

G. DARRELL TAYLOR
Professional Land Surveyor
2220 Effingham Circle
Raleigh, NC 27615
919.906.8043

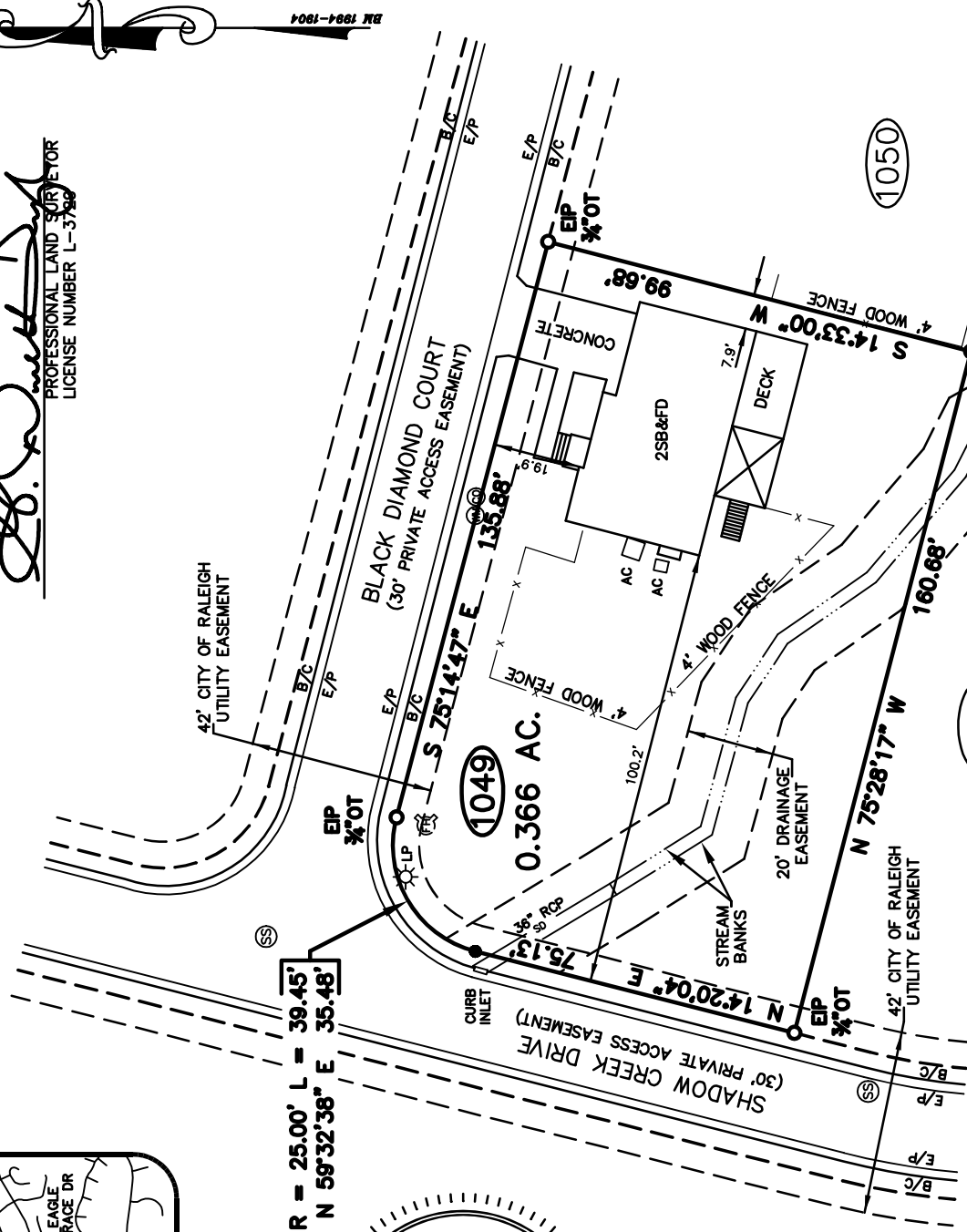
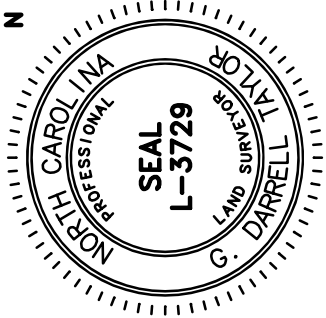
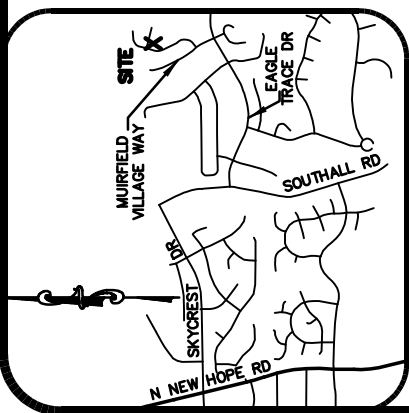
CHRISTOPHER S. INKPEN &
ANGELA E. GIMENEZ CUENCA
5100 BLACK DIAMOND COURT
RALEIGH, NC 27604
ST. MATTHEW'S TWP., WAKE CO., N.C.
PIN 1735-31-8213 DB 16826, PG 605

PROJ. NO.: 2020-305
FILENAME: INKPEN
DRAWN BY: GDT & JMT
SCALE: 1" = 40'
DATE: 06/15/20

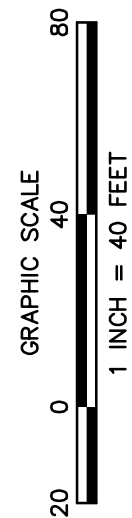
I, G. DARRELL TAYLOR, CERTIFY THAT THIS PLAT WAS
DRAWN BY ME FROM AN ACTUAL SURVEY BY ME (DEED
DESCRIPTION RECORDED IN BOOK 16826, PAGE 605;
BOOK OF MAPS 1994, PAGE 1904); THAT THE RATIO OF
PRECISION AS CALCULATED IS 1:20,000+. WITNESS MY
ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS
15TH DAY OF JUNE A.D., 2020.

G. Darrell Taylor
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-3729

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT
BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR
COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT
REGULATIONS AND HAS NOT BEEN REVIEWED FOR
COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.



LEGEND	
EIP	= EXISTING IRON PIPE
ER	= EXISTING IRON ROD
NIR	= NEW IRON ROD
OT	= OPEN TOP PIPE
CT	= CRIMPED TOP PIPE
R/W	= RIGHT OF WAY
E/W	= EDGE OF PAVEMENT
B/C	= BACK OF CURB
W	= WATER
WT	= WATER TOWER
LP	= LIGHT POLE
CP	= CALCULATED POINT
NOTES:	
BEING ALL OF LOT 1049 IN PHASE 2A & 2B OF THE SHADOW CREEK S/D AS RECORDED IN BOOK OF MAPS 1994, PG. 1904 IN THE WAKE CO. REGISTRY.	
LOT IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.	
FLOOD NOTE:	
NO FEMA FLOOD HAZARD AREAS PER FIRM NUMBER 372073500L, MAP REVISED MAY 2, 2006.	



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 June 15th, 2020, I made an accurate survey of the premises standing in the name of
Arthur W. O'Conner & Debra H. O'Conner
situated at Raleigh Wake NC
City County State

Briefly described as: Lot 1049, Phase 2A & 2B, Shadow Creek at Hedingham on the Neuse Subdivision
And shown on the accompanying survey entitled: Christopher S. Inkpen & Angela E. Gimenez Cuenca

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again on
June 15th, 2020, and at the time of such latter inspection I found Arthur W. O'Conner & Debra H. O'Conner
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: There is a 20' drainage easement running through the property; 6' of a 42' utility easement runs along the inside edge of our property that joins the access easements, as shown.
2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises: There is a stream that runs through the property, as shown.
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): None observed.
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". No, access is via private access easements, as shown.



Professional Land Surveyor

