



Attorneys Title

A division of First American Title Insurance Company

SURVEYOR'S REPORT

To: Attorneys Title, a division of First American Title Insurance Company ,

HIS IS TO CERTIFY, that on 2025/11/10, I made an accurate survey of the premises

standing in the name of Jeffrey F. & Connie H. Hockaday situated at

Wake

NC

city

County

state

briefly described as 1.921 acre lot located at 5033 Theys Rd. (DB 18991-645)

entitled: Survey For: Jill Donovan

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

_____ and at the time of making such latter inspection I found

N/A

TENANT or OWNER

I further certify as to the existence of 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: | <u>None Observed</u> |
| 2 | Springs, streams, rivers, ponds, or lakes located bordering on or running through said premises: | <u>None Observed</u> |
| 3 | Cemeteries or family burying grounds located on said premises (shown location on plat): | <u>None Observed</u> |
| 4 | Telephone, telegraph or electrical power poles, wires or lines overhanging or crossing or located on said premises and serving said premises or other property or properties: | <u>Service lines only (see map for details)</u> |
| 5 | Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common or joint garages: | <u>None Observed</u> |
| 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): | <u>Yes, fences (see map for details)</u> |
| 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 county property report specifically how boundary lines are evidenced, that is, whether by fences or otherwise). | <u>Iron pipes at corners unless otherwise noted (see map for details)</u> |
| 8 | Indications of building construction, alterations or repairs within recent months: | <u>None Observed</u> |
| | a. If new improvements under construction, how far have they progressed? | <u>N/A</u> |
| 9 | Changes in street lines either completed or officially proposed: | <u>None Observed</u> |
| | a. Are there indications or recent street or sidewalk construction or repairs? | <u>None Observed</u> |
| ## | 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". | <u>Yes</u> |

James W. Mauldin 2-3247
Registered Land Surveyor

NOTE: In all cases where there are encroachments, support easements, party walls, etc., they should 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 the standards and requirements for approved surveys will not be permitted.

MAULDIN - WATKINS SURVEYING, P.A.
PROFESSIONAL LAND SURVEYORS
FEDERAL ID #56-1780149
PHONE: 919/552-9326

139 N. MAIN STREET
POST OFFICE BOX 444
FUQUAY-VARINA, NC 27526

November 14, 2025

Jill Donovan

Re: 5033 Theys Road

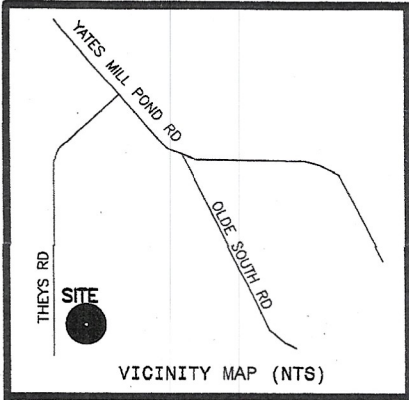
Inv # 5391

Acct # 5492

FINAL

\$800.00

THANK YOU



JEFFREY R. HUTCHINSON
D.B.6089, PG.878
B.O.M.1994, PG.470

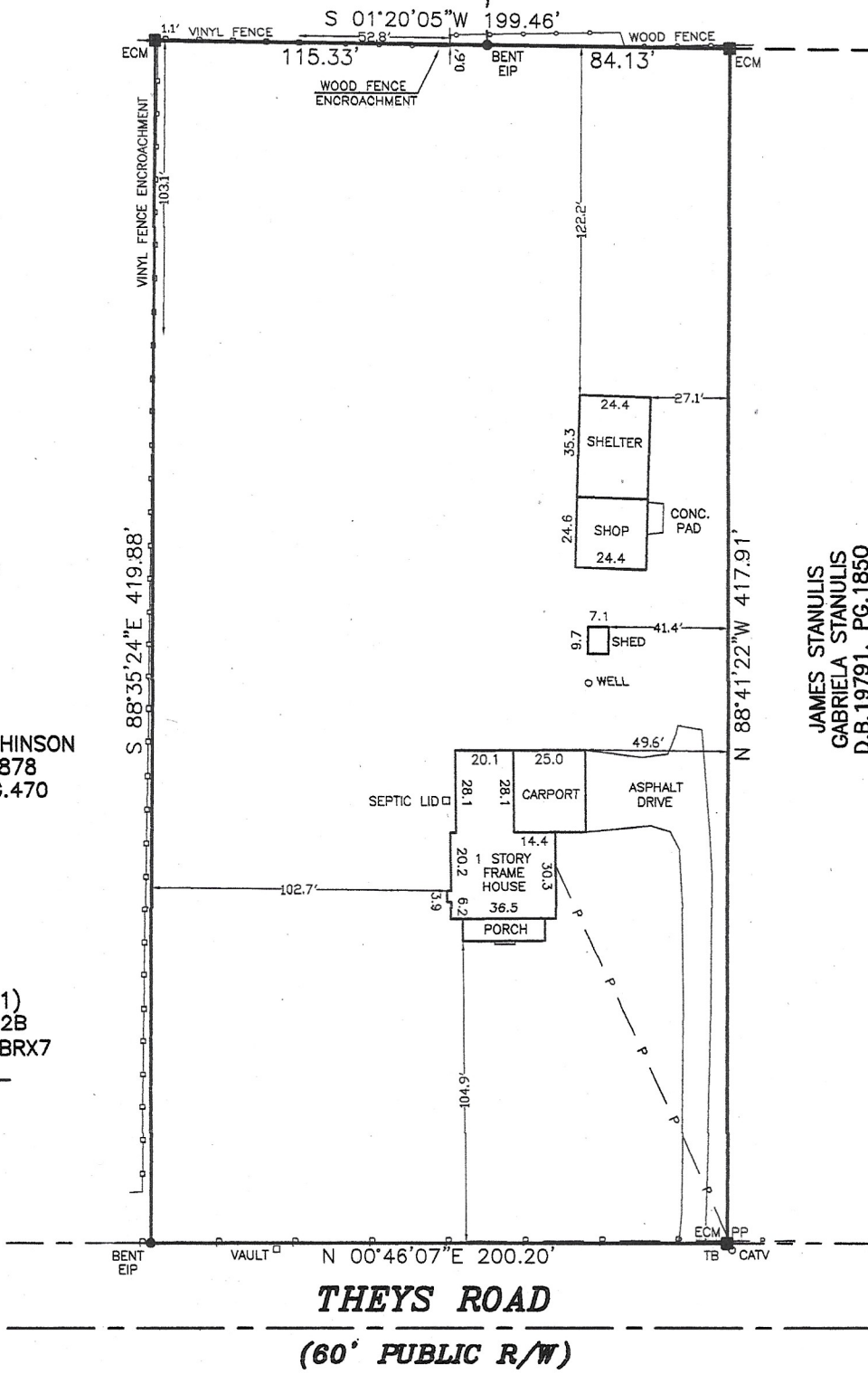
ALL STAR BIKE SHOP INC
D.B.6314, PG.003
B.O.M.1994, PG.1105

- LEGEND
- NTS NOT TO SCALE
 - EIP EXISTING IRON PIPE
 - PP POWER POLE
 - W/M WATER METER
 - TB TELEPHONE BOX
 - IPS IRON PIPE SET
 - CP&L TRANSFORMER
 - CATV CABLE TV BOX
 - L. POLE LIGHT POLE
 - OHUL OVERHEAD UTILITY LINE
 - F.E.S. FLARED END SECTION (PIPE)
 - RCP REINFORCED CONC. PIPE
 - B.O.C. BACK OF CURB
 - F.H. FIRE HYDRANT
 - C/O SEWER CLEAN OUT
 - EIS EXISTING IRON STAKE
 - M.H. MANHOLE
 - ECM EXISTING CONCRETE MONUMENT
 - P.K. PARKER KALON NAIL

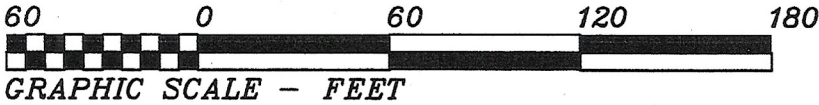
NOTES:
(A) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
(B) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
(C) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.

JEFFREY R. HUTCHINSON
D.B.6089, PG.878
B.O.M.1994, PG.470

N.C. GRID NORTH, NAD 83 (2011)
NCGNSS-RTK-NETWORK, GEOID 12B
NOVEMBER 10, 2025 - CARLSON BRX7

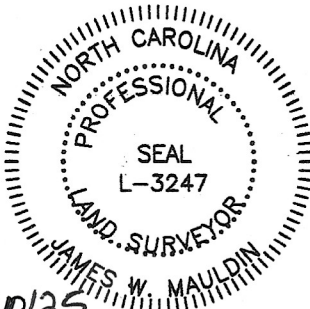


JAMES STANULIS
GABRIELA STANULIS
D.B.19791, PG.1850



NOTE: SHOWN IS LOT DESCRIBED
IN DEED BOOK 18991, PAGE 645
REF: B.O.M.1994, PG.1105
B.O.M.1994, PG.470
AREA = 1.921 ACRES
5033 THEYS ROAD

THIS IS TO CERTIFY THAT THIS MAP WAS
PREPARED FROM AN ACTUAL SURVEY OF THE
PREMISES, MADE UNDER MY SUPERVISION, AND
THAT THERE ARE NOT ANY ENCROACHMENTS,
EXCEPT AS NOTED TO THE BEST OF MY KNOWLEDGE.
THAT THE RATIO OF PRECISION AS CALCULATED BY
LATITUDES AND DEPARTURES IS 1:10,000.
THIS MAP WAS PREPARED FOR TITLE COMPANY USE
AND IS NOT INTENDED FOR RECORDATION OR
CONVEYANCES WITHOUT WRITTEN AUTHORIZATION
OF THE SURVEYOR AND OTHER APPROPRIATE OFFICIALS.
PROFESSIONAL LAND SURVEYOR
L-3247



SURVEY FOR:
JILL DONOVAN

SWIFT CREEK TWSP., WAKE CO., N.C.
SCALE 1" = 60' NOVEMBER 10, 2025

MAULDIN - WATKINS SURVEYING, P.A.
P.O. BOX 444 / 139 N. MAIN ST.
FUQUAY VARINA, NORTH CAROLINA 27526
(919) 552-9326 C-929