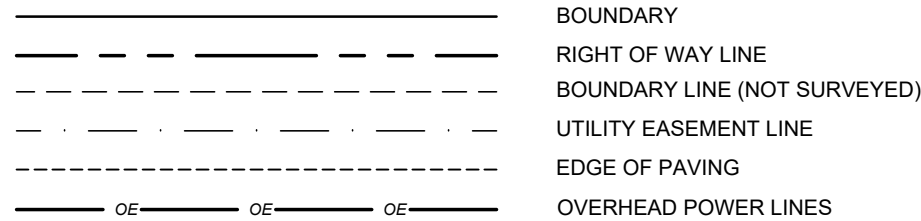
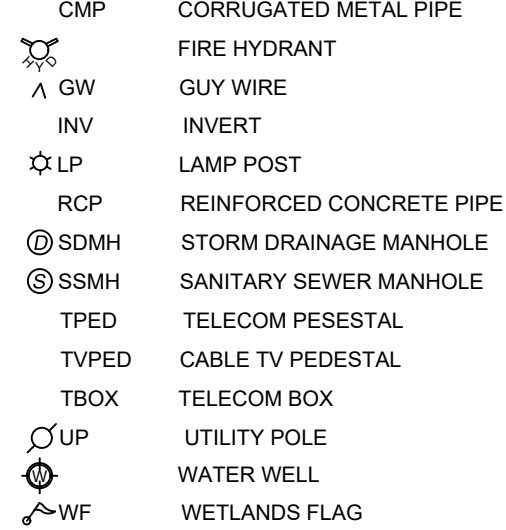


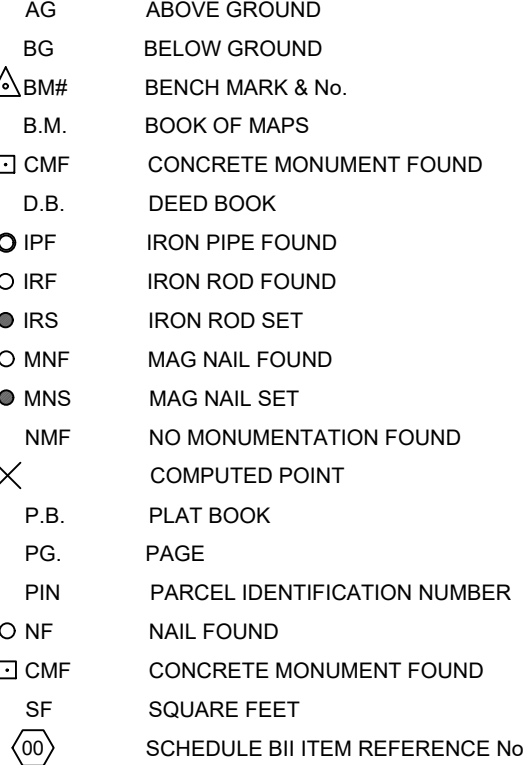
#### LINETYPE LEGEND



#### UTILITY LEGEND



#### BOUNDARY LEGEND



#### SCHEDULE B, PART 2 EXCEPTIONS:

PER TITLE COMMITMENT: 24-08727DU, DATED: JULY 10, 2024, REVISION #1: MARCH 9, 2025

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 - REQUIREMENTS ARE MET. **NOT A MATTER OF SURVEY**
- TAXES OR ASSESSMENTS FOR THE YEAR 2024, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE. **NOT A MATTER OF SURVEY**
- ALL DEFERRED TAXES. **NOT A MATTER OF SURVEY**
- NOT APPLICABLE
- [INTENTIONALLY DELETED MARCH 9, 2025] Easement(s) to Carolina Power & Light Company recorded in Book 3766, Page 60, Wake County Registry.
- TITLE TO ANY PORTION OF THE LAND LYING WITHIN THE RIGHT OF WAY OF HORTON ROAD. **CURRENT RIGHT OF WAY & BOUNDARIES SHOWN HEREON**
- RIGHTS OF OTHERS IN AND TO THE CONTINUOUS AND UNINTERRUPTED FLOW OF THE WATERS BOUNDING OR CROSSING THE LAND, INCLUDING LITTLE CREEK, AND RIPARIAN AND/OR LITTORAL RIGHTS INCIDENT TO THE LAND. **NOT A MATTER OF SURVEY**
- MARITAL RIGHTS OF THE SPOUSE OF JAMES D. UPCHURCH, JIMMY KEITH LEE AND JAN RENE LEE CULBRETH. **NOT A MATTER OF SURVEY**
- RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASES. **NOT A MATTER OF SURVEY**

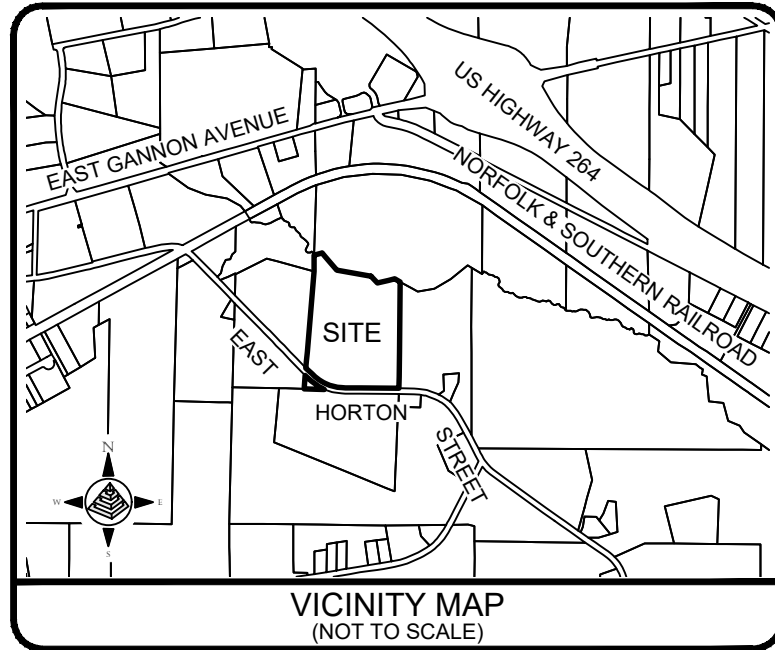
#### DESCRIPTION OF RECORD:

PER TITLE COMMITMENT: 24-08727DU, DATED: JULY 10, 2024  
REVISION #1: MARCH 9, 2025

LYING AND BEING SITUATE IN WAKE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE ON ROAD IN A.C. CHAMBLEE'S LINE, THENCE NORTH 88 DEGREES WEST 58 POLES AND 15 LINKS TO STAKE, F.T. WHITLEY'S CORNER; THENCE WITH WHITLEY'S LINE NORTH 8 DEGREES EAST 94 POLES TO A STAKE AND WILLOW ON NORTH SIDE OF LITTLE CREEK, THENCE DOWN SAID CREEK AS IT RANGES TO A BLACK GUM A.C. CHAMBLEE'S CORNER; THENCE WITH HIS LINE SOUTH 4 DEGREES WEST 67 POLES AND 10 LINKS TO THE BEGINNING, CONTAINING TWENTY-EIGHT AND ONE-HALF ACRES (28-1/2), AS DESCRIBED IN DEED RECORDED IN BOOK 286, PAGE 15, WAKE COUNTY REGISTRY.

LESS AND EXCEPT ANY PORTION OF THE FOREGOING DESCRIBED LAND LOCATED WITHIN THE RIGHT OF WAY OF HORTON ROAD.



#### SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO PERFORM AN ALTANSPS LAND TITLE SURVEY OF THE UPCHURCH, LEE PROPERTY (D.B. 1488, PG. 0022).
- THE DEPICTED SURVEY WAS DERIVED FROM AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE AND PERFORMED OCTOBER 2024 TO FEBRUARY 2025.
- THIS PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S). NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE UNDERSIGNED PROFESSIONAL IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS PLAN BEYOND ITS INTENDED PURPOSE.
- OWNER INFORMATION PER DEEDS AND PLATS OF THE WAKE COUNTY REGISTER OF DEEDS.
- VRS GPS OBSERVATIONS (3 MINUTE MULTIPLE OBSERVATIONS) WERE MADE ON TWO (2) MAIN CONTROL POINTS TO ESTABLISH GEODETIC AND STATE GRID COORDINATES (NAD83 NSRS 2011) USING AVERAGE POSITIONS FROM THE MULTIPLE OBSERVATIONS. THE VERTICAL DATUM USED WAS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON GEOID 18.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET. BEARINGS ARE BASED ON NC GRID (NAD83/2011).
- ALL AREAS SHOWN WERE COMPUTED BY THE COORDINATE CALCULATION METHOD.
- THE LOCALIZED COORDINATE SYSTEM USED FOR THIS PROJECT IS BASED ON CONTROL POINT MCH2 HAVING THE FOLLOWING LOCALIZED NAD 83-2011 COORDINATES AND NAVD 88 ELEVATION:  
COORDINATES N: 754,622.12, E: 2,208,513.12 ELEV.: 293.89
- PROJECT COMBINED GRID FACTOR USED IS 0.9999132119 (GROUND TO GRID)
- TOXIC WASTE: THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR TOXIC WASTES. THEREFORE IT SHOULD NOT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF TOXIC WASTE IS PORTRAYED HEREON. IT IS IN THE BEST INTEREST OF THE CLIENT TO PURSUE THIS MATTER AS A SEPARATE CONCERN APART FROM THIS SURVEY.
- A PORTION THIS OF THIS PROPERTY IS LOCATED IN FLOOD ZONE AREA, "ZONE AE" IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON FEMA MAP NUMBER 3720270500K WITH AN EFFECTIVE DATE OF 7/19/2022.
- UNLESS OTHERWISE NOTED ALL NEW IRON PINS (IRS) WERE SET USING 5/8" REBAR SET FLUSH WITH THE GROUND.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS, AND OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. REFERENCE CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 24-08727DU, DATED: JULY 10, 2024, REV'D: MARCH 9, 2025.
- AT THE TIME OF THE FIELD INVESTIGATION THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- AT THE TIME OF THE FIELD INVESTIGATION THERE WERE NO OBSERVABLE CHANGES IN STREET RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK REPAIRS.
- NO CEMETERIES WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. NO CEMETERY DOCUMENTS WERE PROVIDED TO OR OBTAINED BY THE SURVEYOR.
- THE SUBJECT PARCEL IS ZONED R2 (RESIDENTIAL SUBURBAN) PER WAKE COUNTY GIS DATA.
- NO STRIPS, GAPS, OR GORES EXIST BETWEEN THE SUBJECT PARCEL AND THE ADJOINING PARCEL(S).
- THE PARCELS SHOWN HEREON ARE THE SAME PARCELS (OR A PORTION OF THE PARCELS) DESCRIBED IN DEED BOOK 705, PAGE 221, DEED BOOK 1488, PAGE 22, AND DEED BOOK 286, PAGE 15.

#### ALTANSPS LAND TITLE SURVEY CERTIFICATION:

I KEVIN D. MEDEIROS, PLS CERTIFY THAT THIS PLAT AND THE FIELD SURVEY ON WHICH IT IS BASED WAS PREPARED UNDER THE MY DIRECT SUPERVISION (DEED DESCRIPTIONS RECORDED IN BOOKS AS SHOWN ON THE PLAT), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 0.01" HORIZONTAL AND 0.06" VERTICAL ACCURACY CLASSIFICATION (95% CONFIDENCE) USING THE NORTH CAROLINA VIRTUAL REFERENCE STATION NETWORK. THAT THE BOUNDARY SURVEY MEETS THE MEASUREMENT STANDARDS OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS (EFFECTIVE FEBRUARY 23, 2021) WITH A MAXIMUM ALLOWABLE RELATIVE POSITIONAL PRECISION OF 0.07 PLUS 50 PARTS PER MILLION; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 30TH DAY OF APRIL, AD, 2025.

TO: JAMES D. UPCHURCH, JIMMY KEITH LEE AND JAN RENE LEE CULBRETH  
CARUSO LAND DEVELOPMENT, LLC  
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON FEBRUARY 11, 2025.

DATE OF PLAT OR MAP: APRIL 30, 2025

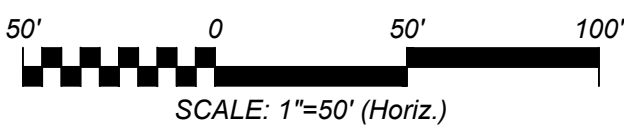


KEVIN D. MEDEIROS, PLS L-4668

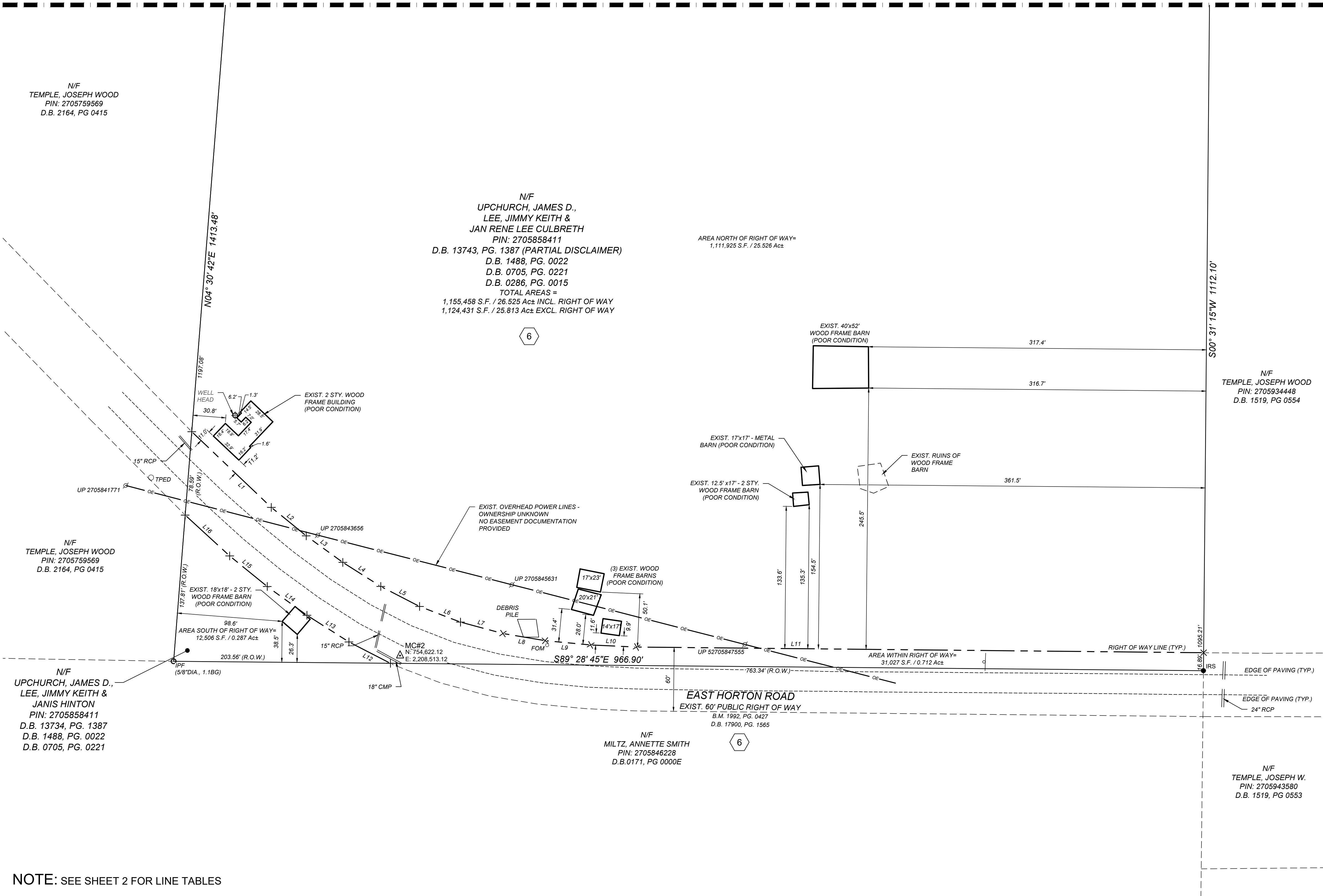
#### GPS CERTIFICATION:

I, KEVIN D. MEDEIROS, PLS CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: A
- POSITIONAL ACCURACY: H: 0.01" / V: 0.06"
- TYPE OF GPS FIELD PROCEDURE: NC VRS NETWORK
- DATES OF SURVEY: 10-03-2024
- DATUM/EPOCH: NAD 83 NSRS 2011 - NAVD 88
- PUBLISHED/FIXED CONTROL: FIXED
- GEOID MODEL: 18
- COMBINED GRID FACTOR: 0.9999132119 (GROUND TO GRID)
- UNITS: US SURVEY FEET



#### MATCHLINE SEE SHEET 2



NOTE: SEE SHEET 2 FOR LINE TABLES



4300 Edwards Mill Road  
Suite 200, Raleigh, NC 27612  
Phone: (919) 233-8091, Fax: (919) 233-8031  
NC License# F-1222  
Internet Site: <http://www.mckimcreed.com>

PROJECT #: 08217-0003

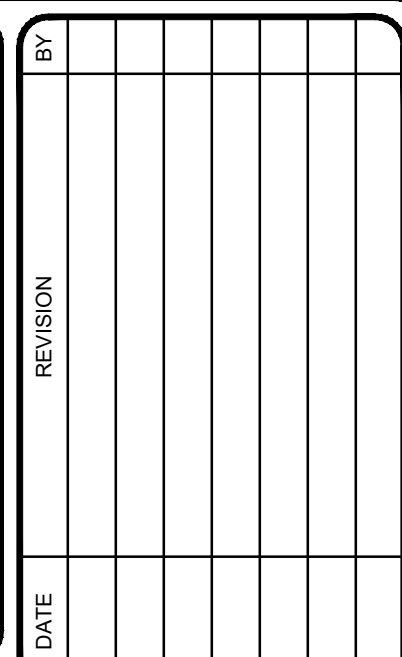
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DRAWN BY: LWT  
FIELD BK.: Book  
COMP. FILE.: 1 OF 2  
SHEET #: 1 OF 2

DWG. #:

ALTANSPS LAND TITLE SURVEY  
OF  
UPCHURCH - LEE PARCEL  
FOR

CARUSO HOMES

DATE: APRIL 30, 2025  
LITTLE RIVER TOWNSHIP  
WAKE COUNTY  
NORTH CAROLINA  
SCALE: 1"=50'



Line Table		
Line #	Direction	Length
L31	N73°51'41"E	60.00'
L32	S89°50'24"E	49.48'
L33	S63°46'26"E	17.01'
L34	S21°49'12"E	54.14'
L35	S58°45'37"E	36.61'
L36	S86°25'37"E	25.09'
L37	N45°31'11"E	55.15'
L38	N70°57'10"E	88.03'
L39	S72°46'26"E	21.96'
L40	S42°52'20"E	41.40'
L41	N00°31'15"E	52.93'



50' 0 50' 100'

SCALE: 1"=50' (Horiz.)

ALTANSPS LAND TITLE SURVEY  
OF  
UPCHURCH - LEE PARCEL  
FOR  
CARUSO HOMES  
DATE: APRIL 30, 2025 SCALE: 1" = 50'  
JITTLE RIVER TOWNSHIP WAKE COUNTY NORTH CAROLINA