

REFERENCES: Lots 483 & 484, Lake Royale Subdivision
Deed Book 2288, Page 725
Deed Book 2226, Page 1164 - Restrictive Covenants
Map Book 12, Page 12 (Map Book 12, Page 45-Amended)
Tax Record No. 019976

LEGEND:
• found iron as noted
○ set iron as noted
--- 100-year flood limits line (see Note)
--- property line platted from record
--- easement or buffer line

NOTE: Area of Lot = 1.445 Acres (Coordinate Method) (To Tie Lines)

NOTE: N.C. Grid station unavailable within 2000' at this time.

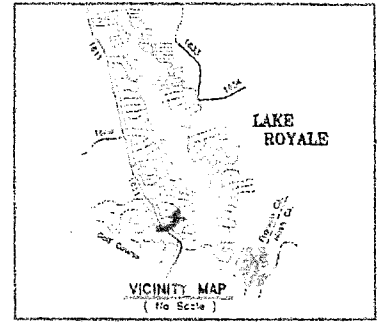
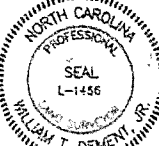
NOTE: This survey is subject to all easements, agreements, rights-of-way and restrictive covenants recorded prior to the date of this survey.

NOTE: 100-Year Flood Limits line scaled and platted from Franklin County G.S. "Flood Area Layer"

I, William T. Dement, Jr., certify that this plat was drawn under my supervision from an actual field survey made under my supervision (detailed description recorded in Book 2288, Page 725) that the boundaries not surveyed are clearly indicated as drawn from information found in Map Book 12, Pages 12 & 45; that the ratio of precision as calculated is 1/15,000; 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. 47-33 as amended. Witness my original signature, license number and seal, this 4th day of May, 2022.

Professional Land Surveyor

L-1456

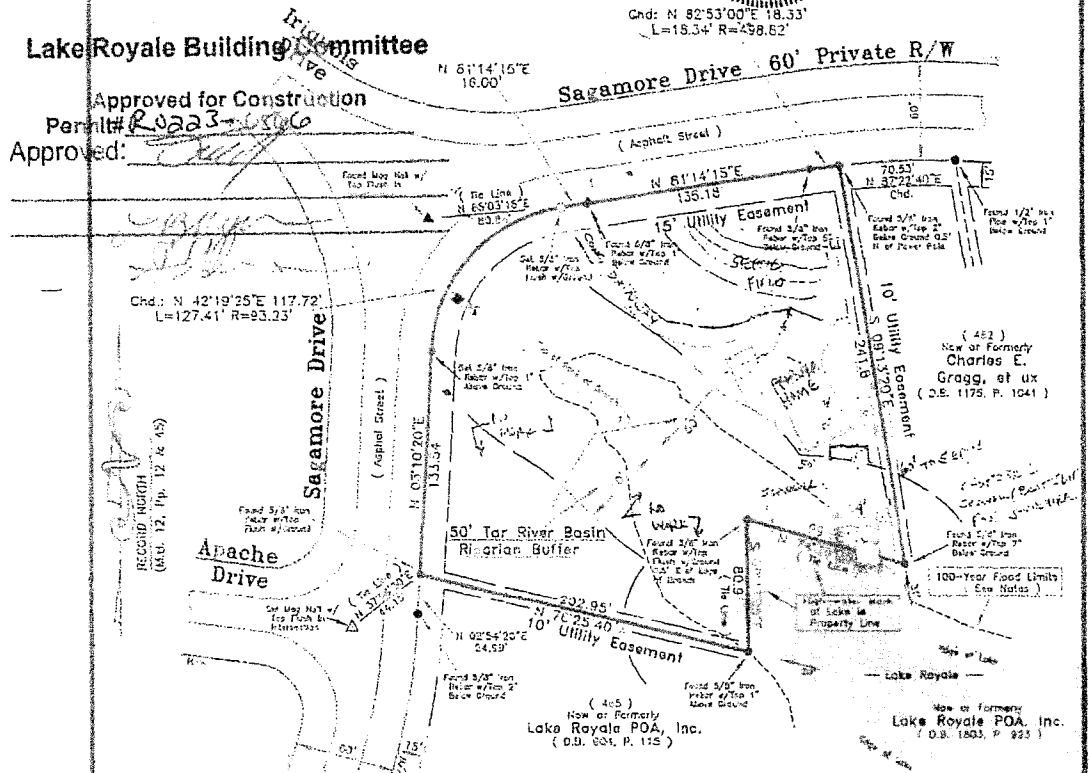


Lake Royale Building Committee

Approved for Construction

Permit # 2023-0000

Approved:



PLAT OF BOUNDARY SURVEY FOR

BRIAN LYNN RILEY & WIFE, JAIMI RENAE RILEY

(Property Owner - Brian Lynn Riley, et ux)

683 Sagamore Drive, Cypress Creek Township, Franklin County, NC

Scale: 1"=60'

Date: May 4, 2022

80 0 60 120 180

GRAPHIC SCALE - FEET

Surveyed & Mapped By
WILLIAM T. DEMENT, JR., Professional Land Surveyor, P.A.
L-1456, C-0649

(0)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 does not constitute true certification.

(File No. 3592-2)