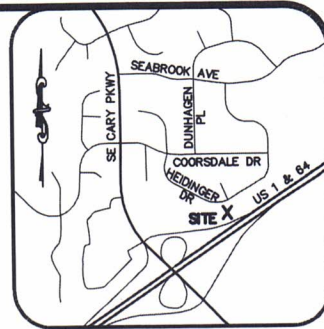


THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN
REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE
WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

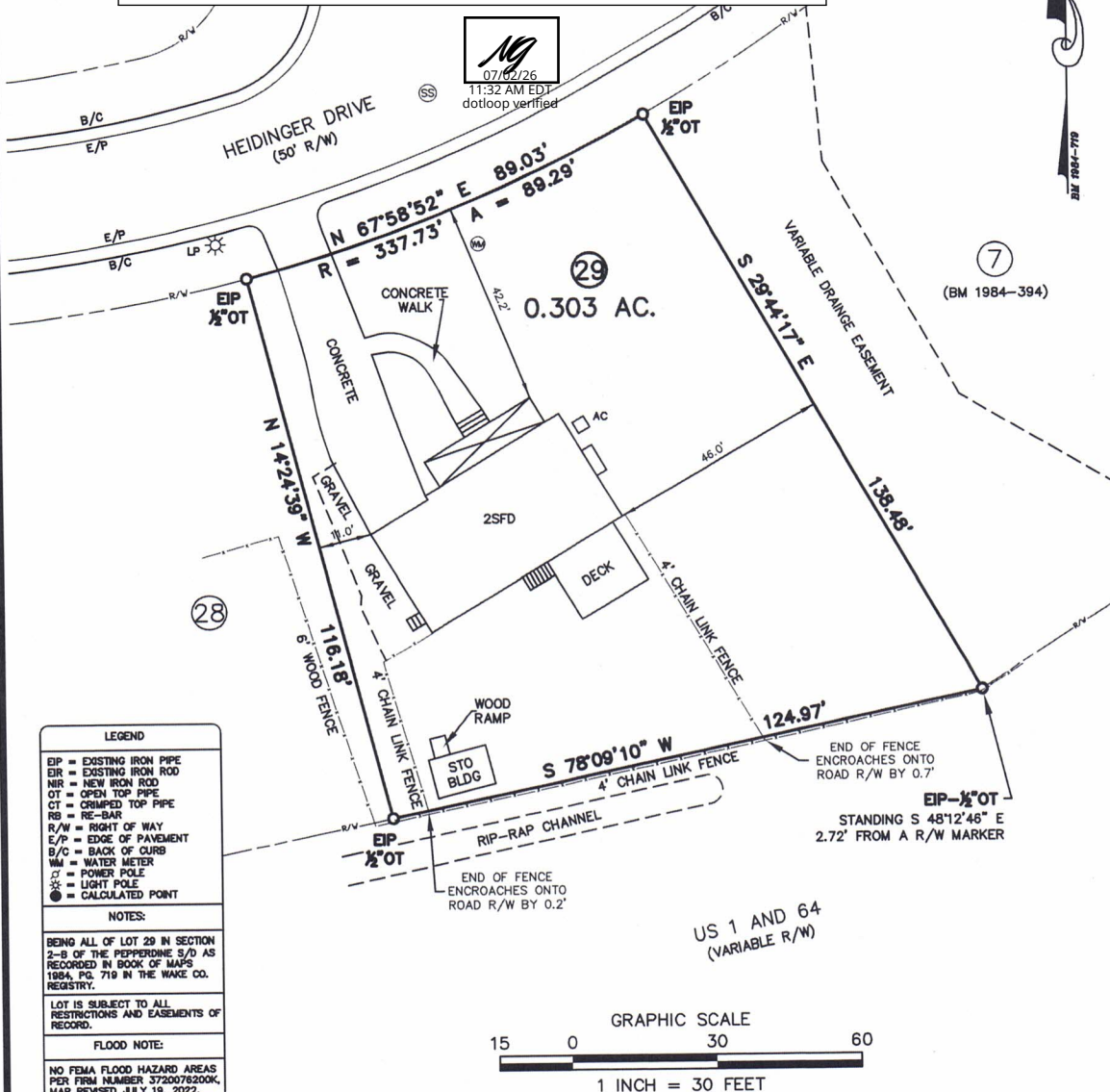
I, G. DARRELL TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY BY ME (DEED DESCRIPTION RECORDED IN BOOK 3454, PAGE 433; BOOK OF MAPS 1984, PAGE 719); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20,000+. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 9TH DAY OF AUGUST A.D., 2023.


PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-3720



VICINITY MAP

Seller Survey from August 2023 - for review purposes only. It is always recommended that a Buyer obtain a new Survey at their cost, at time of purchase. Nancy Grace with Choice Residential



LEGEND	
EP =	EXISTING IRON PIPE
ER =	EXISTING IRON ROD
NR =	NEW IRON ROD
CT =	CORRUGATED TOP PIPE
CR =	CRIMPED TOP PIPE
RE =	RE-BAR
R/W =	RIGHT OF WAY
E/P =	EDGE OF PAVEMENT
B/C =	BACK OF CURB
W =	WATER METER
W =	WATER POLE
★	LIGHT POLE
●	CALCULATED POINT

NOTES:

BEING ALL OF LOT 29 IN SECTION 2-3 OF THE TOWNSHIP 5/D AS RECORDED IN BOOK OF MAPS 1984, PG. 719 IN THE WAGON CO. REGISTRY.

LOT IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

FLOOD NOTE:

NO FLOOD FLOOD HAZARD AREAS PER FIRM NUMBER 57007026200K MAY BE REVISED JULY 19, 2022.

PROJ. NO.:	2023-496
FILENAME:	THORNBUR
DRAWN BY:	GDT & JM
SCALE:	1" = 30'
DATE:	08/09/23

SURVEY FOR:

ANDREW THOMAS THORNBURG
& ANNA CHRISTINE HUGHES
219 HEIDINGER DRIVE
CARY, NC 27511
CARY TWP., WAKE CO., N.C.
PIN 0762-88-3115 DB 3454, PG 433

G. DARRELL TAYLOR
Professional Land Surveyor
2220 Effingham Circle
Raleigh, NC 27615
919.906.8043
ncsurveyorder@gmail.com

UNIFORM NORTH CAROLINA LAND TITLE ASSOCIATION SURVEYOR'S REPORT FORM

TO: STATEWIDE TITLE, INC. AND ITS TITLE INSURER RELYING UPON THIS DOCUMENT.

THIS IS TO CERTIFY, that on August 9th, 2023, I made an accurate survey of the premises standing in the name of

Sandra B. Byrum

situated at Carv Wake NC
City County State

Briefly described as: Lot 29, Section 2B, The Pepperdine Subdivision

And shown on the accompanying survey entitled: Andrew Thomas Thornburg & Anna Christine Hughes

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again on August 9th, 2023, and at the time of such latter inspection I found Sandra B. Byrum

to be in possession of said premises as owner
(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, sewer, water, gas or oil pipe lines across said premises: None observed.
2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises: None observed.
3. Cemeteries or family burying grounds located on said premises. (Show location on plat): None observed.
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: None observed.
5. Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common or joint garages: None observed.
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): An end of fence owned by lot 29 encroaches onto Road R/W by 0.2'; End of fence owned by lot 29 encroaches onto Road R/W by 0.7', 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). Property corners marked as shown.
8. Indications of building construction, alterations or repairs within recent months: No
(a) If new improvements under construction, how far have they progressed? _____
9. Changes in street lines either completely or officially proposed: No
(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". Yes

Seller Survey from August 2023 - for review purposes only. It is always recommended that a Buyer obtain a new Survey at their cost, at time of purchase. Nancy Grace with Choice Residential

The Closing Attorney from 2023 said these tiny, minor encroachments noted are non-issues.




Professional Land Surveyor

