

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT

SURVEY FOR

**PATRICIA L. BARNES
& PATRICK M. CLANCEY**

LOT 17, BRANTLEY PLACE

1210 BAYVIEW COURT

PIN# 1824.00-98-1857

D.B. 1580, PAGE 108

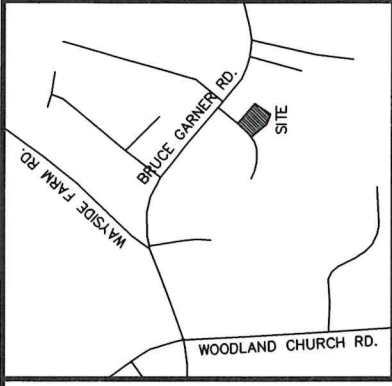
P.B. 35, PAGE 91

BRASSFIELD TOWNSHIP

GRANVILLE COUNTY, NORTH CAROLINA

AUGUST 24, 2023

VICINITY MAP



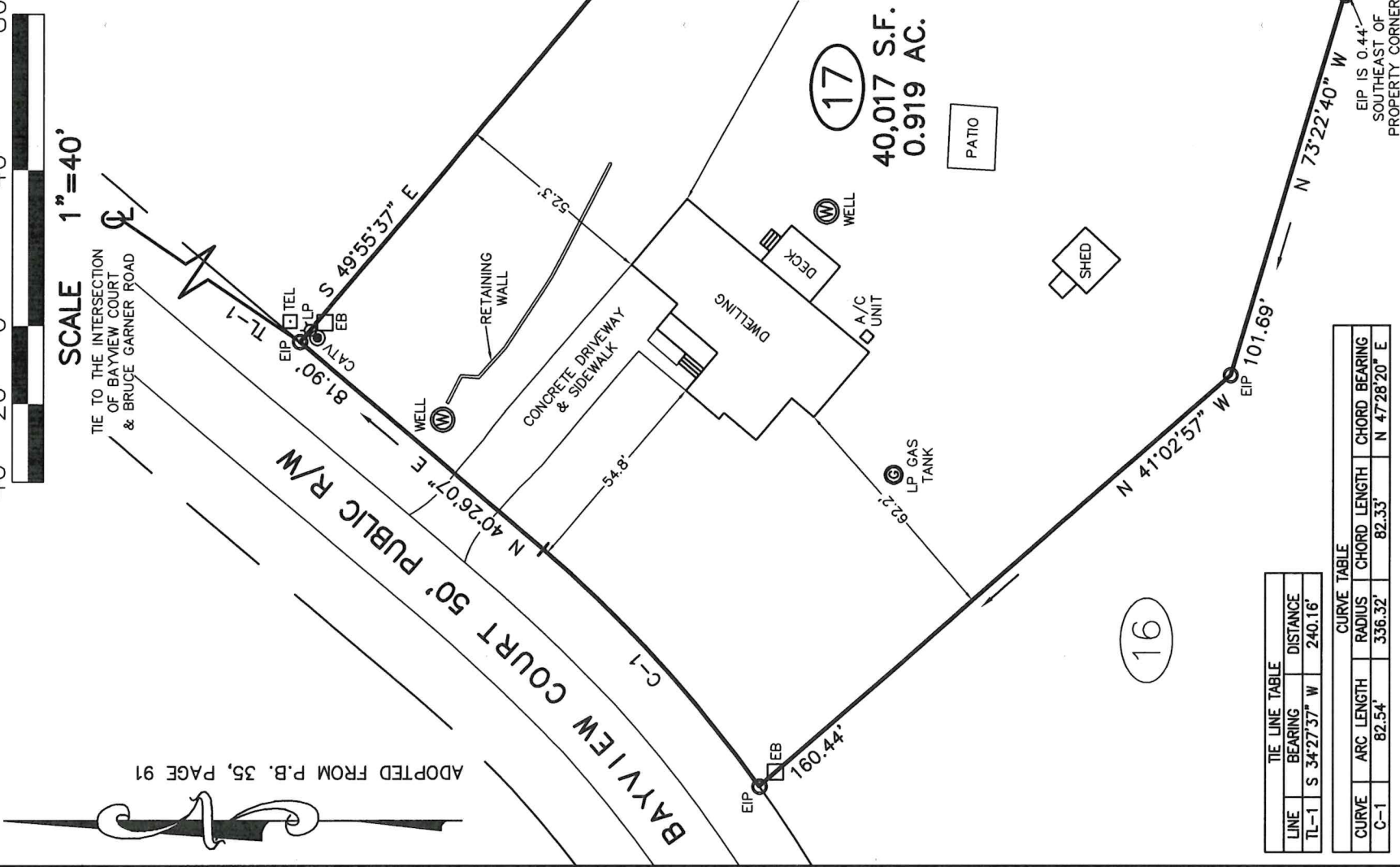
SCALE 1"=40'

TIE TO THE INTERSECTION
OF BAYVIEW COURT
& BRUCE GARNER ROAD

ADOPTED FROM P.B. 35, PAGE 91

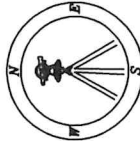
IMPERVIOUS SURFACE TABLE

HOUSE	1,821 S.F.
DRIVEWAY	1,107 S.F.
SIDEWALK	60 S.F.
DECK	211 S.F.
PATIO	198 S.F.
SHED	172 S.F.
MISC. (UTILITIES, ETC.)	90 S.F.
TOTAL IMPERVIOUS AREA	3,659 S.F.
TOTAL LOT AREA	40,017 S.F.
PERCENTAGE OF IMPERVIOUS AREA	9.14%



TIE LINE TABLE	
LINE	BEARING
TL-1	S 34°27'37" W
DISTANCE	
240.16'	

CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	CHORD BEARING
C-1	82.54'	336.32'	N 47°28'20" E



CMT

Professional Land Surveyors
C-1525

333 S. White Street
Post Office Box 1253
Wake Forest, N.C. 27588
(919)556-3148

(BRANTLEYPL17)-WM



I DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING, (SECTION 1600) FOR CLASS A SURVEYS AND THAT THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000+. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PRIMARY CONTROL MONUMENTATION FOR THE RE-ESTABLISHMENT OF PROPERTY CORNERS IN THE ABSENCE OF GRID MONUMENTS AND OTHER SUBDIVISION PROPERTY CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

PROFESSIONAL LAND SURVEYOR L-3835

N/E
SERGIO LOPEZ VILLA
& MELISSA ONTIVEROS
D.B. 1830, PAGE 363
P.B. 28, PAGE 155
PIN# 1824.00-98-3856
LOT 4, SUBDIVISION FOR
CHURCHILL ASSOCIATES

Cawthorne, Moss & Panciera, PC Professional Land Surveyors

Michael A. Moss, PLS L-3794
Jason L. Panciera, PLS L-3835
L. Jordan Parker, Jr., PLS L-4685

Telephone (919) 556-3148
Fax (919) 554-1370

333 S. White Street
PO Box 1253
Wake Forest, NC 27588

To: Patricia L. Barnes & Patrick M. Clancey

Re: Lot 17, Brantley Place, DB 1580, Pg. 108

Brassfield Township, Granville County, North Carolina

Dear Sirs,

This is to certify that the subject property

☐ IS

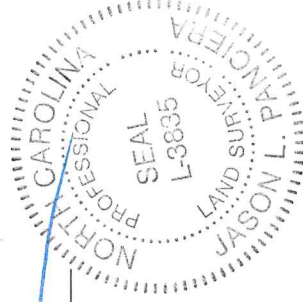
☒ IS NOT

Located in a Special Flood Hazard Area as determined by the Department of Housing and Urban Development.

Community Panel # 3720 1824 00K (WWW.NCFLOODMAPS.COM)

Date: 04/16/2013

Jason L. Panciera L-3835



August 28, 2023
Date

COMMONWEALTH
LAND TITLE COMPANY OF NORTH CAROLINA

Asheville, N.C. • Cary, N.C. • Charlotte, N.C.
Greensboro, N.C. • Raleigh, N.C. • Wilmington, N.C. • Winston-Salem, N.C.

TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY, that on August 24, 2023, _____ I made an accurate survey of the premises standing in the name of _____

situated at Brassfield Township _____ Granville County _____ North Carolina

CITY _____ COUNTY _____ STATE _____

briefly described as Lot 17, Brantley Place, DB 1580, Pg. 108

and shown on the accompanying survey entitled: Survey for: Patricia L. Barnes & Patrick M. Clancey

I made a careful inspection of said premises and of the buildings located thereof at the time of making such survey, and again on _____, _____, and at the time of such latter inspection I found _____ to _____

be in the possession of said premises as * _____

I further certify as to the existence or non-existence of the following at the time of my last inspection:

1. Rights of way, old highways, or abandoned roads, lanes or driveways, drainage, sewer, water, gas or oil pipe lines across said premises:
2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises.
3. Cemeteries or family burying grounds located on said premises. (Show location on plat):
4. Telephone, telegraph or electric power poles, wires or lines overhanging or crossing or located on said premises and serving said premises or other property or properties:
5. Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common or joint garages:

6. Enoachments, or overhanging projections. (If the buildings, projections or cornices thereof, or signs affixed thereto, fences or other indications or occupancy encroach upon or overhang adjoining properties, or the like encroach upon or overhang surveyed premises, specify all such):

7. Building or possession lines. (In case of city or town property specify definitely as to whether or not walls are independent walls or party walls and as to all easements of support of "beam rights." In case of country property report specifically how boundary lines are evidenced, that is, whether by fences or otherwise).

8. Indications of building construction, alterations or repairs within recent months:
- (a) If new improvements under construction, how far have they progressed?

9. Changes in street lines either completed or officially proposed:
(a) Are there indications of recent street or sidewalk construction or repairs?

10. Does the property abut a dedicated public road? If not, explain what type of road it abuts. If property does not abut a road, answer this question "none."

NOTE: In all cases where there are encroachments, support easements, party walls, etc., they should also be denoted upon the map of your survey. Also, be certain map complies with "Instructions" on the following page.

NOTE: Express disclaimers shown on the face of the plat of survey or surveyor's report which \qualify or limit the responsibility of the surveyor or engineer and which relate to the standards and requirements for approved surveys will not be permitted.