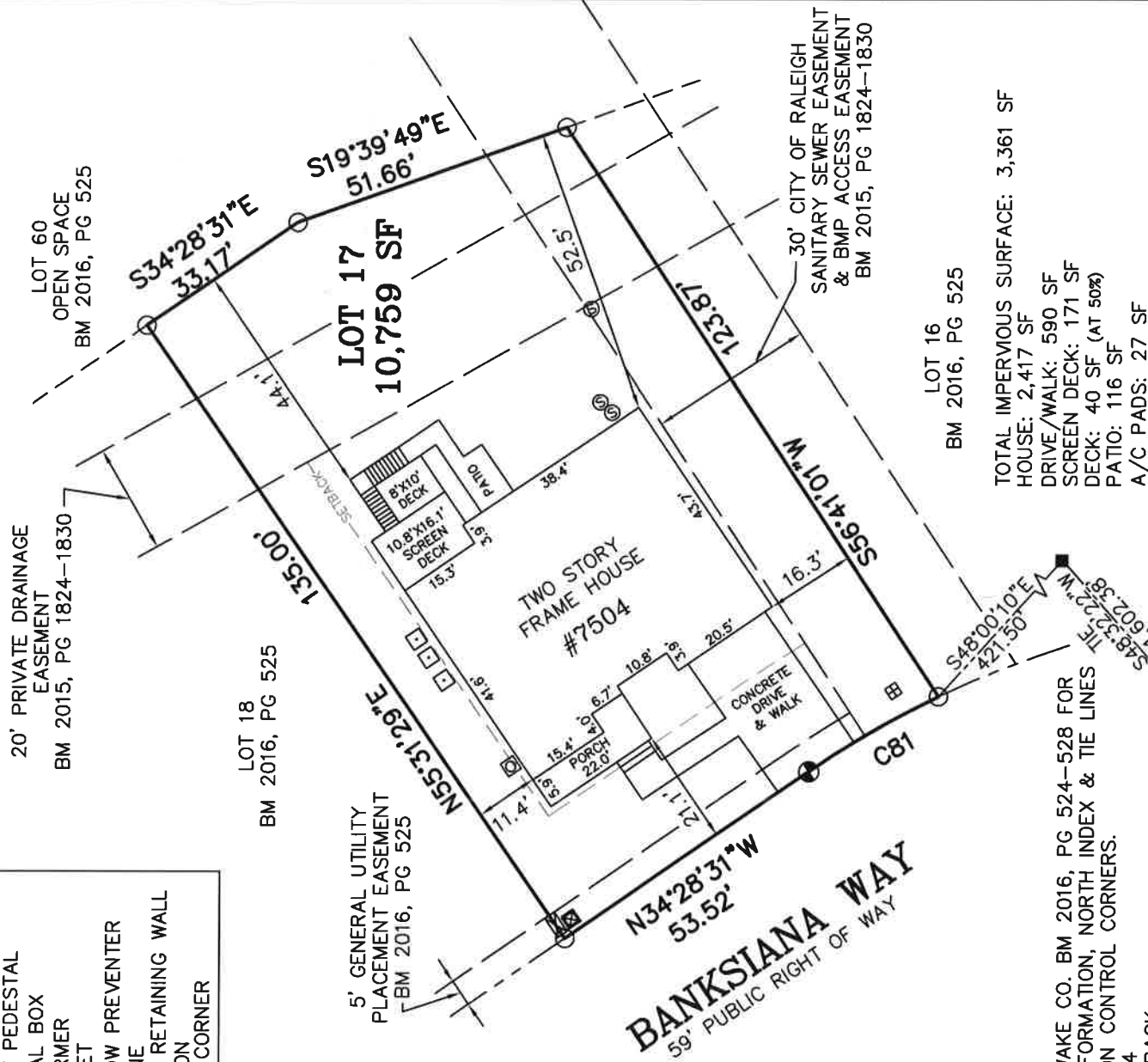
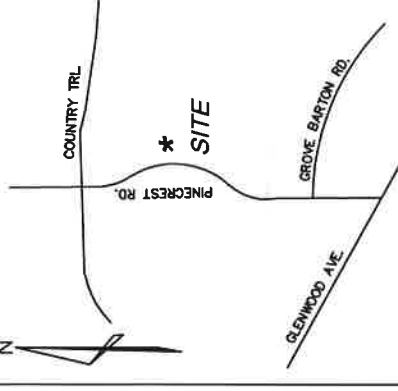


LEGEND

- IRON PIN, EXISTING
- IRON PIN, SET
- MARK IN CONCRETE
- MAGNETIC NAIL SET
- MATHEMATICAL POINT
- FIRE HYDRANT
- LIGHT POLE
- SEWER CLEANOUT
- SEWER MANHOLE
- A/C UNIT
- WATER METER
- GAS METER
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- ELECTRICAL BOX
- TRANSFORMER
- YARD INLET
- BACK FLOW PREVENTER
- FENCE LINE
- MASONRY RETAINING WALL
- SUBDIVISION CONTROL CORNER



GRAPHIC SCALE
1"=30'



TOTAL IMPERVIOUS SURFACE: 3,361 SF
HOUSE: 2,417 SF
DRIVE/WALK: 590 SF
SCREEN DECK: 171 SF
DECK: 40 SF (AT 50%)
PATIO: 116 SF
A/C PADS: 27 SF

CURVE TABLE			
CURVE	LENGTH	RADIUS	CH.BEARING CHORD
C81	27.19'	179.50'	N30°08'08"W 27.17'

FINAL SURVEY FOR LOT 17

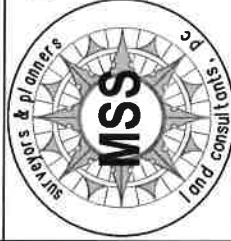
PINEBROOK HILLS SUBDIVISION PHASE 2
LEESVILLE TWP., CITY OF RALEIGH, WAKE COUNTY, NC

SURVEYED FOR
KATHLEEN & BRYAN KOZAK
7504 BANKSIANA WAY
RALEIGH, NC 27613

MSS LAND CONSULTANTS, PC

"Committed to Total Quality Service"
Firm License: C-2070
E S T. 1 9 9 8

6118 St. Giles St
(Suite E)
Raleigh, NC 27612
Phone (919) 510-4464
Fax (919) 510-9102
Email: gowers@msland.com



I HEREBY CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. THIS PLAT DOES NOT CONFORM TO GS-47-30 AS AMENDED AND IS INTENDED FOR MORTGAGE CLOSING PURPOSES ONLY, NOT FOR RECORDATION. THE DIMENSIONS SHOWN HEREON FROM THE PROPERTY LINES TO THE BUILDINGS ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE IN THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENT. THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND SURVEYOR EXCEEDS THE SCOPE OF ENGAGEMENT.

DATE: 08/25/2017 SCALE: 1"=30' DRAWN: Col CHECK: FILE: AWH-14-01
REV: 08/30/2017 NAME CHANGE PER CLIENT
REV. 02/19/2018: REVISED NOTE FOR PRIVATE DRAINAGE EASEMENT/BMP ACCESS

WADE A. GOWERS, PLS L-4639



SURVEYOR'S REPORT FORM

TO: (TITLE COMPANY)

THIS IS TO CERTIFY, that on AUGUST 25, 2017 I made an accurate survey of the premises standing in the name of

KATHLEEN & BRYAN KOZAK

Situated at LEESVILLE TWP. WAKE NC
CITY/TOWNSHIP COUNTY STATE

Briefly described as LOT 17, PINEBROOK HILLS SUBDIVISION

And shown on the accompanying survey entitled: FINAL SURVEY FOR LOT 17, PINEBROOK HILLS SUBDIVISION, PHASE 2
LEESVILLE TWP., CITY OF RALEIGH, WAKE COUNTY, NC, SURVEYED FOR KATHLEEN & BRYAN KOZAK,
7504 BANKSIANA WAY, RALEIGH, NC 27613

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:

5' GENERAL UTILITY PLACEMENT EASEMENT,
20' PRIVATE DRAINAGE EASEMENT & 30' CITY OF
RALEIGH SANITARY SEWER EASEMENT & BMP
ACCESS EASEMENT, AS SHOWN ON PLAT

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

2. Springs, streams, rivers, ponds, or lakes located, bordering on or running
through said premises.

3. Cemeteries or family burying grounds located on said premises. (Show
location on plat):

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:

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

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):

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).

8. Indications of building construction, alterations or repairs within recent
months:

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

9. Changes in street lines either completed or officially proposed:

(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



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.