

SURVEYOR'S REPORT

TO: MIDTOWN PROPERTY LAW

This is to certify, that on 11/12/2020, I made an accurate survey of the premises standing in the name of MATHEW BROWN & KATIE LOWEK situated in

RALEIGH WAKE NC
City County State

Briefly described as: Lot 72 and shown on the accompanying survey entitled: A survey for JOSHUA & ALEXIS HYATT

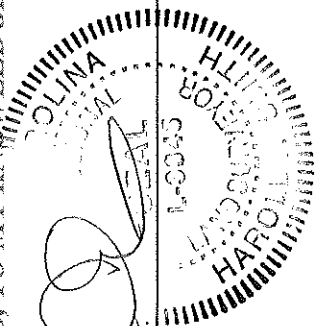
I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again on 11/12/2020, and at the time of such latter inspection I found MATHEW BROWN & KATIE LOWEK to be in possession of said premises as owner(s).

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

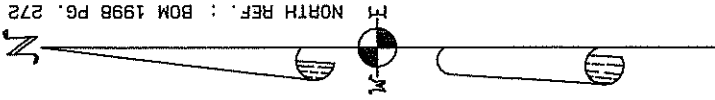
- 1. Rights of way, old highways, or abandoned roads, lanes or driveways, drains, sewer, water, gas or oil pipe lines across said premises: NONE
- 2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises: NONE
- 3. Cemeteries or family burying grounds located 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: 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



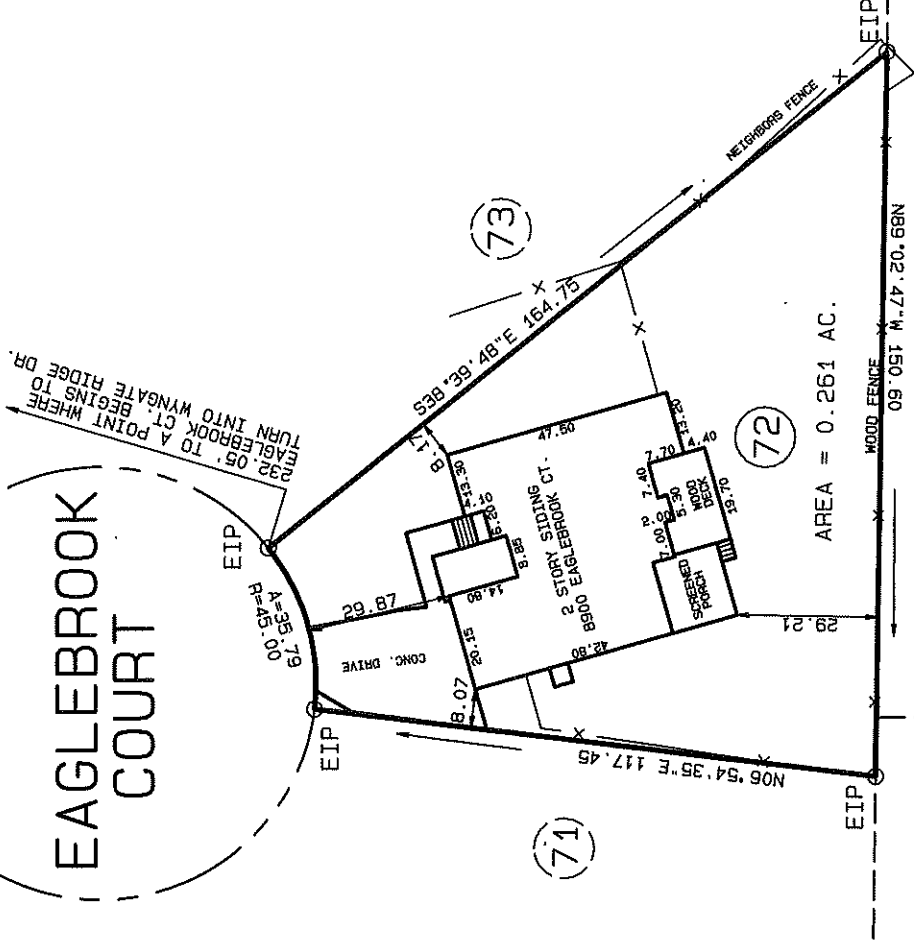
L-3345
Surveyor



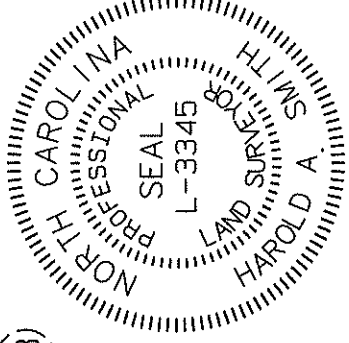
NORTH REF. : BOM 1998 PG. 272



EAGLEBROOK
COURT



ZONING = R-6
SETBACKS : FRONT = 20'
SIDE = 5' MIN. (15' AGG.)
REAR = 20'
EXIST. IMPERVIOUS = 3201 SQ.FT. (28%)
MAX. IMPERVIOUS = 5794 SQ.FT. (51%)



- 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. 3720077800J, EFFECTIVE DATE : 05-02-06.
 - 4) THIS MAP IS NOT FOR RECORDING.
 - 5) EIP=EXISTING IRON PIPE
NIP=NEW IRON PIPE
EIR=EXISTING IRON REBAR
NIR=NEW IRON REBAR

BARSCALE FOR REDUCTION



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 16994, PAGE 2779 OR OTHER
REFERENCE SOURCE -----); THAT THE
BOUNDARIES NOT SURVEYED ARE INDICATED AS
DRAWN FROM INFORMATION IN BOOK 1998, PAGE
272 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 03RD DAY OF NOVEMBER, 2020

Harold A. Smith
PROFESSIONAL LAND SURVEYOR

REV.

LOT 72, PH. 3, WYNGATE SUBD. AS RECORDED IN BOOK
OF MAPS 1998 PAGE 272 OF WAKE COUNTY REGISTER OF DEEDS.

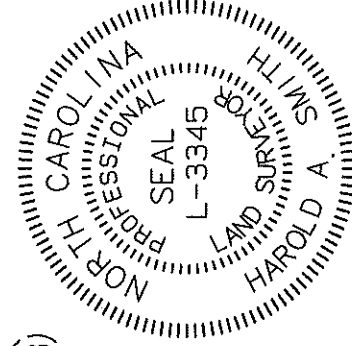
A SURVEY FOR

JOSHUA HYATT
& ALEXIS HYATT
RALEIGH, NORTH CAROLINA

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



DATE : 11-03-20 SCALE : 1" = 40' F.B. S-290/22 DWG. NO. 220-293L PROJ. NO. 220-293



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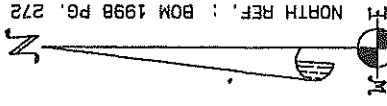


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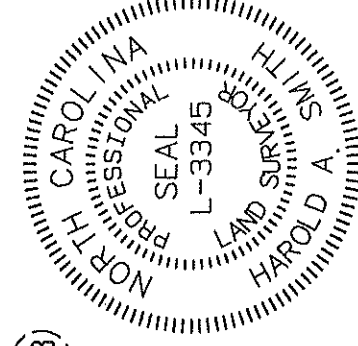
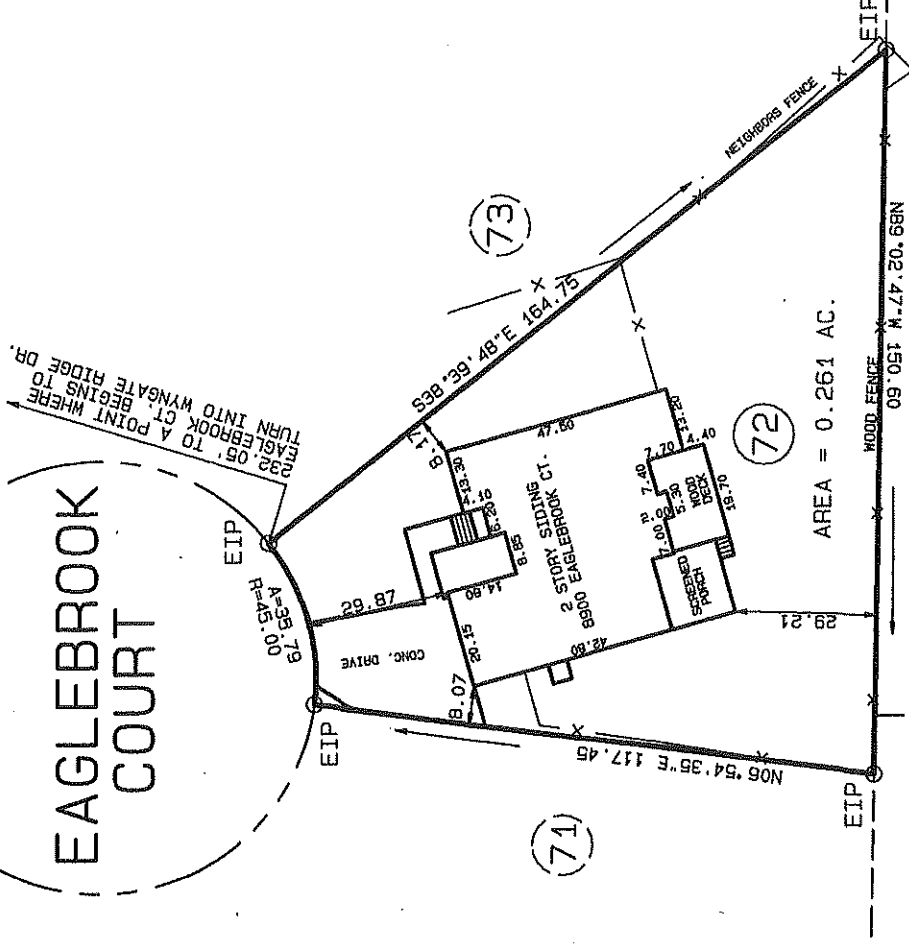


HAROLD A. SMITH
LAND SURVEYING
 L-3345
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 RALEIGH, N.C. (919) 605-6953

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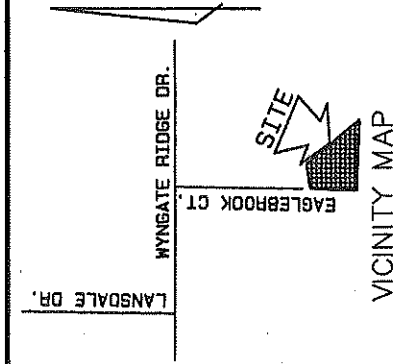
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HAROLD A. SMITH
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VICINITY MAP

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