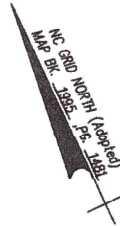


| LEGEND |                           |
|--------|---------------------------|
| ○      | Storm Sewer Manhole       |
| ○      | Sanitary Sewer Manhole    |
| △      | Concrete Monument         |
| □      | Now or Formerly           |
| □      | Power Box                 |
| ○      | Telephone Pedestal        |
| ○      | Cable Television Pedestal |
| ○      | Power Pole                |
| ○      | Light Pole                |
| ○      | Acres                     |
| AC     | Book of Maps              |
| BOM    | Not To Scale              |
| N.T.S. | Iron Pipe Set             |
| ips    | Existing Iron Pipe        |
| eip    | Line Not Surveyed         |
| R/W    | Right-of-way              |
| cp     | Computed Point (Not Set)  |
| ■      | Drop Inlet                |

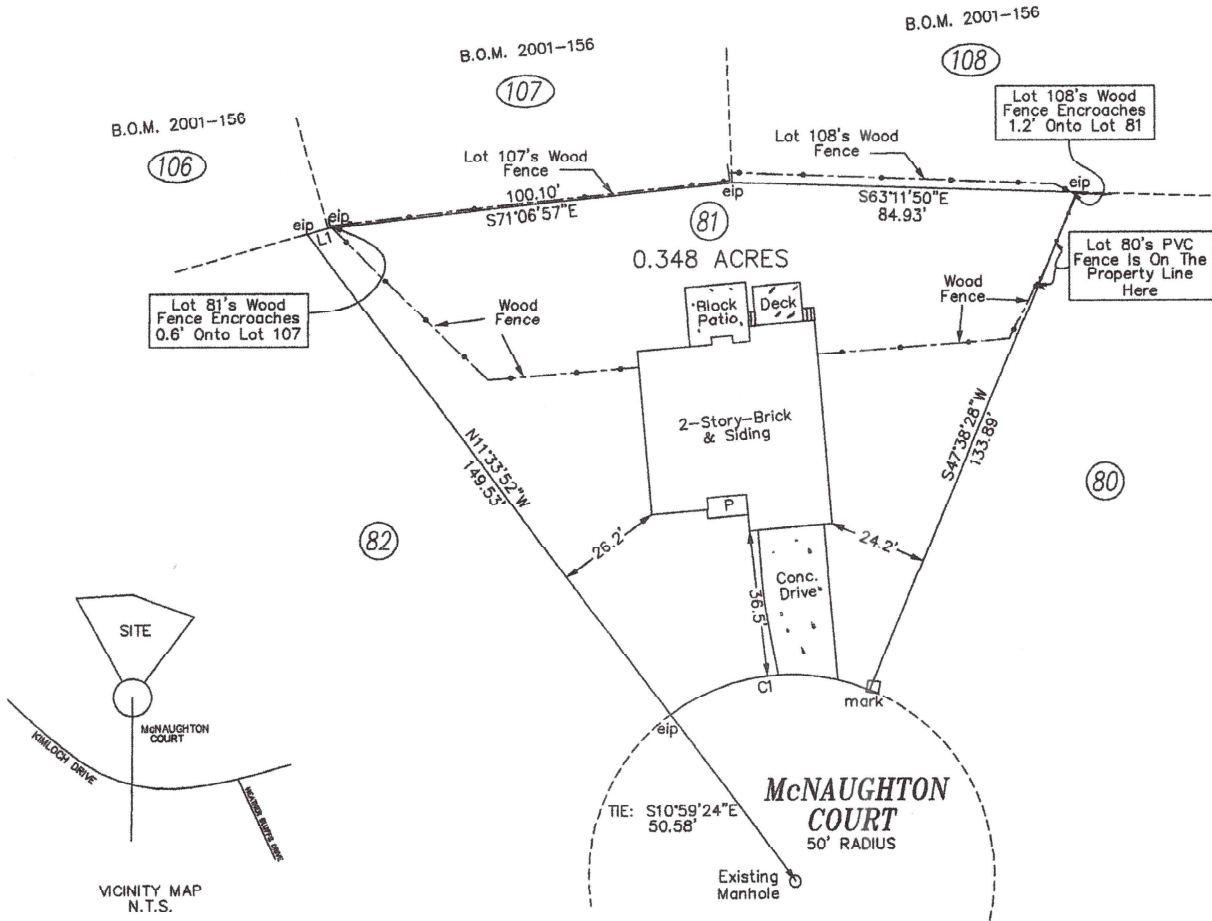
| CURVE TABLE |        |           |        |             |                  |
|-------------|--------|-----------|--------|-------------|------------------|
| #           | RADIUS | DELTA     | LENGTH | CH. BEARING | DISTANCE TANGENT |
| C1          | 50.00' | 59°11'24" | 51.65' | N71°57'39"W | 49.39' 28.40'    |

| LINE TABLE |             |          |
|------------|-------------|----------|
| #          | BEARING     | DISTANCE |
| L1         | S80°39'23"E | 5.43'    |



Map Scale: 1" = 30'

PRECISION: 1/10,000+



Note: This Survey Was Performed And Mapped Without The Benefit Of A Title Search By A Licensed North Carolina Real Estate Attorney. This Surveyor Assumes No Liability From Any Facts And/Or Omissions (Such As Easements Or Underground Pipes, ETC.) That May Be Revealed By A Title Search By A Licensed North Carolina Real Estate Attorney.



I, James W. Nipper, certify that this map is correct and that the buildings lie wholly on the lot and there are no other visible easements or encroachments to my knowledge, other than those shown.

Professional Land Surveyor

Reference: Lot 81  
Sec.     Pt.     Blk.     Ph 3  
HEATHER WOODS  
Map Bk. 1995 Pg. 1481  
Map Bk.        Pg.         
Deed Bk. 8060 Pg. 432

Property Of

OLUTOYOSI COKER  
WILLIAM HOBBS

100 McNAUGHTON COURT GARNER, N.C.

Date: 07-08-2024  
Scale: 1"=30'  
File: 20246/C5095



James W. Nipper Land Surveying  
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Raleigh, North Carolina, 27603  
Phone: 919-917-7080  
E-Mail: nipperlandsurveying@gmail.com  
Web: www.jamesnipperlandsurveying.com



## NORTH CAROLINA LAND TITLE ASSOCIATION UNIFORM SURVEYOR'S REPORT FORM

TO: TITLE INSURER RELYING UPON THIS DOCUMENT. (Investors Title)

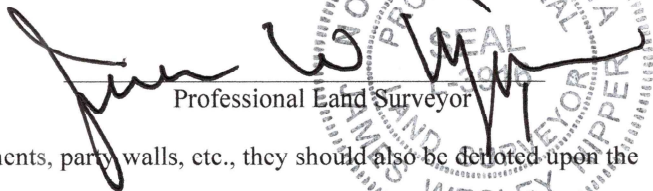
Situated at Garner Wake NC  
City County State

THIS IS TO CERTIFY, that on July 8<sup>th</sup>, 2024 I made an accurate survey of the premises standing in the name of Olutovosi Coker & William Hobbs accompanying survey entitled: Lot 81, Phase 3, Heather Woods  
Briefly described as 100 McNaughton Court

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again on       , 20      , and at the time of such latter inspection I found         
to be in 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, drains, sewers, water, gas, or oil pipelines across said premises. None (See Map)
2. Springs, Streams, rivers, ponds, or lakes located, bordering on, or running through said premises. None (See Map)
3. Cemeteries or family burying grounds located on said premises. (Show location on plat): None (See Map)
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 proper Power Box (See Map) Subject To Easements Of Record
5. Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common or joint garages. None (See Map)
6. Encroachments or overhanging projections. (If the buildings, projections, or cornices thereof, or signs affixed thereto, fences or other indications of occupancy encroach upon or overhang adjoining properties, or the like encroach upon or overhang surveyed premises, specify all such) Lot 81's Wood Fence Encroaches Onto Lot 107, Lot 108's Wood Fence Encroaches Onto Lot 81 (See Map)
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 "beam rights". In the case of country property, report specifically how boundary lines are evidenced, that is, whether by fences or otherwise). None (See Map)
8. Indications of building construction, alterations, or repairs within recent months. None  
(a) If new improvements are under construction, how far have they progressed. N/A
9. Changes in street lines either completely or officially proposed: None  
(a) Are there indications of recent street or sidewalk construction or repairs? None
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". Yes

  
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.