

Turning Point Surveying PLLC

4113 John S. Raboteau Wynd
Raleigh, NC 27612

DATE	4/20/2022
TPS DWG#	A-25214
INVOICE #	29553

INVOICE FOR SERVICES:

SURVEY FOR: VIKAS ANAND
240 SOUR MASH COURT
HOLLY SPRINGS, NC 27540

INVOICED TO:

ROBERT J. RAMSEUR JR.
ATTORNEY AT LAW
RAGSDALE LIGGETT PLLC
2840 PLAZA PLACE, SUITE 401
RALEIGH, NC 27612

DESCRIPTION

Survey, Plat, Flood Certification and and Surveyor's Report for

LOT 1003, SECTION 1

SUBDIVISION TWELVE OAKS, PHASE 6

INVOICE TOTAL

\$475.00

TO: THE TITLE COMPANY OF NORTH CAROLINA

UNIFORM NORTH CAROLINA LAND TITLE ASSOCIATION SURVEYOR’S REPORT FORM

THIS IS TO CERTIFY, 04/19/2022, I made an accurate survey of the premises standing in the name of
LOT 1003, SECTION 1, TWELVE OAKS, PHASE 6 situated at HOLLY SPRINGS, NC 27540 Wake County

Briefly described as: VIKAS ANAND

and shown on the accompanying survey entitled: LOT 1003, SECTION 1, TWELVE OAKS, PHASE 6, 240 SOUR MASH COURT.

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey.

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

1. Right of way, old highways, or abandoned roads
lanes of driveways, drains, sewer, water, gas or oil
pipe lines across said premises:

SEE PLAT AS SHOWN
2. Springs, streams, rivers, ponds or lakes located,
bordering on or running through said premises:

NONE
3. Cemeteries or family burying grounds located on said
premises. (Show location on plat):

NONE
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:

SEE PLAT AS SHOWN
5. Joint driveways or walkways: party walls or rights of
support; porches, steps or roofs used in common or
joint garages:

NONE
6. Encroachments, or overhanging projections. (If the
buildings. projections or cornices thereof, or signs
affixed thereto, fences or other indications of occu-
pancy encroach upon or overhang adjoining proper-
ties, or the like encroach upon or overhang surveyed
premises. specify all such):

SEE PLAT AS SHOWN
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 case of
country property report specifically how boundary
lines are evidenced, that is, whether by fences or
otherwise).

EIP'S AT CORNERS
8. Indications of building construction, alterations or
repairs within recent months:

NONE

(a) If new improvements under construction, how far
have they progressed?

N/A
9. Changes in street lines either completed 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 "SOUR MASH COURT"

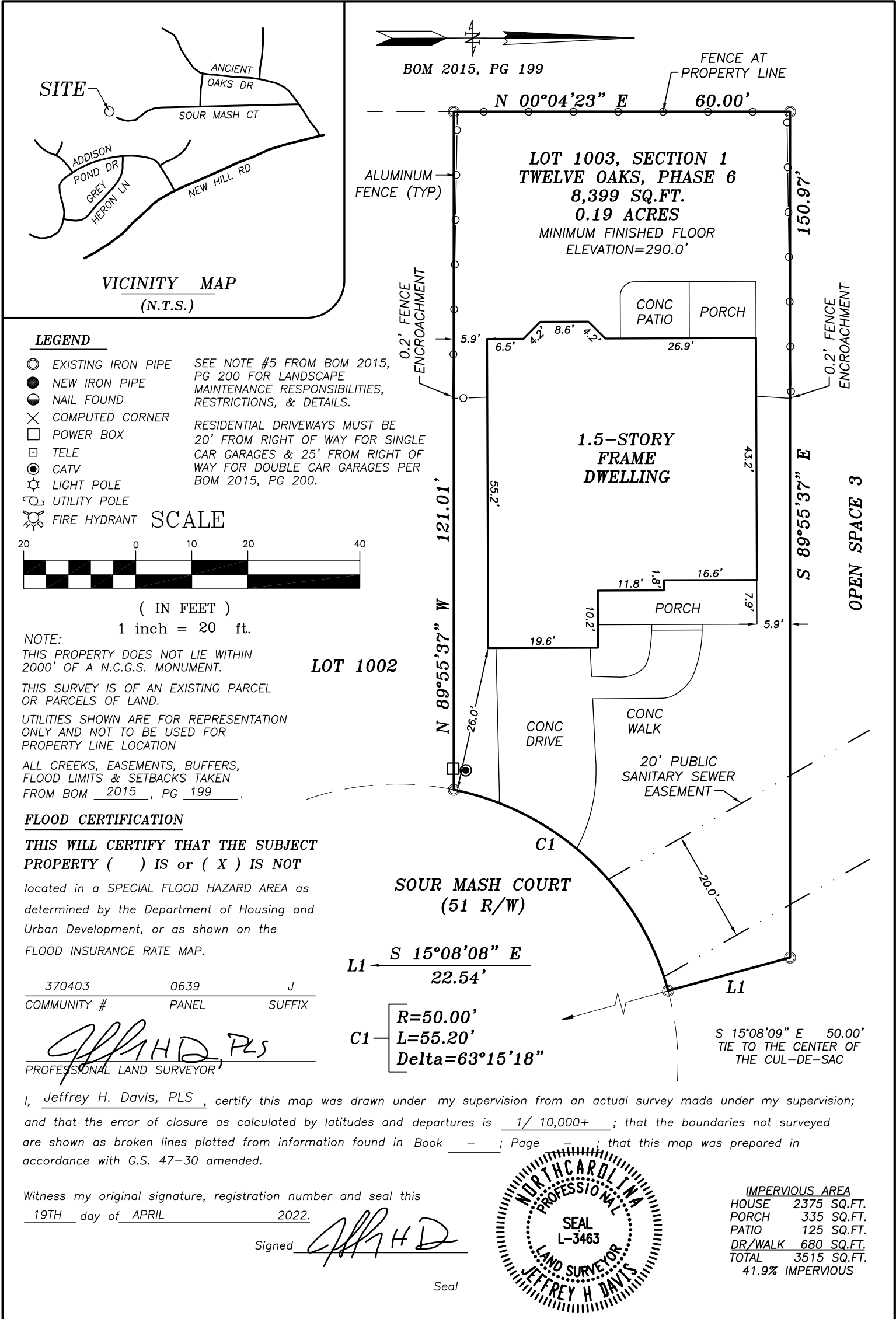


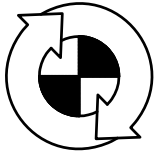
Jeffrey H. Davis, PLS

Professional Land Surveyor

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

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.



C.N. = 29553 B.O.M. 2015 PAGE 199 WAKE CO. REG.	VIKAS ANAND		 TURNING POINT SURVEYING PLLC 4113 JOHN S. RABOTEAU WYND RALEIGH, NORTH CAROLINA 27612 FAX (800)948-0213 PH (919)781-0234 License No: P-0121
	LOT 1003, SECTION 1 TWELVE OAKS, PHASE 6 240 SOUR MASH COURT HOLLY SPRINGS NORTH CAROLINA		
	DATE: 04-19-2022	DWG. NO. A-25214	
	SCALE: 1" = 20'		