NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 3713 William J Cowan Wynd, Raleigh, NC 27612
Owner's Name(s): W David Hunt, Martha S. Hunt

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: 11/9/2000 If not owner-occupied, how long has it been since the owner occupied the property? 5/12/2026	☐	☑	☐
A2. In what year was the dwelling constructed? 2000			☐
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? 2025			☐
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
Foundation	☐	☐	☑	☐
Slab	☐	☐	☑	☐
Patio	☐	☐	☑	☐
Floors	☐	☐	☑	☐
Windows	☐	☐	☑	☐
Doors	☐	☐	☑	☐
Ceilings	☐	☐	☑	☐
Deck	☐	☐	☑	☐
Attached Garage	☐	☐	☑	☐
Fireplace/Chimney	☐	☐	☑	☐
Interior/Exterior Walls	☐	☐	☑	☐
Other: APPLIANCES	☐	☐	☑	☐
DRIVEWAY PAVERS			✓	

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

A9- SEE ENGINEER'S REPORT
A9- WINDOWS, POSSIBLE BROKEN SEALS, AS IS
A9- BACK DECK, LIMITED NUMBER OF UNEVEN BOARDS, AS IS
A9- REFRIGERATOR, MINI-REFRIGERATOR, WASHER, DRYER, AS IS
A9- DRIVEWAY PAVERS - LIMITED NUMBER LOOSE, CONVEY 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 [2 # of units] Year: 2013 + 2017 (GAS)
☑ Heat Pump [1 # of units] Year: 2015
☐ Baseboard [____ # of bedrooms with units] Year: ____
☐ Other: _____ Year: ____

Buyer Initials _____ Owner Initials WDH
Buyer Initials _____ Owner Initials MSH

	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: 3 UNITS Year: 2013+ 2015+ 2017 ☐ Wall/Windows Unit(s): _____ Year: _____

☐ Other: _____ Year: _____

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? _____

C2. The dwelling's water pipes are made of what type of material? (Check all that apply) ☐

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

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) ☑ Gas: 2025 ☐ Electric: _____ ☐ Solar: _____ ☐ Other: _____ ☐

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
Septic system	☑	☐	☑	☐
Sewer system	☐	☐	☑	☐
Plumbing system (pipes, fixtures, water heater, etc.)	☐	☐	☑	☐
Water supply (water quality, quantity, or pressure)	☐	☐	☑	☐

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

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: 2024

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

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

Explanations for questions in Section D (identify the specific question for each explanation):
D2 - IRRIGATION SYSTEM NOT USED FOR SEVERAL YEARS; CONVEYS AS IS; BACKFLOW TESTED WITHOUT ISSUE IN SUMMER OF 2025
D2 - SECURITY SYSTEM NOT USED FOR SEVERAL YEARS; CONVEYS AS IS

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 - 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?	☐	☑	☐

	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):

F4 - ROCK QUARRY LOCATED NEARBY; OCCASIONAL BLASTS CAN BE HEARD DURING NORMAL BUSINESS HOURS

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?	☒	☑	☐

Initial WDH Initial MSH

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

G3 - SEE HOA COVENANTS

Buyer Initials _____ Owner Initials WDH

Buyer Initials _____ Owner Initials MSH

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) P. P. M., INC. whose regular assessments ("dues") are $ 271.95 per MONTH.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: 11010 RAVEN RIDGE ROAD RALEIGH, NC 27614

b. (specify name) PPM.CINCWEBAXIS.COM 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: (919) 848-4911

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: _____	☐	☐	☑
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: N/A	☐	☑	☐
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: W David Hunt W David Hunt Date 5/21/2026

Owner Signature: Martha S Hunt Martha S. Hunt Date 5/21/2026

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 _____

Bare Engineering, PLLC
7609 Dolphin Turn St. Willow Spring, NC
Phone: 919.809.5383

April 27, 2026

Dave Hunt

Re: Limited Structural Inspection
3713 William J Cowan Wynd
Raleigh, NC

Dear Mr. Hunt,

At your request, we performed an inspection of the subject property limited to the items explicitly described below on April 7th, 2028. The scope of this inspection is to investigate and evaluate structural concerns brought to our attention by the homeowners which included cracks in the perimeter walls and slab on grade in the basement of the home.

Below, we have provided commentary regarding the items described within the scope. Note that a full analysis of the existing structure was not completed as a part of this inspection. All directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing and facing the front door of the home. If the contractor has any questions or concerns regarding the method of construction or if conditions vary from what is described above, the engineer should be consulted. Likewise, if any changes to sizes or modifications to the structure are desired other than what is explicitly described below, the engineer should be consulted. Note we have not reviewed any drawings for this structure.

Please note that this inspection was visual only and did not include other forms of testing such as destructive, environmental, etc. As such, there were likely aspects of the structure that may not have been visibly available for inspection. Measurements were taken and observations were made by the engineer based on what was readily visible for inspection and within the aforementioned scope as directed by the client and described above. Beyond the time of the inspection, conditions can change which could result in additional structural modifications or repairs being required. The opinions and recommendations below are that of the engineer based on experience, existing site conditions, constructability, etc. which are intended to address specific concerns.

General

The main structure of the home is wood framed, supported by load bearing masonry walls and central masonry piers. Grade generally sloped from the front to back of the home and gutters with leaders were installed on the home.

Cracks in the Perimeter Walls

On the exterior, multiple cracks were noted in the exterior brick veneer along the perimeter walls in the following locations:

1. Along the left perimeter wall, multiple minor cracks (less than 1/8" wide) were noted between the garage door and side entry door to the home.
2. Along the left perimeter wall, multiple minor cracks (less than 1/8" wide) were noted above the entry way within the arch along the top of the entry way on the left side of the home.
3. Along the rear porch a sequence of three masonry arches makes up the back patio, multiple cracks (less than 1/8" wide) were observed in this region.
4. Along the rear patio, separation(s) (less than 1/8" wide) was observed between the veneer attached to the home and the veneer surrounding the columns of the porch.

The cracking observed in the perimeter walls is consistent with localized differential settlement of the foundation. Residual clay soils are characterized by moderate to high plasticity and are highly sensitive to fluctuations in moisture content. Seasonal wetting and drying cycles induce volumetric changes in these soils, resulting in shrink-swell behavior and non-uniform vertical movement of the foundation bearing strata. These soil-induced displacements can produce differential settlement stresses within the foundation system. In combination with thermal expansion and contraction of wood framing elements, these movements manifest as cracking in wall finishes and other rigid components of the structure. Additionally, mortar is a cement-based material that naturally deteriorates over time, shrinking, cracking, and losing its bond making joint failure a common and expected issue in stone veneer and other masonry finishes.

We do not consider the existing veneer separations to be a significant structural concern. The existing veneer conditions should be monitored for further movement. If existing cracks expand by an additional 1/8" or if new cracks (greater than 1/4") form, then further evaluation will likely be required.

To help further reduce the potential of additional settlement, we recommend properly cleaning and maintaining gutters, downspouts, and other drainage systems to ensure positive drainage away from the perimeter walls of the building. Changes in the moisture content of the surrounding soils can lead to additional settlement. Note that existing drainage improvements include subgrade drain lines which should be monitored to ensure proper functionality.

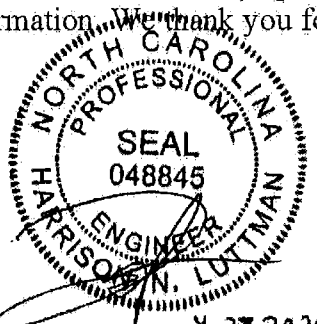
Concrete slab settlement

Along the rear entry way of the basement, the concrete infill slab within the storage room was observed to have a 3/8" crack running diagonally along the room. Additionally, uncontrolled cracks (up to 1/8" wide) were noted in multiple locations.

The movement of the infill slab is likely the result of poor compaction of underlying soils in combination with the shrinking and swelling of concrete materials. Note this crack is adjacent to an uncracked control joint and the observed crack is uncontrolled. The magnitude of the crack and lack of slope yields us to observed this condition as not a structural concern.

This letter has been intended to address the scope of concerns described above. Should any questions regarding this report arise, please contact the engineer for additional information. We thank you for the opportunity to assist you with this matter.

Sincerely,



Lawson Hicks, EI
Project Engineer
Bare Engineering, PLLC

Harrison N. Luttman, PE
Principal Engineer
Bare Engineering, PLLC
NC License No. P-2679

Enclosure: Limited Photo Log

B

PHOTOS BY: LAWSON HICKS, EI
PHOTO DATE: 4/7/26
ADDRESS, NC

Photo 1:
Front view of the home

Photo 2:
Rear view of the home

Photo 3:
Crack adjacent to poured slab outside of garage

Photo 4:
Left entry way with cracks within the arches

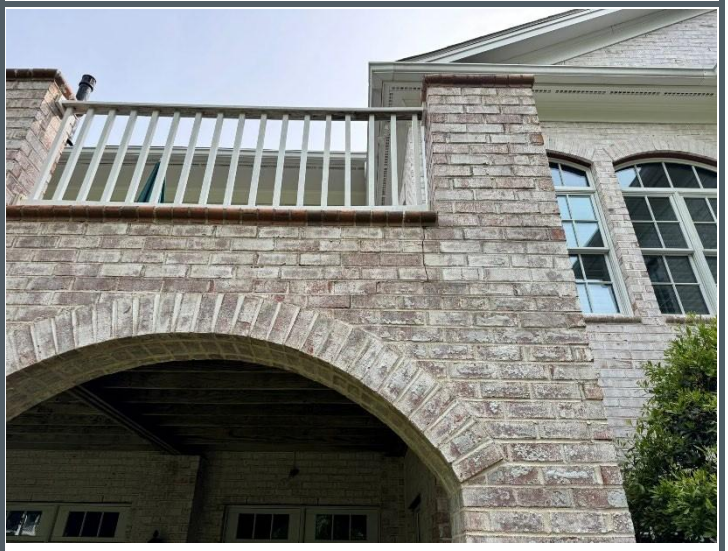


Photo 5: Crack above left entry way arch	**Photo 6:** Cracking above arches at rear patio

	
Photo 7: Cracking above arches at rear patio	**Photo 8:** Cracking above arches at rear patio

Photo 9:
Cracking at rear patio along home and patio wall

Photo 10:
Cracking above arches at rear patio

Photo 11: Infill slab crack at storage room located within the basement	**Photo 12:** Closer view of infill slab crack at storage room located within the basement

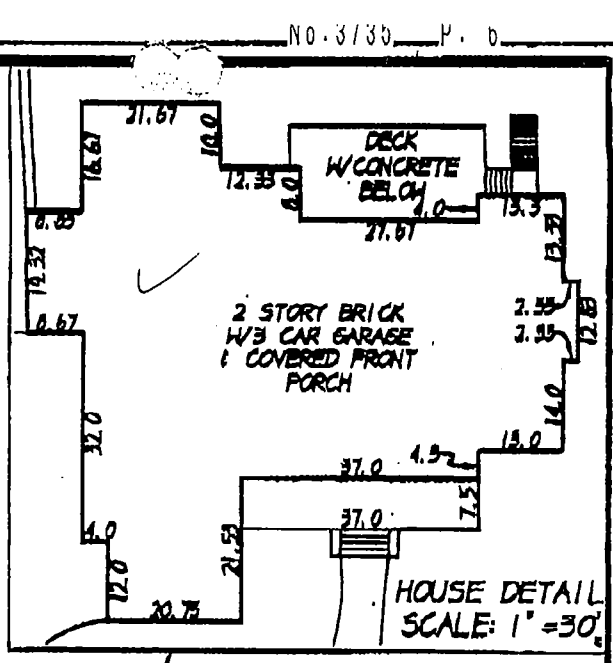
BOM 1998 PAGE 750

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S20° 18' 16" E	30.00
L2	(N02° 23' 10" E	46.35)
L3	(N02° 18' 19" E	56.77)
L4	(S18° 05' 09" E	61.11)

CURVE TABLE

NUMBER	RADIUS	ARC LENGTH
C1	50.00	19.72
C2	50.00	11.91



(21) (22) (23) (13) (14) (15) (12)

EIP

L2

EIP

YARD INLET

(N02° 12' 18" E 119.86)

N02° 15' 15" E 222.93

EIP

L3

FLARED END SECTION

SIP

30' PRIVATE DRAINAGE & CITY OF RALEIGH SANITARY SEWER EASEMENT

0.710 AC

BRICK WALL

FLARED END SECTION

S56° 01' 54" W 280.25

(S56° 02' 36" W 280.25)

38.5

SEE DETAIL

CONCRETE DRIVE

12.1

S87° 42' 44" E 204.97

(S87° 43' 01" E 204.86)

20' PRIVATE DRAINAGE & CITY OF RALEIGH SANITARY SEWER EASEMENT

77.8

WATER METER

SIP

C2 L1 C1

EIP

L4

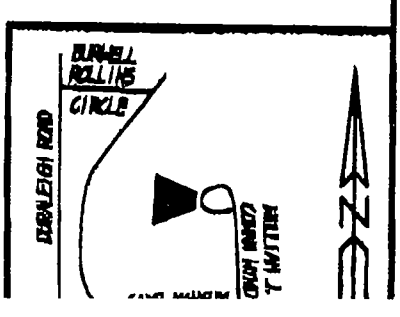
POWER PEDESTAL

PHONE PEDESTAL

CATCH BASIN

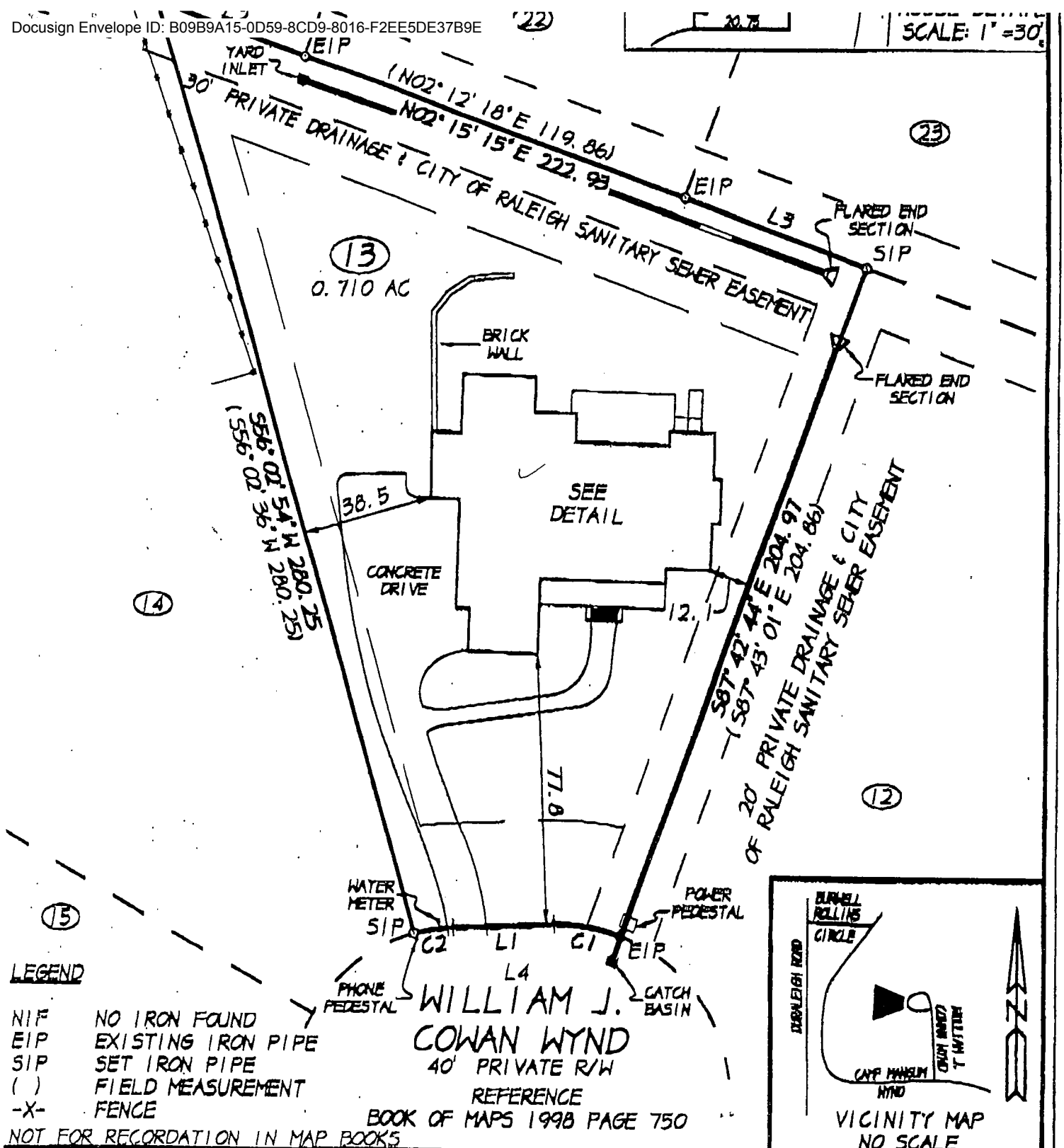
WILLIAM J. COWAN WYND

40' PRIVATE R/W



LEGEND

NIF NO IRON FOUND
EIP EXISTING IRON PIPE
SIP SET IRON PIPE



LEGEND

NIF	NO IRON FOUND
EIP	EXISTING IRON PIPE
SIP	SET IRON PIPE
( )	FIELD MEASUREMENT
-X-	FENCE

NOT FOR RECORDATION IN MAP BOOKS

I HEREBY CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY ME; THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE RECORD DESCRIPTION, THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

NORTH CAROLINA PROFESSIONAL SEAL L3083 LAND SURVEYOR KELLUM B. BERNARD

PROFESSIONAL LAND SURVEYOR

LANDS OF

LANCE YOUNGQUIST CONSTRUCTION

3713 WILLIAM J. COWAN WYND
OLDE RALEIGH PHASE III

WAKE COUNTY RALEIGH NORTH CAROLINA

DATE: 11-06-00

SCALE: 1" = 40'

ODR13 SBW
ODR13 . RW5 EP2K

COMBINED SURVEYING RESOURCES
PROFESSIONAL LAND SURVEYORS
3701 NATIONAL DRIVE SUITE 110
RALEIGH, NORTH CAROLINA 27612
(919) 787-0900

Book of Maps 1998 Pg 750

Page 1

VICINITY MAP NTS

SITE

DURALEIGH RD.

EDWARDS MILL

CREEDMOOR CHURCH RD.

NOTES:

1. THIS PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED FLOOD HAZARD AREA.
2. ALL AREAS BY COORDINATE CALCULATIONS.
3. ALL STREETS SHOWN HEREON ARE PRIVATE.
4. ALL PRIVATE STREETS ARE ALSO PRIVATE UTILITY EASEMENT.
5. ALL COMMON AREAS TO BE DEEDED TO THE HOMEOWNERS ASSOCIATION.
6. THIS PROPERTY IS ZONED R-4.
7. PIN # 0788.11-68-1744
   PIN # 0788.11-68-6234
8. NO DIRECT DRIVEWAY ACCESS TO DURALEIGH ROAD WILL BE ALLOWED.
9. ALL EASEMENTS LINES ARE LOCATED 10' OFF C/L OF PIPE AS BUILT EXCEPT WHERE NOTED.
10. MINIMUM FLOOR ELEVATIONS SHOWN ARE TO ASSURE COMPLIANCE WITH FLOODPLAIN REGULATIONS, AND DO NOT GUARANTEE ABILITY TO SEWER EACH LOT AT THAT ELEVATION. BUILDERS SHOULD VERIFY SEWER SERVICE INVERTS BEFORE ESTABLISHING FINISH FLOOR ELEVATIONS.

IN NO CASE SHALL THE CITY OR THE STATE BE RESPONSIBLE FOR MAINTAINING ANY PRIVATE STREET. SUCH RESPONSIBILITY SHALL REST WITH THE HOMEOWNERS ASSOCIATION AND OCCUPANTS IN THAT SUCH PRIVATE STREETS WILL NOT BE CONSTRUCTED TO THE MINIMUM STANDARDS SUFFICIENT TO ALLOW THEIR INCLUSION FOR PUBLIC MAINTENANCE.

AREA TABLE

35 LOTS	22.9589 AC.
PRIVATE STREET R/W	3.1948 AC.
COMMON AREA	5.7910 AC.
TOTAL	31.9429 AC.

REFERENCES

BOM 1987 PG. 1034
BOM 1987 PG. 1548
BOM 1986 PG. 2014
BOM 1996 PG. 1495
BOM 1988 PG. 2194
DB 7587 PG. 810
DB 7587 PG.813
DB 7587 PG. 815
DB 7656 PG. 944

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP OR PLAT AND ANY ACCOMPANYING SHEETS SUBJECT TO THE EXCEPTIONS ON RECORD, HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA, OR OTHERWISE, AS SHOWN BELOW AND AS SUCH, HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE, AND THAT THE DEDICATOR(S) WILL WARRANT AND DEFEND THE TITLE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER UNLESS EXCEPTED HEREIN AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL I (WE) DO DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAY, PARKS AND GREENWAYS, (AS THESE INTERESTS ARE DEFINED IN THE CODE), AND AS THE SAME MAY BE SHOWN THEREON, FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH FOR THE BENEFIT OF THE PUBLIC. SAID DEDICATION SHALL BE IRREVOCABLE; PROVIDED, ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE ARE NOT MADE TO THE CITY OF RALEIGH BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT SUBJECT TO CONDITIONS OF SUBSECTIONS (B), (C), (D), AND (F) OF SECTION 1 AND SECTION 4 OF THE "CITY STORM DRAINAGE POLICY" (RESOLUTION 1970-742 AS THE SAME MAY BE FROM TIME TO TIME AMENDED).

BOOK NO. _____

DURALEIGH PROPERTIES, L.L.C.
BY: EQUITABLE VENTURES, L.L.C. (SIGNATURE(S) OF PROPERTY OWNER(S))
BY: Thomas L. Tomilla MEMBER

NORTH CAROLINA
WAKE COUNTY

I, Rose W. Taylor, NOTARY PUBLIC OF Wake COUNTY, NC., HEREBY CERTIFY THAT THE DUE EXECUTION OF THE FOREGOING CERTIFICATE WAS DULY ACKNOWLEDGED BEFORE ME THIS DAY BY Thomas L. Tomilla FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10 DAY OF March, 1998.

Rose W. Taylor
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 27, 2000

ROSE W. TAYLOR NOTARY PUBLIC WAKE COUNTY, N.C.

STATE OF NORTH CAROLINA WAKE COUNTY

I, EDMUND H. DAVENPORT, OD HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; FROM DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN REFERENCE CITED; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY HAND AND SEAL THIS 10 DAY OF March, 1998.

SIGNED: Edmund H. Davenport

NORTH CAROLINA REGISTERED SEAL L-2832 LAND SURVEYOR EDMUND H. DAVENPORT

I, EDMUND H. DAVENPORT, REGISTERED LAND SURVEYOR NO. L-2832 CERTIFY 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.

EDMUND H. DAVENPORT R.L.S. NO. 2832

FILED FOR REGISTRATION
DATE 03-18-98
LAURA M. RUDDOCK
REGISTER OF DEEDS
WAKE COUNTY, N.C.
BY: [illegible]
TIME 11:53 AM

FLOOD PLAIN ORDINANCE
☐ FEMA MAPPED AREA
MAP NUMBER
☐ OTHER OLDE RALEIGH
APPROV. BY [illegible] 3/10/98

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	CHORD BEARING	CHORD DIST.
C1	98° 18'02"	25.00	41.56	27.43	S 60° 00'55"W	36.65
C2	90° 00'00"	25.00	39.27	25.00	N 49° 07'41"W	35.36
C3	87° 31'55"	25.00	38.19	23.95	N 34° 58'56"E	34.59
C4	73° 42'37"	25.00	32.16	18.74	S 83° 12'27"E	29.99
C5	2° 37'34"	140.00	7.23	3.62	S 47° 48'56"E	7.23
C6	N 46° 41'18"E		40.00			
C7	43° 37'28"	100.00	76.14	40.02	N 27° 30'02"W	74.31
C8	S 84° 18'42"W		40.00			
C9	S 73° 00'00"E		48.00			
C10	9° 00'35"	140.00	22.01	11.03	S 10° 11'38"E	21.99
C11	74° 49'30"	25.00	32.65	19.12	S 22° 43'02"W	30.38
C12	85° 38'57"	240.00	77.98	35.34	S 68° 26'23"W	77.64
C13	87° 31'55"	25.00	38.19	23.95	N 37° 29'09"W	34.59
C14	7° 08'49"	1020.00	127.40	63.80	N 10° 43'54"W	127.32
C15	23° 15'33"	50.00	20.30	10.29	N 31° 56'01"W	20.16
C16	52° 17'36"	50.00	45.63	24.55	N 89° 13'38"W	44.07
C17	14° 28'02"	50.00	12.81	6.34	S 78° 55'07"E	12.77
C18	87° 24'28"	50.00	56.92	33.35	S 35° 56'30"W	53.48
C19	22° 39'32"	50.00	19.72	9.98	S 08° 00'30"E	19.59
C20	13° 28'00"	50.00	11.91	5.98	S 27° 07'41"E	11.88
C21	44° 37'43"	50.00	38.95	20.52	S 04° 18'00"E	37.97
C22	31° 43'23"	50.00	37.08	19.21	N 88° 33'28"E	37.33
C23	90° 00'00"	25.00	39.27	25.00	E 63° 18'18"E	35.36
C24	90° 00'00"	25.00	39.27	25.00	S 40° 53'18"W	35.36