

# Turning Point Surveying PLLC

4113 John S. Raboteau Wynd  
Raleigh, NC 27612  
Phone (919)781-0234 Fax (800)948-0213

DATE 6/9/2017

BILL TO

INVOICE NUMBER

24558-1

J.R. HUNTLEY HOMES, LLC  
JUSTIN HUNTLEY  
514 DANIELS STREET, BOX 311  
RALEIGH, NC 27605

PROJECT

TP Drawing

A-20886-2

912 CHANEY ROAD-SITE

Lot: 2

Subdivision: BOULEVARD PARK

DESCRIPTION

AMOUNT

Final Survey on staked house.

175.00

TOTAL

\$175.00

TO: THE TITLE COMPANY OF NORTH CAROLINA

**UNIFORM NORTH CAROLINA LAND TITLE ASSOCIATION SURVEYOR'S REPORT FORM**

**THIS IS TO CERTIFY**, 06/09/2017, I made an accurate survey of the premises standing in the name of

LOT 2, BOULEVARD PARK situated at RALEIGH, NC 27606 Wake County

Briefly described as: FINANCIAL HOUSING SOLUTIONS LLC

and shown on the accompanying survey entitled: LOT 2, BOULEVARD PARK, 912 CHANEY ROAD.

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey.

I further certify as to the existence or non-existence of the following at the time of my inspection.

1. Right of way, old highways, or abandoned roads  
lanes of driveways, drains, sewer, water, gas or oil  
pipe lines across said premises: **SEE PLAT AS SHOWN**

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. (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 properties: **SERVICE LINES**

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

6. Encroachments, or overhanging projections. (If the  
buildings, projections or cornices thereof, or signs  
affixed thereto, fences or other indications of occu-  
pancy encroach upon or overhang adjoining proper-  
ties, or the like encroach upon or overhang surveyed  
premises. specify all such): **SEE PLAT AS SHOWN**

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). **EIP'S AT CORNERS**

8. Indications of building construction, alterations or  
repairs within recent months: **ALL NEW CONSTRUCTION**

(a) If new improvements under construction, how far  
have they progressed? **COMPLETE**

9. Changes in street lines either completed or officially  
proposed: **NONE**

(a) Are there indications of recent street or sidewalk  
construction or repairs? **NONE**

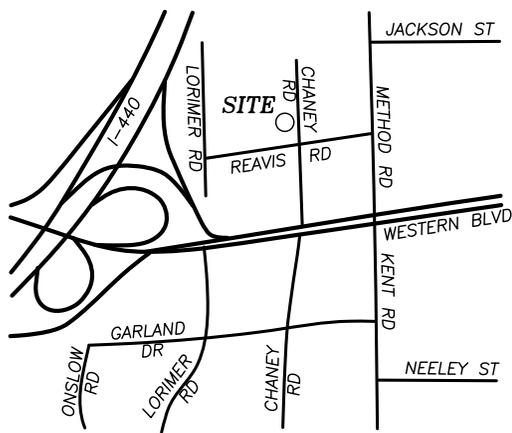
10. Does the property abut a dedicated public road? If not,  
explain what type of road it abuts. If property does not  
abut a road, answer this question "none". **YES "CHANEY ROAD"**



Jeffrey H. Davis, PLS  
Professional Land Surveyor

NOTE: In all cases where there are encroachments, support easements, part 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.



VICINITY MAP  
(N.T.S.)

L1 ← S 02°50'00" W  
50.00'

T1 ← N 85°50'00" E  
4.53'

N/F LILLIE M. LEE  
D.B. 3577, PG. 026

1.2' FENCE ENCROACHMENT

N/F FREDERICK H. RYDELL  
D.B. 5206, PG. 631

N 02°28'24" E

49.96'

0.7' FENCE ENCROACHMENT

LOT 2  
BOULEVARD PARK  
12,190 SQ.FT.  
0.28 ACRES

IMPERVIOUS AREA  
HOUSE 1,530 SQ.FT.  
PORCH 265 SQ.FT.  
DECKS 260 SQ.FT.  
DR/WLK 3,300 SQ.FT.  
TOTAL 5,355 SQ.FT.  
43.9% IMPERVIOUS

245.47' (TOTAL)

245.78'

WELDED WIRE FENCE

CONC DRIVE

LOT 1

N 85°50'00" E

N 85°50'00" E

DECK 34.0' DECK  
2-STORY FRAME DWELLING  
DUPLEX NEW CONSTRUCTION

34.0' PORCH  
34.0'

CONC WALK

5' GENERAL UTILITY EASEMENT

S 04°49'03" E 222.32'  
TIE TO THE CENTERLINE INTERSECTION OF REAVIS ROAD AND CHANEY ROAD

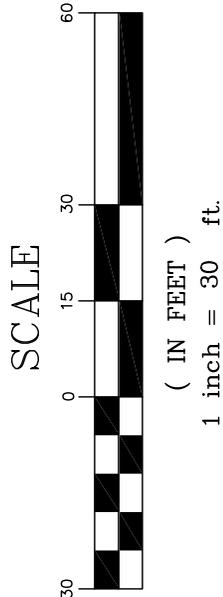
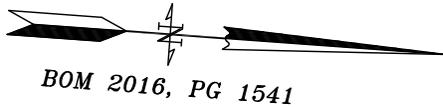
CHANEY ROAD  
(PUBLIC R/W)

3.5' RADIUS CURB CUT

CURB & GUTTER

LEGEND

- EXISTING IRON PIPE
- NEW IRON PIPE
- NAIL FOUND
- × COMPUTED CORNER
- POWER BOX
- TELE
- CATV
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ FIRE HYDRANT
- ⊙ EXISTING CLEAN OUT
- ⊙ PROPOSED CLEAN OUT
- ⊙ PROPOSED WATER METER



NOTE:  
THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

UTILITIES SHOWN ARE FOR REPRESENTATION ONLY AND NOT TO BE USED FOR PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS, FLOOD LIMITS & SETBACKS TAKEN FROM BOM 2016, PG 1541.

FLOOD CERTIFICATION

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY ( ) IS or ( X ) IS NOT

located in a SPECIAL FLOOD HAZARD AREA as determined by the Department of Housing and Urban Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243	0794	J
COMMUNITY #	PANEL	SUFFIX

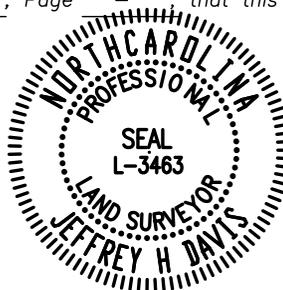
*Jeffrey H. Davis, PLS*  
PROFESSIONAL LAND SURVEYOR

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book - ; Page - ; that this map was prepared in accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this 9TH day of JUNE 2017.

Signed *Jeffrey H. Davis*

Seal



FINAL SURVEY

J.R. HUNTLEY HOMES, LLC

LOT 2  
BOULEVARD PARK  
912 CHANEY ROAD

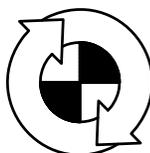
RALEIGH NORTH CAROLINA

DATE: 06-09-2017

DWG. NO.

SCALE: 1" = 30'

A-20886-2



TURNING POINT SURVEYING PLLC

4113 JOHN S. RABOTEAU WYND  
RALEIGH, NORTH CAROLINA 27612

FAX (800)948-0213 PH (919)781-0234

License No: P-0121

C.N. = 24558-1  
B.O.M. 2016  
PAGE 1541  
WAKE CO. REG.