NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 175 Gill Farm Way, Franklinton, NC 27525
Owner's Name(s): Joseph G. Caldwell and Makenze M. Caldwell

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.

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

	Yes	No	NR
A1. Is the property currently owner-occupied? Date owner acquired the property:_____ 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:_____ ☒ Heat Pump [____ # of units] Year:_____

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

Buyer Initials [ ] [ ] Owner Initials [MMC] [JGL]
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:_____ ☒ Electric: 2021 ☐ 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 MMC JHL
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):

10 ft utility 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 [MMC] [JGC]
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):

~~Naco~~ Real manage - Gill Farm Homeowners Association
866 - 473 - 2573

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?	☒	☐	☐
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?	☑	☐	☐
H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property?	☐	☒	☐
H4. Is there any unsatisfied judgment or pending lawsuits against the association?	☐	☒	☐

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) Gill Farm HomeOwners Association whose regular assessments ("dues") are $ 79.00 per quarter.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: Real Manage/Gill Farm HomeOwners Association 8508 Park Road PMB#118 Charlotte, NC 28210 866-473-2573

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? NO

If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____

H2. If "yes," state the amount of the fees: any/all additional fees to be verified by the closing attorney

H3. If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation: _____

H4. 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):

See above

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: [signature] Date 3/6/25

Owner Signature: Makenzie Caldwell Date 3/6/25

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: 175 Gill Farm Way, Franklinton, NC 27525

Owner's Name(s): Joseph G. Caldwell and Makenze M. Caldwell

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

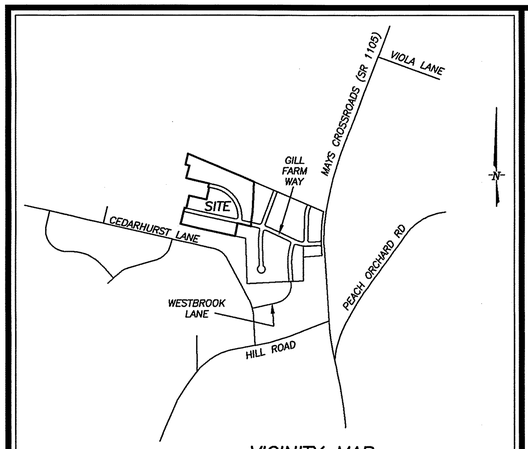
Owner Signature: [signature] Date 3/6/25

Owner Signature: Makenze Caldwell Date 3/6/25

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 _____



VICINITY MAP
NOT TO SCALE

LINE #	BEARING	DISTANCE
L1	N 77°48'59" W	90.00'
L2	N 77°48'59" W	90.00'
L3	N 77°48'59" W	90.00'
L4	N 77°48'59" W	90.00'
L5	N 77°48'59" W	90.01'
L6	N 77°48'59" W	4.40'
L7	N 77°08'27" W	26.35'
L8	N 77°08'27" W	90.00'
L9	N 77°08'27" W	90.00'
L10	S 77°08'27" E	24.50'
L11	S 77°08'27" E	90.00'
L12	S 77°08'27" E	90.00'
L13	S 77°08'27" E	1.85'
L14	S 77°48'59" E	29.49'
L15	S 77°48'59" E	90.01'
L16	S 77°48'59" E	90.01'
L17	S 77°48'59" E	90.01'
L18	S 77°48'59" E	116.61'
L19	N 76°42'08" W	85.58'
L20	N 76°42'08" W	13.92'
L21	N 13°17'52" E	50.00'
L22	S 76°42'08" E	99.50'
L23	S 77°48'59" E	107.66'
L24	N 77°48'59" W	90.01'
L25	N 77°48'59" W	38.50'
L26	N 77°48'59" W	51.51'
L27	N 77°48'59" W	38.52'
L28	N 77°48'59" W	51.48'
L29	N 77°48'59" W	30.77'
L30	N 77°12'57" W	8.75'
L31	N 13°17'58" E	28.03'
L32	N 65°54'55" W	223.70'
L33	N 19°26'19" E	221.86'
L34	S 01°59'31" W	50.80'
L35	N 77°48'59" W	90.00'
L36	N 77°48'59" W	90.00'

CURVE #	RADIUS	ARC LEN.	CHORD BRG.	CHORD LEN.
C1	5025.00'	59.25'	N 77°28'43" W	59.25'
C2	4975.00'	58.66'	S 77°28'43" E	58.66'
C3	25.00'	44.38'	N 51°19'56" E	38.78'
C4	375.00'	195.75'	N 14°28'23" W	193.53'
C5	375.00'	175.89'	N 42°51'51" W	174.28'
C6	375.00'	124.01'	N 65°46'30" W	123.45'
C7	375.00'	9.51'	N 75°58'32" W	9.51'
C8	425.00'	68.67'	S 72°04'23" E	68.60'
C9	425.00'	90.00'	S 61°22'38" E	89.83'
C10	425.00'	90.00'	S 49°14'39" E	89.83'
C11	425.00'	89.93'	S 37°06'55" E	89.77'
C12	425.00'	90.00'	S 24°59'12" E	89.83'
C13	425.00'	90.00'	S 12°51'12" E	89.83'
C14	425.00'	73.39'	S 01°50'24" E	73.30'
C15	25.00'	35.31'	S 37°21'18" E	32.45'

DEPARTMENT OF TRANSPORTATION
DIVISON OF HIGHWAYS

PROPOSED SUBDIVISOIN ROAD
DESIGN STANDARDS CERTIFICATION

APPROVED M D Schuler
DISTRICT SUPERVISOR

DATE 9/28/2020

NCDOT NOTES

1. ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY
2. ALL LOTS MUST BE SERVED INTERNALLY
3. SITE DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS
4. MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS THE NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENTS AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALLEVIATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY. IT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S) TO MAINTAIN THE EASEMENT TO ALLOW CONVEYANCE OF STORMWATER.
5. PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.

WithersRavenel
Engineers | Planners | Surveyors
115 Mackenan Drive | Cary, NC 27511 | t: 919.469.3340
license #: C-0832 | www.withersravenel.com

SURVEY CERTIFICATE

I, MICHAEL E. DICKERSON, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON 9/21/20, USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 15,000+ ; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 21st DAY OF Sept, A.D., 2020.

NORTH CAROLINA PROFESSIONAL SEAL L-3639 LAND SURVEYOR MICHAEL E. DICKERSON

TYPE OF PLAT

I, MICHAEL E. DICKERSON, PROFESSIONAL LAND SURVEYOR No. L-3639, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW;

☒ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

L-3639
MICHAEL E. DICKERSON, PROFESSIONAL LAND SURVEYOR No. L-3639

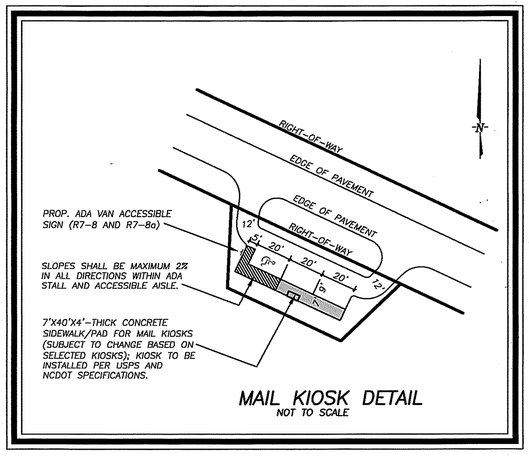
OWNER'S CERTIFICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK _____, PAGE _____, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, DRAINAGEWAYS , AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY.

CLAYTON PROPERTIES GROUP, INC.

OWNER(S) SIGNATURE

Adam Speisen
PRINT NAME



MAIL KIOSK DETAIL
NOT TO SCALE

LEGEND:

IRON PIPE FOUND	● IPF
EXISTING CONCRETE MONUMENT	● ECM
ADDRESS	211
EXISTING LOT	13

ROADWAY DISCLOSURE STATEMENT

ALL ROADWAYS IN THE SUBDIVISION ARE DECLARED PUBLIC AND SHALL BE MAINTAINED BY THE DEVELOPER. IT SHALL BE THEIR RESPONSIBILITY TO BRING THESE ROADS UP TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO MEET REQUIREMENTS FOR THE PETITIONING ADDITION OF THESE ROADWAYS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION MAINTAINED ROADS SYSTEM.

STORMWATER DISCLOSURE STATEMENT

THE STORMWATER CONTROL MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND STATE STORMWATER REGULATIONS. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.

STORMWATER OPERATION & MAINTENANCE AGREEMENT

BOOK 2183 PAGE 1275

CERTIFICATE OF APPROVAL FOR RECORDATION

I HEREBY CERTIFY THAT STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO FRANKLIN COUNTY SPECIFICATIONS IN THE SUBDIVISION ENTITLED GILL FARM PHASE 1 OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $59,817.58 HAS BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

ADMINISTRATOR ASSISTANT 10-2-20 DATE

REVIEW OFFICER CERTIFICATE
FRANKLIN COUNTY, NORTH CAROLINA

I, Jason Rogers, REVIEW OFFICER OF FRANKLIN COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER 10-2-20 DATE

CERTIFICATE OF PUBLIC UTILITIES

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE GILL FARM PHASE 2A SUBDIVISION, AS SET FORTH BY THE FRANKLIN COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

09-29-2020
DATE PUBLIC UTILITIES DIRECTOR

NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY EASEMENT.

Doc No: 10032043
Recorded: 10/02/2020 10:23:24 AM
Fee Amt: $63.00 Page 1 of 3
Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK 2020 PG 314 - 316 (3)

NOTES:

1. AREAS COMPUTED BY COORDINATE METHOD.
2. BASIS OF BEARINGS IS NC GRID NAD 83 PER BOOK OF MAPS 2018, PAGE 238. NO NC GRID MONUMENT FOUND WITHIN 2000' FEET OF SUBJECT PARCEL.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
5. IRON PIPES AT ALL LOT CORNERS.
6. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FEMA FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3720186200J, PANEL 0721, EFFECTIVE DATE 1/16/04.
7. ALL LOTS SHALL BE SERVED BY INTERNAL STREETS. NO LOTS SHALL HAVE DIRECT ACCESS ONTO MAYS CROSSROADS ROAD.
8. ALL UTILITY EASEMENTS ARE BUILT/CONSTRUCTED TO THE PROPERTY LINE.
9. ALL STUB ROADS ARE BUILT/CONSTRUCTED TO THE ADJOINING PROPERTY LINE.
10. THE GILL FARM HOA IS RESPONSIBLE FOR MAINTENANCE OF ALL OPEN SPACE AND DRAINAGE EASEMENTS.
11. THESE PARCELS ARE LOCATED WITHIN ONE (1) MILE OF AN EXISTING VOLUNTARY AGRICULTURAL DISTRICT OR ENHANCED VOLUNTARY AGRICULTURAL DISTRICT. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL USE. NC LAW (GENERAL STATUTES SECTION 106-701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS.
12. ROADS CONSTRUCTED IN ALL PHASES OF THIS DEVELOPMENT SHALL BE MAINTAINED BY THE DEVELOPER UNTIL THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ASSUMES RESPONSIBILITY FOR MAINTENANCE OF SUCH ROADS. DEVELOPER SHALL ENSURE ALL ROADS ARE INCORPORATED INTO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SECONDARY ROAD MAINTENANCE PROGRAM PRIOR TO TERMINATION OF DEVELOPER CONTROL PERIOD.
13. NO STRUCTURES, FENCES, WALLS, HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN DRAINAGE EASEMENTS. THE PROPERTY OWNERS GRANT THE COUNTY THE RIGHT, PRIVILEGE AND EASEMENT ACROSS THE PROPERTY FOR THE PURPOSE OF INSPECTING, MONITORING, ETC. NOTE THAT MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER.

ZONING:
R-30

PIN NUMBERS:
1873-17-3567

MAP/DEED REFERENCES:
DB 2165 PG 1793 (SOURCE)
DB 968 PG 977
BM 2018 PG 238
BM 2000 PG 264
BM 2000 PG 159
BM 1991 PG 98
BM 2019 PG 223-227
AND OTHERS AS SHOWN HEREON

BUILDING SETBACKS:

FRONT	30'
SIDE	10'
REAR	25'

MAXIMUM IMPERVIOUS AREA PER LOT:
4,000 SF

MINIMUM LOT SIZE:
15,000 SF

SUBJECT PROPERTY IS LOCATED WITHIN VOLUNTARY AGRICULTURE DISTRICT
SEE NOTE #11

AREA SUMMARY

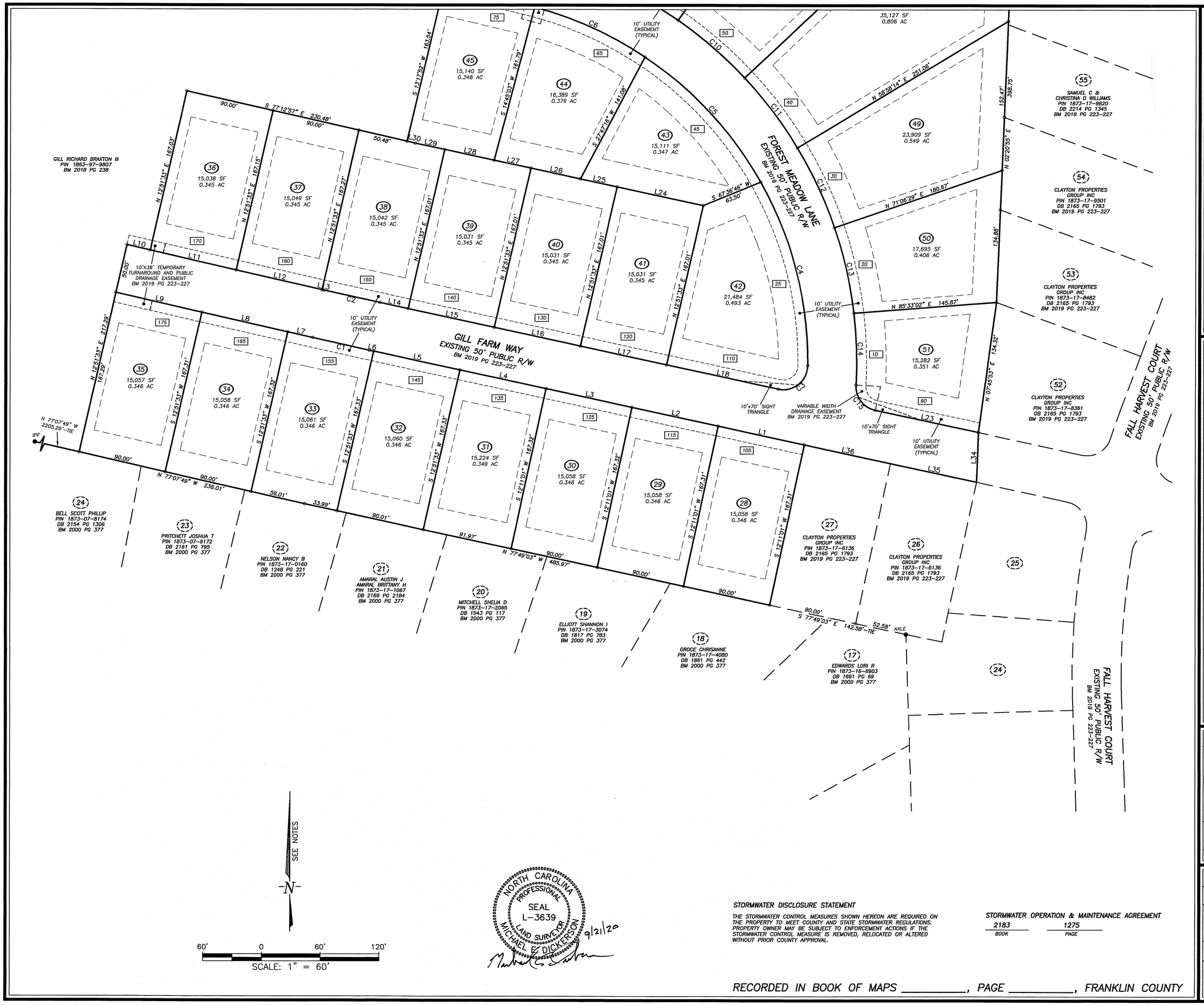
RIGHT OF WAY	1.807 AC
LOTS 28-51	9.834 AC
COS AREA	3.169 AC
TOTAL AREA	14.810 AC

RECORDED IN BOOK OF MAPS _____, PAGE _____, FRANKLIN COUNTY

GILL FARM SUBDIVISION
PHASE 2A, LOTS 28-51
OWNERS: CLAYTON PROPERTIES GROUP, INC.
YOUNGSVILLE TOWNSHIP FRANKLIN COUNTY NORTH CAROLINA
PLAT OF SURVEY

NO.	DATE	DESCRIPTION	BY

DATE: 9/21/20	SCALE: N/A
DRAWN: MED	CHECKED: MED
SHEET: 1 OF 3	
CAD FILE: BD_20026A	
PROJECT NO: 05180826	



STORMWATER DISCLOSURE STATEMENT

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STORMWATER OPERATION & MAINTENANCE AGREEMENT

2183 BOOK 1275 PAGE

RECORDED IN BOOK OF MAPS _____, PAGE _____, FRANKLIN COUNTY

WithersRavenel
Engineers | Planners | Surveyors
115 Mackenan Drive | Cary, NC 27511 | t: 919.469.3340
license #: C-0832 | www.withersravenel.com

GILL FARM SUBDIVISION
PHASE 2A, LOTS 28-51

OWNERS: CLAYTON PROPERTIES GROUP, INC.

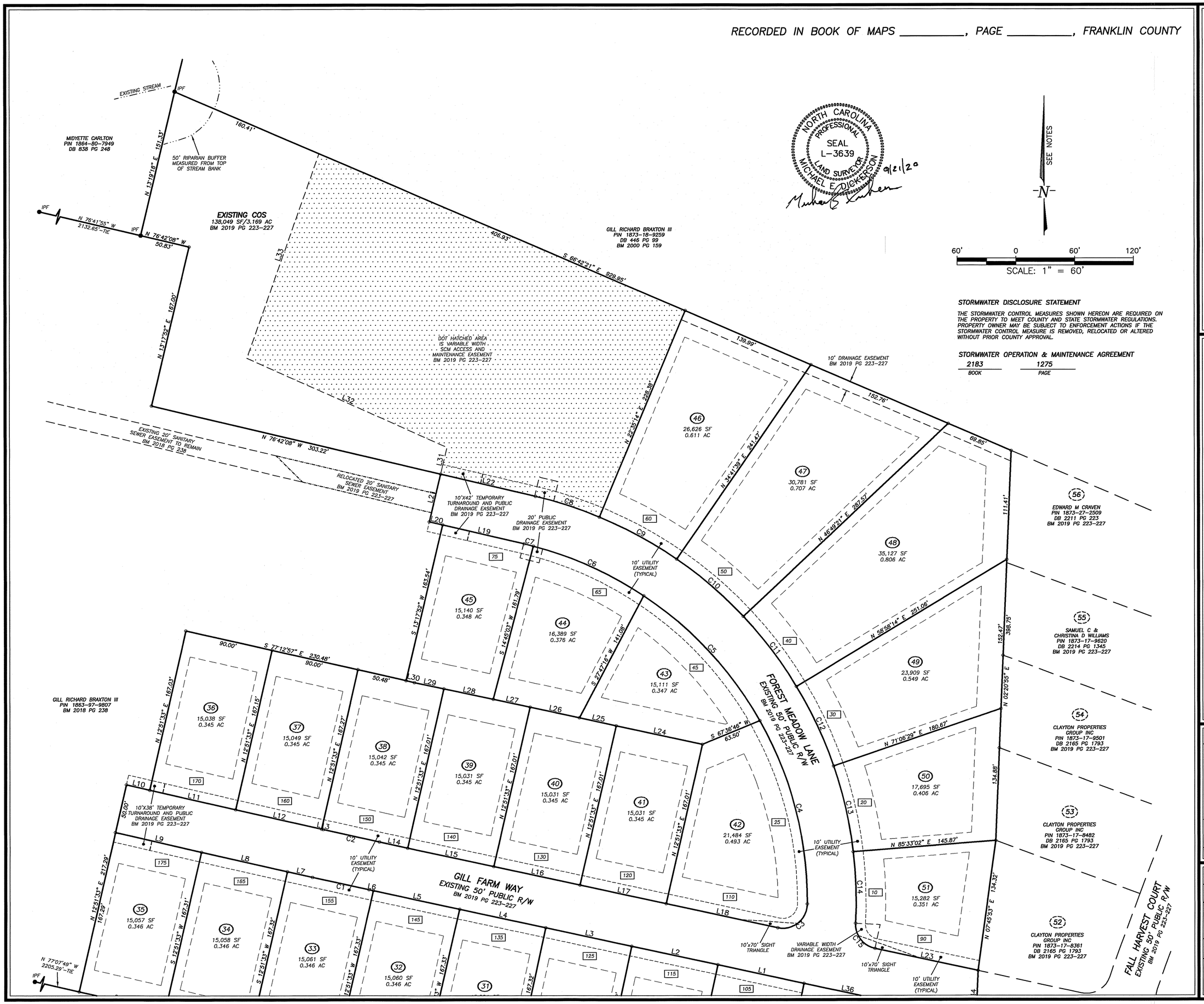
YOUNGSVILLE TOWNSHIP — FRANKLIN COUNTY — NORTH CAROLINA

PLAT OF SURVEY

NO.	DATE	DESCRIPTION	BY

DATE: 9/21/20	SCALE: 1" = 60'
DRAWN: MED	CHECKED: MED
SHEET: 2 OF 3	
CAD FILE: BD_20026B	
PROJECT NO: 05180826	

RECORDED IN BOOK OF MAPS _____, PAGE _____, FRANKLIN COUNTY



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STORMWATER OPERATION & MAINTENANCE AGREEMENT

2183	1275
BOOK	PAGE

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340
license #: C-0832 | www.withersravenel.com

GILL FARM SUBDIVISION
PHASE 2A, LOTS 28-51

OWNERS: CLAYTON PROPERTIES GROUP, INC.

YOUNGSVILLE TOWNSHIP — FRANKLIN COUNTY — NORTH CAROLINA

PLAT OF SURVEY

NO.	DATE	DESCRIPTION	BY

DATE: 9/21/20	SCALE: 1" = 60'
DRAWN: MED	CHECKED: MED
SHEET: 3 OF 3	
CAD FILE: BD_20026C	
PROJECT NO: 05180826	

File No. 250812

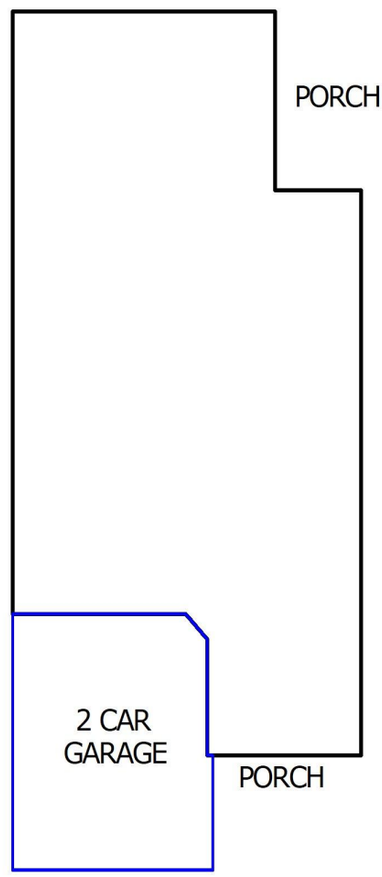
SKETCH ADDENDUM

Borrower or Owner

Property Address 175 GILL FARM WAY

City FRANKLINTON County FRANKLIN State NC Zip Code 27525

Client CBHPW



APPROXIMATE DIMENSIONS
NOT TO EXACT SCALE

THIS MEASUREMENT IS COPYRIGHTED TO THE COMPANY THAT PRODUCED THE SKETCH AND THE CLIENTS LISTED IN THE HEADER OF THIS SKETCH. NO ONE ELSE MAY USE

Sketch by Apex Sketch v5 Standard™

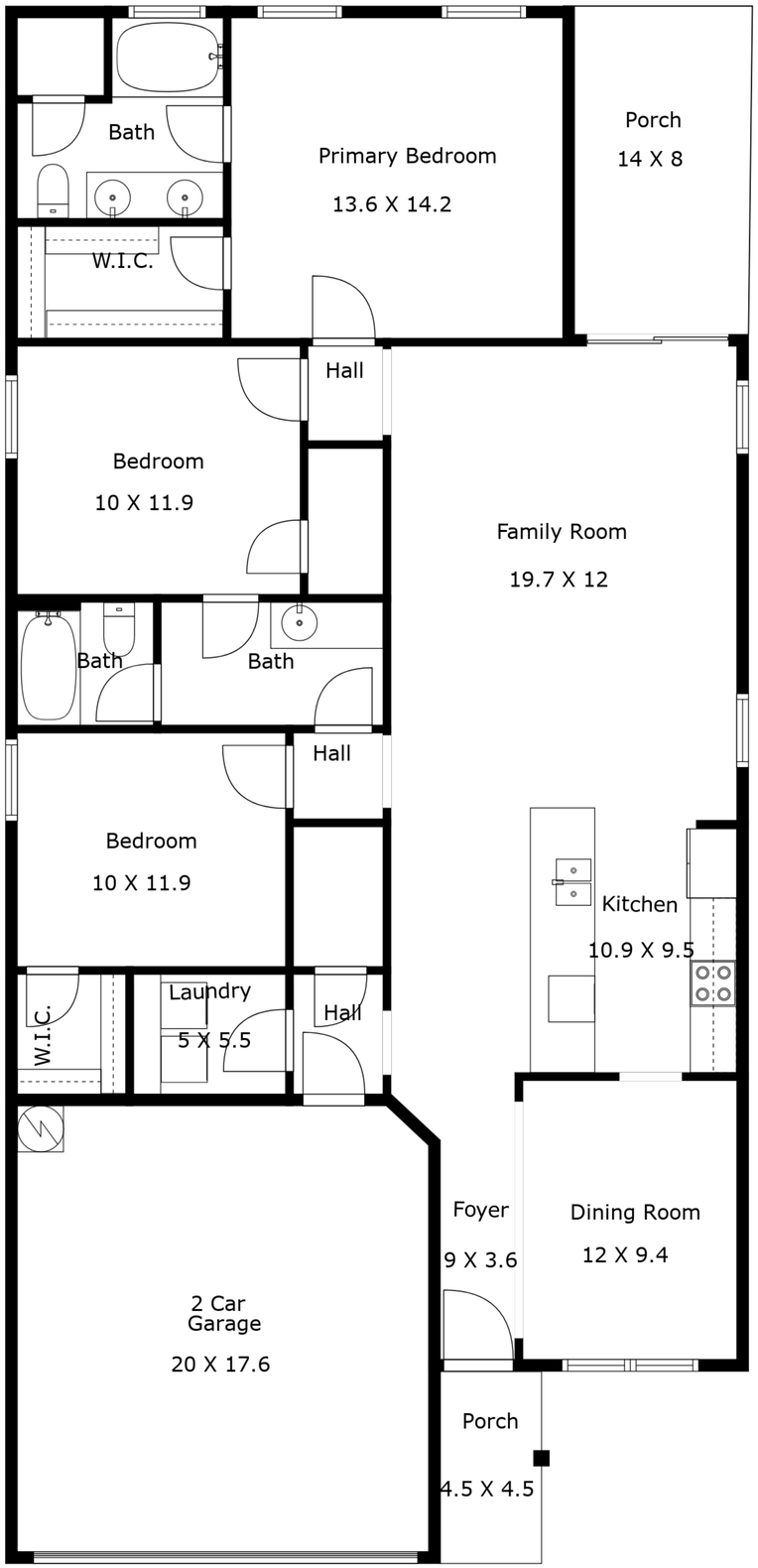
Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	1573.29	1573.29
GAR	Garage	364.30	364.30
Net LIVABLE Area		(rounded)	1573

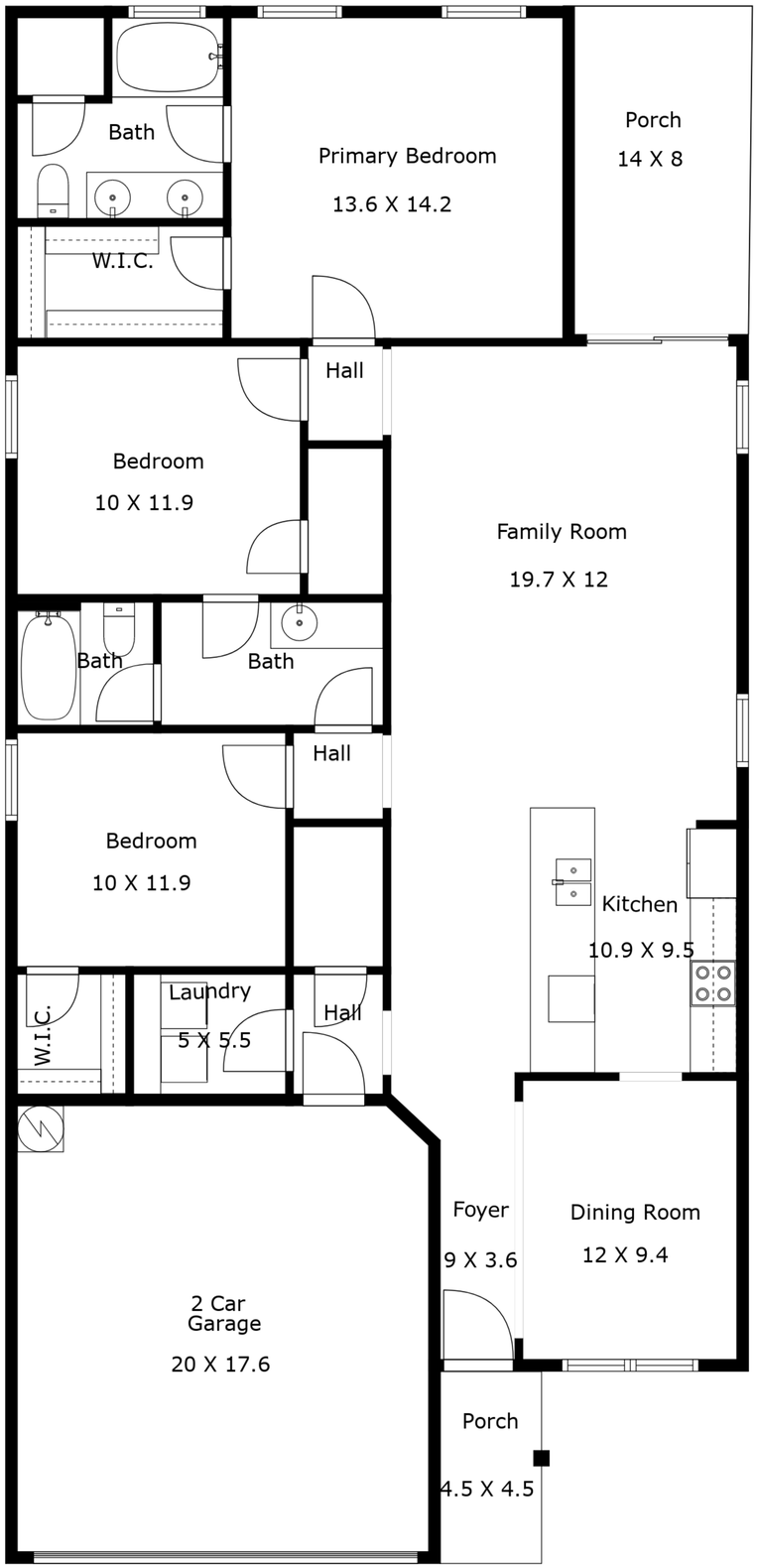
LIVING AREA BREAKDOWN

Breakdown				Subtotals
First Floor				
	24.3	x	14.0	340.20
	32.3	x	33.2	1072.36
	11.1	x	14.3	158.73
0.5 x	2.0	x	2.0	2.00
4 Items			(rounded)	1573



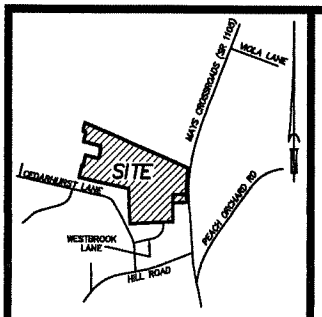
175 Gill Farm Way / Job # 250812

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



175 Gill Farm Way / Job # 250812

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



VICINITY MAP NO SCALE

LINETYPE LEGEND

BOUNDARY
R/W
℄
SETBACK
ADJOINER
EASEMENT
CONCRETE

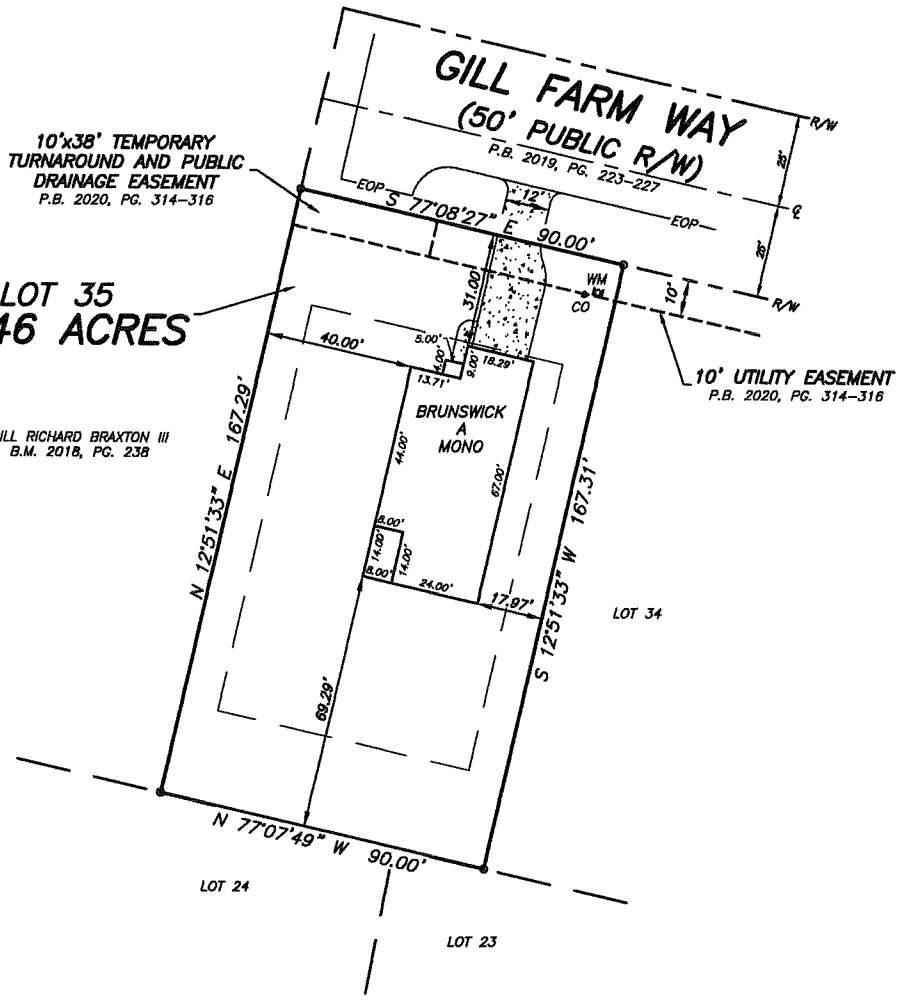
LEGEND

(IPF) IRON PIPE FOUND
(IPS) IRON PIPE SET
(R/W) RIGHT OF WAY
(℄) CENTERLINE OF RIGHT OF WAY
(WM) WATER METER
(CO) CLEANOUT
(EOP) EDGE OF PAVEMENT

NC GRID NORTH NAD 83
FROM: P.B. 2020, PG. 314-316

SETBACKS

FRONT	30'
SIDE	10'
REAR	25'



PROPOSED IMPERVIOUS AREA

HOUSE,GARAGE,PORCH	@ 100%	2,041 S.F.
CONCRETE DRIVEWAY	@ 100%	467 S.F.
CONCRETE SIDEWALK	@ 100%	44 S.F.
TOTAL IMPERVIOUS AREA		2,552 S.F.
TOTAL ALLOWED		4,000 S.F.

NOTE:
1. NOT FOR RECORDATION OR CONVEYANCE OR SALE.
2. THE PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN PER F.I.R.M. MAP NO. 3720186200 J, EFFECTIVE DATE JANUARY 16, 2004
3. CONCRETE AREA = 695 S.F.
4. LANDSCAPE AREA = 8,017 S.F.
5. PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, UTILITIES, COVENANTS OR RESTRICTIONS, THAT MAY BE OF RECORD.

40' 20' 0 40' 80'
GRAPHIC SCALE

DATE: 12/03/2020	PRELIMINARY PLAT OF LOT 35 GILL FARM, PHASE 2A 175 GILL FARM WAY, YOUNGSVILLE PREPARED FOR MUNGO HOMES OF NORTH CAROLINA, INC.		WithersRavenel Engineers | Planners | Surveyors 115 MacKenan Drive | Cary, NC 27511 t: 919.469.3340 | license #: C-0832 www.withersravenel.com
SCALE: 1"=40'			
SURVEYED BY:			
DRAWN BY: MDF			
CHECK & CLOSURE BY: TMC			
CAD FILE: LOT35GF	COUNTY: FRANKLIN	STATE: NC | PIN: 1873-17-7435	
PROJECT NO: 02190773.00	ZONING: R30		

WebQuery

User Information:
Address:**175 GILL FARM WAY**Edit User Information
Grade:**All Grades**
Program:
Select a School:

School Name	Sch Distance Walk	Sch Distance Drive	Eligibility Description	Grades
CEDAR CREEK MID	3.91 mi.	3.91 mi.	Eligible	06 07 08
FRANKLINTON HIGH	4.95 mi.	4.95 mi.	Eligible	09 10 11 12
FRANKLIN CO EARLY COLLEGE HS	6.8 mi.	6.8 mi.	Eligible	09 10 11 12 13
FRANKLINTON ELEM	7.22 mi.	7.22 mi.	Eligible	01 02 03 04 05 KI P0 P1 P2 P3 PK

© Education Logistics, Inc.

Utilities List

Address: 175 Gill Farm Way Franklinton, NC 27525
Mailbox Number: 69

Electric

Average Monthly Cost $130-$175

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

☒ **Wake Electric**
919-863-6300

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

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

☐ **Other** _____

Water & Sewer

Average Monthly Cost $100-$150

☐ **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

N/A

Average Monthly Cost N/A

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

☐ **Other** _____

Garbage/Recycle

Average Monthly Cost $115 quarterly (trash/recycle)

☐ **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** Shaw Waste (are other choices)

Cable/Internet/Satellite

Average Monthly Cost $ 95 (internet only)

☒ **Spectrum**
855.366.7132
spectrum.com

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

☐ **Other** _____

175 Gill Farm Way

Features and Improvements:

- Conveniently Located Near Highway 56 and Highway 96
- Ranch Home with Two Car Garage on .35 Acres with Lower HOA quarterly dues
- Installed Fence
- Entire Yard Was Graded and Sod was Installed
- New Ceiling Fans
- New Blinds
- Epoxy Flooring In Garage
- Open Floorplan features LVP Flooring throughout main living areas
- Kitchen Features Stainless Steel Appliances, Granite Countertops, Pantry, and White Cabinets
- Spacious Owners Suite features Large Walk In Closet and Ensuite with granite dual vanity, linen closet, and Garden Tub/Shower Combo
- Two Spacious Secondary Bedrooms are located on main level
- Covered Porch overlooks the serene backyard