

UNIFORM NORTH CAROLINA LAND TITLE  
ASSOCIATION SURVEYOR'S REPORT FORM

TO: STATEWIDE TITLE, INC. AND IT'S TITLE INSURER RELYING UPON THIS DOCUMENT.

THIS IS TO CERTIFY, that on MARCH 31<sup>st</sup> 2020, I made an accurate survey of the premises standing in the name of ELAINE GIUFFRÉE & STEVEN HALL situated

At DURHAM DURHAM NORTH CAROLINA  
City County State

Briefly described as: LOT 1 WHITE OAK FOUNDATION, INC. P.B. 166 PG. 325

And shown on the accompanying survey entitled: PHYSICAL SURVEY FOR

ELAINE GIUFFRÉE & STEVEN HALL

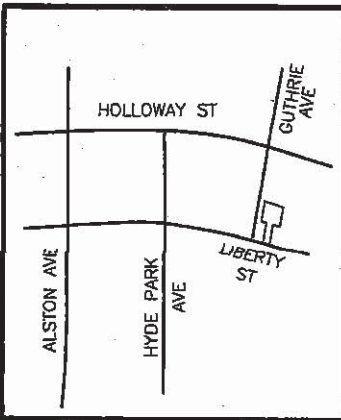
I made careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again on \_\_\_\_\_, \_\_\_\_\_, 20\_\_\_\_, and at the time of such latter inspection I found \_\_\_\_\_ to be in possession of said premises as (tenant) or (owner).

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 pipe lines across said premises: A PORTION OF A PARKING LOT AT THE SOUTHEAST CORNER OF LOT.
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 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: NONE OBSERVED.
5. Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common or joint garages: JOINT USE PARKING LOT & CONCRETE WALK.
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): COMMUNITY CHAIN LINK FENCE INSIDE NORTH LOT LINE.
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). IRON PIPE, STAKE, OR MAGNETIC NAIL AT LOT CORNERS.
8. Indications of building construction, alterations or repairs within recent months: NONE OBSERVED.  
(a) If new improvements are under construction, how far have they progressed. N/A
9. Changes in street lines either completed or officially proposed: NONE OBSERVED OR FOUND.  
(a) Are there indications of recent street or sidewalk construction or repairs. NONE OBSERVED.
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



Benton W. Dewar 3.5.2020  
Professional Land Surveyor



**NOTES**

AREA BY COORDINATES  
NO HORIZONTAL CONTROL FOUND WITHIN  
2000'

THIS SURVEY DID NOT HAVE THE BENEFIT  
OF A TITLE REPORT AND IS SUBJECT TO  
ANY MATTERS ONE MAY DISCLOSE.

PROPERTY SUBJECT TO BOTH ABOVE  
AND/OR BELOW GROUND UTILITIES  
AND/OR EASEMENTS.

COURSE	BEARING	DISTANCE
L-1	N 69°35'01"W	51.49'
L-2	N 69°24'29"W	12.54'
L-3	N 69°14'18"W	19.05'

THIS LOT IS NOT LOCATED IN A  
FLOOD HAZARD AREA PER  
F.E.M.A. MAP #3720083100J  
EFF. DATE: 5/2/2006 ZONE X

**VICINITY MAP NTS**

**LEGEND**

- EIP - EXISTING IRON PIPE
- EIS - EXISTING IRON STAKE
- EMN - EXISTING MAGNAIL
- ISS - IRON STAKE SET
- TP - TELEPHONE PEDESTAL
- CATV - CABLE TV PEDESTAL
- UP - UTILITY POLE
- OHL - OVERHEAD LINES
- CO - SEWER CLEAN OUT
- GM - GAS METER
- HVAC - HEAT/AIR UNIT
- NTS - NOT TO SCALE
- P.B. - PLAT BOOK
- D.B. - DEED BOOK
- SF - SQUARE FEET

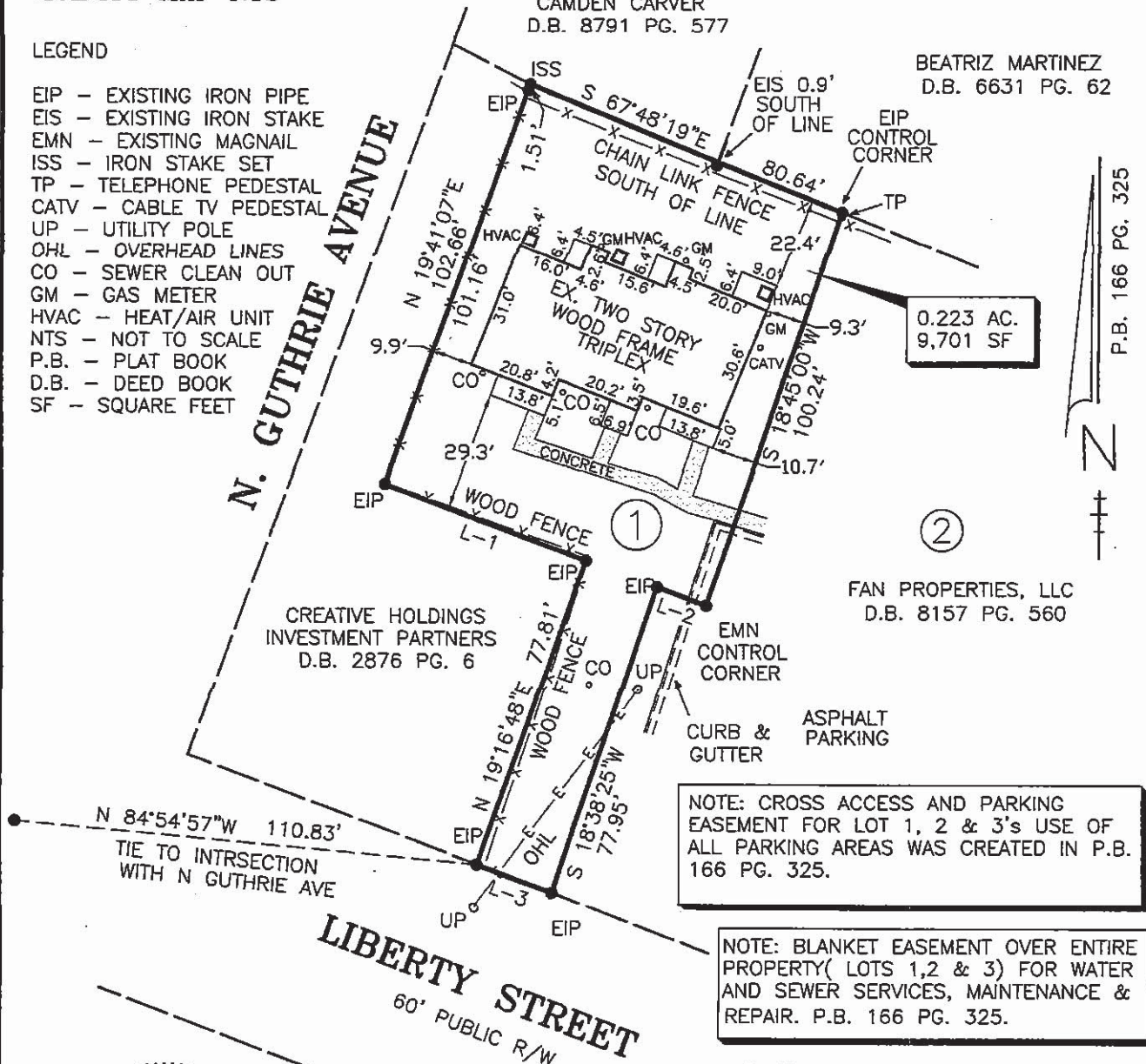
JENNIFER MOHANTY  
CAMDEN CARVER  
D.B. 8791 PG. 577

BEATRIZ MARTINEZ  
D.B. 6631 PG. 62

**N. GUTHRIE AVENUE**

CREATIVE HOLDINGS  
INVESTMENT PARTNERS  
D.B. 2876 PG. 6

FAN PROPERTIES, LLC  
D.B. 8157 PG. 560



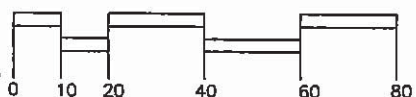
I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER  
MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY  
SUPERVISION; THAT THE RATIO OF PRECISION IS 1: 10,000+  
THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES  
PLOTTED FROM INFORMATION FOUND IN BOOK PLAT 166  
PAGE 325; THAT THIS PLAT DOES NOT MEET SIZE REQUIREMENTS  
FOR RECORDING IN THE REGISTER OF DEEDS. PER G.S. 47-30 AS AMENDED.  
LICENSE NUMBER AND SEAL THIS 5th DAY OF MARCH 20 20

*Benton W. Dewar*  
PROFESSIONAL LAND SURVEYOR L-3040

THIS PLAT MAY NOT BE A CERTIFIED SURVEY AND HAS  
NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR  
COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS  
AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH  
RECORDING REQUIREMENTS FOR PLATS.

PHYSICAL SURVEY FOR:  
**ELAINE GIUFFREE &  
STEVEN HALL**  
1503 LIBERTY STREET  
DURHAM, NC 27703

LOT 1 WHITE OAK FOUNDATION, INC.  
PLAT BOOK 166 PAGE 325  
DEED BOOK 4819 PAGE 306  
PIN #0831-11-66-7150  
DURHAM TOWNSHIP  
DURHAM COUNTY - NORTH CAROLINA  
SCALE: 1" = 40' MARCH 5, 2020



**BENTON DEWAR & ASSOCIATES**  
PROFESSIONAL LAND SURVEYOR  
5920 HONEYCUTT ROAD  
HOLLY SPRINGS, NC 27540  
(919)-552-9813

20-71S  
GIUFFREE/20/650