INVOICE
Date: June 16, 2021
Invoice # 20211228

Nipper Surveying
5707 Hilltop Road
Raleigh, NC 27603
Office: 919-917-7080
Cell: 919-637-0491
Fax: 919-661-2542
nippersurveying@bellsouth.net

To Jacob Schaper &
Theresa Hopson
c/o Stacy Rudder
Bagwell Holt and Smith PA
Eastowne Office Park:
111 Cloister Court
Suite 100
Chapel Hill, NC 27514

DATE OF SERVICE	DESCRIPTION	PRICE	TOTAL
06-15-2021	Lot 19, Block D, Property Of NC State Hospital Board Of Control 307 22nd Street	600.00	600.00
		TOTAL	600.00

Make check payable to: James W. Nipper, PLS

Thank you for your business!

NORTH CAROLINA LAND TITLE ASSOCIATION
UNIFORM SURVEYOR'S REPORT FORM

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

Situated at	Butner	Granville	NC
	City	County	State

THIS IS TO CERTIFY, that on **June 15th, 2021** I made an accurate survey of the premises standing in the name of **Jacob Schaper & Theresa Hopson** accompanying survey entitled: **Lot 19, Block D, Property Of NC State Hospital Board Of Control**
Briefly described as **307 22nd Street**

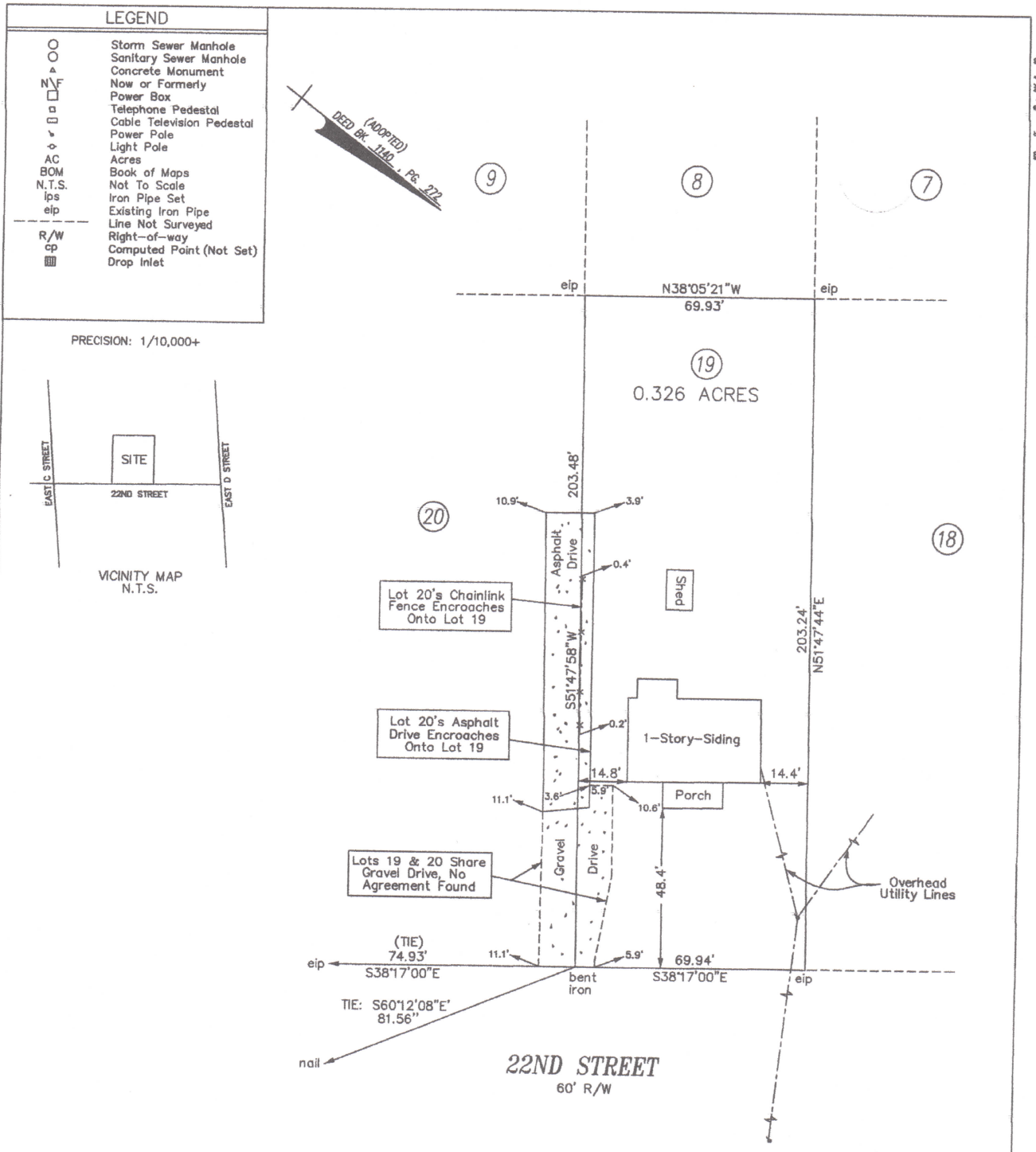
I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again on_____, 20_____, and at the time of such latter inspection I found _____
to be in possession of said premises as _____
(tenant) or (owner)

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. **Well (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**
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 **Power Pole, Overhead Utility Lines Cross Property (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. **Lots 19 & 20 Share Gravel Drive, No Agreement Found (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) **Lot 20's Asphalt Drive & Chainlink Fence Encroach Onto Lot 19 (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). **(See Map)**
8. Indications of building construction, alterations, or repairs within recent months. **No**
   (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**

Professional Land Surveyor

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



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

SCALE
30' 0' 30' 60'

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

NORTH CAROLINA PROFESSIONAL SEAL L-3916 LAND SURVEYOR JAMES WESLEY NIPPER

James W. Nipper
Professional Land Surveyor L-3916

Reference: Lot 19
Blk. D, P.I.N.:087606393316
PROPERTY OF N.C. STATE HOSPITAL BOARD OF CONTROL
Map Bk. 2 Pg. 118
Deed Bk. 1140 Pg. 272

Property Of

JACOB SCHAPER
THERESA HOPSON

307 22ND STREET BUTNER, N.C.

Date: 06-15-2021
Scale: 1"=30'
File: 20214/C3838

James W. Nipper Land Surveying
5707 Hilltop Road
Raleigh, North Carolina, 27603
Phone: 919-917-7080
E-Mail: nippersurveying @ gmail.com
Web: www.jameswnipperlandsurveying.com

Map Scan By: Wesley Nipper