Attorneys:
Jonathan Hankin
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Traci Belk
Jason Pruett
Matt Washburn

HANKINPACK

Office Location:
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Suite 350
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P. 704-912-1299
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RE: Fence Encroachment 4753 Landover Dale Drive

Dear David Young and Sarah Young,

Hankin & Pack represents the owner of 4058 Landover Lane (Lot 81). On March 9th, 2023 Nipper Surveying completed a survey of 4058 Landover Lane (Lot 81) which is attached to this letter. The results of this survey indicate that your fence encroaches onto 4058 Landover Lane (Lot 81). The owner of 4058 Landover Lane (Lot 81) would like your written confirmation on the items below:

1. Your fence encroaches into 4058 Landover Lane (Lot 81);
2. The property line is not the fence line;
3. The owner of 4058 Landover Lane is willing to allow the fence encroachment to remain, but will retain the right to request the encroachment's removal; and
4. David and Sarah Young make no claim of any area on 4058 Landover Lane (Lot 81).

By executing the letter below, you hereby acknowledge the aforementioned statements.

By: _____

David Young

Date: 3/22/23

By: _____

Sarah Young

Date: 3/22/2023

Jillian Henson

Jillian Henson
Managing Attorney
980-895-4119 (direct)

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 **March 15th, 2023** I made an accurate survey of the premises standing in the name of **Jonathan Wertheim & Annie Goldblatt** entitled: **Lot 81, Phase 1 & 9, Landover**
Briefly described as **4058 Landover Lane**

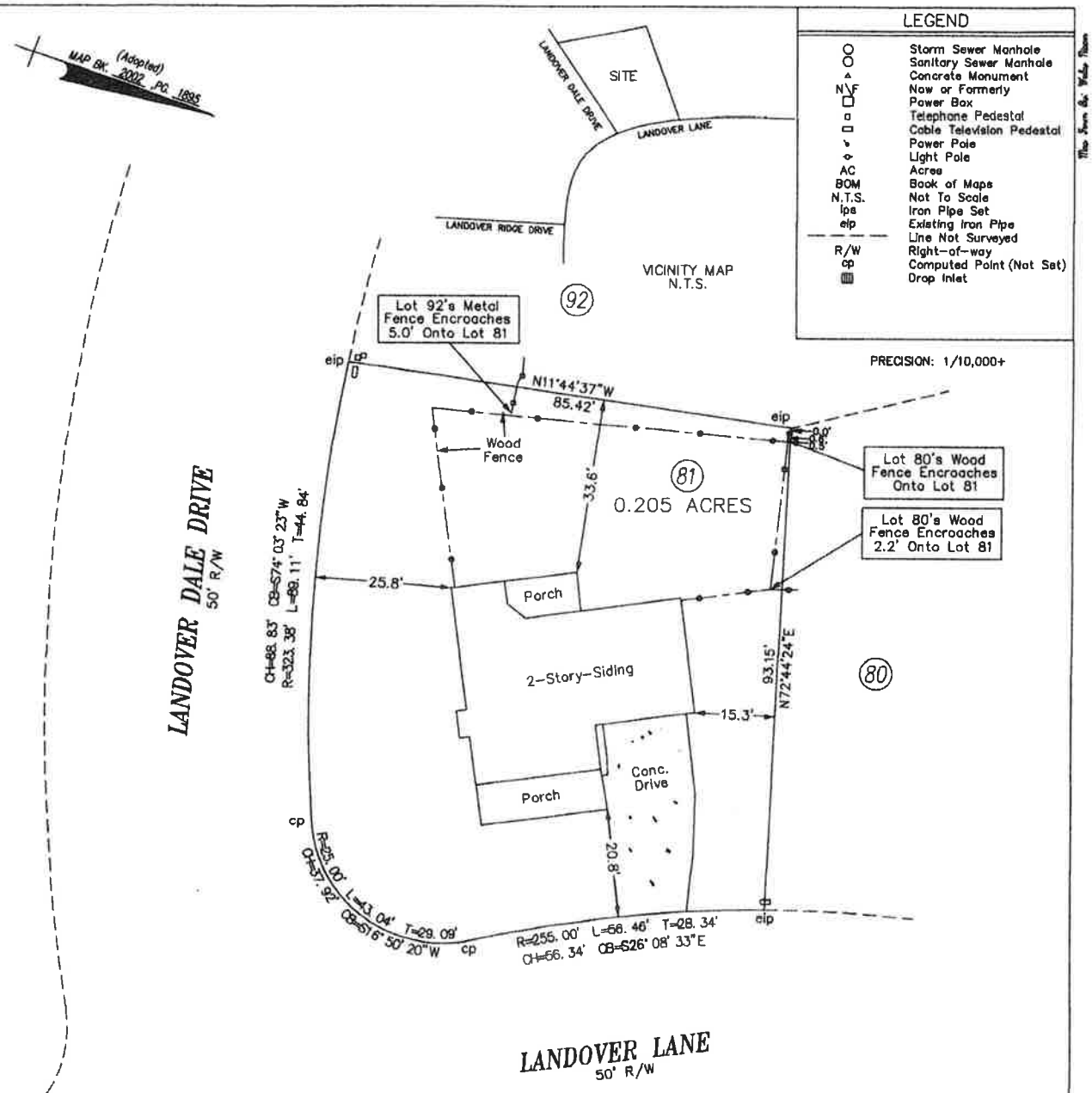
I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again on_____, 20_____, and at the time of such latter inspection I found _____
to be in possession of said premises as _____
(tenant) or (owner)

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 (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. **Two Cable Television Pedestals (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) **Lot 92's Metal Fence Encroaches Onto Lot 81, Lot 80's Wood Fence Encroaches Onto Lot 81 In Two Locations (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**

Professional Land Surveyor L-3916

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



Reference: Lot 81
Sec. __ Pt. __ Blk. ___ Ph 1.9
LANDOVER
Map Bk. 2002 Pg. 1895-1897
Map Bk. _____ Pg. ____
Deed Bk. 19231 Pg. 744

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
20' 0' 20' 40'

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.

Professional Land Surveyor L-3916

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

Property Of

JONATHAN WERTHEIM
ANNIE GOLDBLATT

4058 LANDOVER LANE RALEIGH, N.C.

Date: 03-15-2023
Scale: 1"=20'
File: 20232/C4600

James W. Nipper Land Surveying
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