

SURVEY FOR

BRIANNA MONIQUE ROLACK

LOT R-1654, LAKE ROYALE

110 BUFFALO DRIVE

PIN# 2840-12-4100

D.B. 2154, PAGE 55

B.M. 12, PAGE 70

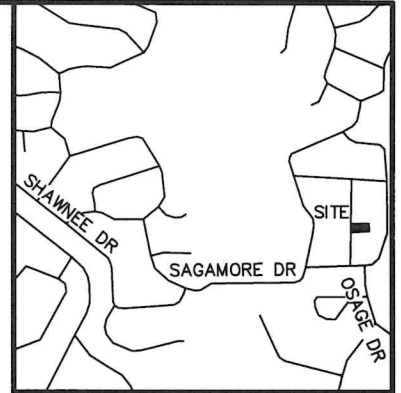
CYPRESS CREEK TOWNSHIP

FRANKLIN COUNTY, NORTH CAROLINA

NOVEMBER 19, 2024



SCALE 1"=40'



VICINITY MAP

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- 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
- CC - CONCRETE
- CB - CATCH BASIN
- MH - MANHOLE
- FH - FIRE HYDRANT

1655

N/F

DAVID L. MCCALL &
TONJA D. MCCALL
D.B. 2151, PAGE 630
PIN# 2840-12-4108

N/F

JIMMY L. GRADY SR.
D.B. 2295, PAGE 2053
PIN# 2840-12-6201

1653

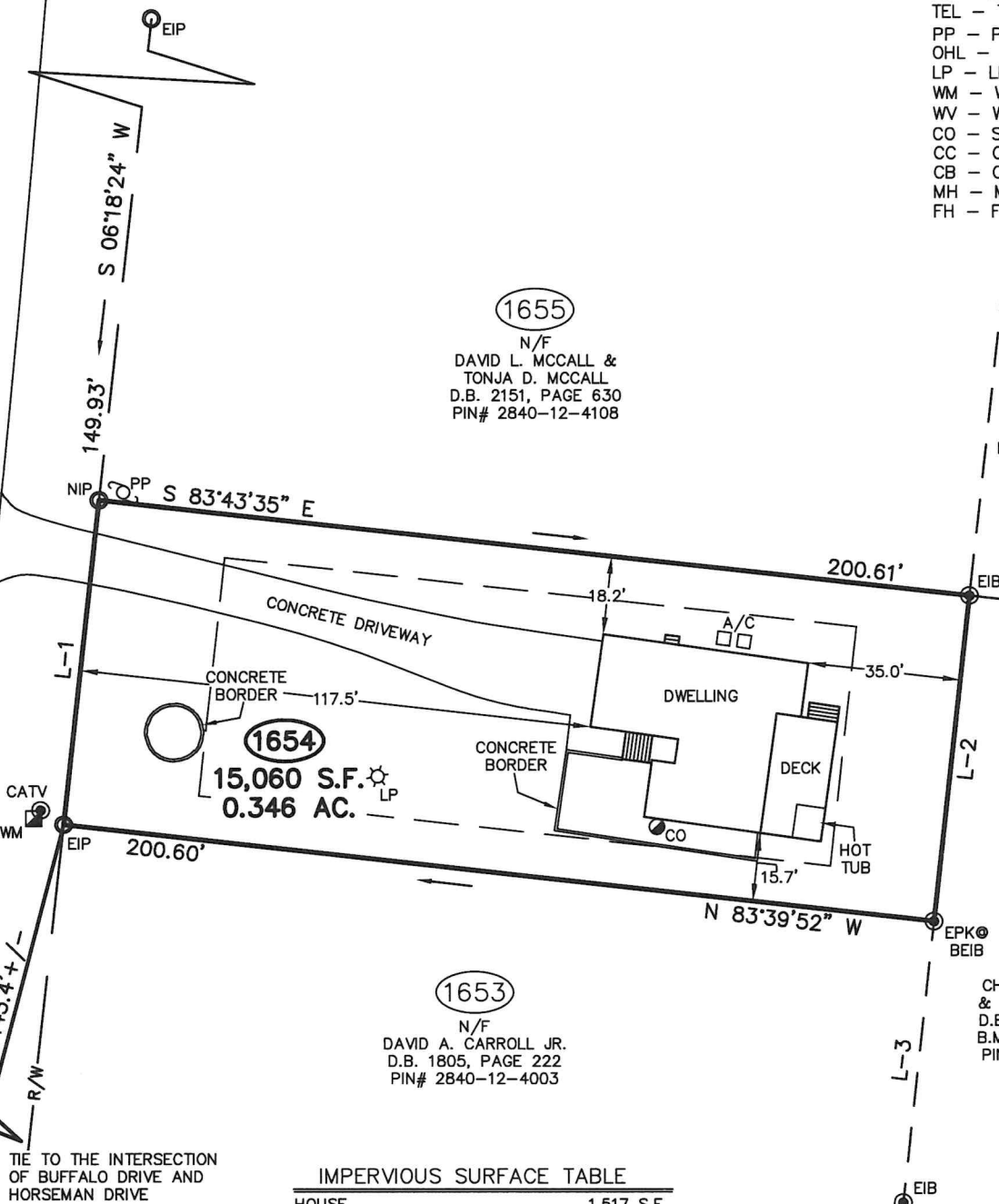
N/F

DAVID A. CARROLL JR.
D.B. 1805, PAGE 222
PIN# 2840-12-4003

N/F

CHARLES W. COSTER
& MARY LOU COSTER
D.B. 2221, PAGE 866
B.M. 2020, PAGE 329
PIN# 2840-12-6006

BUFFALO DRIVE 60' PRIVATE R/W



TIE TO THE INTERSECTION
OF BUFFALO DRIVE AND
HORSEMAN DRIVE

IMPERVIOUS SURFACE TABLE

HOUSE	1,517 S.F.
DECK (362 S.F. @ 0%)	0 S.F.
DRIVEWAY	1,683 S.F.
CONCRETE BORDERS	67 S.F.
MISC/UTILITIES	27 S.F.
TOTAL IMPERVIOUS AREA	3,294 S.F.
TOTAL LOT AREA	15,060 S.F.
PERCENTAGE OF IMPERVIOUS AREA	21.87%

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 06°18'24" E	74.96'
L-2	S 06°18'55" W	75.18'
L-3	N 06°17'56" E	64.99'



CMP

Professional Land Surveyors
C-1525

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

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



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.

SURVEYOR'S REPORT FORM

TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY, that on November 19, 2024, _____ I made an accurate survey of the premises standing in the name of _____ situated at Cypress Creek Township Franklin County North Carolina
CITY COUNTY STATE

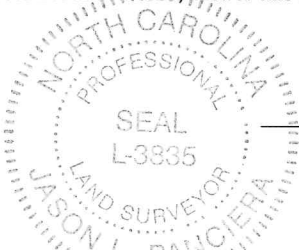
briefly described as Lot R-1654, Lake Royale, DB 2154, Pg. 55
and shown on the accompanying survey entitled: Survey for: Brianna Monique Rolack

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 * _____.

(TENANT) OR (OWNER)

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: None Seen
2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises. None Seen
3. Cemeteries or family burying grounds located on said premises. (Show location on plat): None Seen
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: Underground Utilities
5. Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common or joint garages: None Seen
6. Encroachments, 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): None Seen
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). See Plat for Iron Pipes at Corners
8. Indications of building construction, alterations or repairs within recent months:
(a) If new improvements under construction, how far have they progressed? Existing Dwelling, Complete
9. Changes in street lines either completed or officially proposed:
(a) Are there indications of recent street or sidewalk construction or repairs? None
(a) No.
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." Private



Professional Land Surveyor

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.

Cawthorne, Moss & Panciera, PC Professional Land Surveyors, PC
dba CMP Professional Land Surveyors, PC

Michael A. Moss, PLS L-3794

Telephone (919) 556-3148

Jason L. Panciera, PLS L-3835

L. Jordan Parker Jr., PLS L-4685

George T. Wrenn, Jr. PLS L-4871

Jason E. Fowler, PLS L-5499

333 South White Street, Wake Forest, NC 27587

PO Box 1253, Wake Forest, NC 27588

To: Brianna Monique Rolack

Re: Lot R-1654, Lake Royale, DB 2154, Pg. 55

Cypress Creek Township, Franklin County, North Carolina

Dear Sir or Madam:

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 2840 00L (WWW.NCFLOODMAPS.COM)

Date: 04/16/2013

Jason L. Panciera

L-3835

November 26, 2024

Date

