

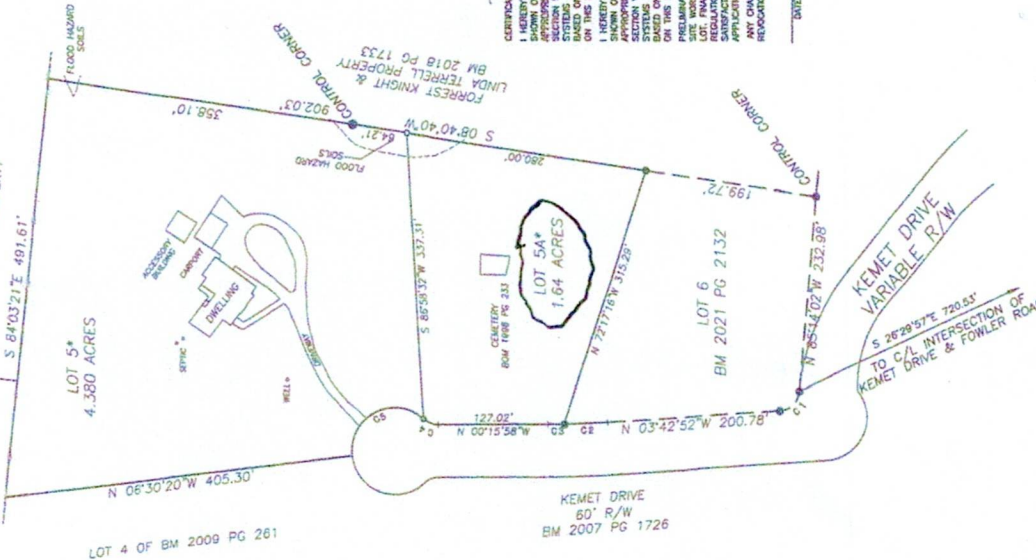
NOTE: IMPERVIOUS SURFACE COVERAGE BASED UPON 22480 SQ.FT. ALLOWED PER BOOK OF MAPS 2007 PG 1726 & BOOK OF MAPS 2021 PG 2132.

LOT 5 - 13489 SQ.FT. - ALLOWED COVERAGE
 1518 SQ.FT. - EXISTING HOUSE
 1518 SQ.FT. - ACCESSORY BUILDING & CARPORT
 7848 SQ.FT. - WALKWAY & DRIVEWAY
 13067 TOTAL SQ.FT. - COVERED AREA
 413 SQ.FT. - AVAILABLE COVERAGE

LOT 5A - 9000 SQ.FT. ALLOWED COVERAGE

LEMON B. BENSON, JR. PROPERTY
 BM 2007 PG 2439

CAROLYN B. NARRON &
 JESSIE THOMAS BUNN
 PROPERTY



Curve	Radius	Length	Chord	Chord Bear.
C1	25.00'	35.56'	32.64'	N 44° 28' 27" W
C2	1153.63'	50.40'	50.40'	N 02° 27' 48" W
C3	1153.63'	19.03'	19.03'	N 00° 44' 19" W
C4	25.00'	18.69'	18.20'	N 21° 09' 02" E
C5	50.00'	121.38'	93.69'	N 26° 58' 15" W

CERTIFICATION OF OWNERSHIP

The undersigned hereby certify that I am (we are) the owner(s) of the property shown and described herein, which is in the County of Wake, North Carolina, and that I (we) hereby adopt this plat with my (our) free consent.

OWNER: _____ DATE: _____
 COUNTY: _____
 FOR THE COUNTY AND STATE TO RECORD PUBLIC PERSONALLY
 APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE TRUE
 EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY
 HAND _____ DO _____
 _____ NOTARY PUBLIC

NOTE: AREA COMPUTED BY COORDINATE METHOD.
 NOTE: NO NCGS MONUMENT WITHIN 2000'.

REFERENCES:
 PLAT BOOK 1998 PG 233
 PLAT BOOK 2007 PG 1726
 WAKE COUNTY TAX MAPS
 PLAT BOOK 2013 PG 651
 PLAT BOOK 2021 PG 2132

NOTE: ONLY NEW DIVISION LINE SURVEYED
 AT THIS DATE ALL OTHER INFORMATION TAKEN
 FROM LISTED REFERENCES.

NOTE: THIS PROPERTY IS SUBJECT TO ASSESSMENTS
 AND RESTRICTIONS OF RECORD.

I, DANNY G. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. L-2647
 CERTIFY THAT THIS PLAT IS A SURVEY THAT CREATES A
 NEW DIVISION LINE BETWEEN THE LANDS OF THE ABOVE
 NAMED PARTIES, AND THAT THE SAME IS IN ACCORDANCE WITH THE
 PARCELS OF LAND.

DANNY G. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. L-2647

I, DANNY G. WILLIAMS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
 SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (SEE
 ATTACHED FIELD NOTES) AND THAT THE SAME IS IN ACCORDANCE WITH THE
 REQUIREMENTS OF THE NORTH CAROLINA SURVEYING ACT. THE
 INFORMATION NOT SHOWN ON THIS PLAT IS BASED ON INFORMATION
 FURNISHED TO ME BY THE PARTIES TO THIS SURVEY. THE PARTIES TO THIS
 SURVEY HAVE BEEN ADVISED THAT THE RATIO OF PRECISION AS CALCULATED
 IS 1:10000. THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 17-47-50
 AS AMENDED, WHICH SETS FORTH THE REQUIREMENTS FOR THE PREPARATION
 OF SURVEY MAPS. THIS PLAT WAS PREPARED ON SEPTEMBER 14, 2025.

Soil or Stamp _____
 Surveyor Registration Number L-2647

LEGEND
 ● EXISTING IRON PIPE
 ○ NEW IRON PIPE

MINOR SUBDIVISION FOR
 GEORGE BARNER
 LITTLE RIVER TOWNSHIP
 WAKE COUNTY
 NORTH CAROLINA



Lic. # C-0243

Williams-Pearce and Assoc., Professional Land Surveyors, P.A. P.O. Box 892, Zebulon, N.C. 27597 Tel. (919) 269-9605

PLG-3047-2021

NORTH CAROLINA
WAKE COUNTY

PRIVATE ROAD MAINTENANCE
AGREEMENT

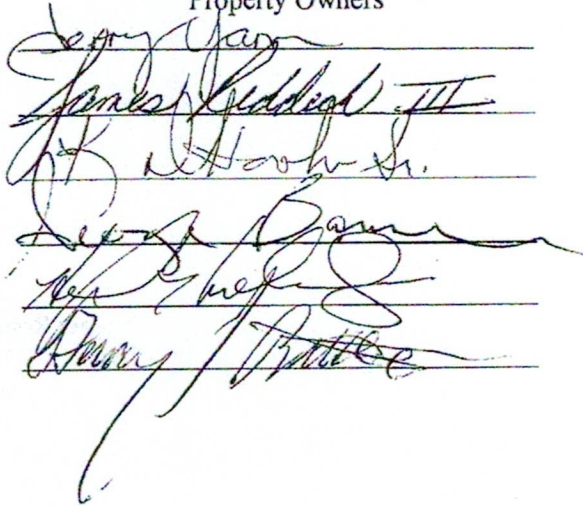
THIS AGREEMENT, made and entered into this 17 day of MARCH, 2007, by and among the undersigned individuals being the owners of the parcels of land located on Fowler Road in Little River Township, and being more particularly described as Parcels# 364-00000-0000 Tax Map 1797284953 and 179701, REID#s 0273249 and 0273250. The undersigned owners, do hereby agree and covenants with all persons now owning and those thereafter, acquiring any of the parcels included within the above referenced land, running with said properties by whomsoever owned, are and will hereby be subjected to this road maintenance agreement to wit:

- (1) So long as the road identified as Kemet Road on the above-identified parcels of land remains a private road, each lot owner will be responsible for a proportionate share of the cost of maintaining the road. The proportionate share by each lot owner shall be based on the number of lots that are owned that fronts the said private road.
- (2) To insure that the road is at all times kept serviceable in all weather conditions Periodic maintenance services of the road will be performed. The cost of the periodic road maintenance (labor and material costs) shall be borne proportionately by each lot owner as set out in paragraph (1) above and shall be paid within thirty (30) days after receipt of such billing(s). Failure to pay the proportionate share amount(s) within the thirty (30) days shall constitute a breach of this road maintenance agreement as prescribed in NC GS §44(A)-8 et seq. The owners of the assigns, individual or jointly, shall be entitled to proceed against the non paying owners to perfect a lien against the owner's lot(s) as is provided in NC GS §44(A)-8 et seq.
- (3) Should at any time the initial owner(s) no longer own any lots within the parcels, on the aforesaid named road, herein, then by majority votes (two-third), the owners shall select a person or firm to undertake the responsibility of obtaining a periodic road maintenance. The lot owners will continue to be liable for their proportionate costs and the remedies for non-payment will be the same as were hereinabove vested in paragraph (2) above.
- (4) In the event that the persons designated in paragraph (3) above do not perform the needed inspections and obtain periodic maintenance of the road, two thirds majority vote of the lot owners may have a road inspection and maintenance performed as needed and the cost apportioned to each lot owner as provided in paragraph (1) above. Non-payment in this instance will subject the lot owner to the same remedies as also set out in paragraphs (2 & 3) above. The road may be paved only with complete agreement of all lot owners and the costs apportioned proportionally to each lot owner and non-payment by any landowner will subject the owner to the same remedies as set out in paragraphs (2 & 3) above. Any lot owners, may at his own expense, perform

maintenance on the road, provide the maintenance improves to road condition(s) to keep it serviceable to any and all weather conditions.

IN TESTIMONY WHEREOF, the parties hereto have set their hands and seal the day and year first shown above.

Property Owners

The block contains five handwritten signatures in dark ink, each written over a horizontal line. The signatures are: 1. A signature that appears to be 'Larry Van...'. 2. A signature that appears to be 'James Reddick, Jr.'. 3. A signature that appears to be 'H. H. Hovh...'. 4. A signature that appears to be 'L. J. Bann...'. 5. A signature that appears to be 'Randy Butler'.

VACANT LAND DISCLOSURE STATEMENT

Note: Use this form to fulfill Seller's required disclosures in the Offer to Purchase and Contract – Vacant Lot/Land Form 12-T.

Property: Kemet Drive, Zebulon, NC 27597

Buyer: _____

Seller: GEORGE BARNER

Buyer understands and agrees that this Disclosure Statement is not a substitute for professional inspections, and that this document does not relieve Buyer of their duty to conduct thorough Due Diligence on the Property. Any representations made by Seller in this Disclosure Statement are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies, to the best of Seller's knowledge. Buyer is strongly advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

If Seller checks "yes" for any question below, Seller is affirming actual knowledge of either: (1) the existence of documentation or information related to the Property; or (2) a problem, issue, characteristic, or feature existing on or associated with the Property. If Seller checks "no" for any question below, Seller is stating they have no actual knowledge or information related to the question. If Seller checks "NR," meaning no representation, Seller is choosing not to disclose whether they have knowledge or information related to the question.

A. Physical Aspects

Yes	No	NR
-----	----	----

- | | | | |
|---|--------------------------|-------------------------------------|--------------------------|
| 1. Non-dwelling structures on the Property | ☐ | ☒ | ☐ |
| If yes, please describe: _____ | | | |
| 2. Current or past soil evaluation test (agricultural, septic, or otherwise)..... | ☐ | ☒ | ☐ |
| 3. Caves, mineshafts, tunnels, fissures or open or abandoned wells | ☐ | ☒ | ☐ |
| 4. Erosion, sliding, soil settlement/expansion, fill or earth movement | ☐ | ☒ | ☐ |
| 5. Communication, power, or utility lines..... | ☐ | ☒ | ☐ |
| 6. Pipelines (natural gas, petroleum, other)..... | ☐ | ☒ | ☐ |
| 7. Landfill operations or junk storage | ☐ | ☒ | ☐ |
| ☐ Previous ☐ Current ☐ Planned ☐ Legal ☐ Illegal | | | |
| 8. Drainage, grade issues, flooding, or conditions conducive to flooding | ☐ | ☒ | ☐ |
| 9. Gravesites, pet cemeteries, or animal burial pits..... | ☐ | ☒ | ☐ |
| 10. Rivers, lakes, ponds, creeks, streams, dams, or springs..... | ☐ | ☒ | ☐ |
| 11. Well(s)..... | ☐ | ☒ | ☐ |
| ☐ Potable ☐ Non-potable Water Quality Test? ☐ yes ☐ no | | | |
| depth _____; shared (y/n) _____; year installed _____; gal/min _____ | | | |
| 12. Septic System(s)..... | ☐ | ☒ | ☐ |
| If yes: Number of bedrooms on permit(s) _____ | | | |
| Permit(s) available? ☐ yes ☐ no ☐ NR | | | |
| Lift station(s)/Grinder(s) on Property? ☐ yes ☐ no ☐ NR | | | |
| Septic Onsite? ☐ yes ☐ no ☐ Details: _____ | | | |
| Tank capacity _____ | | | |
| Repairs made (describe): _____ | | | |
| Tank(s) last cleaned: _____ | | | |
| If no: Permit(s) in process? ☐ yes ☐ no ☐ NR | | | |
| Soil Evaluation Complete? ☐ yes ☐ no ☐ NR | | | |
| Other Septic Details: _____ | | | |

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North Carolina Association of REALTORS®, Inc.



STANDARD FORM 142

Adopted 7/2024

© 7/2024

Barner Realty, 3944 Kemet Dr. Zebulon NC 27597
Priscilla Siler

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: (919)266-9548

Fax: (919)266-9548

www.lwclt.com

George BarnerVac

D. Agricultural, Timber, Mineral Aspects

	Yes	No	NR
1. Agricultural Status (e.g., forestry deferral)	☐	☒	☐
2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.)..... If yes, describe in detail:	☐	☒	☐
3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.)	☐	☒	☐
If yes, describe in detail:			
4. Farming on Property: ☐ owner or ☐ tenant	☐	☒	☐
5. Presence of vegetative disease or insect infestation.....	☐	☒	☐
6. Timber cruises or other timber related reports.....	☐	☒	☐
7. Timber harvest within past 25 years	☐	☒	☐
If yes, monitored by Registered Forester?	☐	☒	☐
If replanted, what species:	☐	☒	☐
Years planted:			
8. Harvest impact (other than timber)	☐	☒	☐
If yes, describe in detail:			

E. Environmental Aspects

1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s).....	☐	☒	☐
2. Underground or above ground storage tanks <u>LPGAS</u> If yes, describe in detail: <u>For heating</u>	☒	☐	☐
3. Abandoned or junk motor vehicles or equipment of any kind.....	☐	☒	☐
4. Past illegal uses of property (e.g., methamphetamine manufacture or use).....	☐	☒	☐
5. Federal or State listed or protected species present..... If yes, describe plants and/or animals:	☐	☒	☐
6. Government sponsored clean-up of the property	☐	☒	☐
7. Groundwater, surface water, or well water contamination ☐ Current ☐ Previous..	☐	☒	☐
8. Previous commercial or industrial uses.....	☐	☒	☐
9. Wetlands, streams, or other water features	☐	☒	☐
Permits or certifications related to Wetlands	☐	☒	☐
Conservation/stream restoration.....	☐	☒	☐
10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.)	☐	☒	☐
If yes, describe in detail:			
11. The use or presence on the property, either stored or buried, above or below ground, of:			
i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material	☐	☒	☐
If yes, describe in detail:			
ii. Other fuel/chemical.....	☐	☒	☐
iii. Paint ☐ Lead based paint ☐ Other paint/solvents	☐	☒	☐
iv. Agricultural chemical storage	☐	☒	☐

F. Utilities

Check all currently available on the Property and indicate the provider.

☐ Water (describe):	
☐ Sewer (describe):	
☒ Gas (describe):	
☒ Electricity (describe):	<u>available from provider - WAKELEC</u>
☒ Cable (describe):	<u>available from provider - Spectrum</u>

- [illegible]

Seller: George Barner Date: 10/7/25
GEORGE BARNER

Seller: _____ Date: _____

Entity Seller:

(Name of LLC/Corporation/Partnership/Trust/Etc.)

By: _____

Name: _____

Title: _____

Date: _____



Soil Horizons, LLC
PO Box 1063
Youngsville, North Carolina 27596

DATE August, 2025
TO Client, George Barner
FROM John R. Davis, Jr. LSS, REHS
RE Summary/Explanation of the Preliminary Soil Study
Proposed Lot in Tai – Seti Subdivision Wake County, NC

The purpose of the soil study commonly called “perc test” that was conducted on your property was to determine if the site and soil are **suitable** or **usable** for on-site subsurface septic systems. To make this determination, a licensed soil scientist with more than 30 years of experience made a site visit to walk over the property and observe the landforms such as ridges, side slopes, drains, gullies, ruts etc. and advance hand auger borings into the soil. The auger borings were advanced to approximately 3 feet below the surface to mainly observe the soil layers, texture, structure, color, clay mineralogy, restrictive horizons and soil wetness conditions based on the current regulations governing subsurface septic systems in North Carolina.

The attached soil map indicates the soil areas shown in "Orange" are **usable** for gravel or "Accepted" gravelless septic trenches, which are the most economical septic system types. The soil is sandy loam topsoil over sandy clay and clay subsoil. A four bedroom house septic system generally requires about 10,000 square feet of usable soil for a complete septic system. The soil areas shown together have at least 65,000 square feet of usable soil for a septic system for up to a four bedroom house. Other areas on this proposed lot have shallow and tight clayey subsoils and may be utilized by the more expensive alternative septic systems such as drip systems if needed.

I recommend that a proposed house site be located in these areas so the "Accepted" septic trenches can be utilized. Since this proposed lot only has about 26,000 square feet of usable soil and an existing cemetery, I suggest that you apply for an "Unrecorded Lot" Improvement Permit and Construction Authorization permit so that this lot can be recorded in conjunction with these permits for a specific house site and driveway location. You may submit this soil map along with an application for a septic system permit with the local County Health Department as part of the traditional permitting option.

Based on landform observations and hand auger borings, area(s) of **suitable** or **usable** soil, if found, are usually shown on Aerial GIS maps. The soil area(s) indicate the depth of **usable** soil in inches from the surface and the approximate area of the **usable** soil in square feet. The type of septic field that is appropriate for the **usable** soil area is also indicated on the map. The approximate area required for a complete septic field is based on the proposed use such as a 3 or 4 bedroom single family house. The required soil area is based on the soil type and prescribed daily design flow from the facility. For a house, the daily design flow is 120 gallons per bedroom, so the more bedrooms a house has the larger the septic field is required. North Carolina septic system regulations require a backup or replacement (repair) septic field so the soil area must be large enough for two fields, an active and a backup or replacement field. Once a **suitable** soil area is identified with adequate available space, the client may use the report to make purchase decisions, apply for a permit from the local health department or private engineer. Septic system permits require detailed site plans with size and location of the house or building, number of bedrooms or employees for daily design flow determination, proposed drive, water supply well etc. For the simpler, single family house site plans, the local permitting agency or local health department can site a septic system and issue permits that are valid for five years. Sites with more complicated buildings, limited **usable** soil areas, or complex slopes may require an engineer or other designer to create plans for pump septic systems or alternative septic

systems with more advanced technology to address soil and site limitations and submit for permitting.

If the preliminary soil study does **not** find any **suitable** soil or limited **usable** soil areas then the client may not wish to pursue purchase of the property. This situation is generally simply expressed as the soil or site “not perking”. Also, a client may not wish to move forward with alternative complex septic designs due the comparative cost to design, permit and install these more advanced septic systems. The preliminary soil study is the first step in determining if and how to develop the property for a particular use. The value in the study is in the findings of the soil scientist’s description of the soil characteristics and quantification of available soil area. This information will greatly aid a regulator in conducting a regulatory assessment and permitting a site. On larger tracts of land with limited **usable** soil areas, the preliminary soil map will direct the regulator to the best soil area to be reviewed and evaluated. Soil assessments or studies are critical on marginal sites for the designer, engineer, architect etc. to create the most effective and economical design as possible for the client. Many times a more detailed soil study is required for a designer to maximize a limited soil area on a site. Soil studies that are entirely **unsuitable** will not require any additional tasks beyond the preliminary soil study and that task is adequate enough to inform to the client, (buyer, seller, builder, developer, etc.) to not pursue development or adjust their offer to purchase accordingly.

If you have any questions about this topic, please give me a call to discuss.