INVOICE
Date: March 8, 2024
Invoice # 20241053

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

To Billy Fralick &
Toula Fralick
c/o Gwynn, Edwards &
Getter P.A.
900 Ridgefield Drive
Suite 150
Raleigh, NC

DATE OF SERVICE	DESCRIPTION	PRICE	TOTAL
03-07-2024	Lot 2, Glenn Acres 315 Glenn Street	600.00	600.00
		TOTAL	600.00

Make check payable to:
James W. Nipper

Thank you,

We Really Appreciate your business!

NORTH CAROLINA LAND TITLE ASSOCIATION
UNIFORM SURVEYOR'S REPORT FORM

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

Situated at	**Franklinton**	**Franklin**	**NC**
	City	County	State

THIS IS TO CERTIFY, that on **March 7th, 2024** I made an accurate survey of the premises standing in the name of **Billy Fralick & Toula Fralick** accompanying survey entitled: **Lot 2, Glenn Acres**
Briefly described as **315 Glenn 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. **None (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. **None (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) **Concrete Drainage Pipe Encroaches Onto Lot 2 (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**

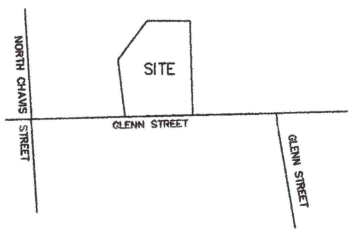
NORTH CAROLINA PROFESSIONAL SEAL L-3916 LAND SURVEYOR JAMES WESLEY NIPPER

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.

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
eip	Existing Iron Pipe
- - - - -	Line Not Surveyed
R/W	Right-of-way
cp	Computed Point (Not Set)
▥	Drop Inlet



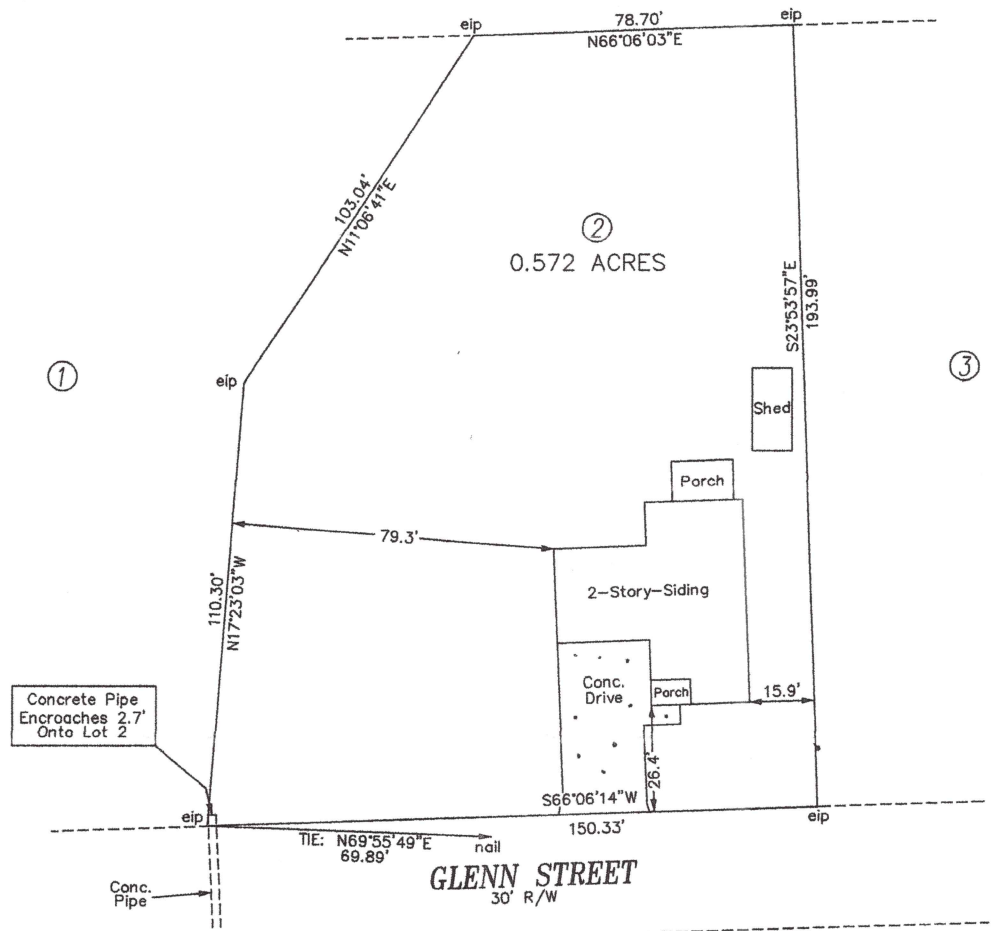
VICINITY MAP
N.T.S.

NC GRID NORTH, NAD 83/2011 (Adopted)
MAP BK. 2020, PG. 362

Map Drawn By: Wesley Nipper

N/F
T.H. PEARCE
D.B. 678-457

PRECISION: 1/10,000+



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.

Reference: Lot 2
Sec. __ Pt. __ Blk. ___ Ph ___
GLENN ACRES
Map Bk. 2020 Pg. 362
Map Bk. _____ Pg. ____
Deed Bk. 2276 Pg. 1196

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 LICENSED LAND SURVEYOR JAMES WESLEY NIPPER

Professional Land Surveyor L-3916

Property Of

BILLY FRALICK
TOULA FRALICK

315 GLENN STREET FRANKLINTON, N.C.

Date: 03-07-2024
Scale: 1"=30'
File: 20241/C4953

James W. Nipper Land Surveying
5707 Hilltop Road
Raleigh, North Carolina, 27603
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Web: www.jameswnipperlandsurveying.com