NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 1148 Spring Meadow Way, Wake Forest
Owner's Name(s): Shelley Pelone

North Carolina law N.C.G.S. 47E requires residential property owners to complete this Disclosure Statement and provide it to the buyer prior to any offer to purchase. There are limited exemptions for completing the form, such as new home construction that has never been occupied. Owners are advised to seek legal advice if they believe they are entitled to one of the limited exemptions contained in N.C.G.S. 47E-2.

An owner is required to provide a response to every question by selecting Yes (Y), No (N), No Representation (NR), or Not Applicable (NA). An owner is not required to disclose any of the material facts that have a NR option, even if they have knowledge of them. However, failure to disclose latent (hidden) defects may result in civil liability. The disclosures made in this Disclosure Statement are those of the owner(s), not the owner's broker.

- If an owner selects Y or N, the owner is only obligated to disclose information about which they have actual knowledge. If an owner selects Y in response to any question about a problem, the owner must provide a written explanation or attach a report from an attorney, engineer, contractor, pest control operator, or other expert or public agency describing it.
- If an owner selects N, the owner has no actual knowledge of the topic of the question, including any problem. If the owner selects N and the owner knows there is a problem or that the owner's answer is not correct, the owner may be liable for making an intentional misstatement.
- If an owner selects NR, it could mean that the owner (1) has knowledge of an issue and chooses not to disclose it; or (2) simply does not know.
- If an owner selects NA, it means the property does not contain a particular item or feature.

For purposes of completing this Disclosure Statement: **"Dwelling"** means any structure intended for human habitation, **"Property"** means any structure intended for human habitation and the tract of land, and **"Not Applicable"** means the item does not apply to the property or exist on the property.

OWNERS: The owner must give a completed and signed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase property. If the owner does not, the buyer can, under certain conditions, cancel any resulting contract. An owner is responsible for completing and delivering the Disclosure Statement to the buyer even if the owner is represented in the sale of the property by a licensed real estate broker and the broker must disclose any material facts about the property that the broker knows or reasonably should know, regardless of the owner's response.

The owner should keep a copy signed by the buyer for their records. If something happens to make the Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), the owner must promptly give the buyer an updated Disclosure Statement or correct the problem. Note that some issues, even if repaired, such as structural issues and fire damage, remain material facts and must be disclosed by a broker even after repairs are made.

BUYERS: The owner's responses contained in this Disclosure Statement are not a warranty and should not be a substitute for conducting a careful and independent evaluation of the property. **Buyers are strongly encouraged to:**

- Carefully review the entire Disclosure Statement.
- Obtain their own inspections from a licensed home inspector and/or other professional.

DO NOT assume that an answer of N or NR is a guarantee of no defect. If an owner selects N, that means the owner has no actual knowledge of any defects. It does not mean that a defect does not exist. If an owner selects NR, it could mean the owner (1) has knowledge of an issue and chooses not to disclose it, or (2) simply does not know.

BROKERS: A licensed real estate broker shall furnish their seller-client with a Disclosure Statement for the seller to complete in connection with the transaction. A broker shall obtain a completed copy of the Disclosure Statement and provide it to their buyer-client to review and sign. All brokers shall (1) review the completed Disclosure Statement to ensure the seller responded to all questions, (2) take reasonable steps to disclose material facts about the property that the broker knows or reasonably should know regardless of the owner's responses or representations, and (3) explain to the buyer that this Disclosure Statement does not replace an inspection and encourage the buyer to protect their interests by having the property fully examined to the buyer's satisfaction.

- **Brokers are NOT permitted to complete this Disclosure Statement on behalf of their seller-clients.**
- Brokers who own the property may select NR in this Disclosure Statement but are obligated to disclose material facts they know or reasonably should know about the property.

Buyer Initials			Owner Initials	SP	
Buyer Initials			Owner Initials		

SECTION A.
STRUCTURE/FLOORS/WALLS/CEILING/WINDOW/ROOF

	Yes	No	NR
A1. Is the property currently owner-occupied? Date owner acquired the property: 2021 If not owner-occupied, how long has it been since the owner occupied the property?	☑	☐	☐
A2. In what year was the dwelling constructed? 2021			☐
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	☐	☑	☐
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply) ☐ Brick Veneer ☑ Vinyl ☐ Stone ☐ Fiber Cement ☐ Synthetic Stucco ☐ Composition/Hardboard ☐ Concrete ☐ Aluminum ☐ Wood ☐ Asbestos ☐ Other:			☐
A5. In what year was the dwelling's roof covering installed? 2021			☐
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	☐	☑	☐
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	☐	☑	☐
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	☐	☑	☐

A9. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR
Foundation	☑	☐	☐	☐	Windows	☐	☐	☑	☐	Attached Garage	☐	☐	☑	☐
Slab	☐	☐	☑	☐	Doors	☐	☐	☑	☐	Fireplace/Chimney	☑	☐	☐	☐
Patio	☐	☐	☑	☐	Ceilings	☐	☐	☑	☐	Interior/Exterior Walls	☐	☐	☑	☐
Floors	☐	☐	☑	☐	Deck	☑	☐	☑	☐	Other:	☐	☐	☐	☐

Explanations for questions in Section A (identify the specific question for each explanation):

Window and Seals/Driveway/Sidewalks being sold as is.

SECTION B.
HVAC/ELECTRICAL

	Yes	No	NR
B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)?	☐	☑	☐
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	☐	☑	☐
B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture)			☐

☐ Furnace [# of units] Year: 2021 ☐ Heat Pump [# of units] Year:

☐ Baseboard [# of bedrooms with units] Year: ☐ Other: Year:

Buyer Initials ☐ ☐ Owner Initials ☐ ☐
Buyer Initials Owner Initials

	Yes	No	NR
B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)			☐

☑ Central Forced Air:_____ Year: 2021 ☐ Wall/Windows Unit(s):_____ Year:_____

☐ Other:_____ Year:_____

	Yes	No	NR
B5. What is the dwelling's fuel source? (Check all that apply)			☐

☐ Electricity ☑ Natural Gas ☐ Solar ☐ Propane ☐ Oil ☐ Other:_____

Explanations for questions in Section B (identify the specific question for each explanation):

SECTION C.
PLUMBING/WATER SUPPLY/SEWER/SEPTIC

	Yes	No	NR
C1. What is the dwelling's water supply source? (Check all that apply)			☐

☑ City/County ☐ Shared well ☐ Community System ☐ Private well ☐ Other:_____

If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply).

☐ Quality ☐ Pressure ☐ Quantity

If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test?_____

	Yes	No	NR
C2. The dwelling's water pipes are made of what type of material? (Check all that apply)			☐

☐ Copper ☐ Galvanized ☑ Plastic ☐ Polybutylene ☐ Other:_____

	Yes	No	NR
C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture)			☐

☑ Gas: 2021 ☐ Electric:_____ ☐ Solar:_____ ☐ Other:_____

	Yes	No	NR
C4. What is the dwelling's sewage disposal system? (Check all that apply)			☐

☐ Septic tank with pump ☐ Community system ☐ Septic tank ☐ Drip system

☑ Connected to City/County System ☑ City/County system available ☐ Other:_____

☐ Straight pipe (wastewater does not go into a septic or other sewer system) *Note: Use of this type of system violates State Law.

If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit?_____ ☐ No Records Available

Date the septic system was last pumped:_____

C5. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR
Septic system	☑	☐	☐	☐	Plumbing system (pipes, fixtures, water heater, etc.)	☐	☐	☑	☐
Sewer system	☐	☐	☑	☐	Water supply (water quality, quantity, or pressure)	☐	☐	☑	☐

Explanations for questions in Section C (identify the specific question for each explanation):

Buyer Initials ☐ ☐ Owner Initials ☐ ☐
Buyer Initials Owner Initials

SECTION D.
FIXTURES/APPLIANCES

	Yes	No	NR
D1. Is the dwelling equipped with an elevator system? If yes, when was it last inspected? _____ Date of last maintenance service: _____	☐	☑	☐

D2. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR
Attic fan, exhaust fan, ceiling fan	☐	☐	☑	☐	Irrigation system	☑	☐	☐	☐	Sump pump	☑	☐	☐	☐	Garage door system	☐	☐	☑	☐
Elevator system or component	☑	☐	☐	☐	Pool/hot tub /spa	☑	☐	☐	☐	Gas logs	☑	☐	☐	☐	Security system	☑	☐	☐	☐
Appliances to be conveyed	☑	☐	☐	☐	TV cable wiring or satellite dish	☐	☐	☑	☐	Central vacuum	☑	☐	☐	☐	Other: _____	☐	☐	☐	☐

Explanations for questions in Section D (identify the specific question for each explanation):

SECTION E.
LAND/ZONING

	Yes	No	NR
E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?	☐	☑	☐
E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?)	☐	☑	☐
E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements)?	☐	☑	☐
E4. Is the property subject to any utility or other easements, shared driveways, party walls, encroachments from or on adjacent property, or other land use restrictions?	☑	☐	☐
E5. Does the property abut or adjoin any private road(s) or street(s)?	☐	☑	☐
E6. If there is a private road or street adjoining the property, are there any owners' association or maintenance agreements dealing with the maintenance of the road or street? ☑ NA	☐	☐	☐

Explanations for questions in Section E (identify the specific question for each explanation):

E4 drainage easement - see survey

SECTION F.
ENVIRONMENTAL/FLOODING

	Yes	No	NR
F1. Is there hazardous or toxic substance, material, or product (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) that exceed government safety standards located on or which otherwise affect the property?	☐	☑	☐

Buyer Initials [ ] [ ] Owner Initials [BP] [ ]
Buyer Initials [ ] [ ] Owner Initials [ ] [ ]

	Yes	No	NR
F2. Is there an environmental monitoring or mitigation device or system located on the property?	☐	☑	☐
F3. Is there debris (whether buried or covered), an underground storage tank, or an environmentally hazardous condition (such as contaminated soil or water or other environmental contamination) located on or which otherwise affect the property?	☐	☑	☐
F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property?	☐	☑	☐
F5. Is the property located in a federal or other designated flood hazard zone?	☐	☑	☐
F6. Has the property experienced damage due to flooding, water seepage, or pooled water attributable to a natural event such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?	☐	☑	☐
F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program?	☐	☑	☐
F8. Is there a current flood insurance policy covering the property?	☐	☑	☐
F9. Have you received assistance from FEMA, U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the property?	☐	☑	☐
F10. Is there a flood or FEMA elevation certificate for the property?	☐	☑	☐

NOTE: An existing flood insurance policy may be assignable to a buyer at a lesser premium than a new policy. For properties that have received disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain flood insurance can result in an owner being ineligible for future assistance.

Explanations for questions in Section F (identify the specific question for each explanation):

SECTION G.
MISCELLANEOUS

	Yes	No	NR
G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmens' liens, or notices from any governmental agency that could affect title to the property?	☐	☑	☐
G2. Is the property subject to a lease or rental agreement?	☐	☑	☐
G3. Is the property subject to covenants, conditions, or restrictions or to governing documents separate from an owners' association that impose various mandatory covenants, conditions, and or restrictions upon the lot or unit?	☑	☐	☐

Explanations for question in Section G (identify the specific question for each explanation):

Covenants & HOA

SECTION H.
OWNERS' ASSOCIATION DISCLOSURE

If you answer 'Yes' to question H1, you must complete the remaining questions in Section H. If you answered 'No' or 'No Representation' to question H1, you do not need to answer the remaining questions in Section H.

	Yes	No	NR
H1. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments? If "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]: a. (specify name)_____ whose regular assessments ("dues") are $ 220.00 per quarter. The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____ b. (specify name)_____ whose regular assessments ("dues") are $_____ per _____. The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____ c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject? If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____	☑	☐	☐
H2. Is there any fee charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner? If "yes," state the amount of the fees: any/all additional fees to be verified by the closing attorney	☑	☐	☐
H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property? If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation: _____	☐	☑	☐
H4. Is there any unsatisfied judgment or pending lawsuits against the association? If "yes," state the nature of each unsatisfied judgment or pending lawsuit:	☐	☐	☑

Explanations for questions in Section H (identify the specific question for each explanation):

Owner(s) acknowledge(s) having reviewed this Disclosure Statement before signing and that all information is true and correct to the best of their knowledge as of the date signed.

Owner Signature: Shelley Pelone Date 2/11/2025

Owner Signature: _____ Date _____

Buyers(s) acknowledge(s) receipt of a copy of this Disclosure Statement and that they have reviewed it before signing.

Buyer Signature: _____ Date _____

Buyer Signature: _____ Date _____

STATE OF NORTH CAROLINA
MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b),** including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check √ in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

Buyer Initials		Yes	No	No Representation
	1. Mineral rights were severed from the property by a previous owner.	☐	☐	☑
	2. Seller has severed the mineral rights from the property.	☐	☑	
	3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☑	
	4. Oil and gas rights were severed from the property by a previous owner.	☐	☐	☑
	5. Seller has severed the oil and gas rights from the property.	☐	☑	
	6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	☐	☑	

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: 1148 Spring Meadow Way, Wake Forest, NC 27587

Owner's Name(s): Shelley S Pelone

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: Shelley S Pelone dotloop verified 02/12/25 3:03 PM EST Z1EK-HDHV-SEYO-ZCWG Date

Owner Signature: Date

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: Date

Purchaser Signature: Date

I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 29TH DAY OF DECEMBER A.D. 2020.

PROFESSIONAL LAND SURVEYOR — L–4685 LICENSE NUMBER

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR — L–4685 LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L–4685 LAND SURVEYOR L. JORDAN PARKER JR.

APPROVED FOR RECORDING
BY THE TOWN OF WAKE FOREST

STATE OF NORTH CAROLINA – COUNTY OF FRANKLIN
I, Brad Harper, REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WITCH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

1/15/2021 DATE — FRANKLIN COUNTY REVIEW OFFICER

1/13/21 DATE — TOWN OF WAKE FOREST ADMINISTRATOR

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF WAKE FOREST, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACKS, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

1-6-2021 DATE — OWNER(S)

LINE TYPE LEGEND

- PROPERTY LINE – LINE SURVEYED
- RIGHT-OF-WAY
- ADJOINING LINE – LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

GR–10
MINIMUM BUILDING SETBACKS

FRONT	20'
REAR	25'
SIDE	5'
CORNER SIDE	5'

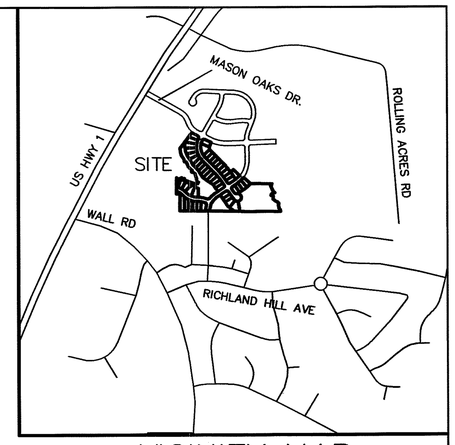
UR–10
MINIMUM BUILDING SETBACKS

FRONT	20' MAX
REAR	20'
SIDE	5'
CORNER SIDE	5'

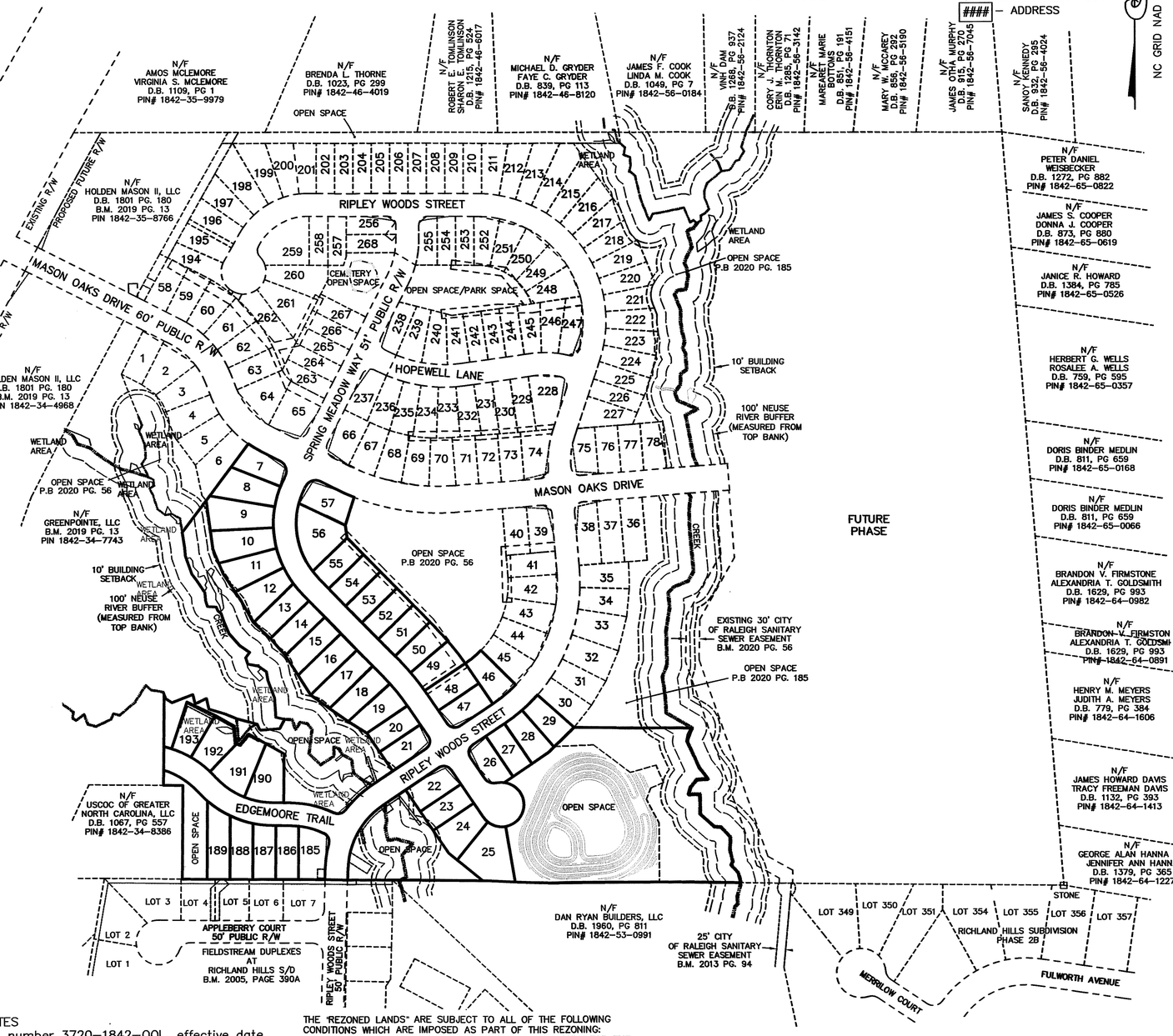
LEGEND:

EIP – EXISTING IRON PIPE
EPK – EXISTING PK NAIL
O – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
– POWER POLE
OHL – OVERHEAD LINE
– LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN–OUT
– ADDRESS

NC GRID NAD 83'



VICINITY MAP



NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- NO NCGS MONUMENT WAS FOUND WITHIN 2000' OF THIS PROPERTY.
- MAINTENANCE OF PUBLIC DRAINAGE EASEMENT TERMINATES AT END OF PIPE/STRUCTURE. REMAINDER OF EASEMENT SHALL BE PRIVATE
- PROPERTY ZONED GR10–CD & UR–CD (RZ–18–10)
- STREAM BUFFERS & WETLANDS SHALL REMAIN NATURAL AND UNDISTURBED EXCEPT WHERE PERMITTED IN THE WAKE FOREST UDO AND APPLICABLE STATE OR OR FEDERAL AGENCIES.
- PROPERTY IS LOCATED IN THE RICHLAND CREEK WATERSHED PROTECTION OVERLAY DISTRICT AND IS SUBJECT TO THE RICHLAND CREEK WATERSHED PROTECTION OVERLAY DISTRICT RULES AND REGULATIONS
- NO DEED RESTRICTION ARE RECORDED AT THIS TIME
- ALL EASEMENT ARE CENTERED ON PIPE/FACILITY/UTILITY UNLESS OTHERWISE NOTED.
- WATERLINES OWNED, OPERATED AND MAINTAINED THE CITY OF RALEIGH.
- SEWAGE SYSTEM OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
- RESTRICTIVE COVENANTS RECORDED IN D.B. 2198, PAGE 659
- OPERATION AND MAINTENANCE AGREEMENT RECORDED IN D.B. 2235, PAGE 1058–1066.

SITE DATA

TOTAL AREA (TO BE SUBDIVIDED)	15.561 AC.
LESS R/W	2.417 AC.
OPEN SPACE PROVIDED	6.262 AC.
AREA IN LOTS	6.882 AC.
TOTAL LOTS	44

HYDROLOGICAL NOTES
1. Per FIRM panel number 3720–1842–00L, effective date April 16, 2013, this development is not located within the Special FEMA Flood Hazard Zone "X".
2. Note that stream buffers & wetlands shall remain natural and undisturbed except where permitted in the Wake Forest UDO and applicable state or federal agencies.

THE 'REZONED LANDS' ARE SUBJECT TO ALL OF THE FOLLOWING CONDITIONS WHICH ARE IMPOSED AS PART OF THIS REZONING:
1. THE REZONED PARCELS MAY BE USED FOR, AND ONLY FOR THE USES LISTED IMMEDIATELY BELOW. THE PERMITTED USES ARE SUBJECT TO THE LIMITATIONS AND REGULATIONS STATED IN THE UDO.
   a. DWELLING–SINGLE FAMILY
2. THE ATTACHED GLEN OAKS SUBDIVISION MASTER PLAN IS PART OF THE CONDITIONAL DISTRICT REZONING REQUEST.
3. IMPROVEMENTS RECOMMENDED BY THE TRAFFIC IMPACT ANALYSIS AND COMMENTS BY NCDOT SHALL BE COORDINATED WITH THE NCDOT AND TOWN OF WAKE FOREST AND CONSTRUCTED PER FINAL REQUIREMENTS.
4. SIDE SETBACKS AND CORNER SIDE SETBACKS IN THE GR–10 PORTION ARE REDUCED TO 5'.
5. RESIDENTIAL DWELLING UNITES SHALL MEET THE FOLLOWING BUILDING DESIGN REQUIREMENTS AS PROVIDED IN THE WAKE FOREST UDO SECTIONS 5.5.4.D, 5.5.4.E AND 5.5.6.B.
6. A 25' UNDISTURBED BUFFER SHALL BE PROVIDED ALONG THE NORTHER AND EASTERN BOUNDARIES ADJACENT TO THE ROLLING ACRES SUBDIVISION. THE PLANTINGS SHALL CONTINUE ACROSS THE RIGHT–OF–WAY IN THE STUB TO ROLLING ACRES.

Doc No: 10037090
Recorded: 01/15/2021 11:11:42 AM
Fee Amt: $105.00 Page 1 of 5
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2021 PG 19 - 23 (5)

SHEET 1 OF 5

FINAL PLAT FOR

MASON OAKS SUBDIVISION PHASE 1C

OWNER: GLEN OAKS SOUTH, LLC
REF: D.B. 2168, PAGE 1452
REF: M.B. 2019, PAGE 12
REF: M.B. 2020, PAGE 56
REF: M.B. 2020, PAGE 185
TOWN OF WAKE FOREST
FRANKLIN COUNTY, NORTH CAROLINA

200 100 0 200 400

SCALE 1"=200'

JULY 21, 2020
ZONED GR10–CD & UR–CD (RZ–18–10)
PIN # 1842–45–9091

(MASON OAKS–TMF.DWG–LJP)

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C–1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556–3148

I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 29TH DAY OF DECEMBER A.D. 2020.

PROFESSIONAL LAND SURVEYOR L-4685 LICENSE NUMBER

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR L-4685 LICENSE NUMBER

SEE SHEET 1 FOR SIGNATURES AND CERTIFICATIONS

NORTH CAROLINA PROFESSIONAL SEAL L-4685 LAND SURVEYOR L. JORDAN PARKER JR.

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).

GR-10
MINIMUM BUILDING SETBACKS

FRONT	20'
REAR	25'
SIDE	5'
CORNER SIDE	5'

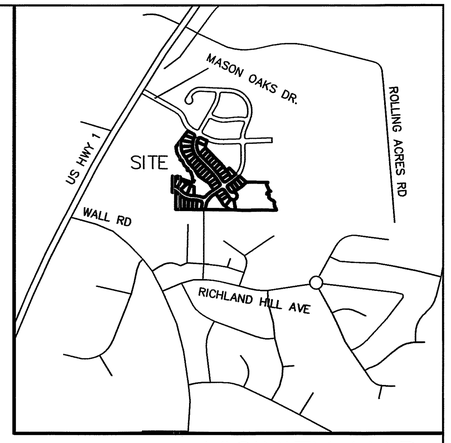
UR-10
MINIMUM BUILDING SETBACKS

FRONT	20' MAX
REAR	20'
SIDE	5'
CORNER SIDE	5'

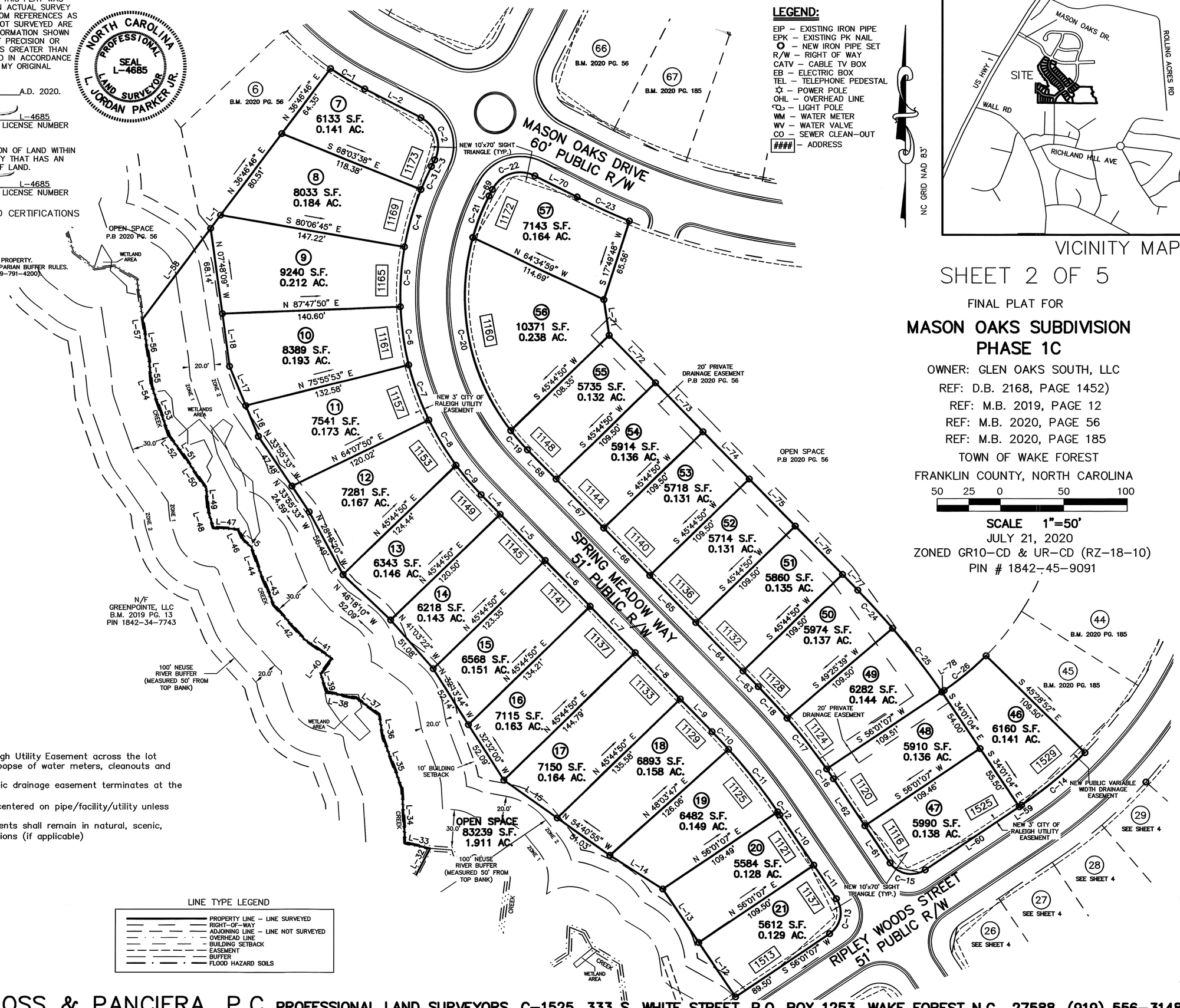
LEGEND:

EIP – EXISTING IRON PIPE
EPK – EXISTING PK NAIL
O – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
☼ – POWER POLE
OHL – OVERHEAD LINE
– LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN-OUT
– ADDRESS

NC GRID NAD 83'



VICINITY MAP



EASEMENT NOTES
1. New 3' City of Raleigh Utility Easement across the lot fronts are for the purpopse of water meters, cleanouts and fire hydrants.
2. Maintenance of public drainage easement terminates at the end of pipe/structure.
3. All easements are centered on pipe/facility/utility unless otherwise noted.
4. Conservation easements shall remain in natural, scenic, open or wooded conditions (if applicable)

LINE TYPE LEGEND

- PROPERTY LINE – LINE SURVEYED
- RIGHT-OF-WAY
- ADJOINING LINE – LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

SHEET 2 OF 5

FINAL PLAT FOR

MASON OAKS SUBDIVISION PHASE 1C

OWNER: GLEN OAKS SOUTH, LLC
REF: D.B. 2168, PAGE 1452)
REF: M.B. 2019, PAGE 12
REF: M.B. 2020, PAGE 56
REF: M.B. 2020, PAGE 185
TOWN OF WAKE FOREST
FRANKLIN COUNTY, NORTH CAROLINA

50 25 0 50 100

SCALE 1"=50'
JULY 21, 2020
ZONED GR10-CD & UR-CD (RZ-18-10)
PIN # 1842-45-9091

(MASON OAKS-TWF.DWG-LJP)

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 29TH DAY OF DECEMBER A.D. 2020.

PROFESSIONAL LAND SURVEYOR — L–4685 LICENSE NUMBER

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR — L–4685 LICENSE NUMBER

SEE SHEET 1 FOR SIGNATURES AND CERTIFICATIONS

NORTH CAROLINA PROFESSIONAL SEAL L–4685 LAND SURVEYOR L. JORDAN PARKER JR.

GR–10 MINIMUM BUILDING SETBACKS

FRONT	20'
REAR	25'
SIDE	5'
CORNER SIDE	5'

UR–10 MINIMUM BUILDING SETBACKS

FRONT	20' MAX
REAR	20'
SIDE	5'
CORNER SIDE	5'

LINE TYPE LEGEND

- PROPERTY LINE – LINE SURVEYED
- RIGHT–OF–WAY
- ADJOINING LINE – LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

NOTES:

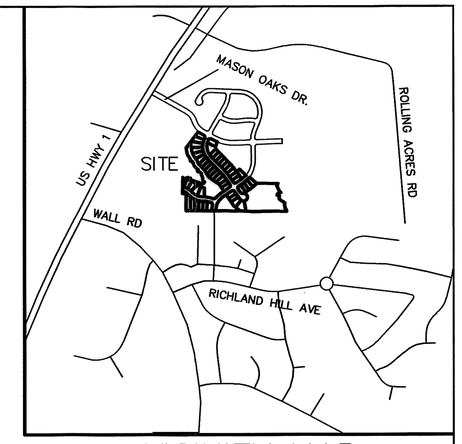
- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919–791–4200).

LEGEND:

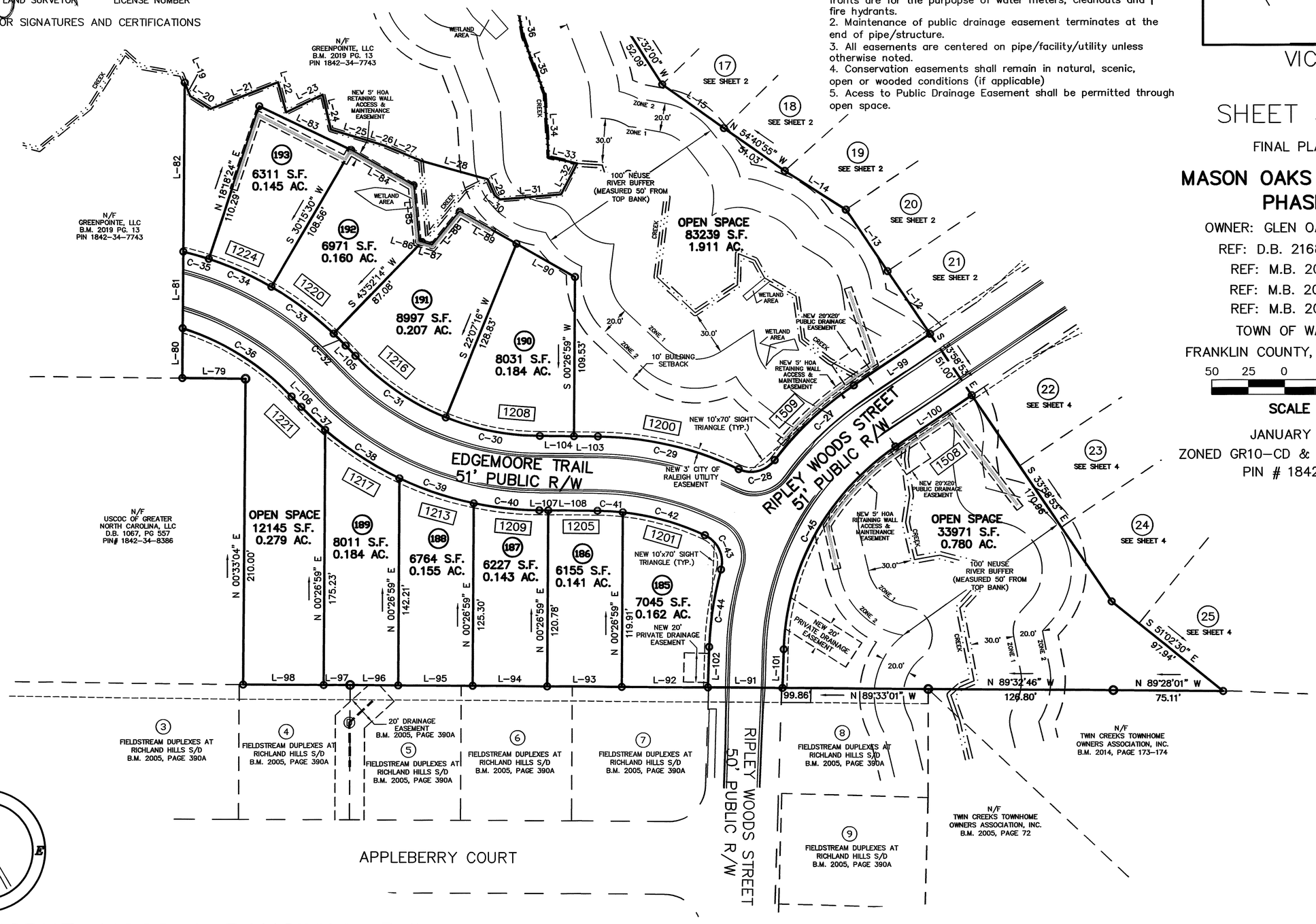
EIP – EXISTING IRON PIPE
EPK – EXISTING PK NAIL
– NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
– POWER POLE
OHL – OVERHEAD LINE
– LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN–OUT
– ADDRESS

NC GRID NAD 83'

EASEMENT NOTES
1. New 3' City of Raleigh Utility Easement across the lot fronts are for the purpose of water meters, cleanouts and fire hydrants.
2. Maintenance of public drainage easement terminates at the end of pipe/structure.
3. All easements are centered on pipe/facility/utility unless otherwise noted.
4. Conservation easements shall remain in natural, scenic, open or wooded conditions (if applicable)
5. Acess to Public Drainage Easement shall be permitted through open space.



VICINITY MAP



SHEET 3 OF 5

FINAL PLAT FOR

MASON OAKS SUBDIVISION PHASE 1C

OWNER: GLEN OAKS SOUTH, LLC
REF: D.B. 2168, PAGE 1452)
REF: M.B. 2019, PAGE 12
REF: M.B. 2020, PAGE 56
REF: M.B. 2020, PAGE 185
TOWN OF WAKE FOREST
FRANKLIN COUNTY, NORTH CAROLINA

50 25 0 50 100

SCALE 1"=50'

JANUARY 20, 2020
ZONED GR10–CD & UR–CD (RZ–18–10)
PIN # 1842–45–9091

(MASON OAKS–TWF.DWG–LJP)

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C–1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556–3148

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THIS 29TH DAY OF DECEMBER A.D. 2020.

PROFESSIONAL LAND SURVEYOR — L-4685 LICENSE NUMBER

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR — L-4685 LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-4685 LAND SURVEYOR L. JORDAN PARKER JR.

GR-10
MINIMUM BUILDING SETBACKS

FRONT	20'
REAR	25'
SIDE	5'
CORNER SIDE	5'

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MINIMUM BUILDING SETBACKS

FRONT	20' MAX
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SIDE	5'
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LINE TYPE LEGEND

- PROPERTY LINE – LINE SURVEYED
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- BUFFER
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NOTES:

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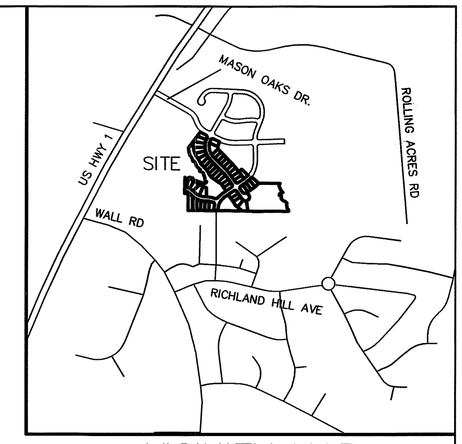
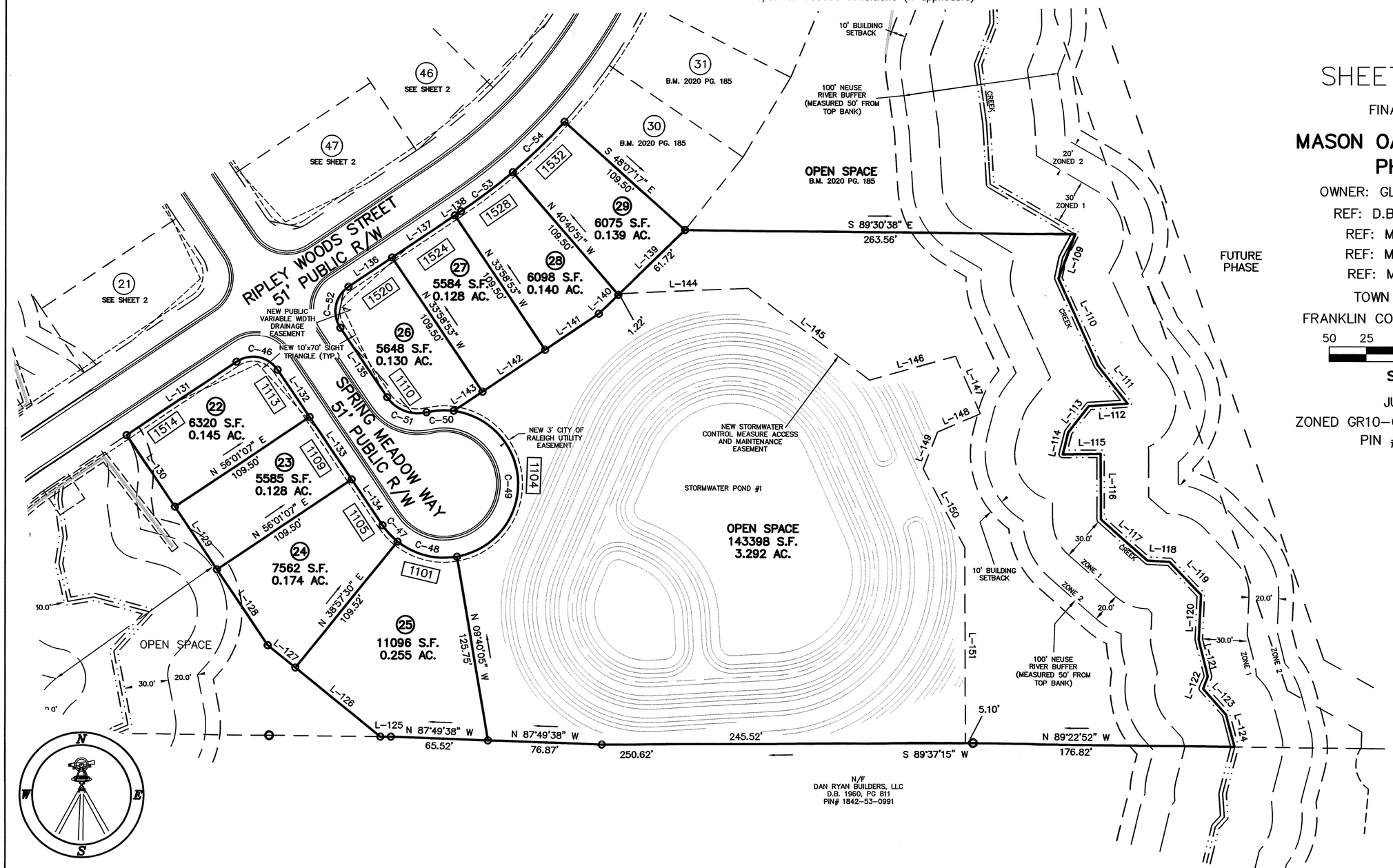
NC GRID NAD 83'



VICINITY MAP



SHEET 4 OF 5

FINAL PLAT FOR

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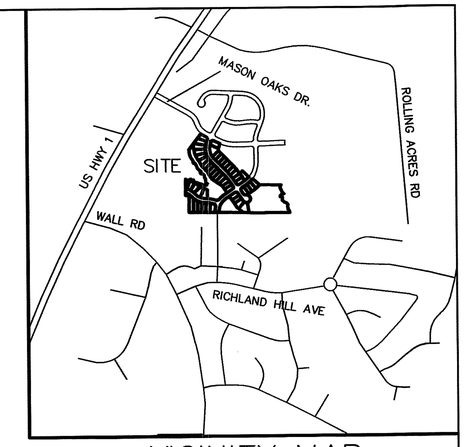
NC GRID NAD 83'



VICINITY MAP

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MINIMUM BUILDING SETBACKS

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REAR	25'
SIDE	5'
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MINIMUM BUILDING SETBACKS

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– ADDRESS

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	31.45'	230.00'	31.43'	S 59°03'18" E
C-2	39.27'	25.00'	35.36'	S 17°58'22" E
C-3	20.02'	225.50'	20.02'	S 24°29'00" W
C-4	47.43'	225.50'	47.35'	S 15°54'48" W
C-5	47.58'	225.50'	47.50'	S 03°50'32" W
C-6	46.70'	225.50'	46.62'	S 08°08'09" E
C-7	46.44'	225.50'	46.36'	S 19°58'09" E
C-8	41.78'	225.50'	41.72'	S 31°10'36" E
C-9	30.58'	225.50'	30.55'	S 40°22'06" E
C-10	19.18'	474.50'	19.18'	S 43°05'41" E
C-11	62.97'	474.50'	62.93'	S 38°08'06" E
C-12	2.91'	474.50'	2.91'	S 34°09'26" E
C-13	31.42'	20.00'	28.28'	S 11°01'07" W
C-14	65.13'	324.50'	65.02'	S 50°16'08" W
C-15	31.42'	20.00'	28.28'	N 78°58'53" W
C-16	9.38'	525.50'	9.38'	N 34°29'34" W
C-17	51.07'	525.50'	51.05'	N 37°47'18" W
C-18	33.75'	525.50'	33.75'	N 42°24'45" W
C-19	20.03'	174.50'	20.02'	N 40°57'54" W
C-20	161.70'	174.50'	155.98'	N 11°07'50" W
C-21	35.36'	174.50'	35.30'	N 21°13'18" E
C-22	39.27'	25.00'	35.36'	N 72°01'38" E
C-23	45.23'	500.00'	45.21'	S 65°33'52" E
C-24	40.79'	635.00'	40.78'	S 42°24'45" E
C-25	63.67'	635.00'	63.64'	S 37°42'00" E
C-26	43.15'	215.00'	43.08'	N 50°16'08" E
C-27	75.20'	225.50'	74.85'	S 46°27'53" W
C-28	27.53'	20.00'	25.41'	S 76°20'52" W
C-29	99.71'	225.50'	98.90'	N 76°52'58" W
C-30	66.00'	174.50'	65.61'	N 78°42'53" W
C-31	75.36'	174.50'	74.78'	N 55°30'24" W
C-32	11.79'	225.50'	11.79'	N 44°37'55" W
C-33	53.57'	225.50'	53.45'	N 52°56'08" W
C-34	47.04'	225.50'	46.95'	N 65°43'03" W
C-35	18.16'	225.50'	18.15'	N 73°59'59" W
C-36	89.01'	174.50'	88.05'	S 57°44'53" E
C-37	22.63'	225.50'	22.62'	S 46°00'34" E
C-38	60.94'	225.50'	60.76'	S 56°37'36" E
C-39	53.86'	225.50'	53.73'	S 71°12'40" E
C-40	45.25'	225.50'	45.17'	S 83°48'06" E
C-41	17.36'	174.50'	17.36'	S 86°41'59" E
C-42	58.96'	174.51'	58.68'	S 74°10'13" E
C-43	27.97'	20.00'	25.75'	S 24°31'11" E
C-44	53.94'	225.50'	53.81'	S 08°41'45" W
C-45	165.00'	174.50'	158.92'	N 28°55'51" E
C-46	31.42'	20.00'	28.28'	S 78°58'53" E
C-47	15.03'	50.00'	14.98'	S 42°35'44" E
C-48	42.74'	50.00'	41.45'	S 75°42'00" E
C-49	141.65'	50.00'	98.81'	N 01°20'59" W
C-50	18.49'	50.00'	18.39'	S 86°53'48" W
C-51	30.42'	25.00'	28.58'	N 68°50'23" W
C-52	31.42'	20.00'	28.28'	N 11°01'07" E
C-53	43.91'	375.50'	43.88'	N 52°40'08" E
C-54	48.76'	375.50'	48.73'	N 45°35'56" E

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 36°46'46" E	13.19'
L-2	S 62°58'22" E	49.77'
L-3	S 27°01'38" W	5.78'
L-4	S 44°15'10" E	21.58'
L-5	S 44°15'10" E	51.00'
L-6	S 44°15'10" E	51.00'
L-7	S 44°15'10" E	51.00'
L-8	S 44°15'10" E	51.00'
L-9	S 44°15'10" E	36.11'
L-10	S 33°58'53" E	48.09'
L-11	S 33°58'53" E	32.03'
L-12	N 33°58'53" W	52.03'
L-13	N 33°58'53" W	51.00'
L-14	N 57°42'12" W	49.50'
L-15	N 54°29'30" W	51.83'
L-16	N 22°14'17" W	26.27'
L-17	N 22°14'17" W	33.73'
L-18	N 07°48'09" W	42.14'
L-19	S 21°45'17" E	9.88'
L-20	S 57°21'34" E	16.42'
L-21	N 68°36'31" E	49.76'
L-22	S 15°04'50" E	21.39'
L-23	N 64°07'39" E	27.78'
L-24	S 13°01'12" E	24.67'
L-25	S 73°17'12" E	32.45'
L-26	S 73°17'12" E	5.44'
L-27	S 67°03'05" E	27.44'
L-28	S 74°30'46" E	47.49'
L-29	S 23°23'38" E	12.03'
L-30	S 51°57'02" E	4.60'
L-31	N 85°20'43" E	41.90'
L-32	N 27°31'55" E	23.98'
L-33	N 77°47'01" W	20.03'
L-34	N 03°27'37" W	43.47'
L-35	N 20°32'40" W	41.88'
L-36	N 10°16'27" W	19.55'
L-37	N 53°56'38" W	22.21'
L-38	N 78°48'23" W	23.64'
L-39	N 18°27'03" W	15.31'
L-40	N 37°04'06" E	14.98'
L-41	N 55°13'21" W	26.76'
L-42	N 41°30'43" W	36.32'
L-43	N 22°25'40" W	28.79'
L-44	N 18°49'39" W	20.44'
L-45	N 50°05'35" W	8.76'
L-46	N 24°10'20" W	9.45'
L-47	N 86°53'54" W	19.56'
L-48	N 18°00'23" W	13.29'
L-49	N 04°52'19" W	18.56'
L-50	N 34°22'25" W	28.77'
L-51	N 34°22'25" W	7.38'
L-52	N 37°58'40" W	14.21'
L-53	N 19°20'52" W	41.18'
L-54	N 19°20'52" W	1.76'
L-55	N 05°06'44" W	19.20'
L-56	N 08°57'37" W	28.81'
L-57	N 08°23'14" W	5.20'
L-58	N 36°46'46" E	89.67'
L-59	S 56°01'07" W	2.08'
L-60	S 56°01'07" W	89.50'
L-61	N 33°58'53" W	35.50'
L-62	N 33°58'53" W	44.62'
L-63	N 44°15'10" W	17.29'
L-64	N 44°15'10" W	53.52'
L-65	N 44°15'10" W	52.19'
L-66	N 44°15'10" W	52.22'
L-67	N 44°15'10" W	54.01'
L-68	N 44°15'10" W	32.47'
L-69	N 27°01'38" E	5.78'
L-70	S 62°58'22" E	37.57'
L-71	S 08°20'01" E	28.51'
L-72	S 44°15'10" E	52.45'
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L-74	S 44°15'10" E	52.22'
L-75	S 44°15'10" E	52.19'
L-76	S 44°15'10" E	53.52'
L-77	S 44°15'10" E	17.29'
L-78	N 56°01'07" E	2.15'
L-79	N 89°26'56" W	43.27'
L-80	N 00°33'04" E	34.21'
L-81	N 00°33'04" E	52.80'
L-82	N 00°33'04" E	115.98'
L-83	S 64°18'33" E	69.76'
L-84	S 60°17'37" E	49.17'
L-85	S 05°20'03" E	38.39'
L-86	S 73°02'05" E	2.11'
L-87	S 73°02'05" E	7.38'
L-88	N 39°15'54" E	29.76'
L-89	S 60°17'37" E	44.74'
L-90	S 60°17'37" E	46.09'
L-91	N 89°33'01" W	51.02'
L-92	N 89°33'01" W	59.05'
L-93	N 89°33'01" W	51.00'
L-94	N 89°33'01" W	51.00'
L-95	N 89°33'01" W	51.00'
L-96	N 89°33'01" W	32.80'
L-97	N 89°33'01" W	18.20'
L-98	N 89°33'01" W	55.12'
L-99	S 56°01'07" W	63.09'
L-100	N 56°01'07" E	63.09'
L-101	N 01°50'34" E	26.52'
L-102	S 01°50'34" W	27.76'
L-103	N 89°33'01" W	16.37'
L-104	N 89°33'01" W	23.35'
L-105	N 43°08'05" W	9.76'
L-106	S 43°08'05" E	9.76'
L-107	S 89°33'01" E	6.05'
L-108	S 89°33'01" E	33.67'
L-109	S 20°28'49" W	32.13'
L-110	S 24°16'30" E	64.50'
L-111	S 38°10'16" E	32.81'
L-112	S 86°10'12" W	26.28'
L-113	S 37°59'32" W	22.62'
L-114	S 13°22'20" W	15.27'
L-115	N 89°02'23" E	25.38'
L-116	S 00°24'56" E	44.41'
L-117	S 48°27'23" E	42.00'
L-118	S 86°21'44" E	15.07'
L-119	S 43°30'50" E	30.88'
L-120	S 02°50'26" W	30.24'
L-121	S 14°02'58" E	25.47'
L-122	S 20°39'08" W	8.90'
L-123	S 41°39'41" E	23.23'
L-124	S 15°18'46" E	22.38'
L-125	N 89°28'01" W	7.18'
L-126	N 51°02'30" W	73.94'
L-127	N 51°02'30" W	24.00'
L-128	N 33°58'53" W	61.46'
L-129	N 33°58'53" W	51.00'
L-130	N 33°58'53" W	58.50'
L-131	N 56°01'07" E	89.50'
L-132	S 33°58'53" E	38.50'
L-133	S 33°58'53" E	51.00'
L-134	S 33°58'53" E	37.46'
L-135	N 33°58'53" W	56.61'
L-136	N 56°01'07" E	35.50'
L-137	N 56°01'07" E	51.00'
L-138	N 56°01'07" E	5.08'
L-139	S 45°35'56" W	62.94'
L-140	S 45°35'56" W	18.31'
L-141	S 56°01'07" W	43.65'
L-142	S 56°01'07" W	51.00'
L-143	S 56°01'07" W	23.39'
L-144	N 87°32'07" E	86.96'
L-145	S 52°50'08" E	102.70'
L-146	N 74°22'25" E	60.31'
L-147	S 23°19'00" E	42.32'
L-148	S 66°41'00" W	31.34'
L-149	S 21°17'35" W	26.73'
L-150	S 27°50'30" E	60.43'
L-151	S 00°16'56" E	132.01'

SHEET 5 OF 5

FINAL PLAT FOR

MASON OAKS SUBDIVISION PHASE 1C

OWNER: GLEN OAKS SOUTH, LLC
REF: D.B. 2168, PAGE 1452
REF: M.B. 2019, PAGE 12
REF: M.B. 2020, PAGE 56
REF: M.B. 2020, PAGE 185
TOWN OF WAKE FOREST
FRANKLIN COUNTY, NORTH CAROLINA

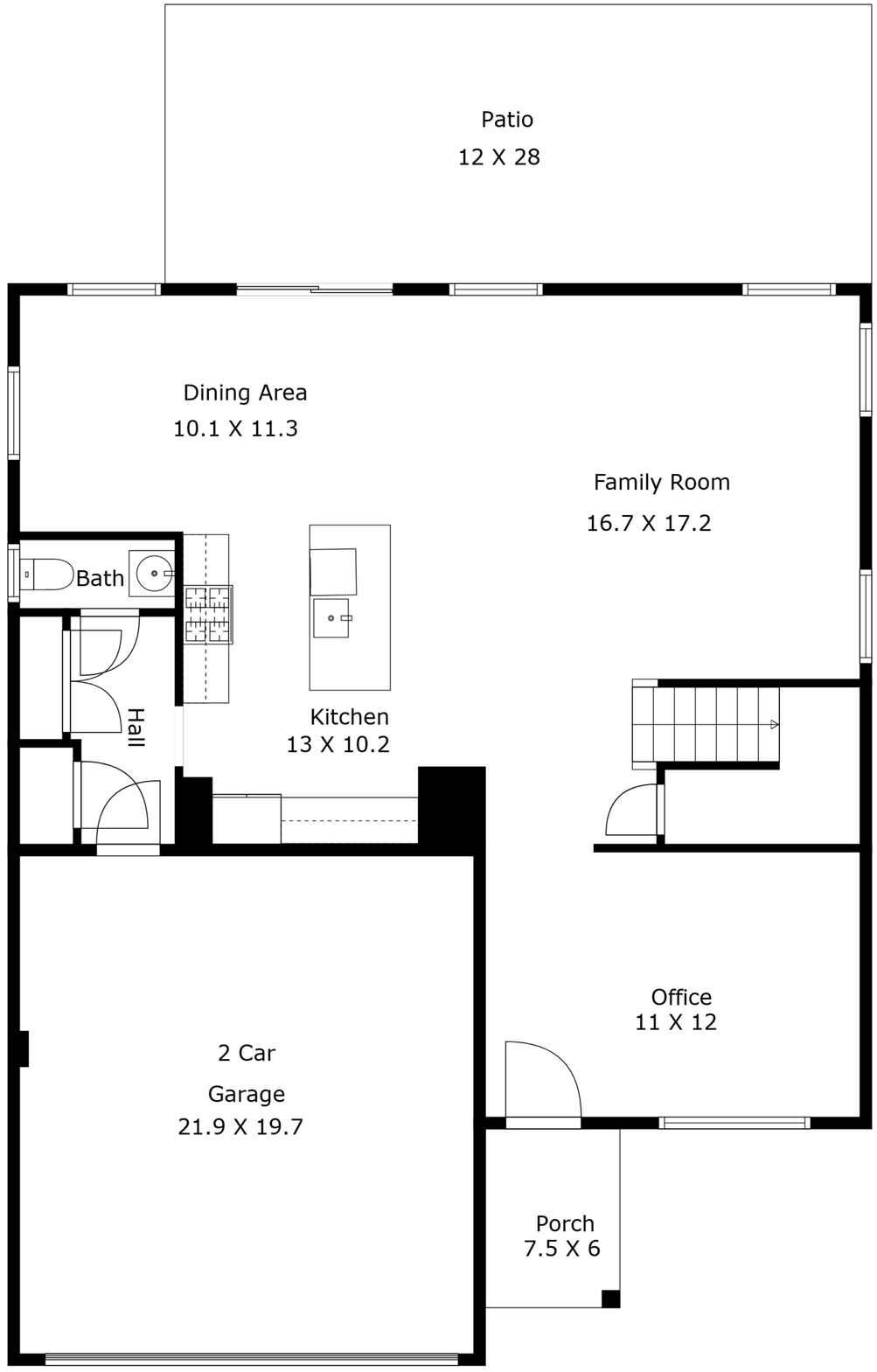
50 25 0 50 100

SCALE 1"=50'

JULY 21, 2020
ZONED GR10-CD & UR-CD (RZ-18-10)
PIN # 1842-45-9091

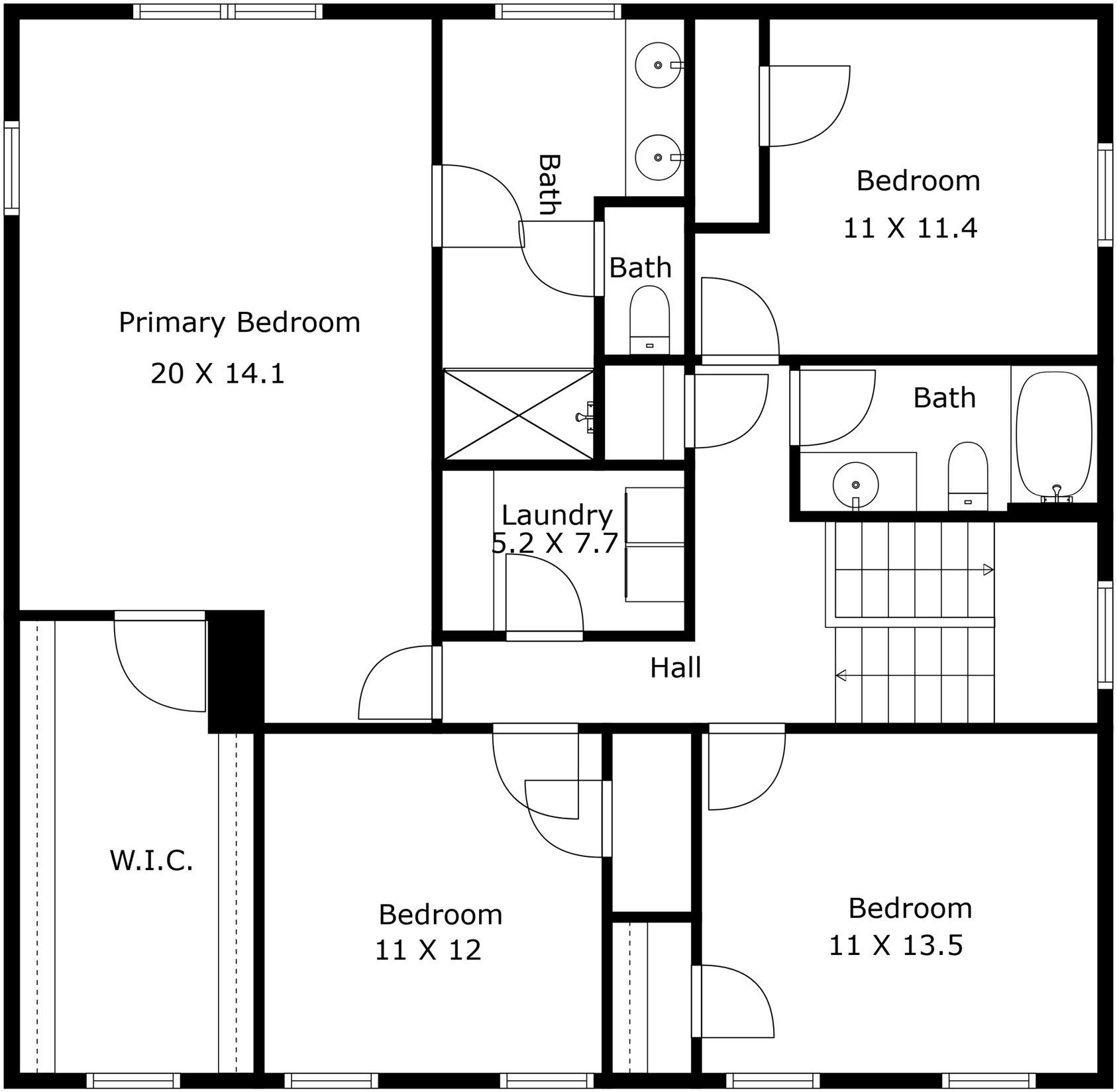
(MASON OAKS-TWF.DWG-LJP)

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

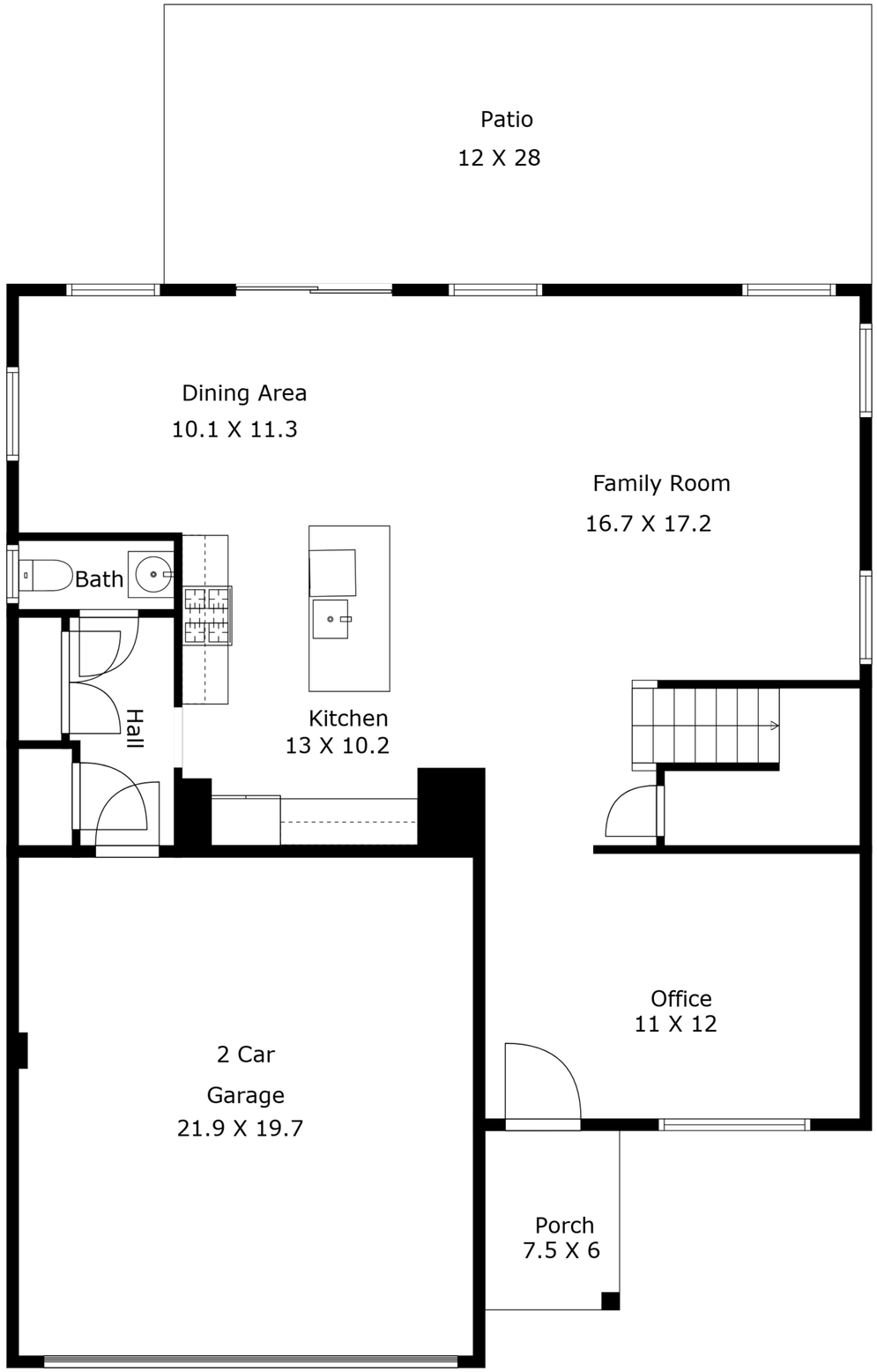


1148 Spring Meadow Way / Job # 250539

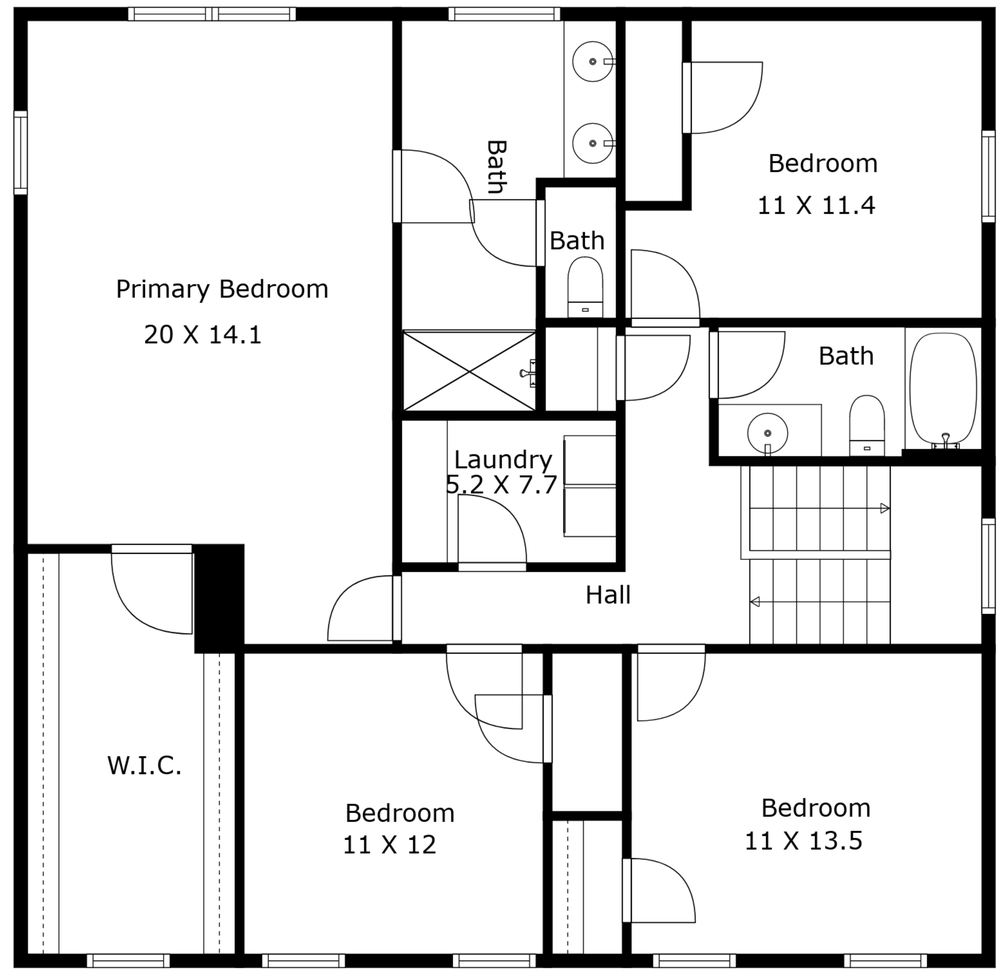
Not To Exact Scale, Dimensions Are Approximate. For Illustration Purposes Only.



Not To Exact Scale, Dimensions Are Approximate. For Illustration Purposes Only.



Floor 1



Floor 2

1148 Spring Meadow Way / Job # 250539

Not To Exact Scale, Dimensions Are Approximate. For Illustration Purposes Only.

File No. 250539

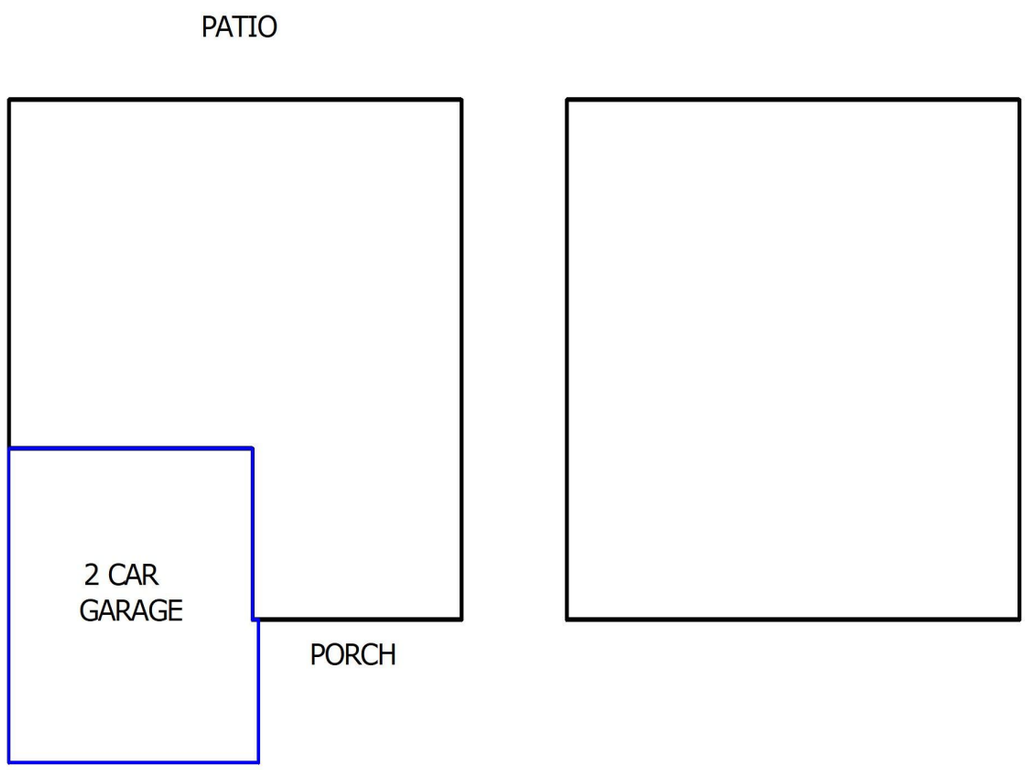
SKETCH ADDENDUM

Borrower or Owner

Property Address 1148 SPRING MEADOW WAY

City WAKE FOREST County WAKE State NC Zip Code 27587

Client COLDWELL BANKER HPW



APPROXIMATE DIMENSIONS

NOT TO EXACT SCALE

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Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	1111.07	1111.07
GLA2	Second Floor	1350.26	1350.26
GAR	Garage	445.19	445.19
Net LIVABLE Area		(rounded)	2461

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
37.3	x	24.3	906.39
11.9	x	17.2	204.68
Second Floor			
37.3	x	36.2	1350.26
3 Items		(rounded)	2461

Real Estate Disclosure Information

The following questions are included on the current NC Real Estate Property Disclosure Form. Please use this information as a guide.

To your knowledge, is the property subject to regulation by one or more owners' association or governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot, including but not limited to obligations to pay regular assessments or dues and special assessments? If your answer is yes, please provide the information requested below as to each owners' association to which the property is subject.

Yes	X
No	
No Representation	

Legal association name: Mason Oaks Community Association, Inc

Regular assessments **("dues") are $220.00 per quarter.**

The **name, address and telephone number** of the president of the owners' association or association manager:
PPM Inc.
919-848-4911

Mailing Address:
11010 Raven Ridge Road
Raleigh NC 27614

The **fees charged** by the association or management company in connection with the **statement of unpaid assessments** are as follows: **$200**. **$500 Capital Contribution for new sales.**

As of this date, there **no** other dues, fees or special assessments which have been duly approved by the applicable declarations or bylaws and that are payable to the association

to which the lot is subject.

True	X
False. State the nature and amount of dues, fees, or special assessments to which the property is subject:	
No Representation	

As of this date there are **no** unsatisfied judgments against or pending lawsuits involving **this association** with the exception of any action filed by the association for the collection of delinquent assessments on other lots.

True	
False. State the nature and amount of each pending lawsuit, and the amount of each unsatisfied judgment:	
No Representation	X

Services and amenities paid for by the above owners' association from regular assessments ("dues")

Management Fees	Yes
Exterior Building Maintenance of Property to be Conveyed	No
Exterior Yard/Landscaping Maintenance of Lot to be Conveyed	No
Common Area Maintenance	Yes
Trash Removal	No

Recreational Amenity Maintenance (specify amenities covered) Listed Below:	Yes
Pool, cabana	
Pest Treatment/Extermination	No
Street Lights – only meters listed in the Association's name	Yes
Water	No
Sewer	No
Storm Water Management/Drainage/Ponds	Yes
Internet Service	No
Cable	No
Private Road Maintenance	No
Parking Area Maintenance - Common area amenity parking only	Yes
Gate and/or Security	No
Other (specify) Listed Below:	

Utilities List

Address: 1148 Spring Meadow Way, Wake Forest, NC 27587

Mailbox Number:_____

Electric

Average Monthly Cost _____

☐ **Duke Energy**
800.452.2777
https://www.duke-energy.com/home/start-stop-move

☑ **Wake Electric**
919-863-6300

☐ **Wake Forest Power**
919-435-9573
https://www.wakeforestnc.gov/wake-forest-power

https://wemc.com/starting-and-stopping-service-and-other-service-related-information/

☐ **Other** _____

Water & Sewer

Average Monthly Cost _____

☑ **City of Raleigh**
919-996-3245
https://raleighnc.gov/services/content/FinUtilityBilling/Articles/UtilityBillingServiceRequests.html

☐ **Aqua**
877-987-2782
https://www.aquaamerica.com/customer-service-center/important-information.aspx

☐ **Town of Apex**
(919) 362-8676
http://www.apexnc.org/159/Utility-Billing-Customer-Service

☐ **Town of Durham**
919-560-1200
https://durhamnc.gov/4097/Start-Stop-Transfer

☐ **Town of Cary**
https://www.townofcary.org/services-publications/water-sewer/water

☐ **Franklin County**
919-556-6177
https://www.franklincountync.gov/county_services/public_utilities/establishing_new_service.php

☐ **Other** _____

Gas

Average Monthly Cost _____

☑ **Dominion**
1-877-776-2427
https://www.dominionenergy.com/north-carolina-gas/start-stop-service

☐ **Other** _____

Garbage/Recycle

Average Monthly Cost _____

☑ **City of Raleigh**
919-996-3245
https://raleighnc.gov/services/content/FinUtilityBilling/Articles/UtilityBillingServiceRequests.html

☐ **GFL / Waste Industries - Outside City**
844-464-3587
https://gflenv.com/solid-waste-service/municipal-residential/

☐ **Town of Wake Forest - Inside City**
919-435-9573
https://www.wakeforestnc.gov/public-works/solid-waste/trash

☐ **Town of Cary**
https://www.townofcary.org/services-publications/water-sewer/water

☐ **Town of Apex**
(919) 362-8676
https://www.apexnc.org/277/Garbage-Recycling-Yard-Waste

☐ **Town of Wendell - Inside City**
(919) 365-4822
https://www.townofwendell.com/departments/public-works/waste-collectionrecycling

☐ **Other** _____

Cable/Internet/Satellite

Average Monthly Cost _____

☑ **Spectrum**
855.366.7132
spectrum.com

☐ **AT&T Fiber**
1-833-804-0835
att.com

☐ **Other** _____

Warranty on home

Ryan Homes Warranty Highlights

In addition to our complete Limited Warranty documents, we would like to summarize our warranty commitment to you. Please contact your Sales Representative or Project Manager if you have any questions. Thank you for purchasing a Ryan Home!

1 – Year Warranty

Our 1-year Warranty covers workmanship and materials on just about everything.

Due to wear & tear and homeowner maintenance, there are a **few minor exceptions**:

- Caulking & painting
- Grouting 1-time repair
- Cuts, scrapes, or nicks
- Landscaping
- 30- day sewer stoppage warranty

1 – Time Yard Settlement Repair

- Covers settling of ground around the foundation, utility trenches or other disturbed areas

2 – Year Mechanical Warranty

Covers the installation of mechanical systems (Ryan Homes' installation work)

- Plumbing
- Electric
- HVAC ductwork
- Other concealed systems (security, entertainment wiring, central vacuum, etc.)
- **Please note:** Most of the products installed in your home are covered by Manufacturer Warranties (faucets, sinks/tubs, etc.), in addition to our coverage

10 – Year Structural Warranty

Covers the structural integrity of:

- Footers/foundation
- Load bearing framing
- Roof trusses

"We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin."

WebQuery

User Information:

Address:**1148 SPRING MEADOW WAY**Edit User Information

Grade:**All Grades**

Program:

Select a School:

School Name	Sch Distance Walk	Sch Distance Drive	Eligibility Description	Grades
YOUNGSVILLE ELEM	3.12 mi.	3.45 mi.	Eligible	01 02 03 04 05 KI PK
CEDAR CREEK MID	5.79 mi.	5.81 mi.	Eligible	06 07 08
FRANKLINTON HIGH	8.57 mi.	8.59 mi.	Eligible	09 10 11 12
FRANKLIN CO EARLY COLLEGE HS	13.89 mi.	13.91 mi.	Eligible	09 10 11 12 13

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