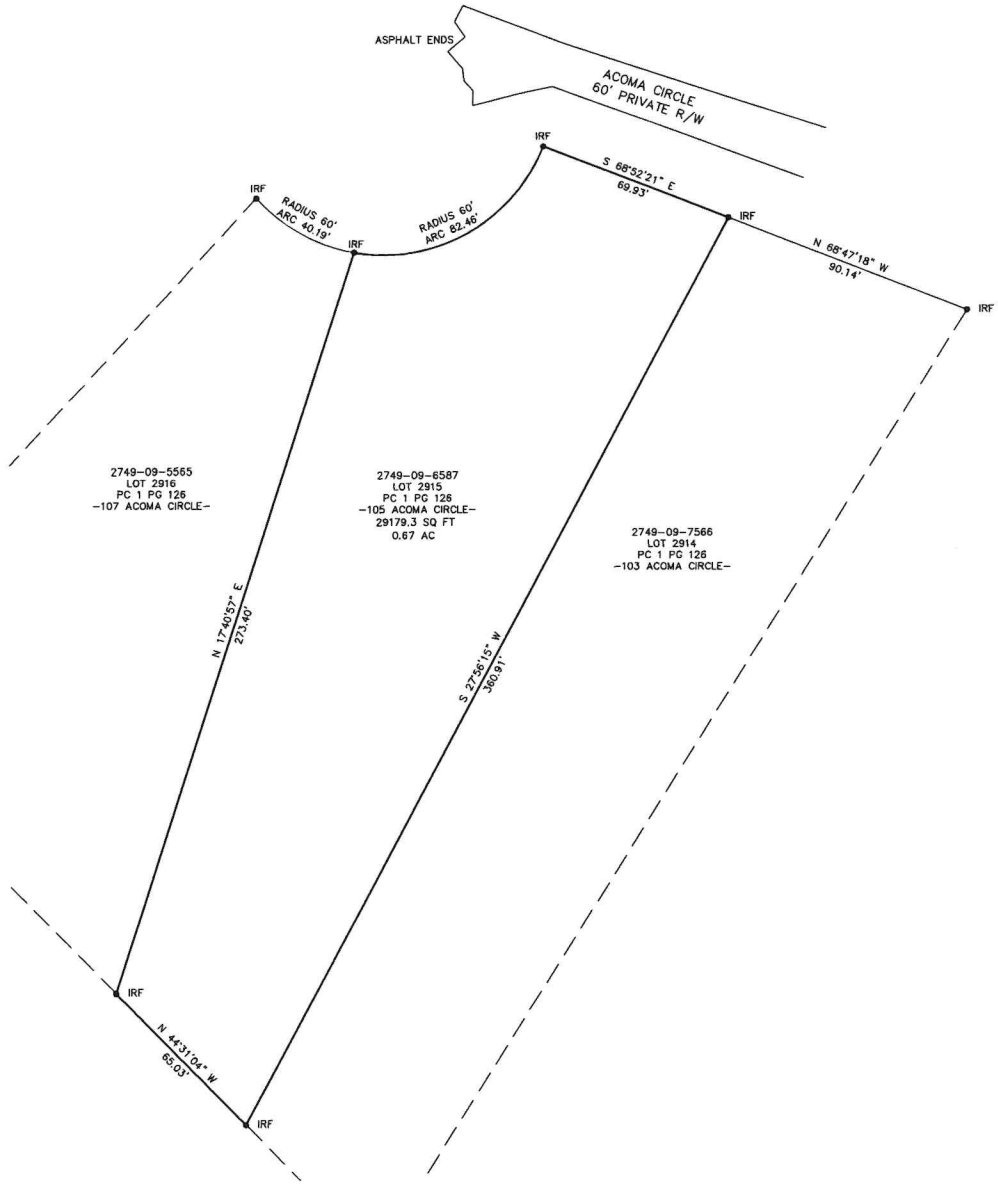

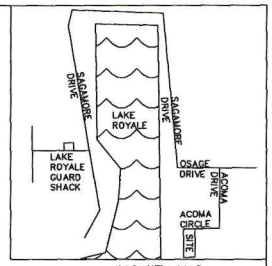

VICINITY MAP
N.T.S.

MAP/DEED REFERENCES:

PB 1 PG 126

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 5-17-2022, 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

_____ DAY OF _____, A.D., 2022.

_____

NOTES:

1. AREAS COMPUTED BY COORDINATE METHOD.
2. BASIS OF BEARINGS: PLAT BOOK 1 PAGE 126 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 0.67 OR 29,179 SQ FT.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
6. METAL STAKES FOUND OR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
7. THIS PARCEL IS LOCATED IN ZONE AE PER FIRM PANEL #3720274800L, EFFECTIVE DATE 4-16-2013.
8. THIS MAP IS OF FRANKLIN COUNTY PARCEL NUMBER (PIN) 2749-09-6587.
9. THIS PROPERTY LIES WITHIN THE TAR-PAMLICO RIVER BASIN. NUTRIENT SENSITIVE WATERS WITHIN THIS BASIN ARE SUBJECT TO PROTECTIVE BUFFERS.
10. LOT 2915 OF THE LAKE SAGAMORE MAP 13 OF 20 SHEET 4 OF 5.
11. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS OF THE LAKE ROYALE POA.

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

LEGEND:

IRS	IRON ROD SET
IRF	IRON ROD FOUND
MON	MONUMENT FOUND
OHE	OVERHEAD ELECTRIC
N.T.S.	NOT TO SCALE

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

NORTH CAROLINA PROFESSIONAL SEAL L-4596 LAND SURVEYOR GUY V. COOKE

30' 0 30' 60' 90'
1" = 30'

TITLE: BOUNDARY SURVEY

MICHAEL MORRIS
105 ACOMA CIRCLE
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:	5-17-2022