

VICINITY MAP
(NOT TO SCALE)

--N/F--
ANNA STRAWBRIDGE
D.B. 8639 P. 147

PARCEL ID # 101237
PIN # 0822-09-17-9067

LEGEND

- (EIP)—EXISTING IRON PIPE
- (ESI)—EXISTING SOLID IRON
- (ERB)—EXISTING REBAR
- (RBS)—REBAR SET
- (IPS)—IRON PIPE SET
- (MP)—MATHEMATICAL POINT
- UTILITY POLE
- ⊗ c/o (SEWER CLEAN OUT)

Hunt
LAND SURVEYING, P.C.

UNLESS SIGNED, SEALED AND DATED, THIS IS A
PRELIMINARY PLAT, NOT FOR RECORDATION, SALES
OR CONVEYANCES.

D.B. 4149 P. 946

SEWER
MANHOLE

SUNSET AVENUE

50' PUBLIC R/W

N 87°07'41" W
81.35'
TIE

N 83°56'41" W
25.54'
TIE

S 85°32'53" E
49.92'

S 85°25'23" E
49.79'
TIE

EIP S 85°26'00" E
157.23'
TIE

34.5'
TO CREEK
BANK TOP
FROM
DWELLING

4.5'
TO PROP.
LINE

HOUSE NO. 2109
1-STORY
FRAME

LOSE GRAVEL
EXTENDS 3.8'
BEYOND LOT LINE

STONE
PATIO
SOIL PARKING AREA
NOT WELL DEFINED

TOTAL AREA
0.22 Acres
9,534.21 Sq. Feet
D.B. 5968 P. 317

--N/F--
CAMILLE WARREN
D.B. 8688 P. 41

25' CITY OF DURHAM
(SANITARY SEWER WITHIN 25' STRIP)

N 03°03'35" E 175.26'

25'

4.4'
STORAGE
BUILDING

STORAGE BUILDING
EXTENDS OVER LOT LINE

SEWER
MANHOLE

N 16°30'05" E
25.25'

N 85°21'21" W
25.47'
TIE TO EIP

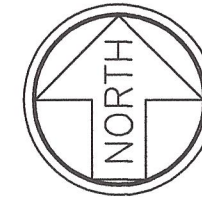
CHAIN LINK FENCE
OF ADJOINER
D.B. 4149 P. 943

WIRE FENCE
OF ADJOINER

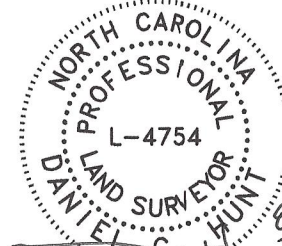
I, DANIEL C. HUNT CERTIFY THAT THIS
MAP WAS DRAWN UNDER MY SUPERVISION FROM
AN ACTUAL SURVEY MADE UNDER MY SUPERVISION
(DEED DESCRIPTION RECORDED IN BOOK 5968,
PAGE 317 OR OTHER REFERENCE SOURCE SEE REF.)
THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED
AS DRAWN FROM INFORMATION FOUND IN BOOK SEE REF.
PAGE SEE REF.; OR OTHER REFERENCE SOURCE SEE REF.
THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY
IS 1: 10,000+; AND THAT THIS PLAT MEETS THE
REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND
SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)

THIS 19 DAY OF AUGUST, 2019
PROFESSIONAL SURVEYOR Daniel C. Hunt

REGISTRATION NUMBER L-4754



ROTATION NORTH PER
D.B. 5968 P. 317

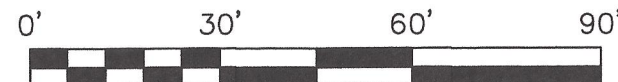


ACCORDING TO CURRENT DURHAM DEVELOPMENT TIER AND WATERSHED PROTECTION
UDO REGULATIONS CREEK HAS A 50' STREAM BUFFER
WITH 10' NO BUILD BUFFER MEASURED FROM TOP OF BANK

FLOOD PLAIN NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOODPLAIN HAZARD AREA
THIS PROPERTY LOCATED WITHIN ZONE "X UNSHADED"
THIS INFORMATION IS BASED ON THE F.E.M.A. F.I.R.M. PANEL NUMBER
PANEL 0822K, 3720082200K, DATED OCTOBER 19, 2018.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT
OF A TITLE EXAMINATION AND IS MADE SUBJECT TO ANY DOCUMENT
OF RECORD WHICH MAY AFFECT SUBJECT PROPERTY.



BAR GRAPH 1 inch = 30 ft.

HUNT LAND SURVEYING, P.C.

P.O. BOX 71465 DURHAM, N.C. 27722
TELEPHONE 919.368.0602 / FAX 866.431.3055
EMAIL-dannyhunt535@msn.com // FIRM C-3304

SURVEY FOR

LINDSAY WHITE

DURHAM COUNTY, NORTH CAROLINA

SCALE: 1"=30' DATE: 8-19-19 JN 190819



Investors Title Insurance Company

A Stock Company
P.O. Drawer 2687
Chapel Hill, North Carolina 27515-2687
(919) 968-2200 (800) 326-4842 Fax: (919) 968-2223

SURVEYOR'S REPORT FORM

To: INVESTORS TITLE INSURANCE COMPANY

THIS IS TO CERTIFY, that on August 19, 2019, I made an accurate survey of the premises standing in the name of Elizabeth Ballou situated at Durham Durham North Carolina.

CITY / TOWNSHIP COUNTY STATE
briefly described as 2109 Sunset Avenue Lot per DB 5968 P 317 (PID 101237, PIN 0822-09-17-9067) and shown on the accompanying survey entitled: Survey for Lindsay White

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey and again on August 19, 2019 and at the time of such latter inspection I found Elizabeth Ballou to be in possession of said premises as Owner (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: Property adjoins
City of Durham 25" Sanitary Sewer Line
2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises: Creek off site to West of Property
3. Cemeteries or family burying grounds located on said premises. (Show location on plat): None found
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: Overhead utilities along R/W
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 occupancy encroach upon or overhang adjoining properties, or the like encroach upon or overhang surveyed premises, specify all such): Gravel drive extends over Lot line
and Storage Building as shown on Survey
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). Marked as indicated on Survey
8. Is property improved? Yes
9. Indications of building construction, alterations or repairs within recent months:
(a) If new improvements under construction, how far have they progressed? None
10. Changes in street lines either completed or officially proposed:
(a) Are there indications of recent street or sidewalk construction or repairs? None
11. 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
12. If the surveyed premises are subject to restrictive covenants, do the improvements, use and occupancy comply with such? (If the premises are subject to restrictive covenants, have the examining attorney furnish you verbatim copy of them.) None furnished


Professional Land Surveyor (Daniel C. Hunt L-4754)

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 reverse side.