SURVEYOR'S REPORT

TO: *COMMONWEALTH TITLE INSURANCE COMPANY*

This is to certify, that on 6/21/17, I made an accurate survey of the premises standing in the name of THEODORE & BATINA KIGHT situated in

WAKE FOREST	*WAKE*	*NC*
City	*County*	*State*

Briefly described as: ***Lot*** *61, PH. 1, TRADITIONS and shown on the accompanying survey entitled: A survey for JESS R. & A'LISHA J. MCKINNEY*

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again on 6/21/17, and at the time of such latter inspection I found THEODORE & BATINA KIGHT to be in possession of said premises as ***owner(s).***

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: 90'X90' SIGHT TRIANGLE*

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 (location shown on plat): NONE OBSERVED*

4. *Telephone, telegraph or electric power poles, wires or lines located on, under, overhanging or crossing said premises and serving other property or properties: NONE*

5. *Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common joint garages: NONE*

6. *Disputed boundaries, encroachments or overhanging projections: NONE*

7. *Physical evidence of boundary lines on all sides: EXISTING IRON PIPES AS SHOWN ON PLAT*

8. *Is the property improved? YES*
   (a) Building is: SIDING & STONE
   (b) Building is: 2 STORY

9. *Indications of building construction, alterations or repairs within recent months: NONE*
   (a) If new improvements under construction, how far have they progressed? N/A

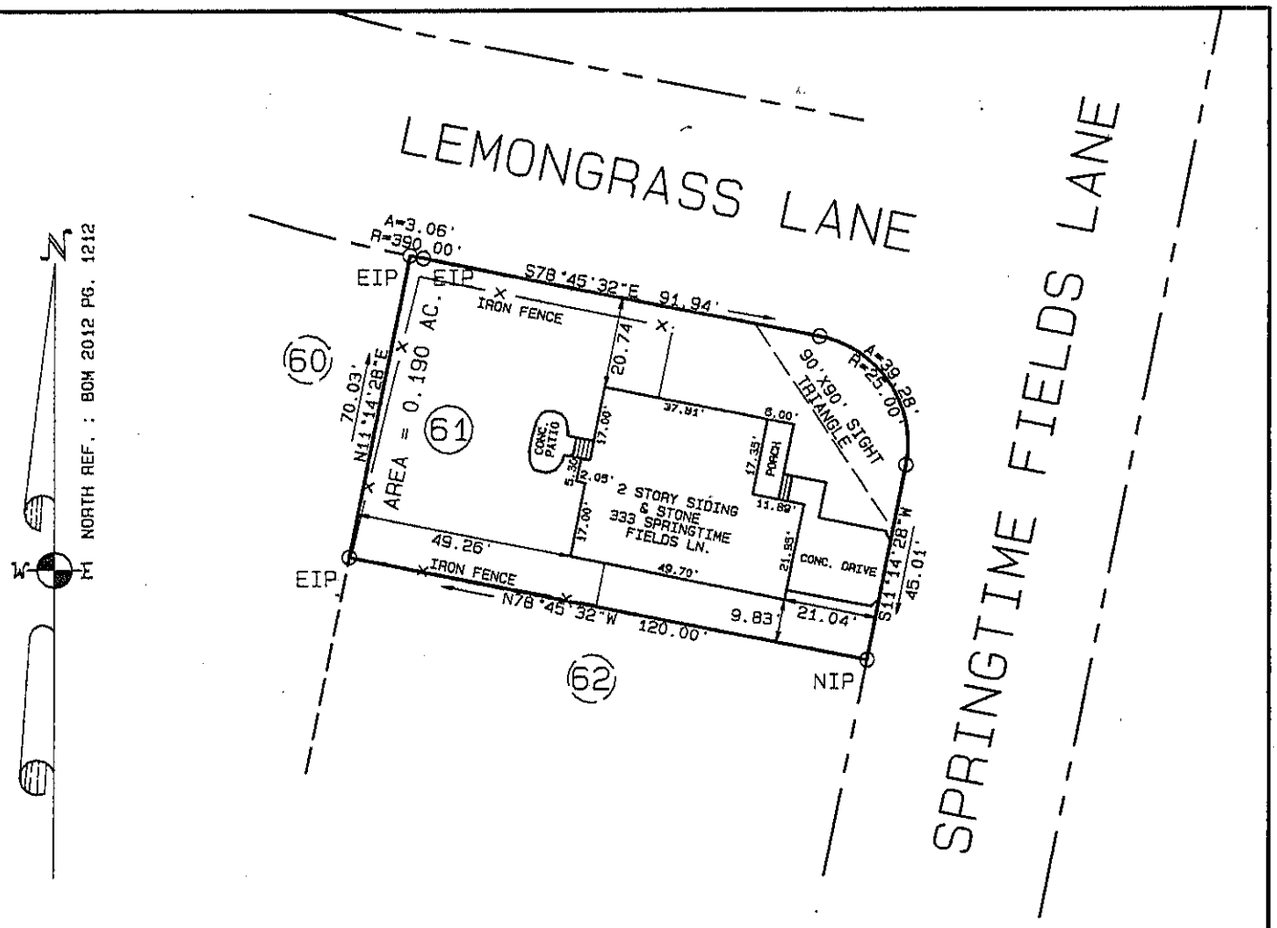
10. *Changes in street lines either completed or officially proposed: NONE*
    Indications of recent street or sidewalk construction or repairs: NONE

11. *Are all abutting streets/roads maintained by public authorities: YES*
    (a) Is access to such streets or roads limited? NO

12. *If the surveyed premises are subject to restrictive covenants, do the improvements, use and occupancy comply with such? YES, TO MY KNOWLEDGE*

NORTH CAROLINA PROFESSIONAL SEAL L-3345 LAND SURVEYOR HAROLD A. SMITH

L-3345
Surveyor



ZONING = R-5
SETBACKS : FRONT = 20'
SIDE = 8'
CORNER SIDE = 20'
REAR = 10'
EXIST. IMPERVIOUS = 2413 SQ.FT. (29%)

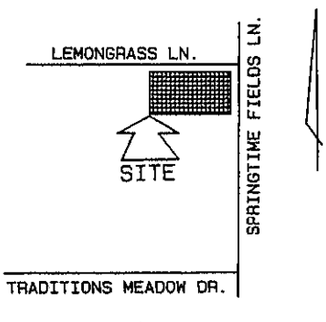
WAKE COUNTY, NORTH CAROLINA
I, HAROLD A. SMITH, PLS L-3345, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOK 15358 PAGE 980; AND DEED BOOK ----- PAGE ---
BOOK OF MAPS 2012 PAGE 1212
THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES WAS GREATER THAN 1:20,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE 21ST DAY OF JUNE A.D., 2017.

GENERAL NOTES :
1) THIS IS A SURVEY OF AN EXISTING PARCEL.
2) NO NCGS MONUMENT WITHIN 2000'.
3) THIS LOT IS NOT WITHIN A FLOOD PLAIN ACCORDING TO FEMA MAP COMMUNITY PANEL NO. 3720185100K.
4) THIS MAP IS NOT FOR RECORDING.
5) EIP=EXISTING IRON PIPE
NIP=NEW IRON PIPE
EIR=EXISTING IRON REBAR
NIR=NEW IRON REBAR

BARSCALE FOR REDUCTION
0 20 40 80 120

NORTH CAROLINA PROFESSIONAL SEAL L-3345 LAND SURVEYOR HAROLD A SMITH

LOT 61, PH. 1, TRADITIONS SUBD. AS RECORDED IN BOOK OF MAPS 2012 PAGE 1212 OF WAKE COUNTY REGISTER OF DEEDS.



VICINITY MAP

A SURVEY FOR
JESS R. MCKINNEY
& A'LISHA J. MCKINNEY
WAKE FOREST, NORTH CAROLINA

HAROLD "TODD" SMITH
LAND SURVEYING L-3345
RALEIGH, N.C. (919) 605-6953

DATE :	SCALE :	F.B.	DWG. NO.	PROJ. NO.
06-21-17	1" = 40'	S-249/36	217-241L	217-241