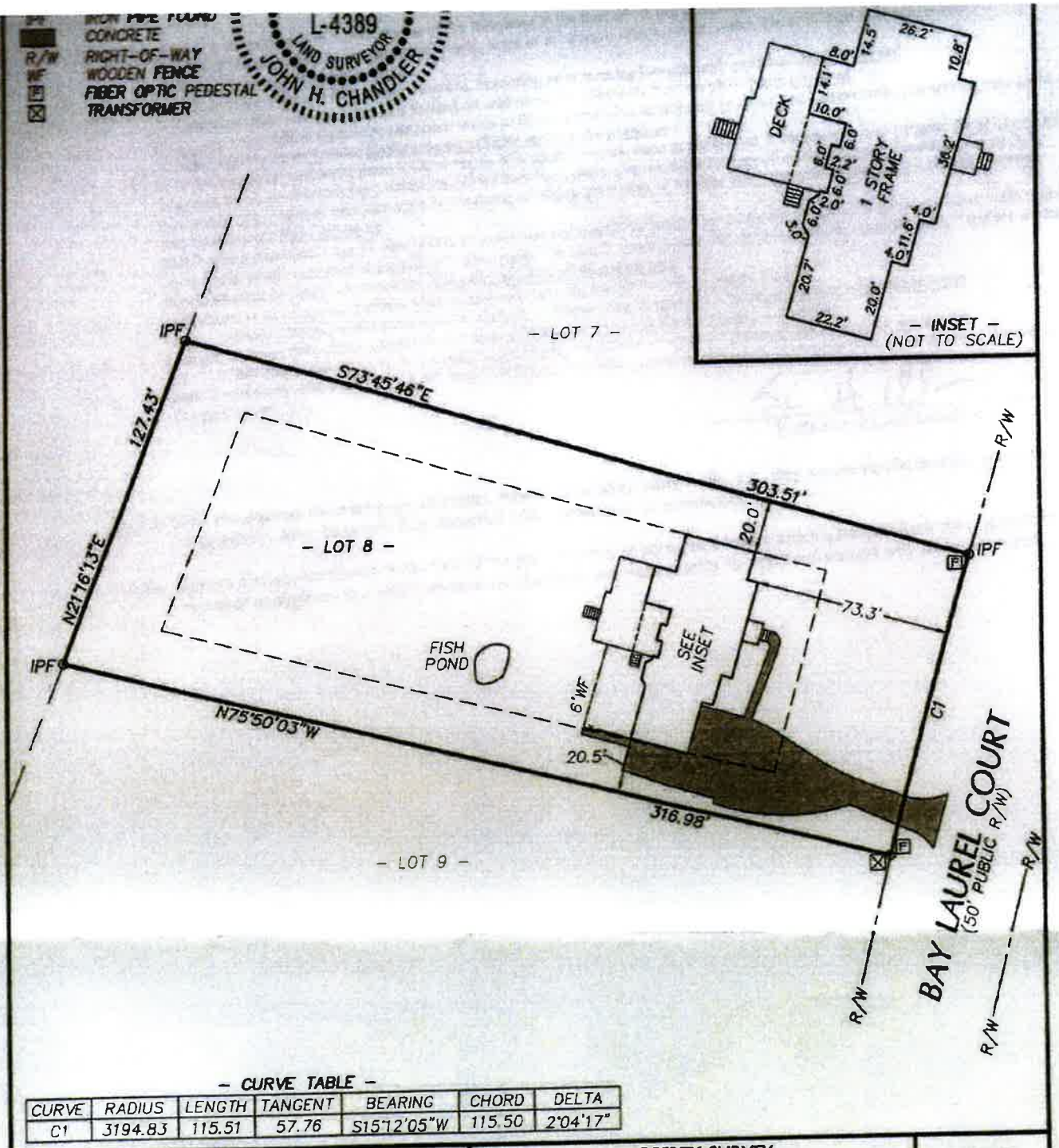


- CURVE TABLE -

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	3194.83	115.51	57.76	S15°12'05"W	115.50	2°04'17"

chandler land surveying
719 Commerce Parkway, Suite 101, Garner, North Carolina, 27529
Phone: 919-291-9163

SCALE: 1" = 50'

0 25 50 100 150

PROPERTY SURVEY
FOR
AMBER HUFFINE & JONATHAN WEBB BOGART
OF
LOT 8 - BAY LAUREL

SCALE: 1" = 50' DATE: 3-20-2023
WAKE FOREST TOWNSHIP WAKE COUNTY NORTH CAROLINA

PROJECT # 2023057
SURVEYED BY AKN
DRAWN BY DBR
DRAWING NAME 2023057-LS
SHEET NUMBER 1 OF 1

UNIFORM NORTH CAROLINA LAND TITLE ASSOCIATION SURVEYOR'S REPORT FORM

TO: STATEWIDE TITLE, INC. AND ITS TITLE INSURER RELYING UPON THIS DOCUMENT.

THIS IS TO CERTIFY, that on **March 20, 2023**, I made an accurate survey of the premises standing in the name of **Monica & James Harris** situated at **Wake Forest** (City) **Wake** (County) **NC** (State)

Briefly described as: **Lot 8 – Bay Laurel: Book of Maps 1988, Page 1236**
And shown on the accompanying survey entitled: **Survey for: Amber Huffine & Jonathan Webb Bogart**

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again on **March 20, 2023**, and at the time of such latter inspection I found **same** to be in possession of said premises as **owner** (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 pipe lines across said premises: **As shown or noted on map**
2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises: **None observed**
3. Cemeteries or family burying grounds located on said premises. (Show location on plat): **None observed**
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: **Underground utilities serving the premises**
5. Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common or joint garages: **None observed**
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 observed**
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). **Corners marked as shown on map**
8. Indications of building construction, alterations or repairs within recent months: **1 Story Frame**
   (a) If new improvements under construction, how far have they progressed ? **None, to the best of my knowledge**
9. Changes in street lines either completely or officially proposed: **None, to the best of my knowledge**
   (a) Are there indications of recent street or sidewalk construction or repairs ? **None, to the best of my knowledge**
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**

S.C. H

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. 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.