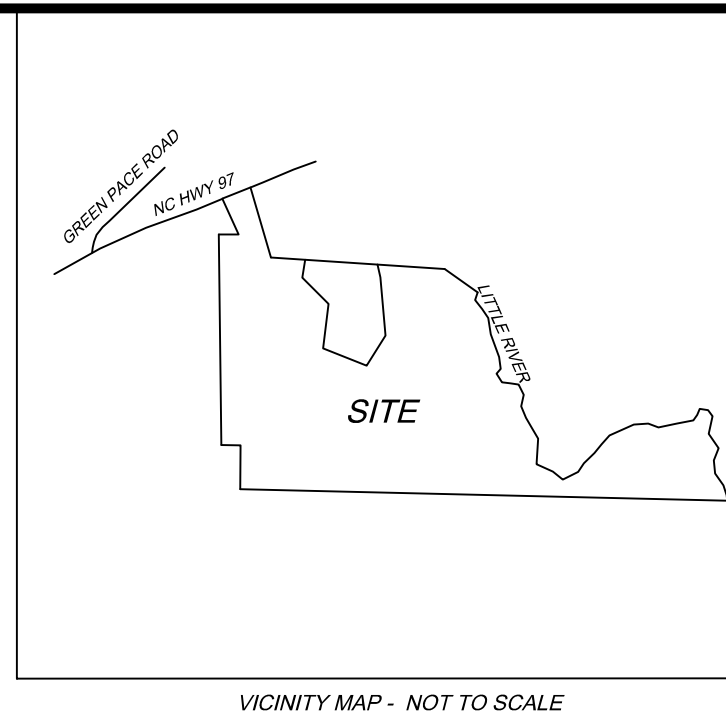


LEGEND			
EXISTING IRON PIPE FOUND	⊙	POWER POLE	⊙
EXISTING IRON REBAR FOUND	○	GUY	^
EXISTING CONC MONUMENT FOUND	□	TELEPHONE PEDESTAL	⌈
EXISTING AXLE FOUND	⊙	WELL	⊙
NAIL SET	⊙	LIGHT POLE	⊙
IRON PIPE SET	●	WATER SPIGOT	⊙
COMPUTED POINT	⊙		
SCHEDULE B EXCEPTION	XX		
SURVEYED LINELINE	—		
LINE NOT SURVEYED	- - -		
STORM LINE	- - -		
SANITARY LINE	- - -		
FENCE	- - -		
OVERHEAD POWER LINE	- - -		
PAINTED GAS LINE	- - -		
PAINTED POWER LINE	- - -		
PAINTED STORM LINE	- - -		
PAINTED TELEPHONE LINE	- - -		
PAINTED WATER LINE	- - -		
EDGE OF TREELINE	- - -		

LINE TABLE		
LINE	BEARING	LENGTH
L1	S18°29'35"W	62.22'
L2	S37°47'53"E	86.18'
L3	S35°23'01"E	81.74'
L4	S8°30'26"E	125.66'
L5	S20°18'09"E	182.81'
L6	S7°59'25"E	90.36'
L7	S42°01'17"W	49.94'
L8	S33°14'45"E	76.57'
L9	S82°56'16"E	61.08'
L10	S81°24'16"E	67.04'
L11	S25°50'44"E	85.13'
L12	S11°27'07"W	89.35'
L13	S22°12'01"E	93.90'
L14	S30°23'33"E	87.23'
L15	S30°22'15"E	95.47'
L16	S3°49'55"W	194.53'
L17	S65°44'30"E	137.01'
L18	S51°40'31"E	95.32'
L19	N63°53'11"E	128.25'
L20	N33°46'22"E	80.70'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N46°03'42"E	111.04'
L22	N38°24'58"E	82.27'
L23	N41°30'42"E	91.34'
L24	N66°00'09"E	202.44'
L25	N85°38'10"E	109.91'
L26	S68°37'54"E	83.17'
L27	N77°56'59"E	139.77'
L28	N78°29'59"E	128.05'
L29	N37°15'20"E	51.15'
L30	N21°50'47"E	48.74'
L31	S82°05'16"E	62.84'
L32	S37°14'52"E	58.82'
L33	S12°40'22"W	136.38'
L34	S34°08'15"E	132.15'
L35	S20°32'30"W	98.41'
L36	S4°39'33"E	98.74'
L37	S34°51'59"E	109.84'
L38	S19°29'55"E	79.31'
L39	S5°39'51"E	41.47'



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5410 TRINITY ROAD, Suite 102 | RALEIGH, NC 27607
TEL: 919.866.4951, FAX: 919.859.5663, www.timmons.com
NORTH CAROLINA LICENSE NUMBER C-1652

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

Tract Two:

Tract One

TOGETHER with the right of ingress to and egress from said property to North Carolina Highway #97 along a 60-foot private drive, said private drive being more particularly described as follows:

SAVE AND EXCEPT THE FOLLOWING TRACTS which are not being conveyed and are part of the 128.2 acre tract described above:

TRACT 1
BENJAMIN at an existing iron pipe (said existing iron pipe being located in the
Southeastern corner of said certain tract of land as is shown by as recorded in
the Official Public Records of the County of Harrison, Missouri, Book 68, Page 108, and
said beginning point North 8 degrees 7 minutes West, 35.5 feet to a new iron set in
the North 8 degrees 7 minutes East, 106.14 feet to a new iron set in the North 8
degrees 7 minutes East of the Little River Ranch Chance North 44 degrees 56 minutes East,
106.14 feet to a new iron pipe, and North 28 degrees 15 minutes East, 106.14 feet to
a new iron pipe, and the last two calls as are hereunto referred to, being the same as the
calls in the last two calls of the last Eastern Property 1919, 1920, 1921, 1922, 1923,
1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939,
1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955,
1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971,
1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987,
1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003,
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2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051,
2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067,
2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083,
2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099,
2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115,
2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131,
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2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259,
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2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291,
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2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371,
2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387,
2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403,
2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419,
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2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 255

TRACT 2:

BEING all of 2.488 acres as shown on map recorded in Book of Map 1993, Page 823, Wake County Registry.

TRACT 3

BEING all of 1.831 acres as shown on map recorded in Book of Map 1996, page 747, Wake County Registry.

TRACT 4;

BRING all of 2.681 acre tract as shown on map recorded in Book of Maps 1995, Page 403, Wake County Registry.

TRACT 5;

1986, pages 68, 69, Waco County Registry TOWNSHIP with the right of way, 60-foot private drive, said private drive being more particularly described as follows:

Beginning at a point in the south right-of-way line of North Carolina Highway #97, a corner with the Bunn property; thence along the right-of-way line of said highway to the intersection of a line property line, thence along said property line to a point 136.5 feet from the intersection of said line property line with the line of said access easement running along the Bunn property line; thence along said line property line to a point in North Highway #97; thence along said right-of-way line to a point 66.36 feet to a point in the line of said access easement; thence along the line of said access easement to a point 236.5 feet from the previous point; thence along the line of said access easement to the line of North Carolina Highway #97; thence along said right-of-way line to a point 66.36 feet to a point in the line of said access easement; and being a 66-foot private drive as described in said plat.

Reference being recorded in Book of Maps 1986, Page 689, Waco County Registry.

TRACT 1- AS SURVEYED

BEGINNING AT AN EXISTING IRON PIPE, A COMMON CORNER WITH THE PROPERTY OF NB AMMONS ACRES, INC., AND HAVING A NORTH CAROLINA STATE PLANE COORDINATE VALUE OF NORTH 751,951.82 FEET, EAST 2189983.21 FEET. THENCE N0° 22' 05"E, 331.56' TO AN EXISTING IRON PIPE; THENCE N89° 49' 39"W, 144.43' TO AN EXISTING IRON PIPE; THENCE N0° 43' 54"W, 1594.82' TO AN EXISTING IRON PIPE,

[illegible]

TRACT 2- AS SURVEYED

BEGINNING AT AN EXISTING IRON PIPE IN THE SOUTHERN PROPERTY LINE OF THE JESSIE THOMAS BUNN PROPERTY AND HAVING A NORTH CAROLINA STATE PLANE COORDINATE VALUE OF NORTH 75368.64 FEET, EAST 21904.75 FEET, THENCE S86° 00' 00" E 110.00 FT TO AN EXISTING IRON PIPE; THENCE N86° 00' 00" W 110.00 FT TO THE CORNER OF JESSIE THOMAS BUNN AND F. EUGENE HESTER AND KATHERINE S. HESTER, TRUSTEES; THENCE S12° 31' 05" E, 98.63' TO AN EXISTING IRON PIPE; THENCE S5° 03' 48", 44.02' TO AN EXISTING IRON PIPE; THENCE S32° 06' 02" W, 269.31' TO AN EXISTING IRON PIPE; THENCE N68° 16' 14" W, 353.91' TO AN EXISTING CAPPED IRON ROD SET; THENCE N7° 01' 10", 340.65' TO AN EXISTING IRON ROD SET; THENCE N45° 11' 30", 280.27' TO A 5/8" CAPPED IRON ROD SET; THENCE N9° 29' 10", 136.37' TO THE BEGINNING, CONTAINING 7.78 ACRES MORE, OR LESS.

TOGETHER WITH THE DEED OF INGRESS TO AND EGRESS FROM SAID PROPERTY TO AND FROM THE ADJACENT PROPERTY OF JOHN L. DAVIS, JR., SHOWN VARIOUSLY ON THE COUNTY REGISTER OF DEEDS, BOOK OF MAPS 1986, PAGE 658.

- TABLE A

1. PROPERTY CORNER MONUMENTS AS SHOWN HEREON
2. PIN 17950383223, 1795123608.
3. THE PROPERTY PARTIALLY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE, PER FIRM 370248 1795 J, REVISED 3/02/09.
4. LOT AREA AS SHOWN HEREON.
5. ZONING REPORT/LETTER HAS NOT BEEN PROVIDED.
6. BUILDING DIMENSIONS SHOWN HEREON.
7. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
8. NAMES OF ADJOINING OWNERS SHOWN HEREON, BASED ON CURRENT PUBLIC RECORD, TAX RECORDS AND/OR DEEDS.
9. THERE WAS APPARENT EVIDENCE OF CURRENT EARTH/MCG WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED AT THE TIME OF SURVEY FIELDWORK.
10. INFORMATION FOR PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF ANY, WAS NOT PROVIDED AND ARE NOT SHOWN, OR THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF SURVEY FIELDWORK.

SURVEY NOTES:

1. HORIZONTAL CONTROL IS BASED ON NC STATE GRID, NAD83 (2011) AS DETERMINED BY GNSS.
2. NOT ALL IMPROVEMENTS TO THIS PROPERTY HAVE BEEN SHOWN.
3. AREA COMPUTATION IS BY THE COORDINATE METHOD.
4. RIGHT-OF-WAY AND PROPERTY BOUNDARY
5. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
6. BOUNDARY INFORMATION IS BASED IN PART, ON DEEDS AND MAPS OF RECORD, AND IN PART, BY AN ACTUAL FIELD SURVEY BY THIS FIRM.
7. WETLANDS WERE NOT INVESTIGATED NOR NOTED ON THIS SITE.
8. THERE IS NO OBSERVED EVIDENCE OF A CEMETERY ON THIS PROPERTY AT TIME OF SURVEY FIELDWORK
9. VISIBLE WATER FEATURES OBSERVED AT THE TIME OF SURVEY FIELDWORK, OR ON WITHIN 5 FEET OF THE PROPERTY SHOWN HEREON.
10. TRACT 1 HAS DIRECT INDIRECT ACCESS TO WEST GANNON AVENUE VIA 80' ACCESS EASEMENT. TRACT 2 HAS DIRECT ACCESS TO WEST GANNON AVENUE.
11. COVENANTS, CONDITIONS, EASEMENTS, ENCUMBRANCES, LIMITATIONS, RESTRICTIONS AND/OR OTHER ADVERSE CIRCUMSTANCES AFFECTING THE PARCEL, ARE BASED ON THE PROVIDED ALTA COMMITMENT.

SURVEYOR'S CERTIFICATION:

TO: KBHome Raleigh-Durham, Inc.

First American Title

AMERICAN LAND TITLE ASSOCIATION AND NATIONAL
SOCIETY OF PROFESSIONAL SURVEYORS AMERICAN LAND
TITLE ASSOCIATION® (ALTA®) MINIMUM STANDARD DETAIL
REQUIREMENTS NATIONAL SOCIETY OF PROFESSIONAL
SURVEYORS (NSPS) FOR ALTA/NSPS LAND TITLE SURVEYS
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 ALTA/NSPS LAND TITLE SURVEYS.
JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.
AND INCLUDES ITEMS 1,2,3,4,6(A),7(A),8,13,16,17 OF TABLE
THEREOF. THE FIELDWORK WAS COMPLETED ON January 17,
2025.

DATE OF PLAT OR MAP: January 20, 2025

ALTA SURVEY
PREPARED FOR
KBHOME RALEIGH-DURHAM, INC.
PIN: 1795038323, 1795123608
MARKS TWP., WAKE CO., NORTH CAROLINA

MARKS TOWNSHIP	WAKE COUNTY
DATE: January 20, 2025	SCALE: N/A
SHEET 2 OF 2	J.N.: 71201
DRAWN BY: TLW	
REVISIONS:	

THIS DRAWING PREPARED AT THE

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RALEIGH OFFICE
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TEL 919.866.4951 FAX 919.859.5663 www.timmons.com
NORTH CAROLINA LICENSE NUMBER C-1652

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The logo for the Timmons Group. It features the company name "TIMMONS GROUP" in a bold, black, sans-serif font. To the right of the text is a graphic element consisting of a series of black dots of varying sizes, arranged in a curved, upward-sloping pattern that suggests a rising trajectory or a cluster of data points.