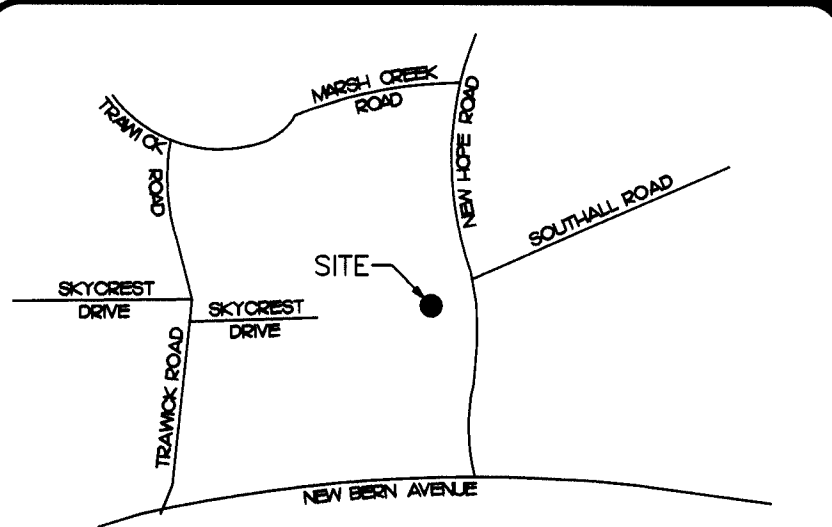




VICINITY MAP N.T.S.

CERTIFICATE OF OWNERSHIP

"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 dedications 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 and regulations or conditions of the City of Raleigh for the benefit of the public, said dedication shall be irrevocable; provided, any dedication of easement for storm drainage are not made to the City of Raleigh but are irrevocably made to the subsequent owners of the 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. 3
 Page No. 1
 Signature(s) of property owner(s)

MANAGER Signature(s) of property owner(s)

NORTH CAROLINA
WAKE COUNTY

"I, the undersigned Planning Director of the City of Raleigh, and Review Officer for Wake County, do hereby certify that this map or plat meets all the statutory requirements for recording, and that the City of Raleigh, as provided by its City Code, on the 18 day of June in the year 1998, approved this plat or map and accompanying sheets and accepted for the City of Raleigh the dedications as shown thereon, but on the further condition that the City assumes no responsibility to open or maintain the same until in the discretion and opinion of the governing body of the City of Raleigh it is in the public interest to do so.

George B. Chapman 6/5/98
 Planning Director / Wake County Review Officer

"I, the undersigned Planning Director of the City of Raleigh, and Review Officer for Wake County, do hereby certify that this map or plat meets all the statutory requirements for recording, and that the City of Raleigh, as provided by its City Code, on the 18 day of June in the year 1998, approved this plat or map and accompanying sheets and accepted for the City of Raleigh the dedications as shown thereon, but on the further condition that the City assumes no responsibility to open or maintain the same until in the discretion and opinion of the governing body of the City of Raleigh it is in the public interest to do so.

George B. Chapman 6/5/98
 Planning Director / Wake County Review Officer

LINE DATA

NUMBER	BEARING	DISTANCE
L-1	N 43°53'01" W	32.80'
L-2	N 34°29'44" E	16.15'
L-3	S 34°29'44" W	25.40'
L-4	N 43°53'01" W	2.85'
L-5	N 36°57'32" W	57.99'
L-6	S 58°50'30" E	47.32'
L-7	S 58°50'30" E	41.39'
L-8	S 43°53'01" E	5.20'
L-9	S 46°06'59" W	40.00'
L-10	S 46°06'59" W	18.96'
L-11	S 86°07'00" E	83.36'
L-12	S 86°07'00" E	28.80'
L-13	N 72°54'24" E	61.31'
L-14	N 46°06'59" E	18.55'
L-15	N 46°06'59" E	40.41'
L-16	N 03°52'18" E	5.49'
L-17	S 43°53'01" E	26.95'
L-18	N 40°11'53" E	53.68'
L-19	S 80°37'06" E	12.22'
L-20	S 80°37'06" E	15.74'
L-21	S 80°37'06" E	49.81'

NO N.C.G.S. CONTROL
WITHIN 2000'

LEGEND

- LINES SURVEYED
- LINES NOT SURVEYED
- E.I.P. --- EXISTING IRON PIPE
- I.P.S. --- IRON PIPE SET
- C.M.S. --- CONCRETE MONUMENT SET
- E.C.M. --- EXISTING CONCRETE MONUMENT
- P.K.S. --- P.K. NAIL SET
- E.P.K. --- EXISTING P.K. NAIL
- R/W --- RIGHT OF WAY
- D.B. --- DEED BOOK
- P.P. --- POWER POLE
- O.H.P. --- OVER HEAD POWER
- R.R.S. --- RAILROAD SPIKE
- (1234) --- ADDRESSES

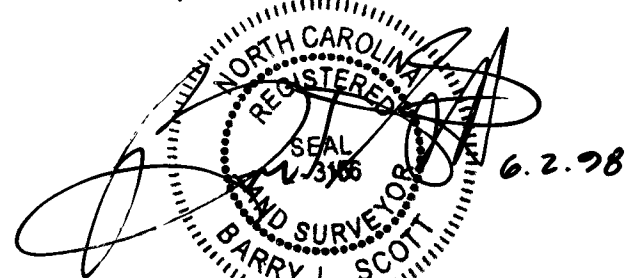
- a. This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
 b. This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
 c. Anyone of the following:
 1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;
 2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
 3. That the survey is a control survey.
 d. This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.
 e. The information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Barry L. Scott L-356
 Registered Land Surveyor

This parcel is located in the RALEIGH Planning jurisdiction.

NORTH CAROLINA
WAKE COUNTY

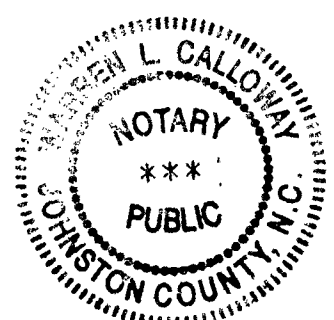
I, Barry L. Scott, certify that this plat was drawn under my supervision from (an actual survey made under my supervision)(deed description recorded in Book 1764 E, page 95 etc.) (other), that the ratio of precision as calculated by latitude and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in Book SEE, page REF.; that this plat was prepared in accordance with the G.S. 47-30 as amended. Witness my original signature, registration number and seal this 14 day of APRIL, A.D. 1998.

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that Barry L. Scott, a registered surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 14 day of APRIL, 1998.

Wanda L. Calloway
 Notary Public

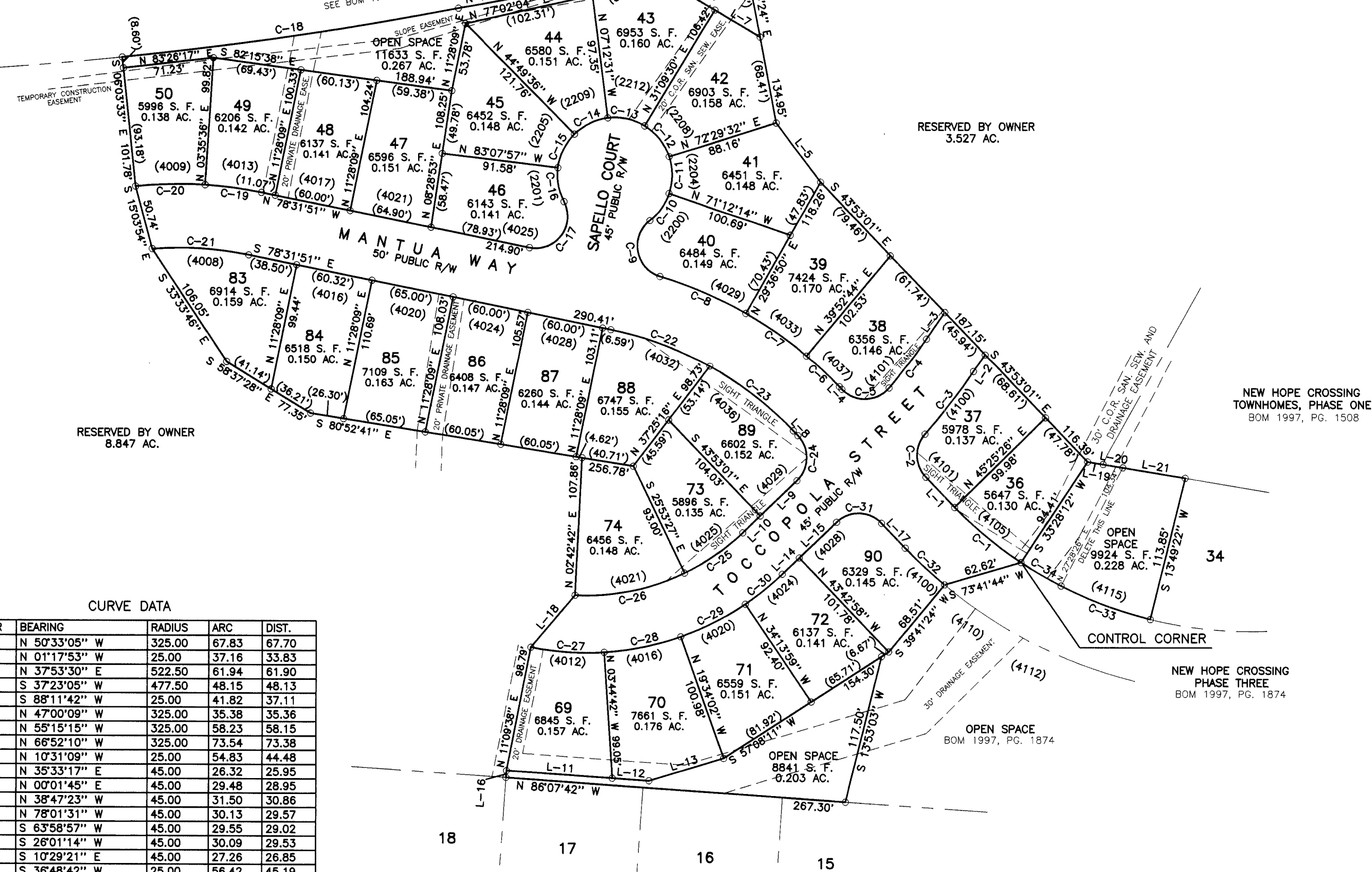
My commission expires 03-24-01



CURVE DATA

NUMBER	BEARING	RADIUS	ARC	DIST.
C-1	N 50°33'05" W	325.00	67.83	67.70
C-2	N 01°17'53" W	25.00	37.16	33.83
C-3	N 37°53'30" E	522.50	61.94	61.90
C-4	S 37°23'05" W	477.50	48.15	48.13
C-5	S 88°11'42" W	25.00	41.82	37.11
C-6	N 47°00'09" W	325.00	35.38	35.36
C-7	N 55°15'15" W	325.00	58.23	58.15
C-8	N 66°52'10" W	325.00	73.54	73.38
C-9	N 10°31'09" W	25.00	54.83	44.48
C-10	N 35°33'17" E	45.00	26.32	25.95
C-11	N 00°01'45" E	45.00	29.48	28.95
C-12	N 38°47'23" W	45.00	31.50	30.86
C-13	N 78°01'31" W	45.00	30.13	29.57
C-14	S 63°58'57" W	45.00	29.55	29.02
C-15	S 26°01'14" W	45.00	30.09	29.53
C-16	S 10°29'21" E	45.00	27.26	26.85
C-17	S 36°48'42" W	25.00	56.42	45.19
C-18	N 81°36'58" E	3050.00	266.82	266.74
C-19	N 82°28'07" W	325.00	44.68	44.64
C-20	S 88°46'02" W	325.00	54.75	54.69
C-21	S 86°28'02" E	275.00	76.19	75.94
C-22	S 69°52'01" E	275.00	83.17	82.85
C-23	S 52°32'36" E	275.00	83.13	82.81
C-24	S 01°06'59" W	25.00	39.27	35.36
C-25	S 55°06'46" W	177.50	55.74	55.51
C-26	S 78°24'37" W	177.50	88.61	87.69
C-27	S 86°17'44" E	222.50	57.86	57.70
C-28	N 78°20'38" E	222.50	61.45	61.25
C-29	N 63°05'59" E	222.50	56.95	56.80
C-30	N 50°56'30" E	222.50	37.48	37.43
C-31	S 88°53'01" E	25.00	39.27	35.36
C-32	S 47°06'41" E	375.00	42.25	42.23
C-33	N 69°34'14" W	325.00	74.95	74.78
C-34	N 59°44'50" W	325.00	36.50	36.48

RALEIGH BOULEVARD
 100' PUBLIC R/W
 SEE BOM 1998, PG 921 & 922 W.C.R.



THIS PLAT NOT TO BE RECORDED
 AFTER 15th DAY OF June 1998
 1 COPY TO BE RETAINED FOR THE
 TOWN.
 THIS PLAT IS IN OUT OF
 THE CITY LIMITS. Annexation Submitted

RESERVED BY OWNER
 3.527 AC.

RESERVED BY OWNER
 8.847 AC.

NEW HOPE CROSSING
 TOWNHOMES, PHASE ONE
 BOM 1997, PG. 1508

NEW HOPE CROSSING
 PHASE THREE
 BOM 1997, PG. 1874

OPEN SPACE
 BOM 1997, PG. 1874

OAK HAVEN SUBDIVISION
 SECTION
 BOM 1968, VOL 2, PG. 219

FILED FOR REGISTRATION

DATE 6-5-98

LAURA M. RIDDICK

REGISTER OF DEEDS

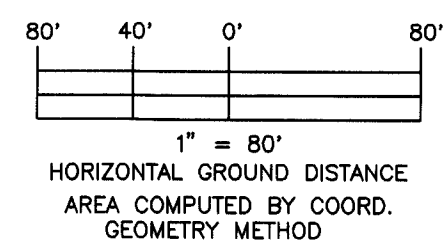
WAKE COUNTY

BY: ASST. DEPUTY

TIME 4:10

NOTE:

ALL LANDSCAPED ISLANDS TO BE MAINTAINED
 BY HOMEOWNERS ASSOCIATION.



PHASE FOUR SUMMARY

TOTAL NO. LOTS	29
AVG. LOT SIZE	0.149 AC.
MIN. LOT SIZE	0.130 AC.
AREA IN LOTS	4.333 AC.
AREA IN R/W	1.431 AC.
AREA IN OPEN SPACE	0.698 AC.
TOTAL AREA PH. 4	7.028 AC.

THIS PLAT RECORDED IN B.O.M. / P.B. / P.C. BK 1998, PG. 1038, COUNTY REGISTRY

S-62-96
 RA031716

B.L. SCOTT & CO.
 REGISTERED LAND SURVEYORS
 P.O. BOX 12493 - RALEIGH, NORTH CAROLINA 27605
 TEL: 919/855-0445 FAX: 919/855-1660

JOB NO.: 98-01-02

NEW HOPE CROSSING
 PHASE FOUR

OUT OF 1725.20 80 2234

PARCEL(S): OUT OF 019

COUNTY: WAKE

TAX MAP: 468

ZONED: R-6

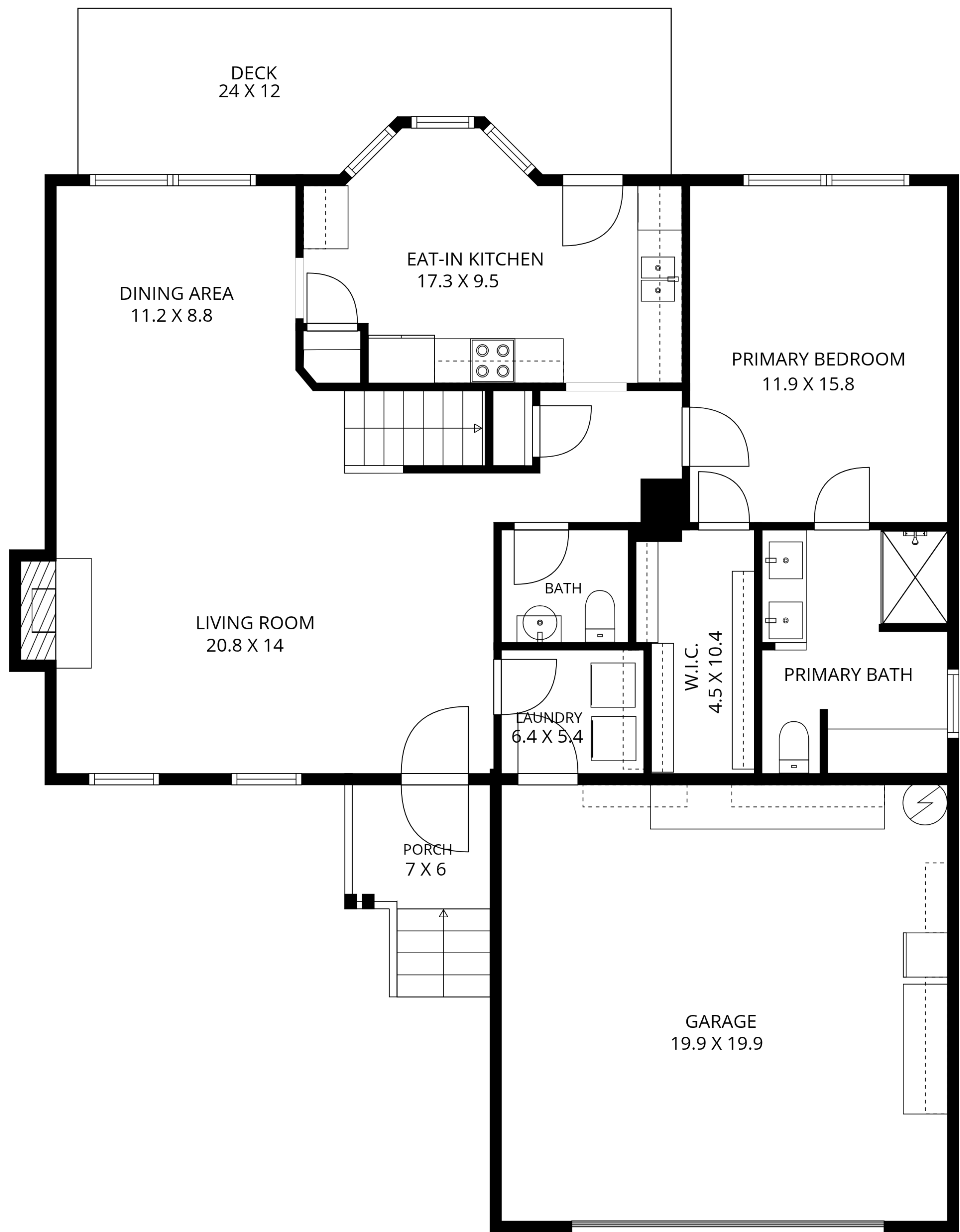
TOWNSHIP: ST. MATTHEWS

DATE: 4-14-98

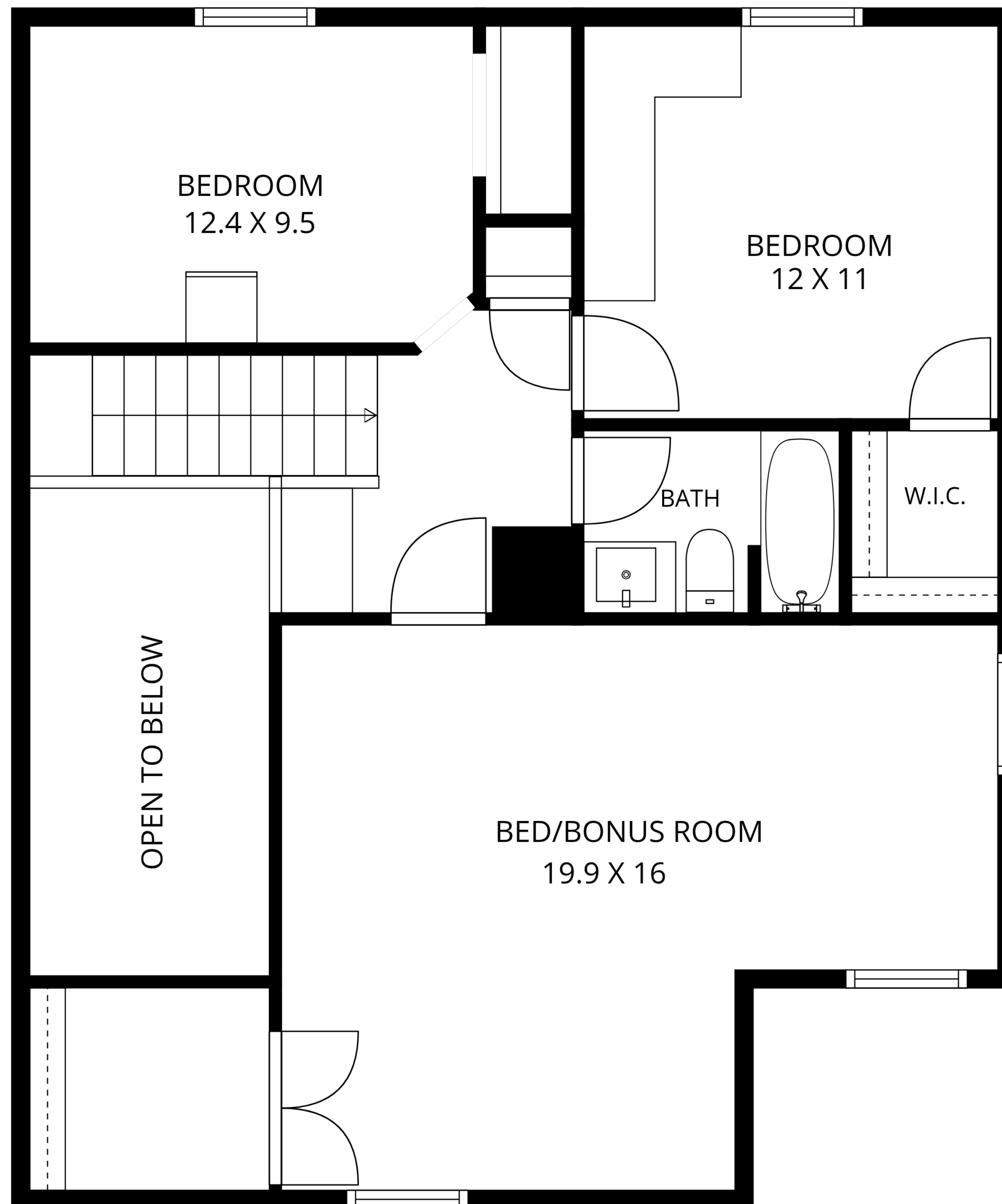
FIELD BOOK: SURVEYED BY: SLT

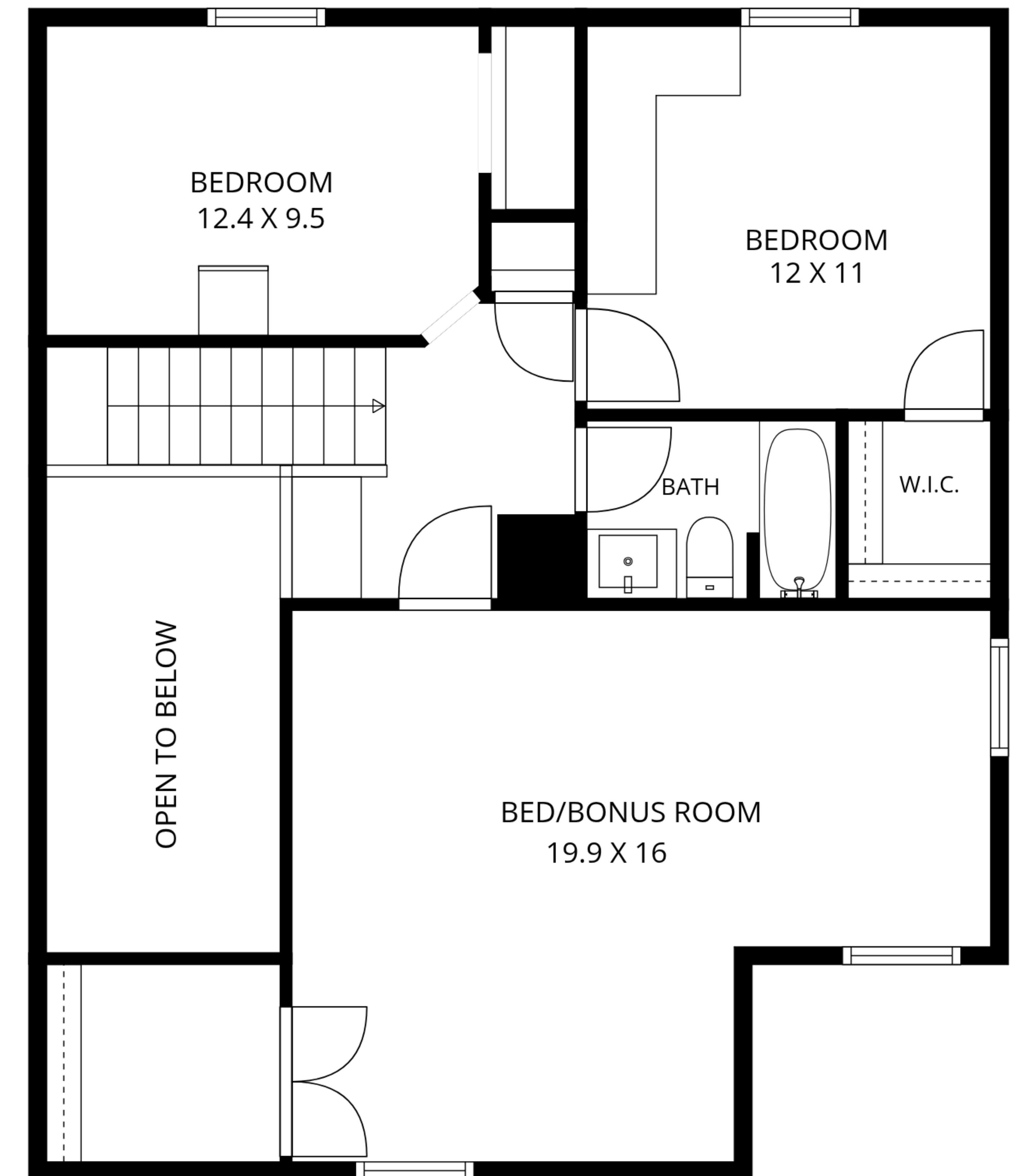
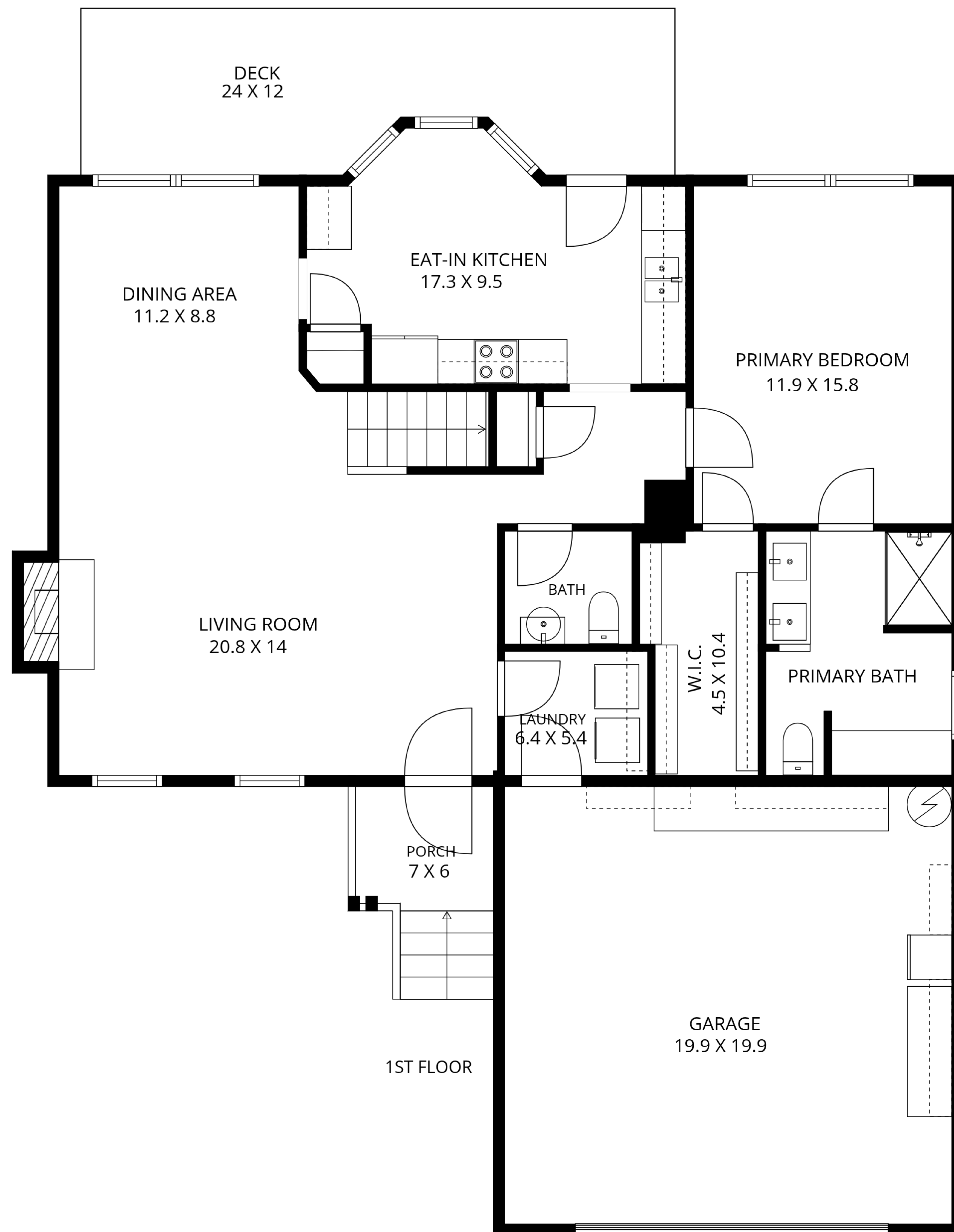
REVISED

DATE:



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



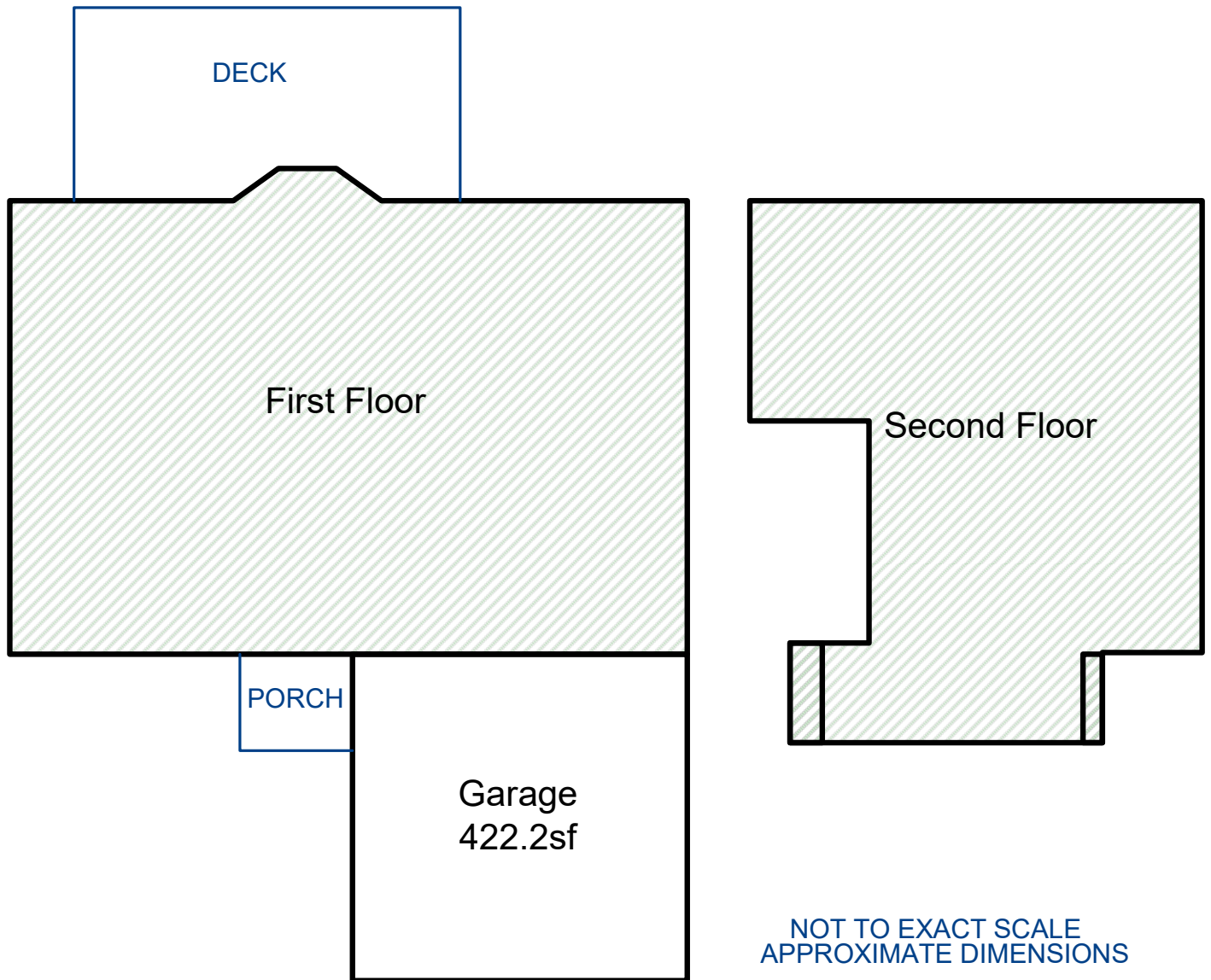


2ND FLOOR

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.: 264113	Parcel No.:		
Property Address: 4028 TOCCOPOLA STREET			
City: RALEIGH	County:	State: NC	ZipCode:
Owner:			
Client: IDA TERBET/COLDWELL BANKER		Client Address:	
Appraiser Name:		Inspection Date:	

SKETCH



Sketch by ApexSketch

[illegible]

4028 Toccopola St. Features and Improvements:

New Ultimate Comfort HVAC system installed in February 2026

2023 Major Remodel — Approximately \$65,000

- Removed popcorn ceilings throughout the entire home.
- Removed all existing floor coverings and installed wide-plank engineered hardwood flooring on the lower level and plush carpeting and tile flooring on the upper level.
- Painted the entire interior.
- Installed wide baseboards and some crown molding throughout the home.
- Remodeled the primary bathroom and installed tile shower, makeup vanity, and Kohler integrated sink.
- Installed granite countertops in the primary and upstairs bathroom
- Replaced all toilets with Kohler toilets.
- Remodeled kitchen and replaced all kitchen cabinets, the kitchen sink, and appliances including refrigerator, electric convection stove, microwave, dishwasher, and garbage disposal.
- Installed Dekton countertops in the kitchen
- Installed wood Plantation blinds throughout home
- Replaced exit doors
- Installed new ceiling fans and replaced all light fixtures
- Replaced the garage door and garage door opener.
- Installed Trex decking at the rear of the home.
- Installed a fence between neighboring property.



Utilities List

Address: 4028 Toccopola Street
Mailbox Number: _____

Electric

☒ Duke Energy

800.452.2777

<https://www.duke-energy.com/home/start-stop-move>

☐ Wake Electric

919-863-6300

☐ Other

\$82.00 average.
per month

Average Monthly Cost _____

<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>

Water & Sewer

☒ 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>

☐ Other

\$75.00 average
per month

Average Monthly Cost _____

☐ 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

Gas

☐ Dominion

1-877-776-2427

<https://www.dominionenergy.com/north-carolina-gas/start-stop-service>

☒ Other

Enbridge 104.00
per month

Average Monthly Cost _____

Garbage/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://gflenr.com/solid-waste-service/municipal-residential/>

☐ Town of Wake Forest - Inside City

919-435-9573

<https://www.wakeforestnc.gov/public-works/solid-waste/trash>

☒ Other

Garbage + recycle is included in water bill.

Average Monthly Cost _____

☐ 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>

Cable/Internet/Satellite

☐ Spectrum

855.366.7132

spectrum.com

☐ Other

Average Monthly Cost _____

☐ AT&T Fiber

1-833-804-0835

att.com