

Turning Point Surveying PLLC

4113 John S. Raboteau Wynd
Raleigh, NC 27612

DATE	4/15/2024
TPS DWG#	A-26362
INVOICE #	31047

INVOICE FOR SERVICES:

SURVEY FOR: SARAH EMILY GRIMES YELTON&WYMAN TATE YELT
107 TWAIN DRIVE
GARNER, NC 27529

INVOICED TO:

THE FIFE LAW FIRM, PA
8366 SIX FORKS ROAD
SUITE 104
RALEIGH, NC 27615

DESCRIPTION

Survey, Plat, Flood Certification and and Surveyor's Report for

LOT 5

SUBDIVISION LEGEND HILLS

INVOICE TOTAL

\$550.00

TO: THE TITLE COMPANY OF NORTH CAROLINA

UNIFORM NORTH CAROLINA LAND TITLE ASSOCIATION SURVEYOR’S REPORT FORM

THIS IS TO CERTIFY, 04/15/2024, I made an accurate survey of the premises standing in the name of
LOT 5, LEGEND HILLS situated at GARNER, NC 27529 Wake County

Briefly described as: SARAH EMILY GRIMES YELTON & WYMAN TATE YELTON

and shown on the accompanying survey entitled: LOT 5, LEGEND HILLS, 107 TWAIN DRIVE.

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

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

1. Right of way, old highways, or abandoned roads
lanes of 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. (Show location on plat):

NONE
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:

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

NONE
6. Encroachments, or overhanging projections. (If the
buildings. projections or cornices thereof, or signs
affixed thereto, fences or other indications of occu-
pancy encroach upon or overhang adjoining proper-
ties, or the like encroach upon or overhang surveyed
premises. specify all such):

SEE PLAT AS SHOWN
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).

EIP'S AT CORNERS
8. Indications of building construction, alterations or
repairs within recent months:

NONE

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

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

NONE

(a) Are there indications of recent street or sidewalk
construction or repairs?

NONE
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 "TWAIN DRIVE"

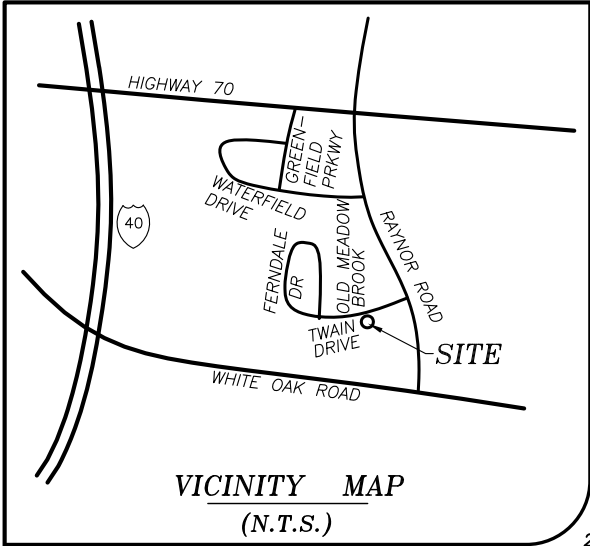


Jeffrey H. Davis, PLS

Professional Land Surveyor

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

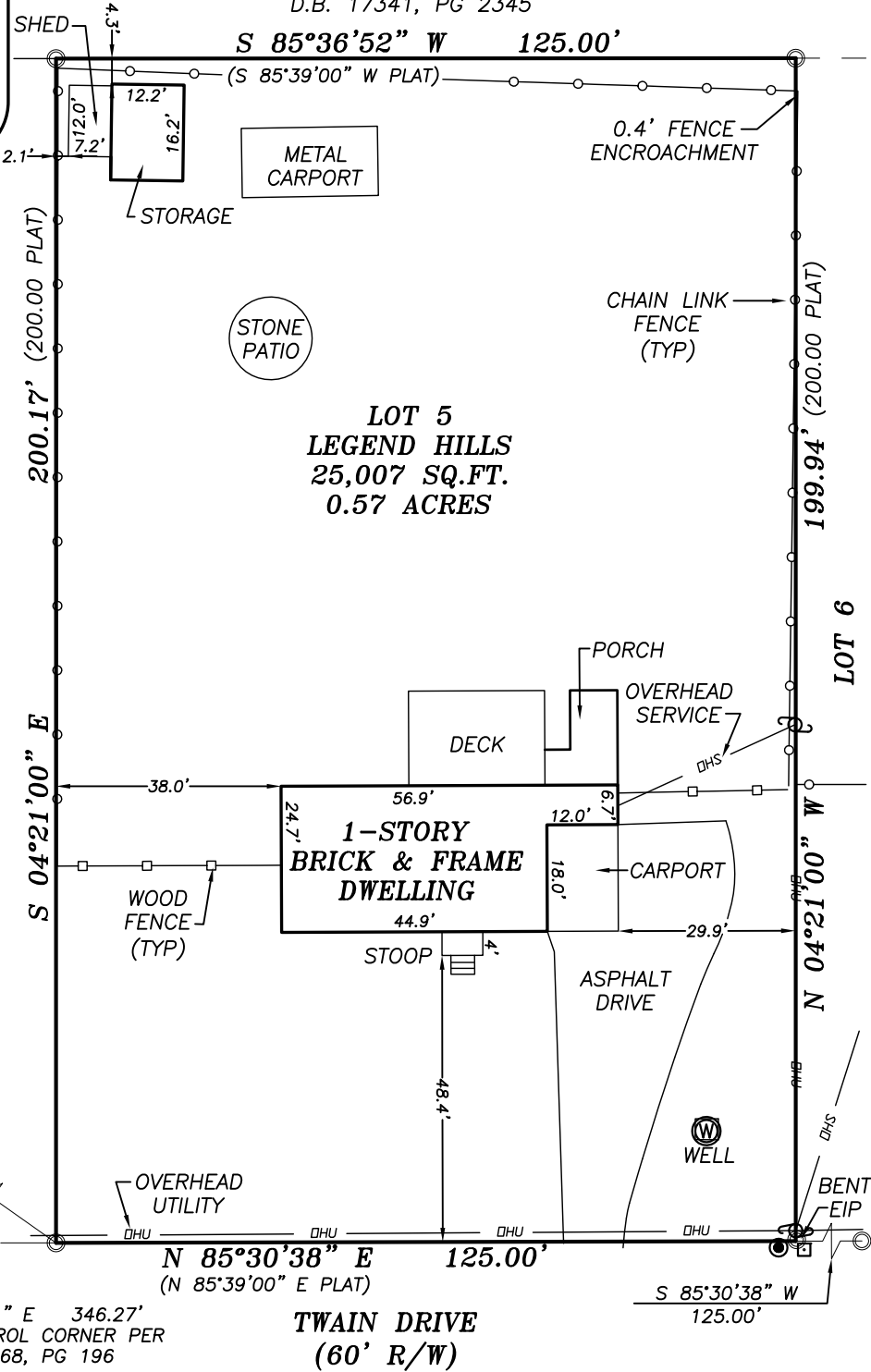


FLOOD CERTIFICATION

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY
() IS or (X) IS NOT located in a SPECIAL FLOOD HAZARD AREA
as determined by the Department of Housing and Urban
Development, or as shown on the FLOOD INSURANCE RATE MAP.

370240 1639 K
COMMUNITY # PANEL SUFFIX
N/F CLEMENTS FAMILY FARM LLC
D.B. 17341, PG 2345

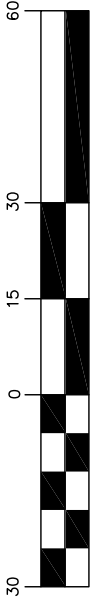
Jeffrey H. Davis, PLS
PROFESSIONAL LAND SURVEYOR



LEGEND

- EXISTING IRON PIPE
- NEW IRON PIPE
- NAIL FOUND
- COMPUTED CORNER
- POWER BOX
- TELE
- CATV
- LIGHT POLE
- UTILITY POLE
- FIRE HYDRANT

SCALE



(IN FEET)

1 inch = 30 ft.

NOTE:
THIS PROPERTY DOES NOT LIE WITHIN
2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL
OR PARCELS OF LAND.

UTILITIES SHOWN ARE FOR REPRESENTATION
ONLY AND NOT TO BE USED FOR
PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS,
FLOOD LIMITS & SETBACKS TAKEN
FROM BOM 1968, PG 196

S 59°04'11\"/>

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision;
and that the error of closure as calculated by latitudes and departures is 1/ 10,000+; that the boundaries not surveyed
are shown as broken lines plotted from information found in Book -; Page -; that this map was prepared in
accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this

15TH day of APRIL 2024

Signed

Jeffrey H. Davis

Seal



SARAH EMILY GRIMES YELTON
WYMAN TATE YELTON

LOT 5
LEGEND HILLS
107 TWAIN DRIVE

GARNER

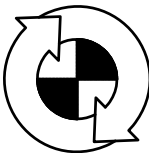
NORTH CAROLINA

DATE: 04-15-2024

DWG. NO.

SCALE: 1\"/>

A-26362



TURNING POINT
SURVEYING PLLC

4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612

FAX (800)948-0213 PH (919)781-0234

License No: P-0121

C.N. = 31047
B.O.M. 1968
PAGE 196
CO. REG.