

SURVEY FOR
JERILYN LANHAM MECKLER
&
JUSTIN TRAVIS IACOVETTO

LOT 179, SPENCER'S GATE
465 SPENCER'S GATE DRIVE

PIN# 1880-54-9215

REF: D.B. 1687, PAGE 953

REF: P.B. 2006, PAGE 258

HARRIS TOWNSHIP

FRANKLIN COUNTY, NORTH CAROLINA

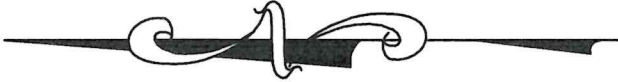
JULY 28, 2023

IMPERVIOUS SURFACE TABLE	
HOUSE	2,298 S.F.
COVERED PORCH	218 S.F.
PATIO	133 S.F.
DRIVEWAY	940 S.F.
SIDEWALKS	111 S.F.
SHED	123 S.F.
MISC/UTILITIES	38 S.F.
TOTAL IMPERVIOUS AREA	
TOTAL LOT AREA	3,861 S.F.
PERCENTAGE OF IMPERVIOUS AREA	150,473 S.F.
PERCENTAGE OF IMPERVIOUS AREA	2.57%



SCALE 1"=100'

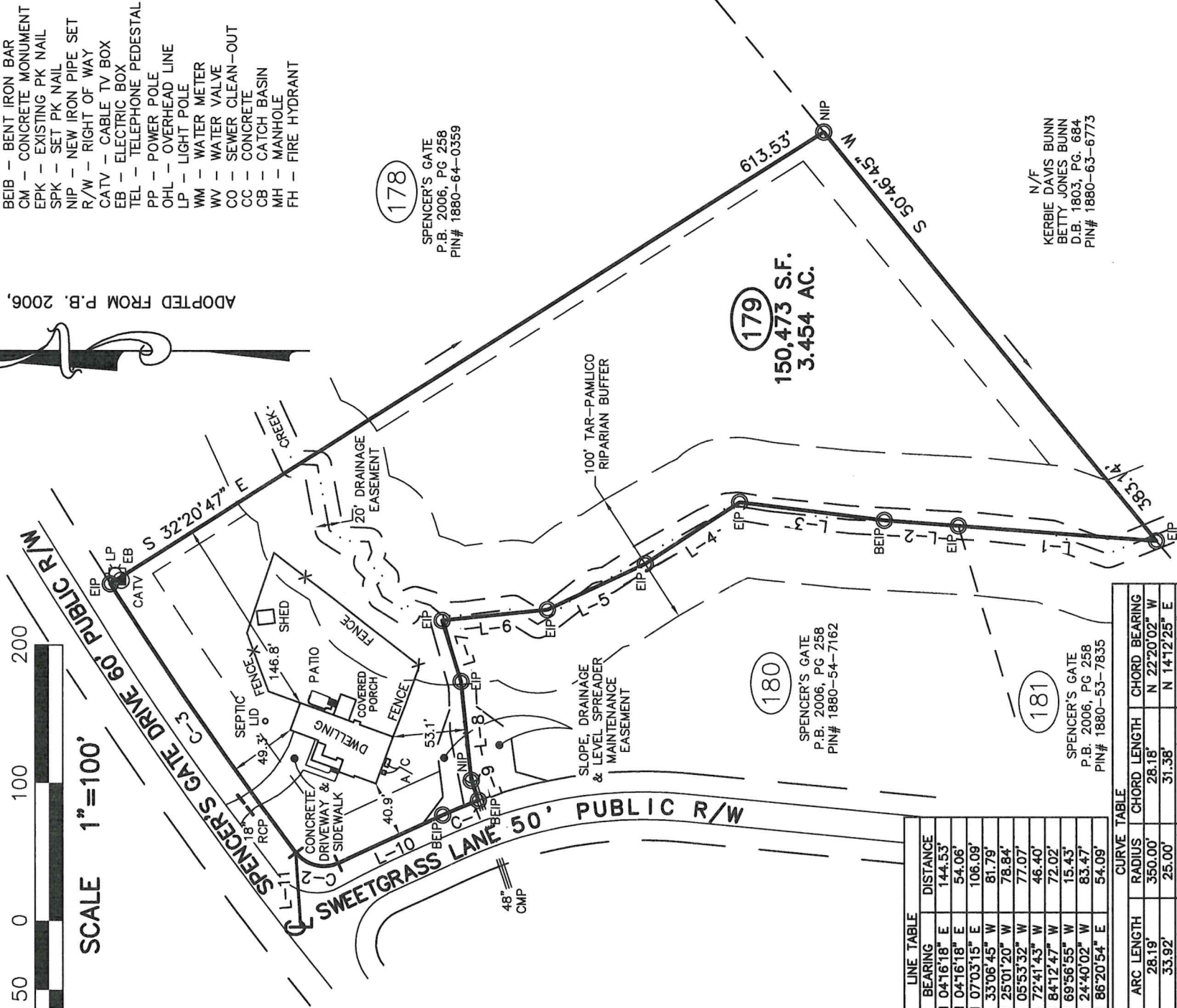
ADOPTED FROM P.B. 2006, PAGE 258



VICINITY MAP

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- CC - CONCRETE
- CB - CATCH BASIN
- MH - MANHOLE
- FH - FIRE HYDRANT



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 04°16'18" E	144.53'
L-2	N 04°16'18" E	54.06'
L-3	N 07°03'15" E	106.09'
L-4	N 33°06'45" W	81.79'
L-5	N 25°01'20" W	78.84'
L-6	N 05°53'32" W	77.07'
L-7	S 72°41'43" W	46.40'
L-8	S 84°12'47" W	72.02'
L-9	S 69°56'55" W	15.43'
L-10	N 24°40'02" W	83.47'
L-11	N 86°20'54" E	54.09'

CURVE TABLE		
CURVE	ARC LENGTH	RADIUS
C-1	28.19'	350.00'
C-2	33.92'	25.00'
C-3	237.02'	2970.00'

CURVE TABLE		
	CHORD LENGTH	CHORD BEARING
C-1	28.18'	N 22°20'02" W
C-2	31.38'	N 14°12'25" E
C-3	236.96'	N 55°22'02" E

178
SPENCER'S GATE
P.B. 2006, PG 258
PIN# 1880-64-0359

180
SPENCER'S GATE
P.B. 2006, PG 258
PIN# 1880-54-7162

181
SPENCER'S GATE
P.B. 2006, PG 258
PIN# 1880-53-7835

179
150,473 S.F.
3.454 AC.

N/F
KERBIE DAVIS BUNN
BETTY JONES BUNN
D.B. 1803, PG. 684
PIN# 1880-63-6773



Professional Land Surveyors
C-1525

333 S. White Street
Post Office Box 1253
Wake Forest, N.C. 27588
(919)556-3148

I DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING, (SECTION 1600) FOR CLASS A SURVEYS AND THAT THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000+. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PRIMARY CONTROL MONUMENTATION FOR THE RE-ESTABLISHMENT OF PROPERTY CORNERS IN THE ABSENCE OF GRID MONUMENTS AND OTHER SUBDIVISION PROPERTY CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.



PROFESSIONAL LAND SURVEYOR L-3835

8/7/2023

Asheville, N.C. • Cary, N.C. • Charlotte, N.C.
Greensboro, N.C. • Raleigh, N.C. • Wilmington, N.C. • Winston-Salem, N.C.

TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY, that on July 28, 2023 _____, _____ I made an accurate survey of the premises standing in
the name of _____
situated at Harris Township Franklin County North Carolina

situated at Harris Township **CITY** Franklin County **COUNTY**
briefly described as Lot 179, Spencer's Gate, DB 1687, Pg. 953

briefly described as Lot 179, Spencer's Gate, DB 1687, Pg. 953
and shown on the accompanying survey entitled: Survey for: Jeryllyn Lanham Meckler & Justin Travis Iacovetto

I made a careful inspection of said premises and of the buildings located thereof at the time of making such survey, and again on _____, _____, and at the time of such latter inspection I found _____ to be in the possession of said premises as _____ *

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, drainage, sewer, water gas or oil pipe lines across said premises:**

See Plat for Easement(s) and Buffer

2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises.

None Seen

3. Cemeteries or family burying grounds located on said premises. (Show location on plat):

None Seen

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

5. Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common or joint garages:

None Seen

6. Encroachments, or overhanging projections. (If the buildings, projections or cornices thereof, or signs affixed thereto, fences or other indications or occupancy encroach upon or overhang adjoining properties, or the like encroach upon or overhang surveyed premises, specify all such):

None Seen

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 of "beam rights." In case of country property report specifically how boundary lines are evidenced, that is, whether by fences or otherwise).

See Plat for Iron Pipes at Corners

8. Indications of building construction, alterations or repairs within recent months:

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

Existing Dwelling - Complete

9. Changes in street lines either completed or officially proposed:

(a) Are there indications of recent street or sidewalk construction or repairs?

None
(a) No

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."

Public

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 the following page.

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.

Cawthorne, Moss & Panciera, PC Professional Land Surveyors

Michael A. Moss, PLS L-3794
Jason L. Panciera, PLS L-3835
L. Jordan Parker, Jr., PLS L-4685

Telephone (919) 556-3148
Fax (919) 554-1370

333 S. White Street
PO Box 1253
Wake Forest, NC 27588

To: Jerilyn Lanham Meckler & Justin Travis Iacovetto

Re: Lot 179, Spencer's Gate, DB 1687, Pg. 953

Harris Township, Franklin County, North Carolina

Dear Sirs,

This is to certify that the subject property

☐ IS

☒ IS NOT

Located in a Special Flood Hazard Area as determined by the Department of Housing and Urban Development.

Community Panel # 3720 1880 00K (WWW.NCFLOODMAPS.COM)

Date: 04/16/2013

Jason L. Panciera L-3835

August 8, 2023

Date

