



NORTH CAROLINA LAND TITLE ASSOCIATION UNIFORM SURVEYOR'S REPORT FORM

TO: TITLE INSURER RELYING UPON THIS DOCUMENT. (Investors Title)

Situated at Raleigh Wake NC
City County State

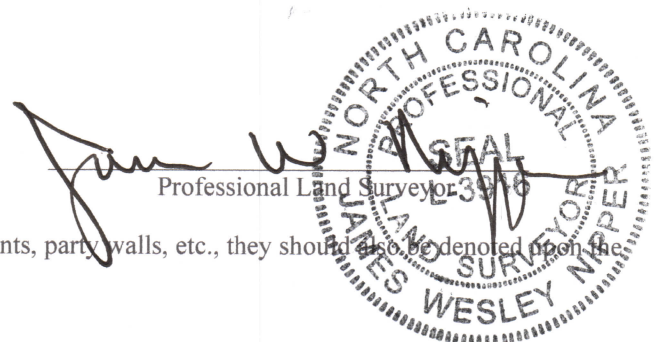
THIS IS TO CERTIFY, that on July 30th, 2021 I made an accurate survey of the premises standing in the name of Janis Mosteller & Michael Mosteller survey entitled: Lot 78, Section 1, Westlake Village II
Briefly described as 7604 Glenhard Drive

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again on , 20 , and at the time of such latter inspection I found
to be in possession of said premises as (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 pipelines across said premises. 20' Drainage Easement, Per B.O.M. 1986-1061, Conservation Easement (349 Contour), Per B.O.M. 1986-1061 (See Map)
2. Springs, Streams, rivers, ponds, or lakes located, bordering on, or running through said premises: None (See Map)
3. Cemeteries or family burying grounds located on said premises. (Show location on plat): None (See Map)
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 proper. (See Map) Subject To Easements Of Record
5. Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common or joint garages. None (See Map)
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 (See Map)
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). None (See Map)
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 completely 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

NOTE: In all cases where there are encroachments, support easements, party walls, etc., they should also be denoted upon the map of your survey.



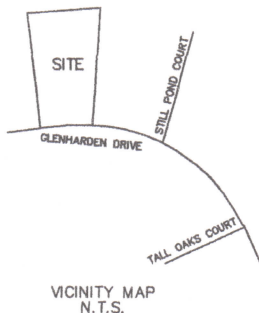
LEGEND

- Storm Sewer Manhole
- △ Sanitary Sewer Manhole
- Concrete Monument
- N/F Now or Formerly
- Power Box
- Telephone Pedestal
- Cable Television Pedestal
- Power Pole
- Light Pole
- AC Acres
- BOM Book of Maps
- N.T.S. Not To Scale
- ips Iron Pipe Set
- elp Existing Iron Pipe
- Line Not Surveyed
- R/W Right-of-way
- cp Computed Point (Not Set)
- Drop Inlet

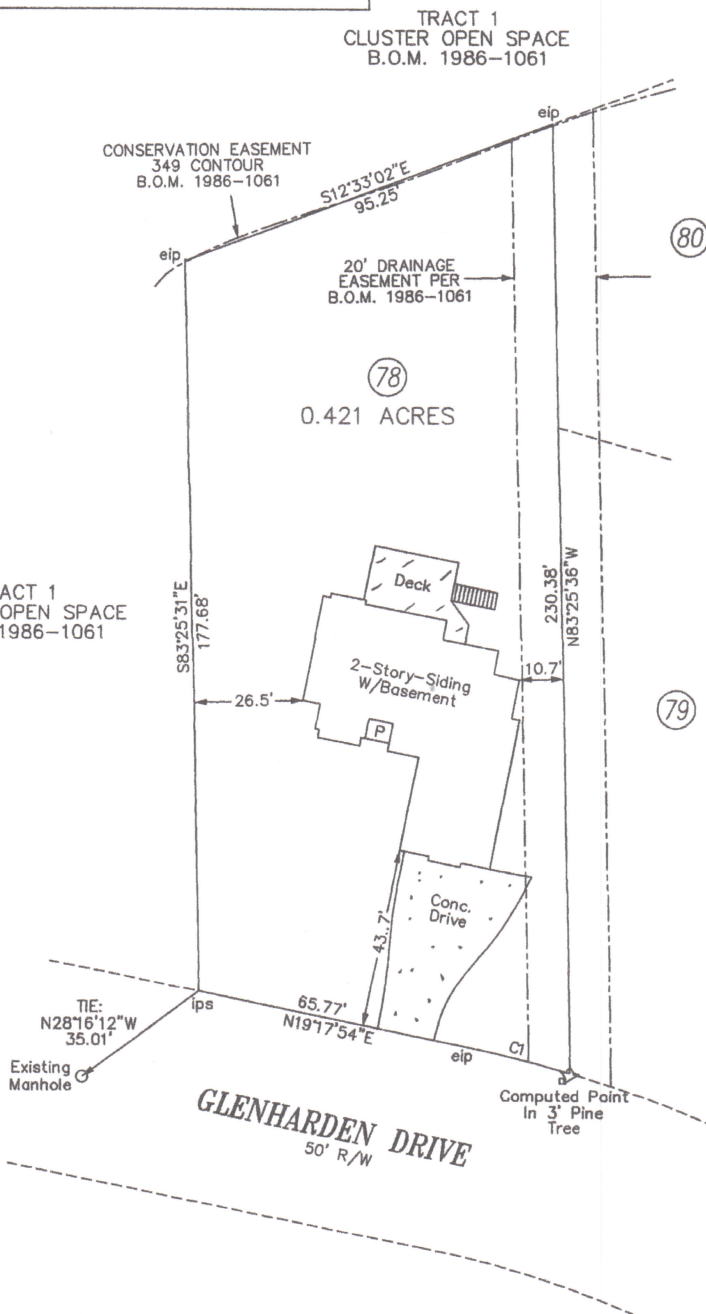
CURVE TABLE						
#	RADIUS	DELTA	LENGTH	CH. BEARING	DISTANCE	TANGENT
C1	314.61'	04°52'43"	26.79'	N21°44'09"E	26.78'	13.40'

PRECISION: 1/10,000+

MAGNETIC NORTH (Adopted)
MAP BK. 1986, PG. 1061



TRACT 1
CLUSTER OPEN SPACE
B.O.M. 1986-1061



Note: This Survey Was Performed And Mapped Without The Benefit Of A Title Search By A Licensed North Carolina Real Estate Attorney. This Surveyor Assumes No Liability From Any Facts And/Or Omissions (Such As Easements Or Underground Pipes, ETC.) That May Be Revealed By A Title Search By A Licensed North Carolina Real Estate Attorney.



I, James W. Nipper, certify that this map is correct and that the buildings are wholly on the lot and there are no other visible easements or encroachments to my knowledge other than those shown.

Professional Land Surveyor

Reference: Lot 78
Sec. 1 Pt. Blk. Ph
WESTLAKE VILLAGE II
Map Bk. 1986 Pg. 1061
Map Bk. Pg.
Deed Bk. 6708 Pg. 809

Property Of

JANIS MOSTELLER
MICHAEL MOSTELLER

7604 GLENHARDEN DRIVE

RALEIGH, N.C.

Date:
07-30-2021

Scale:
1"=30'

File:
20215/C3897



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Map Scan by Wesley Nipper