

SURVEY FOR

JEANETTE EVANS

LOT 21, THE RESERVE SUBDIVISION

1548 STERLING LAKE DRIVE

PIN# 1851.04-50-7889

D.B. 15537, PAGE 1396

B.M. 2013, PAGES 1282-1284

WAKE FOREST TOWNSHIP

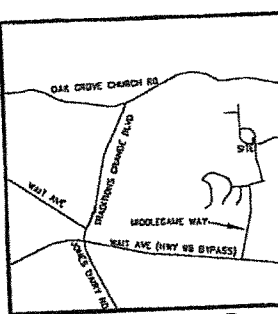
WAKE COUNTY, NORTH CAROLINA

OCTOBER 15, 2015

50 25 0 50 100

SCALE 1"=50'

STERLING LAKE DRIVE 60' PUBLIC R/W

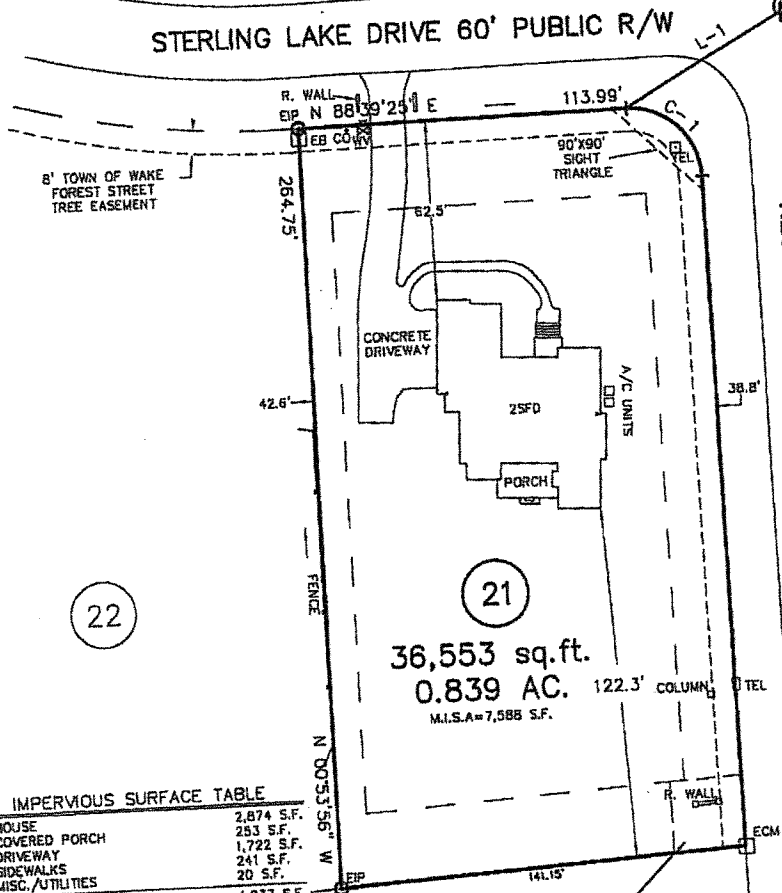


VICINITY MAP

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- EPK - EXISTING 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
- CB - CATCH BASIN
- ECM - EXISTING CONCRETE MONUMENT

8' TOWN OF WAKE FOREST STREET TREE EASEMENT



RESERVE ESTATES DRIVE 60' PUBLIC R/W

IMPERVIOUS SURFACE TABLE

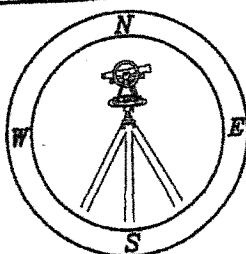
HOUSE	2,874 S.F.
COVERED PORCH	253 S.F.
DRIVEWAY	1,722 S.F.
SIDEWALKS	241 S.F.
MISC./UTILITIES	20 S.F.
TOTAL IMPERVIOUS AREA	4,937 S.F.
MAX IMPERVIOUS ALLOWED	7,888 S.F.

LINE TABLE

LINE	LENGTH	BEARING
L-1	63.19'	S 60°08'23" W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	39.28'	23.00'	35.36'	N 46°20'35" W

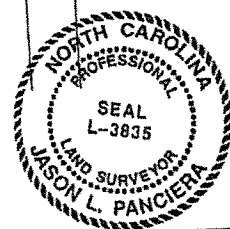


CAWTHORNE, MOSS & PANCIERA, P.C.

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 1800) 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

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: Jeanette Evans

Re: Lot 21, The Reserve Subdivision, BM 2013, Pp. 1282-1284

Wake Forest Township, Wake County, North Carolina

Dear Sirs,

This is to certify that the subject property

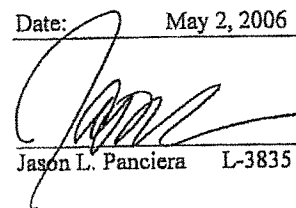
() IS

(X) IS NOT

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

Community Panel # 3720 1851 00J (WWW.NCFLOODMAPS.COM)

Date: May 2, 2006


Jason L. Panciera L-3835



October 16, 2015
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.

SURVEYOR'S REPORT FORM

TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY, that on October 15, 2015, I made an accurate survey of the premises standing in the name of _____, situated at Wake Forest Township Wake County North Carolina CITY COUNTY STATE briefly described as Lot 21, The Reserve Subdivision, BM 2013, Pp. 1282-1284 and shown on the accompanying survey entitled: Survey for Jeanette Evans 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:

See Plat for 8' Town of Wake Forest Street Tree Easement, 25'x25' Private Landscape & Sign Easement, and 90'x90' Sight Triangle

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 or "benm rights." In case of country property report specifically how boundary lines are evidenced, that is, whether by fences or otherwise).

See Plat for Iron Pines 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:

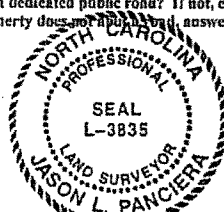
(a) Are there indications of recent street or sidewalk construction or repairs?

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."

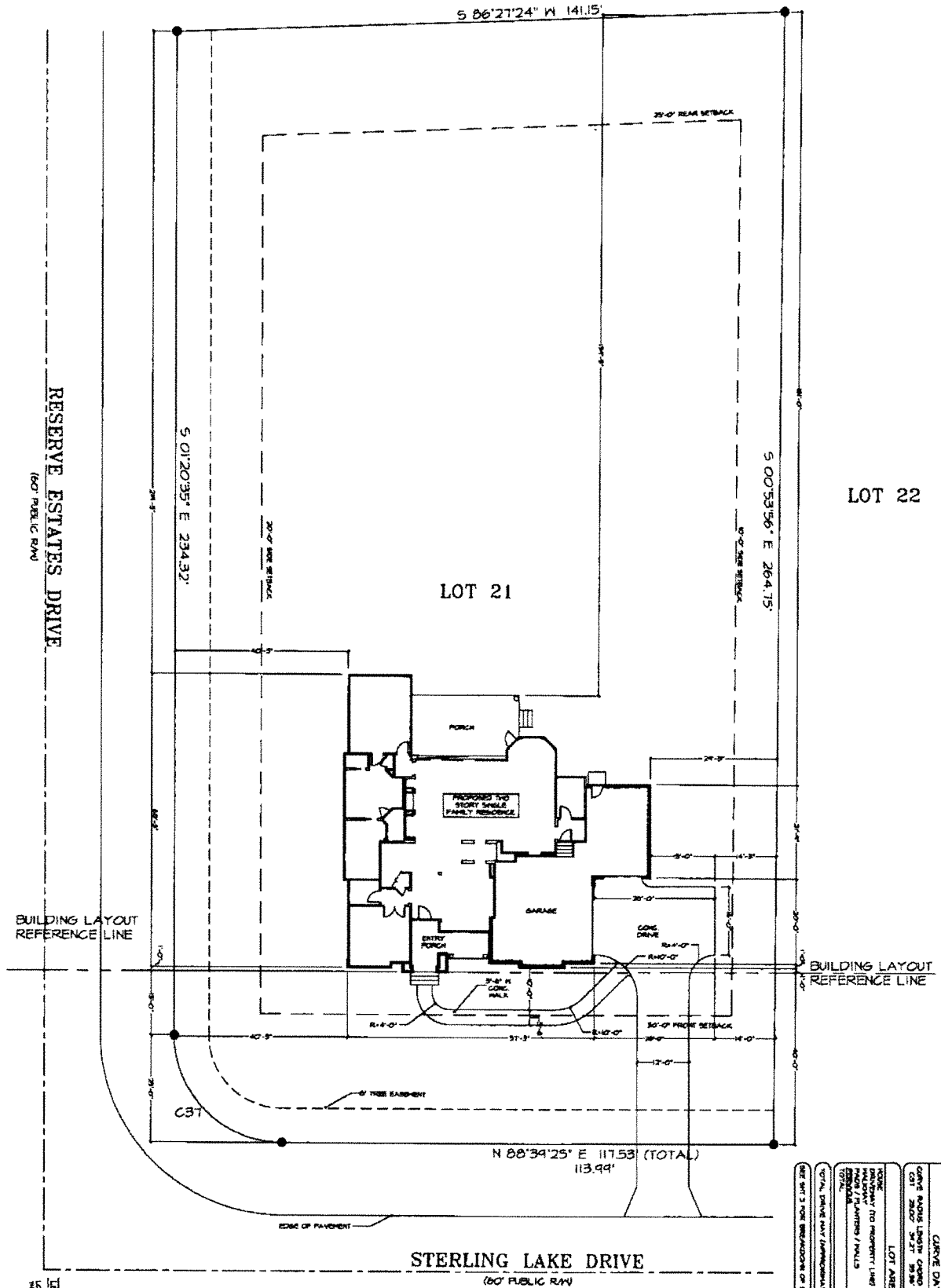
Public



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.



CURVE DATA	
Curve Radius (Feet)	141.15'
Curve Length (Feet)	141.15'
Chord Length (Feet)	141.15'
Chord Bearing	N 88°34'25" E 117.53'
Chord Angle	113.99°
LOT AREAS	
Lot Area (Sq. Ft.)	5,100
Building Footprint (Sq. Ft.)	1,500
Garage Footprint (Sq. Ft.)	1,000
Porch / Planting / Pools (Sq. Ft.)	100
Total (Sq. Ft.)	7,600
TOTAL	
Lot Area (Sq. Ft.)	5,100
Building Footprint (Sq. Ft.)	1,500
Garage Footprint (Sq. Ft.)	1,000
Porch / Planting / Pools (Sq. Ft.)	100
Total (Sq. Ft.)	7,600