

SURVEYOR'S REPORT

TO: COMMONWEALTH TITLE INSURANCE COMPANY

*This is to certify, that on 04-27-23, I made an accurate survey of the premises standing in the name of **RANDY GARREN & DENNIS MCCOY** situated in*

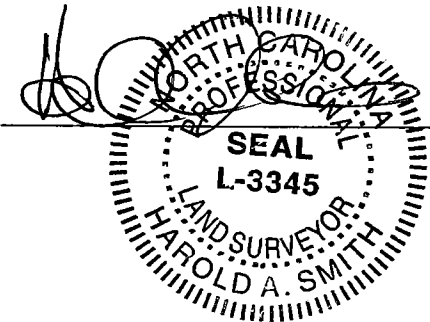
CARY **WAKE** **NC**
City County State

*Briefly described as: **Lot 1176, PH. 1, HIGHLANDS WEST** and shown on the accompanying survey entitled: A survey for **MARTUS GN & GERALDINE LEONG***

*I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again on 04-27-23, and at the time of such latter inspection I found **RANDY GARREN & DENNIS MCCOY** to be in possession of said premises as owner(s).*

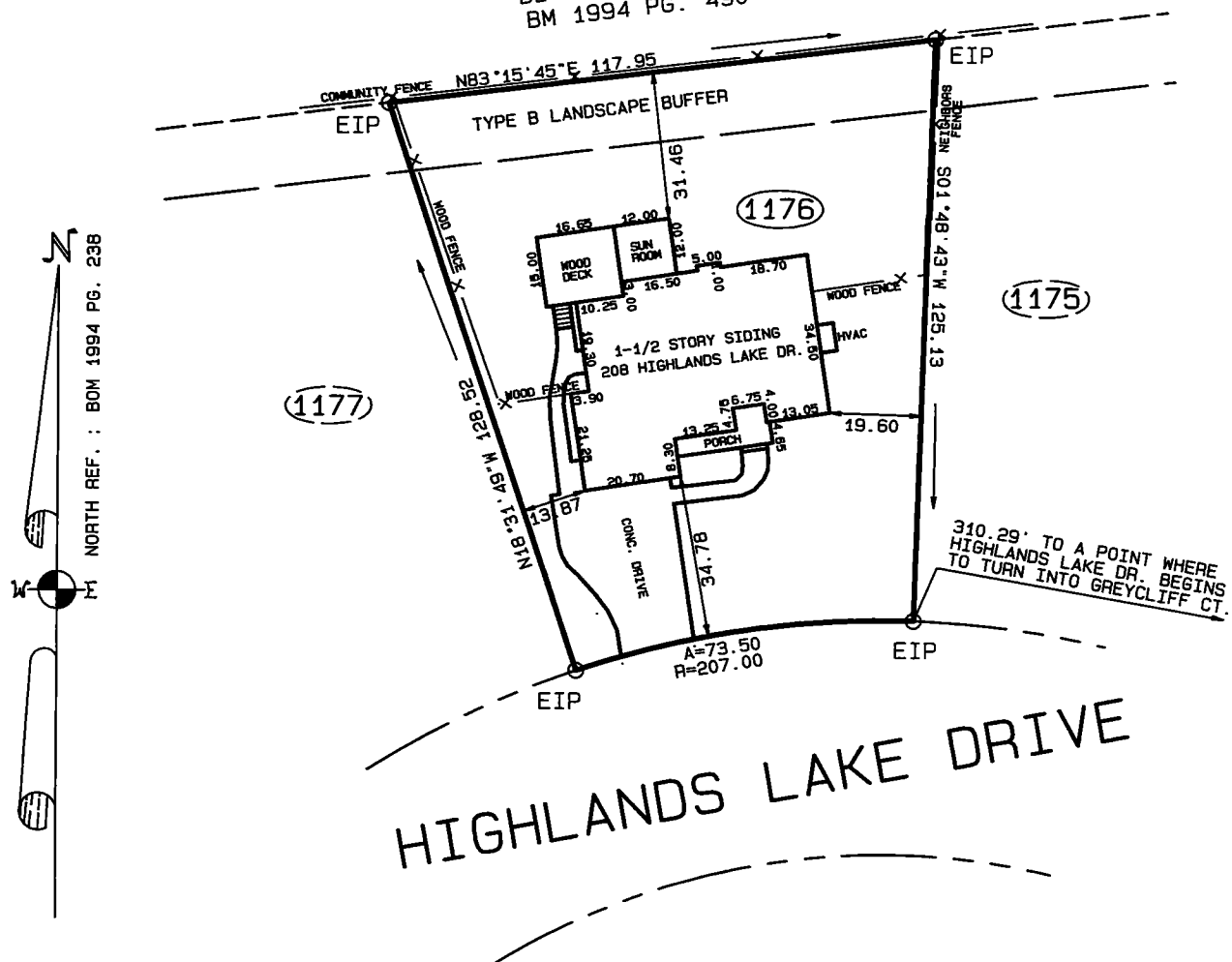
I further certify as to the existence or non-existence of the following at the time of my last inspection:

- 1. *Rights of way, old highways, or abandoned roads, lanes or driveways, drains, sewer, water, gas or oil pipe lines across said premises: **15' TYPE B LANDSCAPE BUFFER***
- 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 (location shown on plat): **NONE OBSERVED***
- 4. *Telephone, telegraph or electric power poles, wires or lines located on, under, overhanging or crossing said premises and serving other property or properties: **NONE***
- 5. *Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common joint garages: **NONE***
- 6. *Disputed boundaries, encroachments or overhanging projections: **NONE***
- 7. *Physical evidence of boundary lines on all sides: **EXISTING IRON PIPES AS SHOWN ON PLAT***
- 8. *Is the property improved? **YES***
*(a) Building is: **SIDING***
*(b) Building is: **1-1/2 STORY***
- 9. *Indications of building construction, alterations or repairs within recent months: **NONE***
*(a) If new improvements under construction, how far have they progressed? **N/A***
- 10. *Changes in street lines either completed or officially proposed: **NONE***
*Indications of recent street or sidewalk construction or repairs: **NONE***
- 11. *Are all abutting streets/roads maintained by public authorities: **YES***
*(a) Is access to such streets or roads limited? **NO***
- 12. *If the surveyed premises are subject to restrictive covenants, do the improvements, use and occupancy comply with such? **YES, TO MY KNOWLEDGE***



L-3345
Surveyor

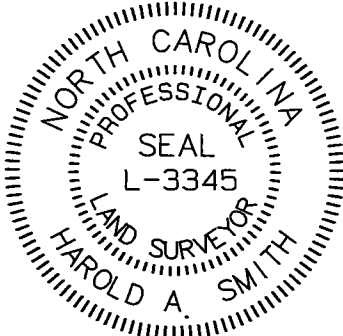
KEITH & ELIZABETH OHRBERG
DB 17191 PG. 268
BM 1994 PG. 490



PIN NO. 0761.06-47-2591

ZONING = R8
SETBACKS : FRONT = 20'
SIDE = 10'
REAR = 25'

EXIST. IMPERVIOUS = 3501 SQ.FT. (30%)

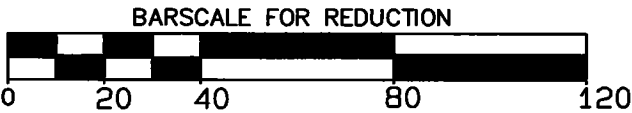


- GENERAL NOTES :
- 1) THIS IS A SURVEY OF AN EXISTING PARCEL.
 - 2) NO NCGS MONUMENT WITHIN 2000'.
 - 3) THIS LOT IS NOT WITHIN A FLOOD PLAIN ACCORDING TO FEMA MAP COMMUNITY PANEL NO. 3720076100K, EFFECTIVE DATE : 07-19-22.
 - 4) THIS MAP IS NOT FOR RECORDING.
 - 5) EIP=EXISTING IRON PIPE
NIP=NEW IRON PIPE
EIR=EXISTING IRON REBAR
NIR=NEW IRON REBAR

WAKE COUNTY, NORTH CAROLINA
I, HAROLD A. SMITH, PLS L-3345,
CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE
UNDER MY SUPERVISION (DEED DESCRIPTION
RECORDED IN BOOK 17661, PAGE 814 OR OTHER
REFERENCE SOURCE -----); THAT THE
BOUNDARIES NOT SURVEYED ARE INDICATED AS
DRAWN FROM INFORMATION IN BOOK 1994, PAGE
238 OR OTHER REFERENCE SOURCE -----; AND
THAT THE RATIO OF PRECISION OR POSITIONAL
ACCURACY IS 1:20000; AND THAT THIS MAP
MEETS THE REQUIREMENTS OF THE STANDARDS OF
PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA
(21 NCAC 56.1600).

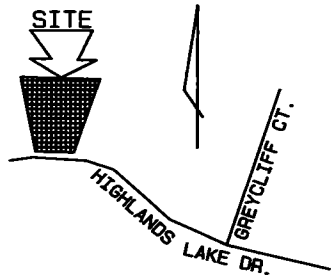
THIS 27TH DAY OF APRIL, 2023

[Signature]
PROFESSIONAL LAND SURVEYOR



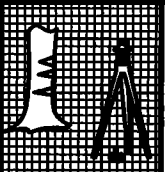
REV.		REV.	
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LOT 1176, PH. 1, HIGHLANDS WEST SUBD. AS RECORDED IN BOOK
OF MAPS 1994 PAGE 238 OF WAKE COUNTY REGISTER OF DEEDS.



VICINITY MAP

A SURVEY FOR
**MARTUS GN
& GERALDINE LEONG**
CARY, NORTH CAROLINA



HAROLD A SMITH
LAND SURVEYING L-3345
1012 ROCK DRIVE
RALEIGH, N.C. (919) 605-6953

DATE : 04-27-23	SCALE : 1" = 40'	F.B. S-306/37	DWG. NO. 223-074L	PROJ. NO. 223-074
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