

**COTTAGES IMAGERY**



**SITE DATA**

ACRES: ± 171.88 AC TOTAL

PIN: 1753-15-2116,  
1743-95-3683,  
1743-97-1085,  
1743-98-6356,  
1743-98-9384,  
1753-07-1583,  
1743-97-6575

EXISTING ZONING: RT

PROPOSED ZONING: PUD

BASE DISTRICT: GR8

**DEVELOPMENT SUMMARY**

60' FRONT LOADED SF	155 DU (± 32%)
35' REAR LOADED SF	76 DU (± 19%)
TOWNHOMES	119 DU (± 19%)
COTTAGES	150 DU (± 30%)
<b>TOTAL</b>	<b>500 DU TOTAL</b>

<b>PARKING (REQUIRED)</b>	<b>MIN. SPACES</b>
• SINGLE FAMILY	462
• TOWNHOMES	238
• COTTAGES	300
• COMMERCIAL	51
• EV	8
• BICYCLE	15

<b>OPEN SPACE (REQUIRED)</b>	<b>17.68 AC TOTAL</b>
• SINGLE FAMILY	9.65 AC
• TOWNHOMES	3.55 AC
• COTTAGES	4.48 AC

**COTTAGE FENCE OPTIONS**



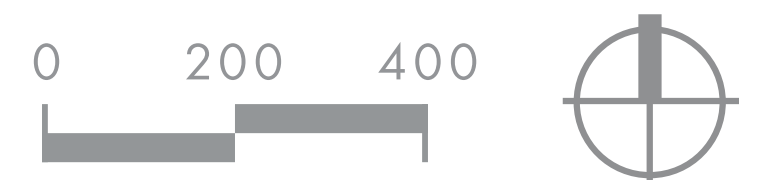
**NOTES**

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
2. THIS EXHIBIT WAS PREPARED USING AVAILABLE RECORD INFORMATION, ALTA SURVEY, GIS MAPS, RECORD PLANS, AERIAL IMAGERY, AND LAND RECORDS.
3. THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY LOCAL AND STATE PLANNING AND ENGINEERING REVIEW AGENCIES.
4. THE WORK OF THIS PRODUCT IS THE PROPERTY OF URBAN DESIGN PARTNERS, PLLC. NO USE OR REPRODUCTION OF THIS PLAN IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM URBAN DESIGN PARTNERS, PLLC.



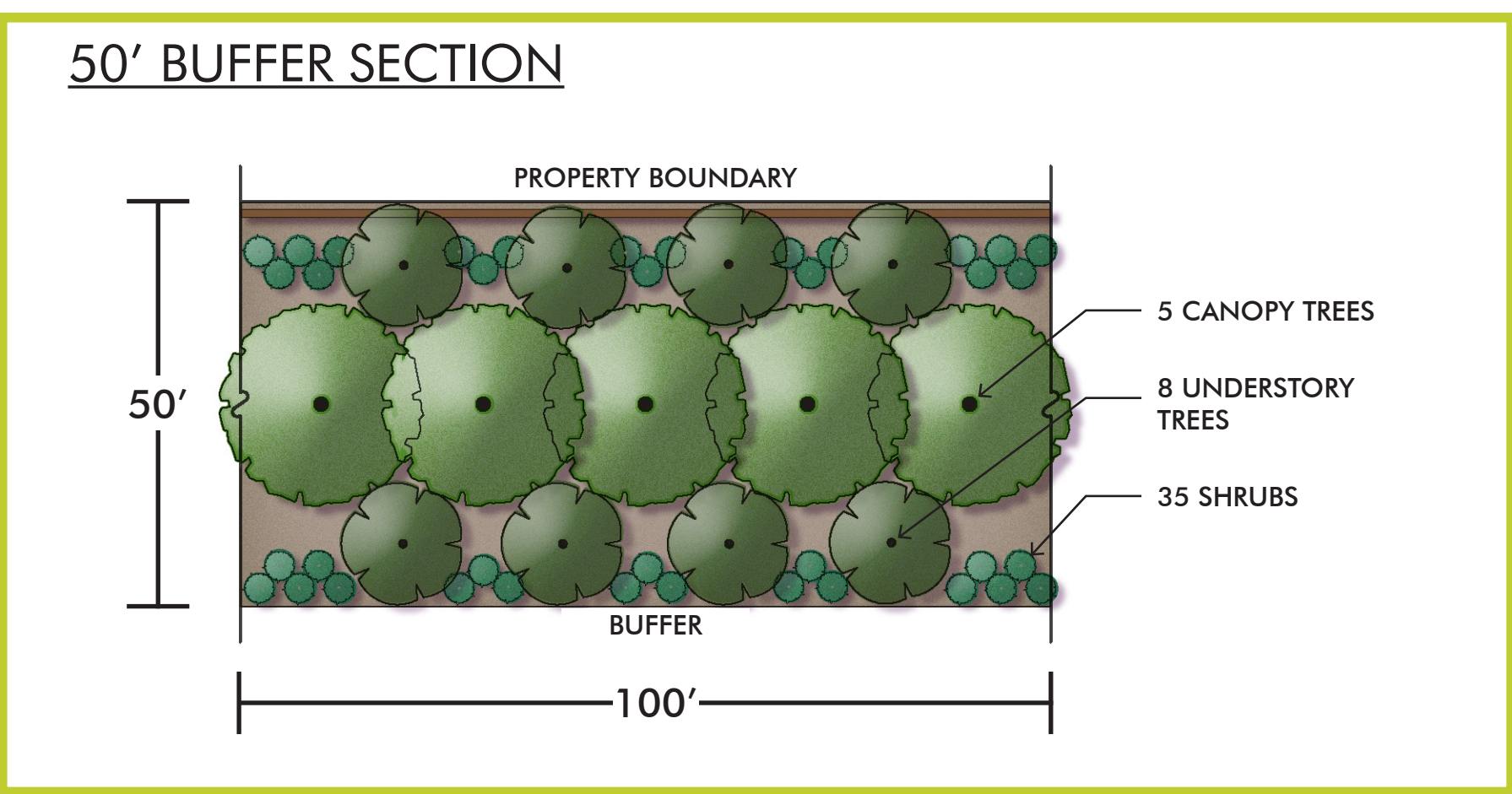
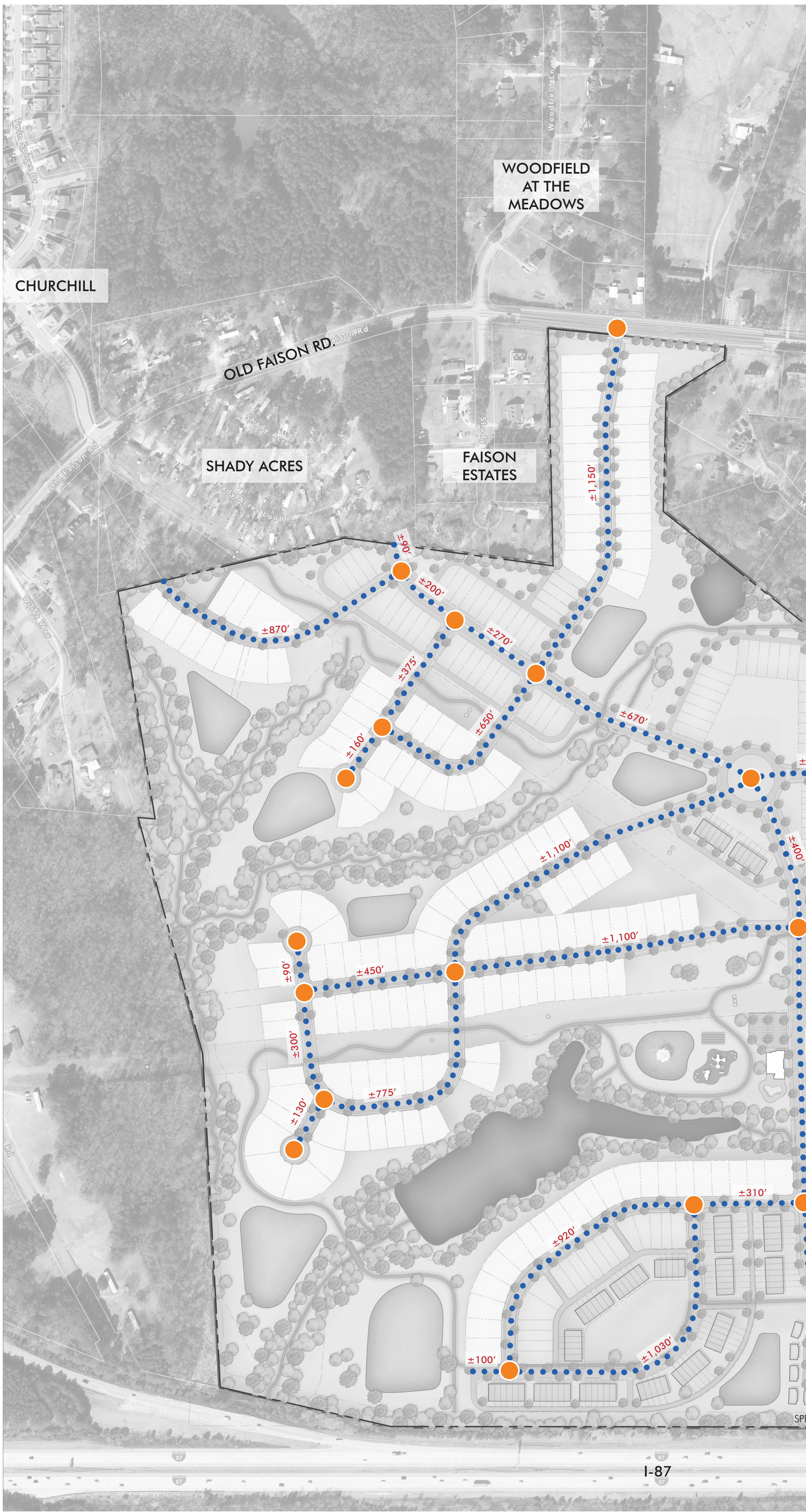
**LYNDON OAKS | SKETCH PLAN**

KNIGHTDALE, NC



JUNE 2, 2023

22-RDU-083

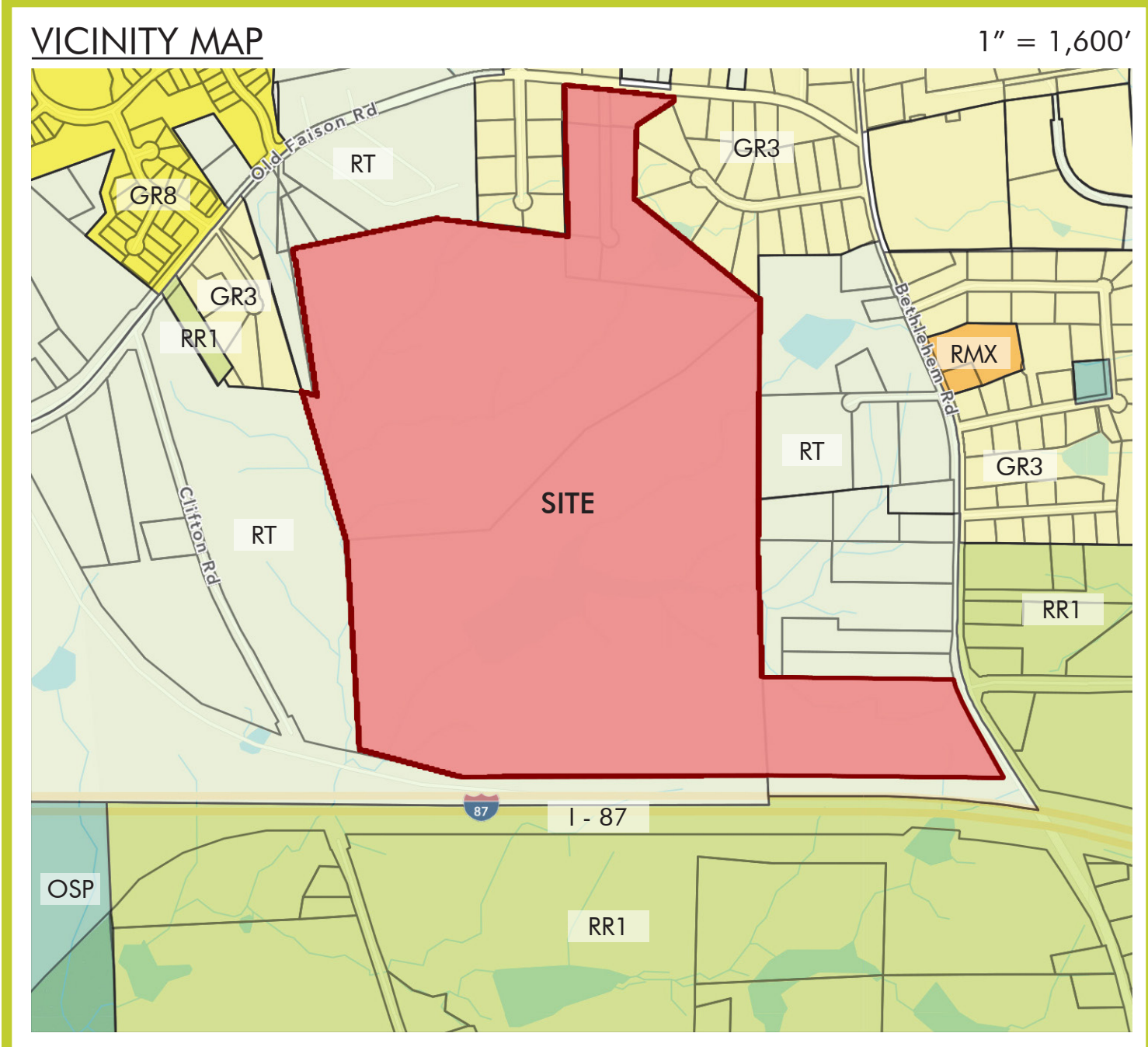


### OVERALL TREE CANOPY CALCULATION

A TREE COVER AREA EQUAL TO THE PERIMETER OF THE DEVELOPMENT IN FEET MULTIPLIED BY 20 SHALL BE MAINTAINED ON-SITE UP TO A MAXIMUM TREE COVER AREA CONSISTING OF 10% OF THE ENTIRE SITE.

REQUIRED: 171.8 AC x 10% = 17.2 AC TREE COVER AREA REQUIRED

PROVIDED: ± 17.4 AC TREE COVER AREA PROVIDED IN STREAM BUFFERS



### CONNECTIVITY INDEX

●●●● LINKS: 24

● NODES: 17

$\frac{24 \text{ LINKS}}{17 \text{ NODES}} = 1.4$

- ### NOTES
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  2. THIS EXHIBIT WAS PREPARED USING AVAILABLE RECORD INFORMATION, ALTA SURVEY, GIS MAPS, RECORD PLANS, AERIAL IMAGERY, AND LAND RECORDS.
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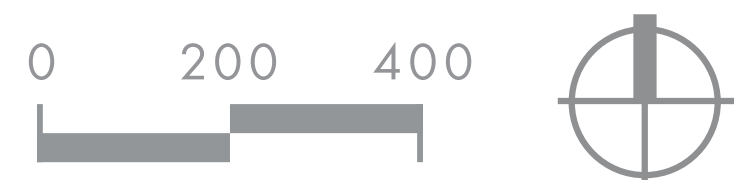
### WATER ALLOCATION POINTS

MAJOR SUBDIVISION	
Major Subdivision Base Points	15 pts.
Conservation of Natural Habitat ±3 acres	3 pts.
Construct a Fountain within the BMP	4 pts.
House & Townhouse	15 pts.
Outdoor Display of Public Art	4 pts.
Construct of more than 3000 lbf of 6' wide path	3 pts.
Resort Style Pool	2 pts.
Deck/Patio - More than 2000 sf	2 pts.
Clubhouse No Meeting Space, bathroom and changing rooms only	3 pts.
IPEMA Certified Playground Equipment	4 pts.
Lighted Field of Play for Nighttime Use	3 pts.
<b>Total Min. Required</b>	<b>50 pts.</b>



# LYNDON OAKS | CONNECTIVITY INDEX

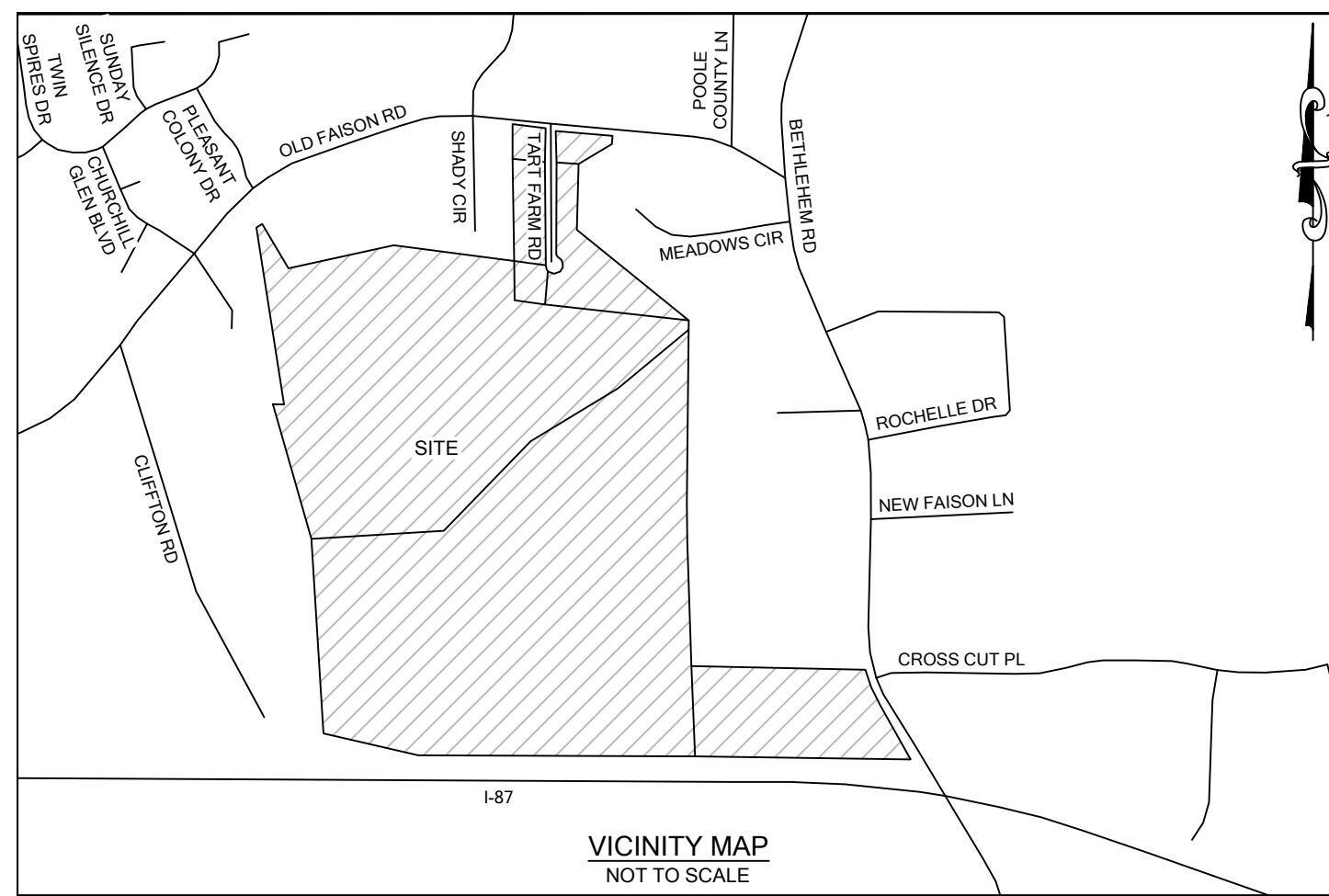
KNIGHTDALE, NC



JUNE 2, 2023

22-RDU-083

150 Fayetteville St. Suite 1310 Raleigh, NC 27601 | urbandesignpartners.com | 919.275.5002



**LEGEND**

●	EXISTING BOUNDARY CORNER FOUND
○	BOUNDARY CORNER SET (3/4" IPS UNLESS OTHERWISE NOTED)
○	COMPUTED POINT
■	CONCRETE MONUMENT FOUND
□	CLEAN CUT
⊠	TRANSFORMER / ELECTRIC BOX
⊙	LIGHT POLE
⊕	UTILITY POLE
⊖	WATER METER
⊗	FIRE HYDRANT
⊘	UTILITY VALVE
⊙	TELEPHONE PEDESTAL
⊙	CABLE PEDESTAL
⊙	CATCH BASIN
⊙	DROP INLET
⊙	UTILITY MANHOLE
⊙	UTILITY HAND HOLE
⊙	AIR CONDITIONING UNIT
⊙	WELL
⊙	SIGN
—	UNDERGROUND FIBER
—	UNDERGROUND TELEPHONE
—	UNDERGROUND GAS
—	UNDERGROUND ELECTRIC
—	STORM DRAIN
—	OVERHEAD UTILITY
—	GUY WIRE
—	BURIED UTILITY MARKER
—	EXISTING IRON PIPE
—	EXISTING IRON REBAR
—	IRON PIPE SET
—	PK NAIL SET
—	PK NAIL FOUND
—	SANITARY SEWER MANHOLE
N	NORTH
S	SOUTH
W	WEST
NE	NORTHEAST
SE	SOUTHEAST
SW	SOUTHWEST
NW	NORTHWEST
DB	DEED BOOK
PG	PAGE
BM	BOOK OF MAPS
RW	RIGHT OF WAY
POB	POINT OF BEGINNING
(T)	TOTAL
(-)	TIE (INDICATES TWO PARTS OF THE SAME PARCEL)

**NOTES**

1. THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 3720174300K, DATED 07/19/2022.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD 83/NSRS 2011/SPC UNLESS OTHERWISE SHOWN.
3. SITE ZONED "RT" AND "GR3" FOR THE TOWN OF KNIGHTDALE PER WAKE COUNTY GIS.
4. AREAS COMPUTED BY COORDINATE METHOD.
5. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
6. THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
7. NO CEMETERIES OR GRAVES WERE OBSERVED AS A RESULT OF THIS SURVEY.
8. WETLANDS SHOWN PER FLAGGING SET BY SAGE ECOLOGICAL SERVICES AND DRAFT WETLAND SKETCH MAP DATED OCTOBER 20, 2022.

TO: DHI TITLE OF NORTH CAROLINA, AND D. R. HORTON, INC., A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSRS, AND INCLUDES ITEMS OF TABLE A THEREOF (NONE SELECTED). THE FIELDWORK WAS COMPLETED ON OCTOBER 3RD, 2022.

**PRELIMINARY**

STEVEN P. CARSON, PLS. DATE \_\_\_\_\_  
NC LICENSE NO. 4752

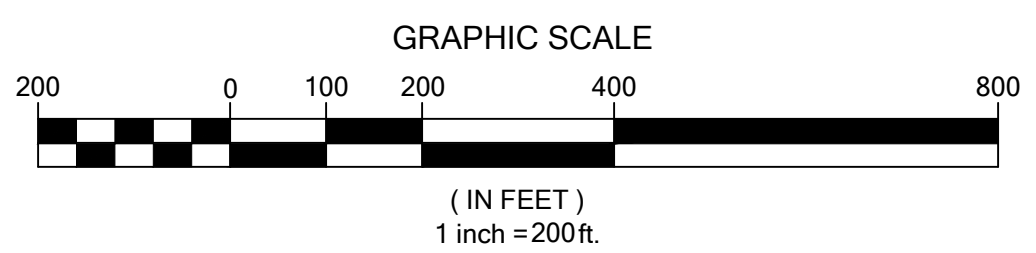
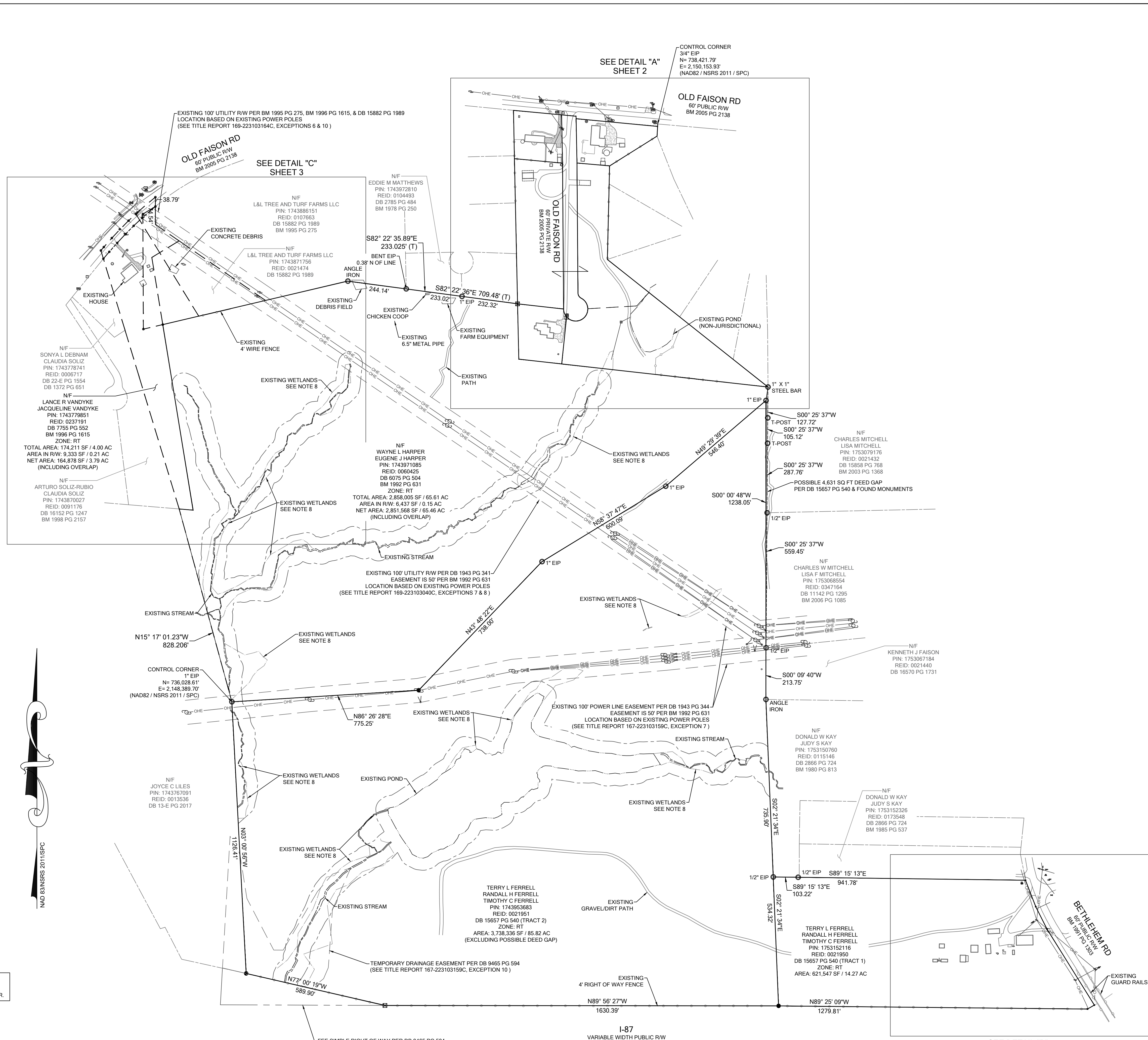
I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCES AS SHOWN IN TITLE BLOCK), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HERE ON, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 +, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2022.

I, FURTHER THAT IN ACCORDANCE WITH G.S. 47-30-F-11-C-1, I CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

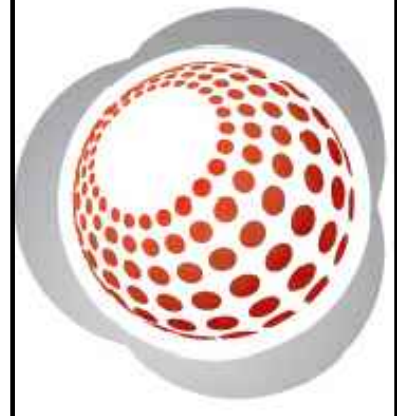
**PRELIMINARY**

STEVEN P. CARSON, PLS. DATE \_\_\_\_\_  
NC LICENSE NO. 4752

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.



**BATEMAN CIVIL SURVEY COMPANY**  
ENGINEERS • SURVEYORS • PLANNERS  
2524 RELIANCE AVENUE, APEX, NC 27539  
PHONE: (919) 577-1080 FAX: (919) 577-1081  
INFO@BATEMANCIVILSURVEY.COM  
NCBELS FIRM# C-2378



**ALTANSPS/LAND TITLE SURVEY**  
**EXCLUSIVELY FOR: DR HORTON**

PROPERTY PINS: 1753152116, 1743953683, 1743971085, 1743983536, 1743983934, 1753071953, 1743978575 & 1743779851  
AS RECORDED IN: DB 15657 PG 540, DB 2253 PG 285, DB 15474 PG 755, BM 2000, PG 1887, DB 9018 PG 621, DB 8075 PG 504 & DB 7755 PG 552  
ST MATTHEWS TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

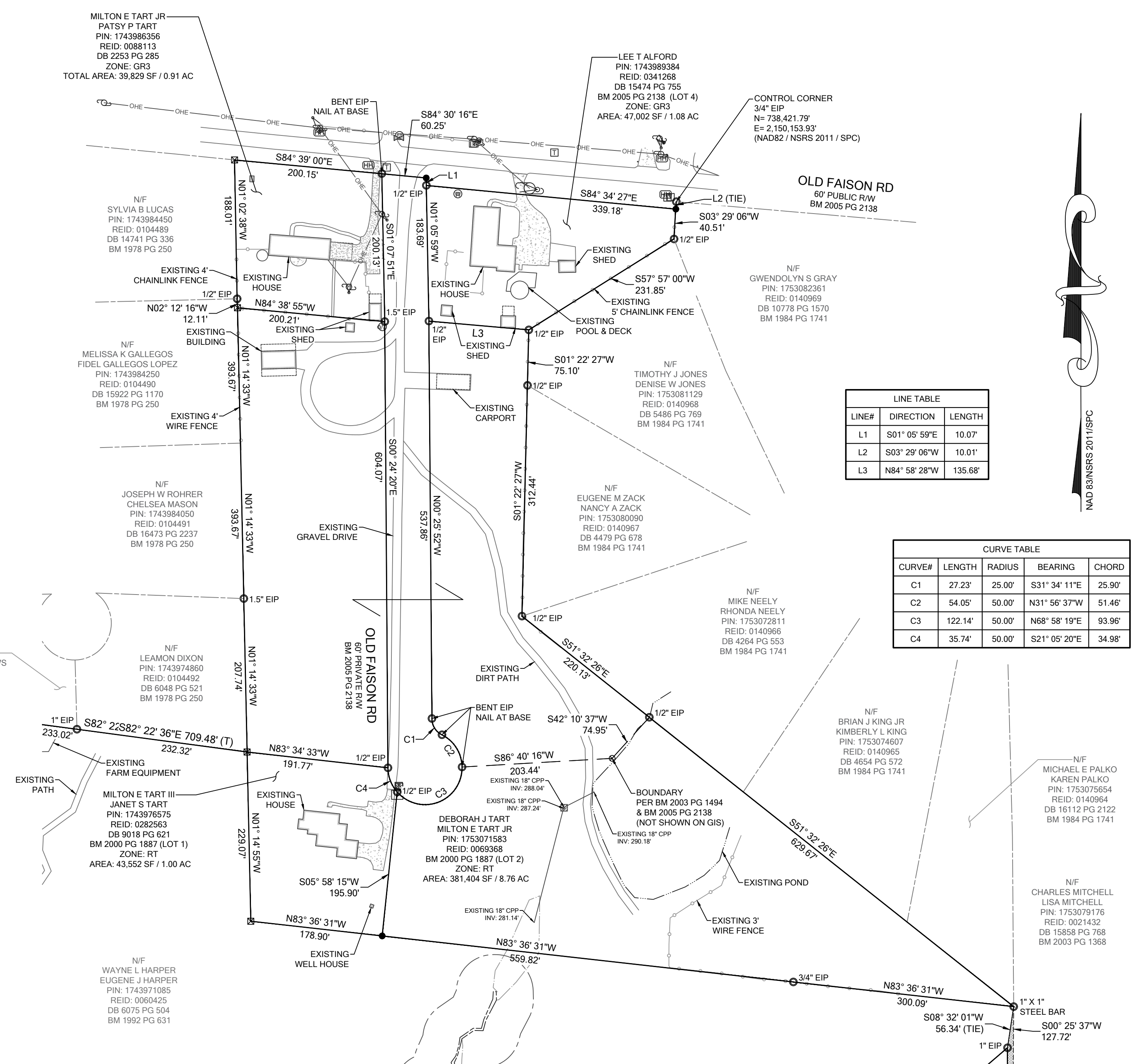
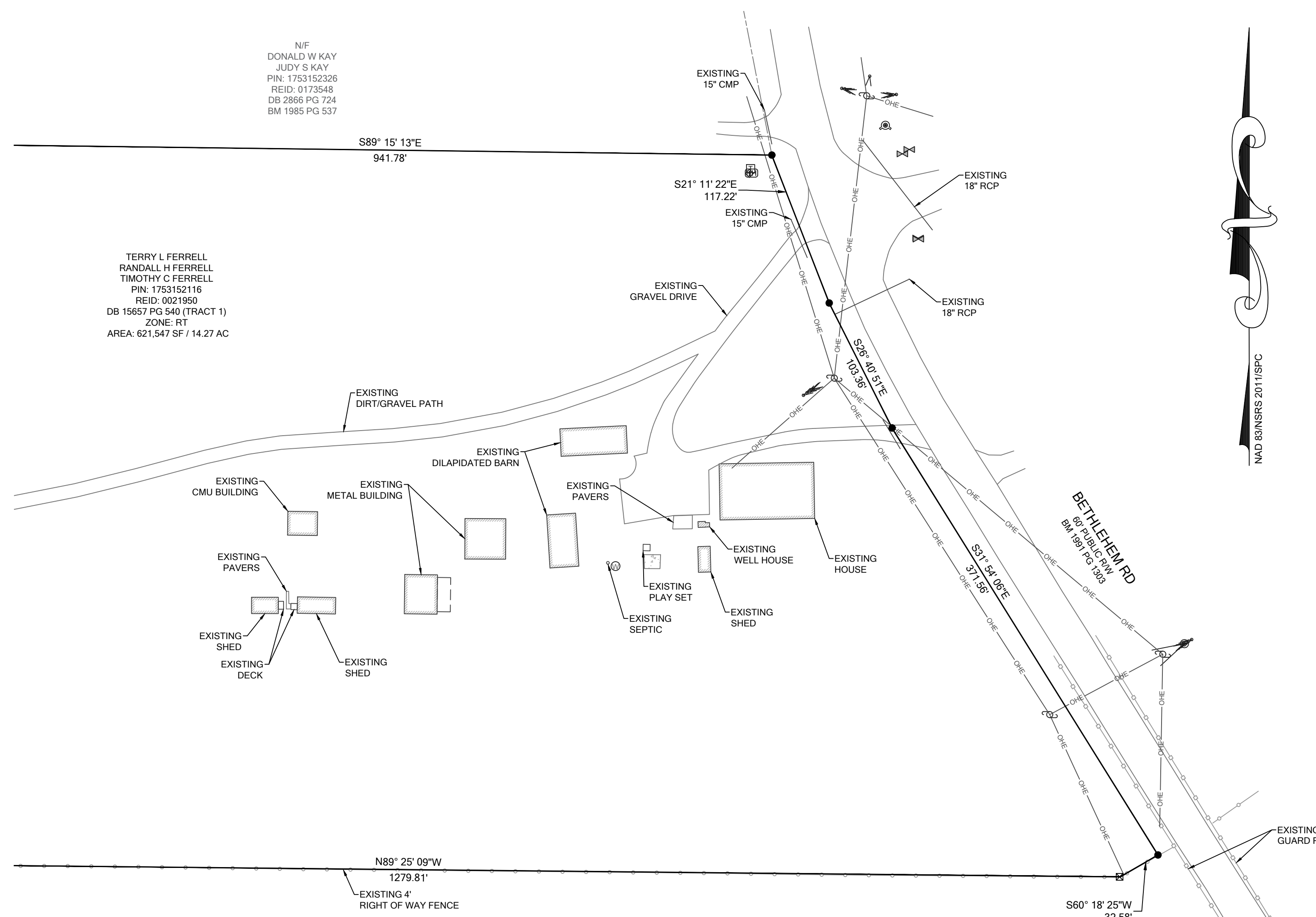
REVISIONS	
1.	
2.	
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5.	

DESIGNED BY: N/A
DRAWN BY: ELS
CHECKED BY: SPC
SCALE: 1" = 200'
DATE: 1/27/2023
JOB NUMBER: 220655
<b>SHEET 1 OF 4</b>

**LEGEND**

○	EXISTING BOUNDARY CORNER FOUND
●	BOUNDARY CORNER SET (3/4" IPS UNLESS OTHERWISE NOTED)
⊙	COMPUTED POINT
⊠	CONCRETE MONUMENT FOUND
□	CLEAN OUT
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⊕	LIGHT POLE
⊖	UTILITY POLE
⊗	WATER METER
⊘	FIRE HYDRANT
⊙	UTILITY VALVE
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⊝	DROP INLET
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⊣	SIGN
— F —	UNDERGROUND FIBER
— T —	UNDERGROUND TELEPHONE
— G —	UNDERGROUND GAS
— E —	UNDERGROUND ELECTRIC
— SD —	STORM DRAIN
— OHE —	OVERHEAD UTILITY
— GUY WIRE —	GUY WIRE
⊙	BURIED UTILITY MARKER
⊙	EXISTING IRON PIPE
⊙	EXISTING IRON REBAR
⊙	IRON PIPE SET
⊙	PK NAIL SET
⊙	PK NAIL FOUND
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N	NORTH
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S	SOUTH
W	WEST
NE	NORTHEAST
SE	SOUTHEAST
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R/W	RIGHT OF WAY
POB	POINT OF BEGINNING
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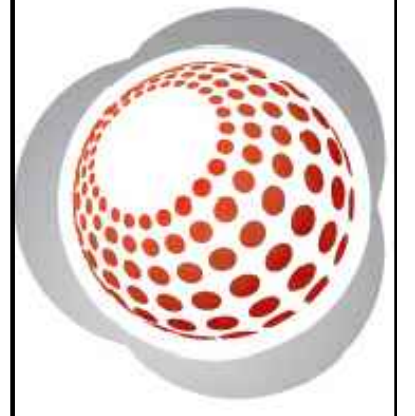
**LINE TABLE**

LINE#	DIRECTION	LENGTH
L1	S01° 05' 59"E	10.07'
L2	S03° 29' 06"W	10.01'
L3	N84° 58' 28"W	135.68'

**CURVE TABLE**

CURVE#	LENGTH	RADIUS	BEARING	CHORD
C1	27.23'	25.00'	S31° 34' 11"E	25.90'
C2	54.05'	50.00'	N31° 56' 37"W	51.48'
C3	122.14'	50.00'	N68° 58' 19"E	93.96'
C4	35.74'	50.00'	S21° 05' 20"E	34.98'

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NCBELS FIRM# C-2378



**ALTANSPS/LAND TITLE SURVEY**  
**EXCLUSIVELY FOR: DR HORTON**  
PROPERTY PINS: 1753152116, 1743953683, 1743971085, 1743986356, 1743989384, 1753071963, 1743978575 & 1743779851  
AS RECORDED IN: DB 15657 PG 540, DB 2253 PG 285, DB 15474 PG 755, BM 2000, PG 1887, DB 9018 PG 621, DB 8075 PG 904 & DB 7755 PG 552  
ST MATTHEW'S TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

**REVISIONS**

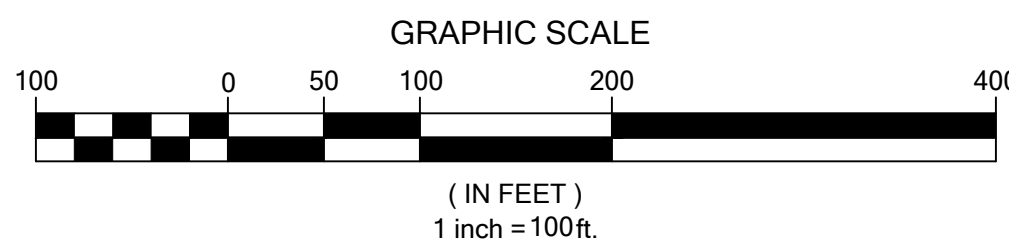
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DESIGNED BY: N/A  
DRAWN BY: ELS  
CHECKED BY: SPC  
SCALE: VARIES  
DATE: 1/27/2023  
JOB NUMBER: 220655

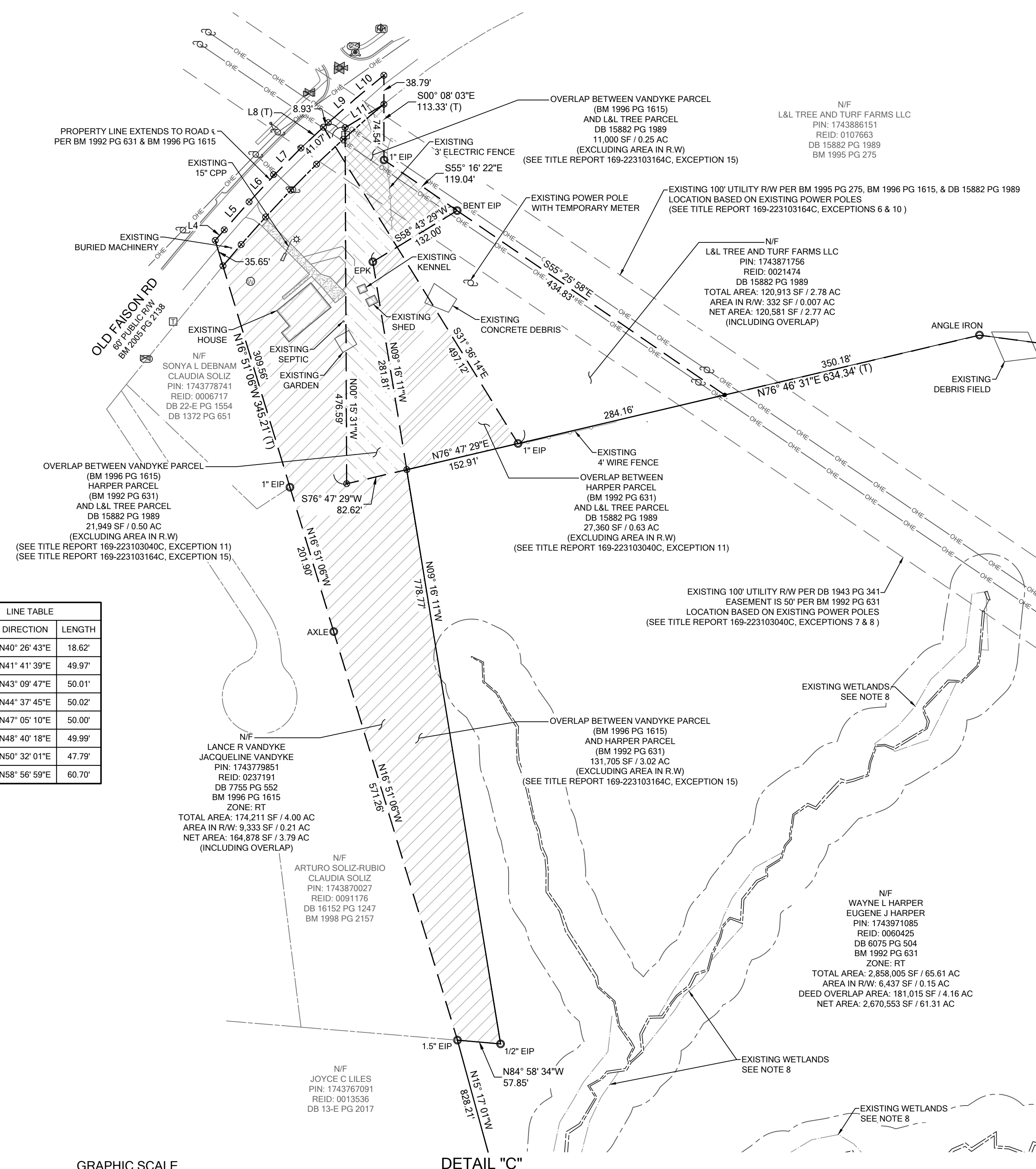
**SHEET 2 OF 4**

NAD 83/NRS 2011/SPC

LINE#	DIRECTION	LENGTH
L4	N40° 26' 43"E	18.62'
L5	N41° 41' 39"E	49.97'
L6	N43° 09' 47"E	50.01'
L7	N44° 37' 45"E	50.02'
L8	N47° 05' 10"E	50.00'
L9	N48° 40' 18"E	49.99'
L10	N50° 32' 01"E	47.79'
L11	N58° 56' 59"E	60.70'



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DETAIL "C"

**LEGEND**

- EXISTING BOUNDARY CORNER FOUND
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- ⊙ COMPUTED POINT
- ⊗ CONCRETE MONUMENT FOUND
- CLEAN OUT
- ⊠ TRANSFORMER / ELECTRIC BOX
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- G GAS
- E UNDERGROUND ELECTRIC
- SD STORM DRAIN
- O OVERHEAD UTILITY
- ⊙ GUY WIRE
- ⊙ BURIED UTILITY MARKER
- ⊙ EXISTING IRON PIPE
- ⊙ EXISTING IRON REBAR
- ⊙ IRON PIPE SET
- ⊙ PK NAIL SET
- ⊙ PK NAIL FOUND
- ⊙ SANITARY SEWER MANHOLE
- N NORTH
- E EAST
- S SOUTH
- W WEST
- NE NORTHEAST
- SE SOUTHEAST
- SW SOUTHWEST
- NW NORTHWEST
- DB DEED BOOK
- PG PAGE
- BM BOOK OF MAPS
- R/W RIGHT OF WAY
- POB POINT OF BEGINNING
- T TOTAL
- TIE (INDICATES TWO PARTS OF THE SAME PARCEL)

SURVEY COMMENTS  
SURVEY MADE BY BATEMAN CIVIL SURVEY COMPANY  
DATED 12/12/2022, JOB NO. 220655

SCHEDULE A

ISSUING OFFICE: DHI TITLE OF NORTH CAROLINA, 12276 SAN JOSE BLVD, SUITE 739, JACKSONVILLE, FL 32223  
COMMITMENT NO.: 167-223103159C  
PROPERTY ADDRESS: LOT ACQUISITION FERRELL; MASTER, N/A, NC 00000

- COMMITMENT DATE: NOVEMBER 8, 2022 AT 09:00 AM
- POLICY TO BE ISSUED:  
(A) ALTA OWNER'S POLICY (06-16-07)  
PROPOSED INSURED: D.R. HORTON, INC., A DELAWARE CORPORATION  
PROPOSED POLICY AMOUNT: \$10,000.00
- THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS:  
FEE SIMPLE
- THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN:  
TIMOTHY CLARENCE FERRELL, RANDALL HUTCHINS FERRELL, AND TERRY LANCE FERRELL AND CHERYL ANNE FERRELL, TRUSTEES OF THE TERRY LANCE FERRELL AND CHERYL ANN FERRELL FAMILY TRUST DATED JULY 26, 2018
- THE LAND IS DESCRIBED AS FOLLOWS:  
LYING AND BEING IN WAKE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FIRST TRACT:  
LOCATED ON THE WEST SIDE OF PAVED ROAD NO. 2049 AND BEGINNING AT POINT IN CENTER OF SAID ROAD BEING THE SOUTHEAST CORNER OF TRACT NO. 2 ON MAP HEREAFTER REFERRED TO, AND RUNS THENCE SOUTH 29 DEG. 00 MIN. EAST 632 FEET TO CORNER IN SAID ROAD; THENCE NORTH 85 DEG. 33 MIN. WEST 1350 FEET TO CORNER; THENCE NORTH 00 DEG. 48 MIN. EAST 551 FEET TO THE SOUTHWEST CORNER OF THE NORTH PORTION OF TRACT NO. L; THENCE A DIVIDING LINE BETWEEN THE NORTH AND SOUTH PORTIONS OF TRACT NO. L, SOUTH 85 DEG. 33 MIN. EAST 1045 FEET TO THE POINT OF BEGINNING, AND BEING THE SOUTH PORTION OF TRACT NO. L OF THE PROPERTY OF THE J. J. FERRELL HEIRS AS SHOWN ON MAP PREPARED BY SMITH AND SMITH, APEX, N. C. FROM DEEDS NOTED ON SAID MAP. CONTAINS 1 1/4 ACRES MORE OR LESS.

SECOND TRACT:  
BOUNDED ON THE NORTH BY A ROAD; ON THE EAST BY THE FAISON AND FERRELL LAND; ON THE SOUTH BY A. C. SPARKS AND ON THE WEST BY A BRANCH, AND DESCRIBED AS FOLLOWS: BEGINNING AT A FENCE POST, CORNER BETWEEN J. J. FERRELL AND A. C. SPARKS, AND RUNS THENCE NORTH 86 DEG. WEST 231 FEET TO A BRANCH, SAID POINT BEING WITNESSED BY A STAKE AND POINTERS; THENCE ALONG SAID BRANCH IN A NORTHERLY DIRECTION 1100 FEET TO A ROAD; THENCE ALONG SAID ROAD THE FOLLOWING COURSES AND DISTANCES, N. 88 DEG. 30 MIN. EAST 770 FEET; N. 48 DEG. 10 MIN. E. 758 FEET; N. 63 DEG. E. 600 FEET; N. 53 DEG. 50 MIN. E. 546.3 FEET TO A STAKE IN FAISON'S LINE ON SOUTH SIDE OF SAID ROAD; THENCE ALONG FAISON'S LINE S. 4 DEG. 40 MIN. W. 1238.7 FEET TO A STAKE; A CORNER BETWEEN THE FAISON AND FERRELL LANDS; THENCE ALONG THE FERRELL LINE S. 1 DEG. 45 MIN. W. 1295 FEET TO THE BEGINNING, CONTAINING 82 ACRES MORE OR LESS ACCORDING TO A SURVEY AND MAP MADE BY PITTMAN STELL, C.S. DATED DEC. 14, 1944, AND BEING THE NORTHERN END OF TRACT NO. 13 OF "THE OAKS FARM", SEE SURVEY AND MAP MADE G. SAM RODE, C.E. DATED NOVEMBER 1944.

LESS AND EXCEPT THAT PROPERTY DESCRIBED IN THE CONSENT JUDGMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OF RECORD IN BOOK 9465, PAGE 594, WAKE COUNTY REGISTRY.

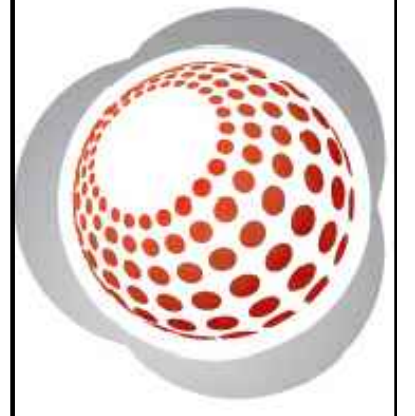
COMMITMENT NO.: 167-223103159C SCHEDULE B, PART II EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I, REQUIREMENTS ARE MET.  
(NO MATTER OF SURVEY)
- TAXES AND ASSESSMENTS FOR THE YEAR 2023, A LIEN NOW DUE AND PAYABLE AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.  
(NO MATTER OF SURVEY)
- TITLE TO ANY AREAS WITHIN STREET, HIGHWAY OR RAILROAD RIGHTS OF WAY, IF ANY.  
(NO MATTER OF SURVEY)
- THE CREATION OR LOSS OF LAND BY NATURAL OR ARTIFICIAL CHANGES ALONG WATER FORMING PART OF THE BOUNDARY OF THE LAND; AND/OR TITLE TO LAND LYING BELOW THE HIGHER OF THE MEAN HIGH WATER MARK AND/OR THE NORMAL BOUNDS OF ANY BODY OF WATER; AND/OR RIPARIAN RIGHTS INCIDENT TO ANY BRANCHES, CREEKS, STREAMS, LAKES OR OTHER WATERS COURSING OR ABUTTING THE LAND.  
(NO MATTER OF SURVEY)
- ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREGGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGH WATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.  
(AS SHOWN HEREON)
- ALL DEFERRED TAXES  
(NO MATTER OF SURVEY)
- EASEMENTS TO CAROLINA POWER & LIGHT RECORDED IN BOOK 1828, PAGE 340; BOOK 1943, PAGE 344; AND BOOK 4023, PAGE 701, WAKE COUNTY REGISTRY.  
(AS SHOWN HEREON)
- MEMORANDUM OF CONTRACT DATED JULY 14, 2022, RECORDED IN BOOK 19098, PAGE 869, WAKE COUNTY REGISTRY.  
(NO MATTER OF SURVEY)
- THE CORRECTNESS OF THE SQUARE FOOTAGE/ACREAGE COMPUTATION CONTAINED IN THE DESCRIPTION OF THE LAND IS NOT INSURED.  
(NO MATTER OF SURVEY)
- CONSENT JUDGMENT IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION FOR 1.193 ACRES, WAKE COUNTY CIVIL ACTION 01-CVS-3306, RECORDED IN BOOK 9465, PAGE 594, WAKE COUNTY REGISTRY.  
(AS SHOWN HEREON)
- UTILITY EASEMENTS AFFECTING THE LAND.  
(NO DOCUMENTS CITED)
- ACCESS TO SECOND TRACT THE LAND IS AVAILABLE ONLY BY MEANS OF ACCESS OVER FIRST TRACT, AND IS CONDITIONED UPON OWNERSHIP OF SAID ADJOINING PARCEL BY THE INSURED.  
(NO MATTER OF SURVEY)
- ACCESS BY WAY OF INTERSTATE 87, A CONTROLLED ACCESS HIGHWAY, IS NOT INSURED.  
(NO MATTER OF SURVEY)
- NO CLOSING SERVICES INSURANCE: AS TO THE TRANSACTION FOR WHICH THIS COMMITMENT IS ISSUED, THE COMPANY DOES NOT AFFORD INSURED CLOSING PROTECTION/CLOSING SERVICES INSURANCE ABSENT REVISION OF THIS COMMITMENT TO INCLUDE A STATEMENT THAT COVERAGE IS AFFORDED TO THOSE PARTIES IDENTIFIED IN A SEPARATE CLOSING PROTECTION LETTER ISSUED SIMULTANEOUSLY WITH REVISION OF THE COMMITMENT. ANY CLOSING PROTECTION COVERAGE OR LETTER WHICH HERETOFORE MAY HAVE BEEN ISSUED IS HEREBY RESCINDED AND SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION. ANY CLOSING PROTECTION LETTER SUBSEQUENTLY ISSUED SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION ABSENT THE ACCOMPANYING REQUISITE REVISION OF THIS COMMITMENT.  
(NO MATTER OF SURVEY)

**BATEMAN CIVIL SURVEY COMPANY**  
ENGINEERS • SURVEYORS • PLANNERS  
2524 RELIANCE AVENUE, APEX, NC 27539  
PHONE: (919) 577-1080 FAX: (919) 577-1081  
INFO@BATEMANCIVILSURVEY.COM  
NCBELS FIRM# C-2378



**ALTANSPS/LAND TITLE SURVEY**  
EXCLUSIVELY FOR: DR HORTON  
PROPERTY PINS: 1753152116; 1743953683; 1743971085; 1743986356; 1743989394;  
1753071953; 1743978575 & 1743779851  
AS RECORDED IN: DB 16567 PG 540, DB 2253 PG 285, DB 15474 PG 755, BM 2000,  
PG 1887, DB 9018 PG 621, DB 8075 PG 604 & DB 7755 PG 552  
ST MATTHEW'S TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

REVISIONS
1.
2.
3.
4.
5.

DESIGNED BY: N/A  
DRAWN BY: ELS  
CHECKED BY: SPC  
SCALE: 1" = 100'  
DATE: 1/27/2023  
JOB NUMBER: 220655

SHEET 3 OF 4

SURVEY COMMENTS  
SURVEY MADE BY BATEMAN CIVIL SURVEY COMPANY  
DATED 12/12/2022, JOB NO. 220655

SCHEDULE A

ISSUING OFFICE: DHI TITLE OF NORTH CAROLINA, 12276 SAN JOSE BLVD, SUITE 739, JACKSONVILLE, FL 32223  
COMMITMENT NO.: 169-22310304C  
PROPERTY ADDRESS: LOT ACQUISITION TRACT 12, N/A, NC 00000

1. COMMITMENT DATE: OCTOBER 28, 2022 AT 12:00 AM

2. POLICY TO BE ISSUED:  
(A) ALTA OWNER'S POLICY (06-16-07)  
PROPOSED INSURED: D.R. HORTON, INC., A DELAWARE CORPORATION  
PROPOSED POLICY AMOUNT: \$10,000.00

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS:  
FEE SIMPLE

4. THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN:  
WAYNE L. HARPER AND EUGENE J. HARPER

5. THE LAND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, CONTAINING 61.35 ACRES MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN ON THAT CERTAIN PLAT OF SURVEY TITLED, "SURVEY OF TRACT #12 OF THE OAKS FARM IN THE D.J. ROBERTSON ESTATE", BY TALLEY AND ASSOCIATES, WHICH PLAT IS RECORDED IN BOOK OF MAPS 1992, PAGE 631, WAKE COUNTY REGISTRY, AND IS BY REFERENCE, INCORPORATED HEREIN AS A PART OF THIS DESCRIPTION.

COMMITMENT NO.: 169-22310304C

SCHEDULE B, PART II  
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.  
(NO MATTER OF SURVEY)

2. TAXES AND ASSESSMENTS FOR THE YEAR 2023, A LIEN NOW DUE AND PAYABLE AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.  
(NO MATTER OF SURVEY)

3. TITLE TO ANY AREAS WITHIN STREET, HIGHWAY OR RAILROAD RIGHTS OF WAY, IF ANY.  
(NO MATTER OF SURVEY)

4. THE CREATION OR LOSS OF LAND BY NATURAL OR ARTIFICIAL CHANGES ALONG WATER FORMING PART OF THE BOUNDARY OF THE LAND, AND/OR TITLE TO LAND LYING BELOW THE HIGHER OF THE MEAN HIGH WATER MARK AND/OR THE NORMAL BOUNDS OF ANY BODY OF WATER, AND/OR RIPARIAN RIGHTS INCIDENT TO ANY BRANCHES, CREEKS, STREAMS, LAKES OR OTHER WATERS COURSING OR ABUTTING THE LAND.  
(NO MATTER OF SURVEY)

5. ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCRoACHMENT, ENCUMBRANCE, VIOLATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.  
(AS SHOWN HEREON)

6. ALL DEFERRED TAXES.  
(NO MATTER OF SURVEY)

7. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCRoACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS 1992, AT PAGE 631 AND MATTERS SHOWN THEREON.  
(AS SHOWN HEREON)

8. RIGHT OF WAY TO CAROLINA POWER AND LIGHT OF RECORD IN BOOK 1943, PAGE 341, BOOK 4945, PAGE 929, WAKE COUNTY REGISTRY.  
(AS SHOWN HEREON)

9. RIGHT OF WAY TO THE NC STATE HIGHWAY COMMISSION OF RECORD IN BOOK 1445, PAGE 577, WAKE COUNTY REGISTRY.  
(NO PLOTTABLE DESCRIPTION FOUND)

10. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCRoACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS 1996, AT PAGE 1615 AND MATTERS SHOWN THEREON.  
(AS SHOWN HEREON)

11. SUBJECT TO THE CLAIMS OF L&L TREE AND TURF FARMS, LLC BASED UPON THE DEED INTO L&L TREE AND TURF FARMS, LLC IN BOOK 15882, PAGE 1989 (TRACT 3).  
(AS SHOWN HEREON)

12. THE CORRECTNESS OF THE SQUARE FOOTAGE/ACREAGE COMPUTATION CONTAINED IN THE DESCRIPTION OF THE LAND IS NOT INSURED.  
(NO MATTER OF SURVEY)

13. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCRoACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS \_\_\_\_\_, AT PAGE \_\_\_\_\_ AND MATTERS SHOWN THEREON.  
(NO DOCUMENT CITED)

14. NO CLOSING SERVICES INSURANCE: AS TO THE TRANSACTION FOR WHICH THIS COMMITMENT IS ISSUED, THE COMPANY DOES NOT AFFORD INSURED CLOSING PROTECTION/CLOSING SERVICES INSURANCE ABSENT REVISION OF THIS COMMITMENT TO INCLUDE A STATEMENT THAT COVERAGE IS AFFORDED TO THOSE PARTIES IDENTIFIED IN A SEPARATE CLOSING PROTECTION LETTER ISSUED SIMULTANEOUSLY WITH REVISION OF THE COMMITMENT. ANY CLOSING PROTECTION COVERAGE OR LETTER WHICH HERETOFORE MAY HAVE BEEN ISSUED IS HEREBY RESCINDED AND SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION. ANY CLOSING PROTECTION LETTER SUBSEQUENTLY ISSUED SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION ABSENT THE ACCOMPANYING REQUISITE REVISION OF THIS COMMITMENT.  
(NO MATTER OF SURVEY)

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

SURVEY COMMENTS  
SURVEY MADE BY BATEMAN CIVIL SURVEY COMPANY  
DATED 12/12/2022, JOB NO. 220655

SCHEDULE A

ISSUING OFFICE: DHI TITLE OF NORTH CAROLINA, 12276 SAN JOSE BLVD, SUITE 739, JACKSONVILLE, FL 32223  
COMMITMENT NO.: 167-223103038C  
PROPERTY ADDRESS: FOUR TRACTS IN WAKE COUNTY TO BE KNOWN AS TART, N/A, NC 00000

1. COMMITMENT DATE: OCTOBER 27, 2022 AT 12:00 AM

2. POLICY TO BE ISSUED:  
(A) ALTA OWNER'S POLICY (06-16-07)  
PROPOSED INSURED: D.R. HORTON, INC., A DELAWARE CORPORATION  
PROPOSED POLICY AMOUNT: \$1,800,000.00

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS:  
FEE SIMPLE

4. THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN:  
TRACT 1  
DEBORAH JANE TART AND MILTON E. TART, JR. AS TENANTS IN COMMON

TRACT 2  
MILTON EDWARD TART, III AND WIFE, JANET STANLEY TART

TRACT 3  
MILTON EDWARD TART, JR. AND WIFE, PATSY PRICE TART

TRACT 4  
LEE T. ALFORD

5. THE LAND IS DESCRIBED AS FOLLOWS:

TRACT 1  
PARCEL 1  
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, CONTAINING 2.694 ACRES MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN AS LOT 2 ON THAT CERTAIN PLAT OF SURVEY ENTITLED, "FINAL PLAT MINOR FAMILY SUBDIVISION GLADYS F. TART", BY GIL CLARK SURVEYING, WHICH PLAT IS RECORDED IN BOOK OF MAPS 2003, PAGE 1494, WAKE COUNTY REGISTRY, AND IS BY REFERENCE, INCORPORATED HEREIN AS A PART OF THIS DESCRIPTION.

PARCEL 2  
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, CONTAINING 3.896 ACRES MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN AS LOT 5 ON THAT CERTAIN PLAT OF SURVEY BY GIL CLARK SURVEYING, WHICH PLAT IS RECORDED IN BOOK OF MAPS 2003, PAGE 1494, WAKE COUNTY REGISTRY, AND IS BY REFERENCE, INCORPORATED HEREIN AS A PART OF THIS DESCRIPTION.

PARCEL 3  
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, CONTAINING 2.166 ACRES MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN AS LOT 3 ON THAT CERTAIN PLAT OF SURVEY BY GIL CLARK SURVEYING, WHICH PLAT IS RECORDED IN BOOK OF MAPS 2005, PAGE 2138, WAKE COUNTY REGISTRY, AND IS BY REFERENCE, INCORPORATED HEREIN AS A PART OF THIS DESCRIPTION.

PARCEL 4  
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, SHOWN AS "TART FARM RD. NEW 6' PRIVATE RW" ON THAT CERTAIN PLAT OF SURVEY BY GIL CLARK SURVEYING, WHICH PLAT IS RECORDED IN BOOK OF MAPS 2000, PAGE 1877, WAKE COUNTY REGISTRY, AND IS BY REFERENCE, INCORPORATED HEREIN AS A PART OF THIS DESCRIPTION.

TRACT 2  
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, CONTAINING 1.000 ACRE MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN AS LOT 1 ON THAT CERTAIN PLAT OF SURVEY BY GIL CLARK SURVEYING, WHICH PLAT IS RECORDED IN BOOK OF MAPS 2000, PAGE 1877, WAKE COUNTY REGISTRY, AND IS BY REFERENCE, INCORPORATED HEREIN AS A PART OF THIS DESCRIPTION.

TRACT 3  
BEGINNING AT A NAIL AND CAP IN THE CENTER OF FAISON ROAD (STATE ROAD 2515) AND THE NORTHEASTERN CORNER OF THE PROPERTY OF JAMES R. FAISON, SOUTHERN LINE OF THE PROPERTY HERETOFORE BELONGING TO OLLIE W. FAISON AND WIFE DAISY P. FAISON AND FROM THE POINT AND PLACE OF BEGINNING SOUTH 00 DEGREES 19 MINUTES WEST 230.74 FEET TO A STAKE IN THE EASTERN LINE OF THE PROPERTY OF JAMES R. FAISON AND THE WESTERN LINE OF GLADYS FAISON TART, THENCE SOUTH 83 DEGREES 4 MINUTES EAST 200 FEET TO A STAKE, THENCE NORTH 00 DEGREES 19 MINUTES EAST 230.74 FEET TO A NAIL AND CAP LOCATED IN THE CENTER OF FAISON ROAD (STATE ROAD 2515); THENCE WITH THE CENTER OF SAID ROAD NORTH 83 DEGREES 4 MINUTES WEST 200 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 1.05 ACRES MORE OR LESS INCLUSIVE OF THE RIGHT OF WAY OF FAISON ROAD (STATE ROAD 2515).

TRACT 4  
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, CONTAINING 1.079 ACRES MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN AS LOT 4 ON THAT CERTAIN PLAT OF SURVEY BY GIL CLARK SURVEYING, WHICH PLAT IS RECORDED IN BOOK OF MAPS 2005, PAGE 2138, WAKE COUNTY REGISTRY, AND IS BY REFERENCE, INCORPORATED HEREIN AS A PART OF THIS DESCRIPTION.

COMMITMENT NO.: 167-223103038C

SCHEDULE B, PART II  
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.  
(NO MATTER OF SURVEY)

2. TAXES AND ASSESSMENTS FOR THE YEAR 2023, A LIEN NOW DUE AND PAYABLE AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.  
(NO MATTER OF SURVEY)

3. TITLE TO ANY AREAS WITHIN STREET, HIGHWAY OR RAILROAD RIGHTS OF WAY, IF ANY.  
(NO MATTER OF SURVEY)

4. THE CREATION OR LOSS OF LAND BY NATURAL OR ARTIFICIAL CHANGES ALONG WATER FORMING PART OF THE BOUNDARY OF THE LAND, AND/OR TITLE TO LAND LYING BELOW THE HIGHER OF THE MEAN HIGH WATER MARK AND/OR THE NORMAL BOUNDS OF ANY BODY OF WATER, AND/OR RIPARIAN RIGHTS INCIDENT TO ANY BRANCHES, CREEKS, STREAMS, LAKES OR OTHER WATERS COURSING OR ABUTTING THE LAND.  
(NO MATTER OF SURVEY)

5. ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCRoACHMENT, ENCUMBRANCE, VIOLATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.  
(AS SHOWN HEREON)

6. ALL DEFERRED TAXES  
(NO MATTER OF SURVEY)

7. TRACT 1:  
A. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCRoACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK MAP 2003, AT PAGE 1494 AND BOOK MAP 2005, PAGE 2138 AND MATTERS SHOWN THEREON.  
(AS SHOWN HEREON)

8. TRACTS 1 AND 2:  
A. EASEMENTS TO CAROLINA POWER & LIGHT COMPANY OF RECORD IN BOOK 1946, PAGE 168; BOOK 4327, PAGE 198; AND BOOK 9483, PAGE 792, WAKE COUNTY REGISTRY.  
(LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENTS)

B. ORDER GRANTING A VARIANCE BY THE KNIGHTDALE BOARD OF ADJUSTMENT, DATED JULY 19, 2000, OF RECORD IN BOOK 8647, PAGE 1755, WAKE COUNTY REGISTRY.  
(NO MATTER OF SURVEY)

C. ROAD MAINTENANCE AGREEMENT FOR TART FARM ROAD BETWEEN GLADYS F. TART, MILTON EDWARD TART, JR., AND MILTON EDWARD TART, III, OF RECORD IN BOOK 8692, PAGE 161, AND RE-RECORDED IN BOOK 8710, PAGE 2779, WAKE COUNTY REGISTRY.  
(NO MATTER OF SURVEY)

D. MEMORANDUM OF CONTRACT WITH D.R. HORTON, INC. OF RECORD IN BOOK 19098, PAGE 791, WAKE COUNTY REGISTRY.  
(NO MATTER OF SURVEY)

9. TRACT 2:  
A. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCRoACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK MAP 2000, AT PAGE 1877 AND MATTERS SHOWN THEREON.  
(AS SHOWN HEREON)

10. TRACTS 3 AND 4:  
A. RIGHT OF WAY AGREEMENT BETWEEN MILTON E. TART, GLADYS F. TART, AND THE STATE HIGHWAY COMMISSION FOR SR# 2515, RECORDED IN BOOK 1445, PAGE 579, WAKE COUNTY REGISTRY.  
(NO PLOTTABLE DESCRIPTION FOUND)

B. EASEMENTS TO CAROLINA POWER AND LIGHT RECORDED IN BOOK 1946, PAGE 168; BOOK 4327, PAGE 199; AND BOOK 9483, PAGE 790, WAKE COUNTY REGISTRY.  
(LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENTS)

C. ROAD MAINTENANCE AGREEMENT FOR TART FARM ROAD BETWEEN GLADYS F. TART, MILTON EDWARD TART, JR., AND MILTON EDWARD TART, III, OF RECORD IN BOOK 8692, PAGE 161, AND RE-RECORDED IN BOOK 8710, PAGE 2779, WAKE COUNTY REGISTRY.  
(NO MATTER OF SURVEY)

D. MEMORANDUM OF CONTRACT WITH D.R. HORTON, INC., DATED JULY 13, 2022, OF RECORD IN BOOK 19098, PAGE 791, WAKE COUNTY REGISTRY.  
(NO MATTER OF SURVEY)

E. ORDER GRANTING A VARIANCE BY THE KNIGHTDALE BOARD OF ADJUSTMENT, DATED JULY 19, 2000, OF RECORD IN BOOK 8647, PAGE 1755, WAKE COUNTY REGISTRY.  
(NO MATTER OF SURVEY)

11. TRACT 4:  
A. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCRoACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK MAP 2005, AT PAGE 2138 AND MATTERS SHOWN THEREON.  
(AS SHOWN HEREON)

12. THE CORRECTNESS OF THE SQUARE FOOTAGE/ACREAGE COMPUTATION CONTAINED IN THE DESCRIPTION OF THE LAND IS NOT INSURED.  
(NO MATTER OF SURVEY)

13. NO CLOSING SERVICES INSURANCE: AS TO THE TRANSACTION FOR WHICH THIS COMMITMENT IS ISSUED, THE COMPANY DOES NOT AFFORD INSURED CLOSING PROTECTION/CLOSING SERVICES INSURANCE ABSENT REVISION OF THIS COMMITMENT TO INCLUDE A STATEMENT THAT COVERAGE IS AFFORDED TO THOSE PARTIES IDENTIFIED IN A SEPARATE CLOSING PROTECTION LETTER ISSUED SIMULTANEOUSLY WITH REVISION OF THE COMMITMENT. ANY CLOSING PROTECTION COVERAGE OR LETTER WHICH HERETOFORE MAY HAVE BEEN ISSUED IS HEREBY RESCINDED AND SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION. ANY CLOSING PROTECTION LETTER SUBSEQUENTLY ISSUED SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION ABSENT THE ACCOMPANYING REQUISITE REVISION OF THIS COMMITMENT.  
(NO MATTER OF SURVEY)

SURVEY COMMENTS  
SURVEY MADE BY BATEMAN CIVIL SURVEY COMPANY  
DATED 12/12/2022, JOB NO. 220655

SCHEDULE A

ISSUING OFFICE: DHI TITLE OF NORTH CAROLINA, 12276 SAN JOSE BLVD, SUITE 739, JACKSONVILLE, FL 32223  
COMMITMENT NO.: 169-223103164C  
PROPERTY ADDRESS: ACQUISITION TRACT 4, ED PLUMMER ESTATE PROPERTY, N/A, NC 00000

1. COMMITMENT DATE: NOVEMBER 8, 2022 AT 12:00 AM

2. POLICY TO BE ISSUED:  
(A) ALTA OWNER'S POLICY (06-16-07)  
PROPOSED INSURED: D.R. HORTON, INC., A DELAWARE CORPORATION  
PROPOSED POLICY AMOUNT: \$1,400,000.00

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS:  
FEE SIMPLE

4. THE TITLE IS, AT THE COMMITMENT DATE, VESTED IN:  
LANCE R. VANDYKE AND WIFE, JACQUELINE VANDYKE

5. THE LAND IS DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT 4 OF THE ED PLUMMER ESTATE PROPERTY ON OLD FAISON RD. AS DEPICTED IN MAP BOOK 1996, PAGE 1615, WAKE COUNTY REGISTRY.

COMMITMENT NO.: 169-223103164C

SCHEDULE B, PART II  
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET.  
(NO MATTER OF SURVEY)

2. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.  
(NO MATTER OF SURVEY)

3. TITLE TO ANY AREAS WITHIN STREET, HIGHWAY OR RAILROAD RIGHTS OF WAY, IF ANY.  
(NO MATTER OF SURVEY)

4. THE CREATION OR LOSS OF LAND BY NATURAL OR ARTIFICIAL CHANGES ALONG WATER FORMING PART OF THE BOUNDARY OF THE LAND, AND/OR TITLE TO LAND LYING BELOW THE HIGHER OF THE MEAN HIGH WATER MARK AND/OR THE NORMAL BOUNDS OF ANY BODY OF WATER, AND/OR RIPARIAN RIGHTS INCIDENT TO ANY BRANCHES, CREEKS, STREAMS, LAKES OR OTHER WATERS COURSING OR ABUTTING THE LAND.  
(NO MATTER OF SURVEY)

5. ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCRoACHMENT, ENCUMBRANCE, VIOLATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.  
(AS SHOWN HEREON)

6. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCRoACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS 1996, AT PAGE 1615, OF THE WAKE COUNTY REGISTRY.  
(AS SHOWN HEREON)

7. EASEMENT FOR ROADWAY DATED 11/10/1945 IN BOOK 930, PAGE 590, WAKE COUNTY REGISTRY.  
(NO PLOTTABLE DESCRIPTION FOUND)

8. RIGHT OF WAY EASEMENT DATED 4/11/1949 IN BOOK 1018, PAGE 553, WAKE COUNTY REGISTRY.  
(EASEMENT HAS TERMINATED PER TERMS)

9. EASEMENT TO CAROLINA POWER AND LIGHT DATED 9/13/1956 OF RECORD IN BOOK 1250, PAGE 485, WAKE COUNTY REGISTRY.  
(EASEMENT IS BLANKET IN NATURE)

10. RIGHT OF WAY AGREEMENT DATED 12/7/1960 TO THE STATE HIGHWAY COMMISSION IN BOOK 1445, PAGE 575, WAKE COUNTY REGISTRY.  
(NO PLOTTABLE DESCRIPTION FOUND)

11. EASEMENT TO CAROLINA POWER AND LIGHT DATED 7/14/1970 OF RECORD IN BOOK 1939, PAGE 230, WAKE COUNTY REGISTRY.  
(AS SHOWN HERON)

12. EASEMENT TO CAROLINA POWER AND LIGHT DATED 1/13/1972 OF RECORD IN BOOK 2052, PAGE 131, WAKE COUNTY REGISTRY.  
(EASEMENT IS BLANKET IN NATURE)

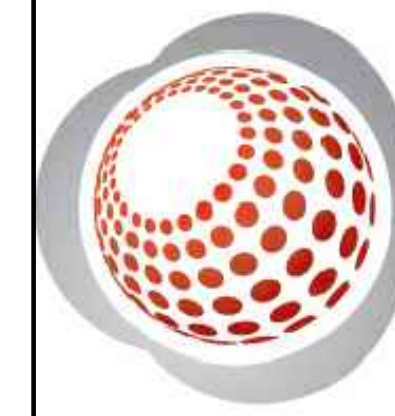
13. EQUITY LINE DEED OF TRUST TO COASTAL FEDERAL CREDIT UNION DATED 2/14/2022 OF RECORD IN BOOK 18924, PAGE 945, WAKE COUNTY REGISTRY.  
(NO MATTER OF SURVEY)

14. MEMORANDUM OF CONTRACT WITH DR HORTON, INC. OF RECORD IN BOOK 19098, PAGE 653, WAKE COUNTY REGISTRY.  
(NO MATTER OF SURVEY)

15. SUBJECT TO THE CLAIMS OF PROPERTY OWNERS TO THE EAST BASED UPON THE MAP IN BM 1996, PAGE 1615, WHICH CREATES AN OVERLAP AND SHOWS THE ADJACENT TRACT WITH NO ACCESS AND NOT ADJACENT TO THE PUBLIC ROAD  
(AS SHOWN HEREON)

16. NO CLOSING SERVICES INSURANCE: AS TO THE TRANSACTION FOR WHICH THIS COMMITMENT IS ISSUED, THE COMPANY DOES NOT AFFORD INSURED CLOSING PROTECTION/CLOSING SERVICES INSURANCE ABSENT REVISION OF THIS COMMITMENT TO INCLUDE A STATEMENT THAT COVERAGE IS AFFORDED TO THOSE PARTIES IDENTIFIED IN A SEPARATE CLOSING PROTECTION LETTER ISSUED SIMULTANEOUSLY WITH REVISION OF THE COMMITMENT. ANY CLOSING PROTECTION COVERAGE OR LETTER WHICH HERETOFORE MAY HAVE BEEN ISSUED IS HEREBY RESCINDED AND SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION. ANY CLOSING PROTECTION LETTER SUBSEQUENTLY ISSUED SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION ABSENT THE ACCOMPANYING REQUISITE REVISION OF THIS COMMITMENT.  
(NO MATTER OF SURVEY)

BATEMAN CIVIL SURVEY COMPANY  
ENGINEERS • SURVEYORS • PLANNERS  
2524 RELIANCE AVENUE - APEX, NC 27539  
PHONE: (919) 577-1080 FAX: (919) 577-1081  
INFO@BATEMANCIVILSURVEY.COM  
NCBELS FIRM# C-2378



ALTANSPS/LAND TITLE SURVEY  
EXCLUSIVELY FOR: DR HORTON  
PROPERTY PINS: 1753162116, 1743953683, 1743971085, 1743986356, 1743989384,  
1753071953, 1743978575 & 1743779851  
AS RECORDED IN: DB 16567 PG 540, DB 2253 PG 285, DB 15474 PG 756, EM 2000,  
PG 1887, DB 9018 PG 621, DB 9075 PG 904 & DB 7755 PG 552  
ST. MATTHEWS TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

REVISIONS

1.

2.

3.

4.

5.

DESIGNED BY: NA

DRAWN BY: ELS

CHECKED BY: SPC

SCALE: VARIES

DATE: 1/27/2023

JOB NUMBER: 220655

SHEET 4 OF 4