

VICINITY MAP
NOT TO SCALE

TO FISCHER HOMES; INVESTORS 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 ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 11, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 2, 2026.
DATE OF PLAT OR MAP: APRIL 2, 2025
LAST REVISED: APRIL 23, 2026

JAY B. TAYLOR, P.L.S. L-5472 DATE



SURVEYOR'S CERTIFICATE

I, JAY B. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS AS SHOWN; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF A.D.,

JAY B. TAYLOR, PROFESSIONAL LAND SURVEYOR L-5472

I, JAY B. TAYLOR, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: AA
- (2) POSITIONAL ACCURACY: HORIZONTAL 0.048' VERTICAL 0.014'
- (3) TYPE OF GPS FIELD PROCEDURE: VRS
- (4) DATES OF SURVEY: 04-03-2025
- (5) DATUM/EPOCH: NAD83 (2001)
- (6) PUBLISHED/FIXED-CONTROL USE: VRS
- (7) GEOID MODEL: 18
- (8) COMBINED GRID FACTOR(S): 0.99994985794446
- (9) UNITS: U.S. FEET

JAY B. TAYLOR, PLS #5472 DATE

TITLE COMMITMENT
(FOR TRACT 1 AND TRACT 2)

INVESTORS TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 202510043CA
COMMITMENT DATE: JANUARY 2, 2025 AT 08:00 AM

SCHEDULE B, PART II
EXCEPTIONS

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND CONDITIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. 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 II REQUIREMENTS ARE MET. --[NOT A SURVEY MATTER]
2. TAXES FOR THE YEAR 2025, AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. --[NOT A SURVEY MATTER]
3. MATTERS SHOWN ON RECORDED BOOK OF MAPS 2002 AT PAGE 1740. --[SHOWN AND REFERENCED HEREON]
4. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASE OF LESS THAN THREE (3) YEAR'S DURATION. (TO BE DELETED UPON RECEIPT OF NO TENANT AFFIDAVIT.) --[NOT A SURVEY MATTER]
5. TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF WEST YOUNG STREET. --[WEST YOUNG STREET SHOWN HEREON]
6. EASEMENT(S) TO CAROLINA TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 926 AT PAGE 117. --[BLANKET IN TYPE, NOT PLOTTABLE]
7. DEED OF EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES TO TOWN OF ROLESVILLE RECORDED IN BOOK 6235 AT PAGE 531. --[TEMPORARY CONSTRUCTION EASEMENT TERMINATED AT COMPLETION OF INSTALLATION OF WATERLINE AND LANDSCAPING]
8. GENERAL PERMITS TO CAROLINA TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 1080 AT PAGE 262 AND BOOK 1231 AT PAGE 401. --[BLANKET IN TYPE, NOT PLOTTABLE]
9. THE EFFECT OF THE TITLE OF AN ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT (INCLUDING AN ENCROACHMENT OF AN IMPROVEMENT ACROSS THE BOUNDARY LINES OF THE LAND), BUT ONLY IF THE ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT WOULD HAVE BEEN DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. PARAGRAPH 2 (C) OF THE COVERED RISKS IS HEREBY DELETED. --[SURVEY SHOWN HEREON]

NO INSURED CLOSING PROTECTION COVERAGE PROVIDED - AS TO THE TRANSACTION FOR WHICH THIS BINDER AND/OR POLICY IS ISSUED, THE COMPANY SPECIFICALLY EXCLUDES THIS TRANSACTION FROM ANY CLOSING PROTECTION SERVICES.

SCHEDULE "C"
LEGAL DESCRIPTION
(FOR TRACT 1 AND TRACT 2)

BEGINNING AT AN EXISTING IRON PIPE IN THE EASTERN RIGHT OF WAY OF WEST YOUNG STREET, A 60 FT. PUBLIC RIGHT OF WAY, SAID PIPE BEING THE NORTHWEST CORNER OF TRACT 1 AS REFERENCED IN BOOK OF MAPS 2002, PAGE 1740, AND BEING THE SOUTHWEST CORNER OF THE MARY C. PERRY PROPERTY AS REFERENCED IN DEED BOOK 2022, PAGE 249, SAID PIPE ALSO HAVING GRID NAD 83 COORDINATES OF N=792765.4848 FEET AND E=216043.6612 FEET; THENCE LEAVING THE SAID RIGHT-OF-WAY AND WITH THE COMMON LINE OF THE SAID PERRY PROPERTY, N89°30'10"E A DISTANCE OF 364.35 FEET TO A POINT IN THE LINE OF LOT 52 OF THE TERRELL PLANTATION AS REFERENCED IN BOOK OF MAPS 2012, PAGE 158; THENCE S23°18'36"E A DISTANCE OF 730.70 FEET TO A POINT IN THE NORTHWESTERN RIGHT OF WAY OF NORTH MAIN STREET-US 401, A VARIABLE PUBLIC RIGHT OF WAY; THENCE WITH THE SAID NORTH MAIN STREET RIGHT OF WAY, S47°04'48"W A DISTANCE OF 13.22 FEET TO A POINT; THENCE S48°17'02"W A DISTANCE OF 75.48 FEET TO A POINT; THENCE S45°42'52"W A DISTANCE OF 44.33 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY OF LITTLE HOUSE, LLC AND REFERENCED IN DEED BOOK 14739, PAGE 2454; THENCE WITH THE COMMON LINE OF THE SAID LITTLE HOUSE, LLC PROPERTY, N43°20'12"W A DISTANCE OF 175.10 FEET TO AN EXISTING IRON PIPE; THENCE S48°18'24"W A DISTANCE OF 124.89 FEET TO AN EXISTING IRON PIPE IN THE LINE OF THE PROPERTY OF MILDRED F. MATHENY, HEIRS AS REFERENCED IN DEED BOOK 614, PAGE 245; THENCE WITH THE SAID MATHENY HEIRS LINE, N43°20'12"W A DISTANCE OF 239.77 FEET TO AN EXISTING IRON PIPE IN THE LINE OF THE PROPERTY OF DENISE BROWN AS REFERENCED IN DEED BOOK 17010, PAGE 41; THENCE WITH THE COMMON LINE OF THE SAID BROWN PROPERTY, N01°09'09"E A DISTANCE OF 81.03 FEET TO AN EXISTING IRON PIPE; THENCE N89°00'59"W A DISTANCE OF 181.74 FEET TO A POINT IN THE AFOREMENTIONED RIGHT OF WAY OF WEST YOUNG STREET; THENCE WITH THE SAID WEST YOUNG STREET RIGHT OF WAY, N00°12'54"E A DISTANCE OF 81.17 FEET TO A POINT; THENCE N00°08'34"E A DISTANCE OF 101.84 FEET TO A POINT; THENCE N00°09'08"W A DISTANCE OF 102.45 FEET TO A POINT; THENCE N00°47'19"W A DISTANCE OF 104.25 FEET TO A POINT; THENCE N00°49'13"W A DISTANCE OF 122.35 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 34,148 SQUARE FEET OR 7.2118 ACRES AS SHOWN ON THAT SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR BROUGHTON TOWNHOMES", DATED 11/01/2019, REVISED 03/26/2020 AND PREPARED BY BASS, NIXON KENNEDY, INC. CONSULTING ENGINEERS.

0089068:
BEGINNING AT A POINT IN THE NORTHWESTERN RIGHT OF WAY OF U.S. HIGHWAY 401, SAID POINT BEING NORTH 39°11'35" EAST 190.40 FEET AND NORTH 23°17'09" WEST 27.97 FEET FROM AN IRON PIPE AT THE INTERSECTION OF THE CENTER LINE OF U.S. HIGHWAY 401 AND WILLIAMS STREET; THENCE NORTH 23°17'04" WEST 451.27 FEET TO AN IRON PIPE; THENCE ALONG THE LINE OF WILLIAM Y. WEATHERS NORTH 48°12'46" EAST 187.75 FEET TO AN IRON PIPE, SOUTH 38°53'06" EAST 200.00 FEET TO AN IRON PIPE AND SOUTH 18°45'45" EAST 248.23 FEET TO A POINT IN THE NORTHWESTERN RIGHT OF WAY OF U.S. HIGHWAY 401; THENCE ALONG THE NORTHWESTERN RIGHT OF WAY LINE OF U.S. HIGHWAY 401 SOUTH 49°15'10" WEST 148.33 FEET TO A POINT AND SOUTH 48°21'55" WEST 75.47 FEET TO THE BEGINNING, AS SHOWN ON SURVEY BY W. KEITH WRENNE, R.L.S., DATED MAY 22, 1986 AND REVISED DECEMBER 5, 1986.

AND
0353430:
BEING ALL OF LOT 108 CONTAINING 0.15 ACRES AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2006, PAGE 2675. WAKE COUNTY REGISTRY.

TITLE COMMITMENT
(FOR TRACT 3 AND TRACT 4)

INVESTORS TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 202610361CA
COMMITMENT DATE: MARCH 2, 2026 AT 08:00 AM

SCHEDULE B, PART II
EXCEPTIONS

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND CONDITIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. 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 II REQUIREMENTS ARE MET. --[NOT A SURVEY MATTER]
2. TAXES FOR THE YEAR 2026, AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. --[NOT A SURVEY MATTER]
3. MATTERS SHOWN ON RECORDED BOOK OF MAPS 2006 AT PAGE 2675 AND PLAT BOOK 1997 AT PAGE 2005. --[SHOWN AND REFERENCED HEREON]
4. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASE OF LESS THAN THREE (3) YEAR'S DURATION. --[NOT A SURVEY MATTER]
5. EASEMENT(S) TO CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 779 AT PAGE 296, BOOK 760 AT PAGE 65, BOOK 742 AT PAGE 357, BOOK 813 AT PAGE 388, BOOK 1504 AT PAGE 638, AND BOOK 2057 AT PAGE 617. --[BLANKET IN TYPE, NOT PLOTTABLE]
6. THE EFFECT OF THE TITLE OF AN ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT (INCLUDING AN ENCROACHMENT OF AN IMPROVEMENT ACROSS THE BOUNDARY LINES OF THE LAND), BUT ONLY IF THE ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT WOULD HAVE BEEN DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. PARAGRAPH 2 (C) OF THE COVERED RISKS IS HEREBY DELETED. --[SURVEY SHOWN HEREON]

THE FOLLOWING APPLIES TO PARCEL 0353430 ONLY:

7. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TERRELL PLANTATION SUBDIVISION RECORDED IN BOOK 12360 AT PAGE 518. --[NOT A SURVEY MATTER]
8. COMMUNICATION SYSTEMS RIGHT OF WAY AND EASEMENT DEED TO CAROLINA TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 12018 AT PAGE 1775. --[BLANKET IN TYPE, NOT PLOTTABLE]
9. EASEMENT(S) TO CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 12364 AT PAGE 2203. --[BLANKET IN TYPE, NOT PLOTTABLE]

NO INSURED CLOSING PROTECTION COVERAGE PROVIDED - AS TO THE TRANSACTION FOR WHICH THIS BINDER AND/OR POLICY IS ISSUED, THE COMPANY SPECIFICALLY EXCLUDES THIS TRANSACTION FROM ANY CLOSING PROTECTION SERVICES.

GENERAL NOTES

1. THIS IS AN ALTA/NSPS LAND TITLE SURVEY.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: TRACTS 1, 2, AND 4 ARE ROLESVILLE ZONE "RL" TRACT 3 IS ROLESVILLE ZONE "RM-CZ" PER WAKE COUNTY GIS; NO ZONING REPORT PROVIDED.
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720176900J DATED 05/02/2006.
7. REFERENCES: AS SHOWN
8. UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
10. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK
11. NO FIELD DELINEATION OF WETLANDS WAS PERFORMED AS A PART OF THIS SURVEY AND NO MARKERS FOR SUCH WERE OBSERVED
12. NO PARTY WALLS WERE LOCATED AS PART OF THIS SURVEY
13. NO DOCUMENTATION OF CEMETERIES PROVIDED TO THE SURVEYOR. NO PHYSICAL EVIDENCE OF CEMETERIES WERE OBSERVED DURING THE NORMAL COURSE OF THE SURVEY.
14. THE SURVEYED PROPERTY SHOWN AND DESCRIBED IN THE PROPERTY DESCRIPTION IS THE SAME PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT.
15. PROPERTY HAS DIRECT ACCESS TO WEST YOUNG STREET, NORTH MAIN STREET, AND NORTHWICK ROAD, ALL PUBLIC RIGHT-OF-WAYS

LEGEND

- EXISTING IRON PIPE
- EXISTING MONUMENT (TYPE NOTED)
- CROSSWALK SIGNAL
- CALCULATED POINT
- ☞ TRAFFIC SIGNAL HAND HOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕M MAPLE
- FINE HYDRANT
- EXISTING CONCRETE MONUMENT
- ⊕ ELECTRIC BOX
- ⊕ POWER POLE
- ⊕ GUY WIRE
- ⊕ CLEAN OUT
- ⊕ SANITARY SEWER MANHOLE
- ⊕ GAS VALVE
- ⊕ GAS LINE MARKER
- ⊕ WATER METER
- ⊕ WATER VALVE
- ☆ LIGHT POLE
- SIGN
- BOLLARD
- ⊕ MAILBOX
- ⊕ ELH ELECTRIC HAND HOLE
- ⊕ TMH CABLE TV HAND HOLE
- ⊕ CABLE TV BOX
- ⊕ FOH FIBER OPTIC HAND HOLE
- ⊕ FLOOD LIGHT
- ⊕ MAIL BOX
- ⊕ SATELLITE DISH
- BOUNDARY LINE
- ADJOINER LINE
- RIGHT OF WAY LINE
- FENCE
- CANOPY/BUILDING OVERHANG
- OVERHEAD ELECTRIC LINE
- WOOD LINE/LANDSCAPING
- ⊕ CEDAR
- ⊕M CRAPE MYRTLE
- ⊕ DOGWOOD
- ⊕M MAGNOLIA
- ⊕M MAPLE
- ⊕ OAK
- ⊕ ORN ORNAMENTAL
- ⊕ PINE
- ⊕ PERS PERSIMMON
- DOUBLE AND TRIPLE TRUNKS
- ⊕-0 DOUBLE OAK
- ⊕-0 TRIPLE OAK
- ⊕-0 CALIPER INCH SIZE OF TREE
- ⊕-0 TYPE OF TREE
- ⊕-0 FOR DOUBLE, T FOR TRIPLE, M FOR MULTI

McADAMS
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CLIENT
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ERLANGER, KENTUCKY 41018

OPAL AT MAIN
 ALTA/NSPS LAND TITLE SURVEY
 WEST YOUNG STREET
 WAKE FOREST TWP., ROLESVILLE, NORTH CAROLINA

REVISIONS

NO.	DATE	COMMITMENT AND DRAWING UPDATE
1	04.23.2026	COMMITMENT AND DRAWING UPDATE

PLAN INFORMATION

PROJECT NO. SPEC24634
 FILENAME SPEC24634-AT1
 CHECKED BY JBT
 DRAWN BY LER
 SCALE N/A
 DATE 04.02.2025

SHEET

ALTA/NSPS
LAND TITLE SURVEY
1-2

X:\Projects\ALTA\SPEC 2024\ALTA\SPEC 2024\ALTA\Survey\ALTA\Survey\Townhomes\03_Geomatics\Survey\ALTA\SPEC24634.dwg, 6/10/2026 8:51:28 AM, Jm Taylor



GENERAL NOTES

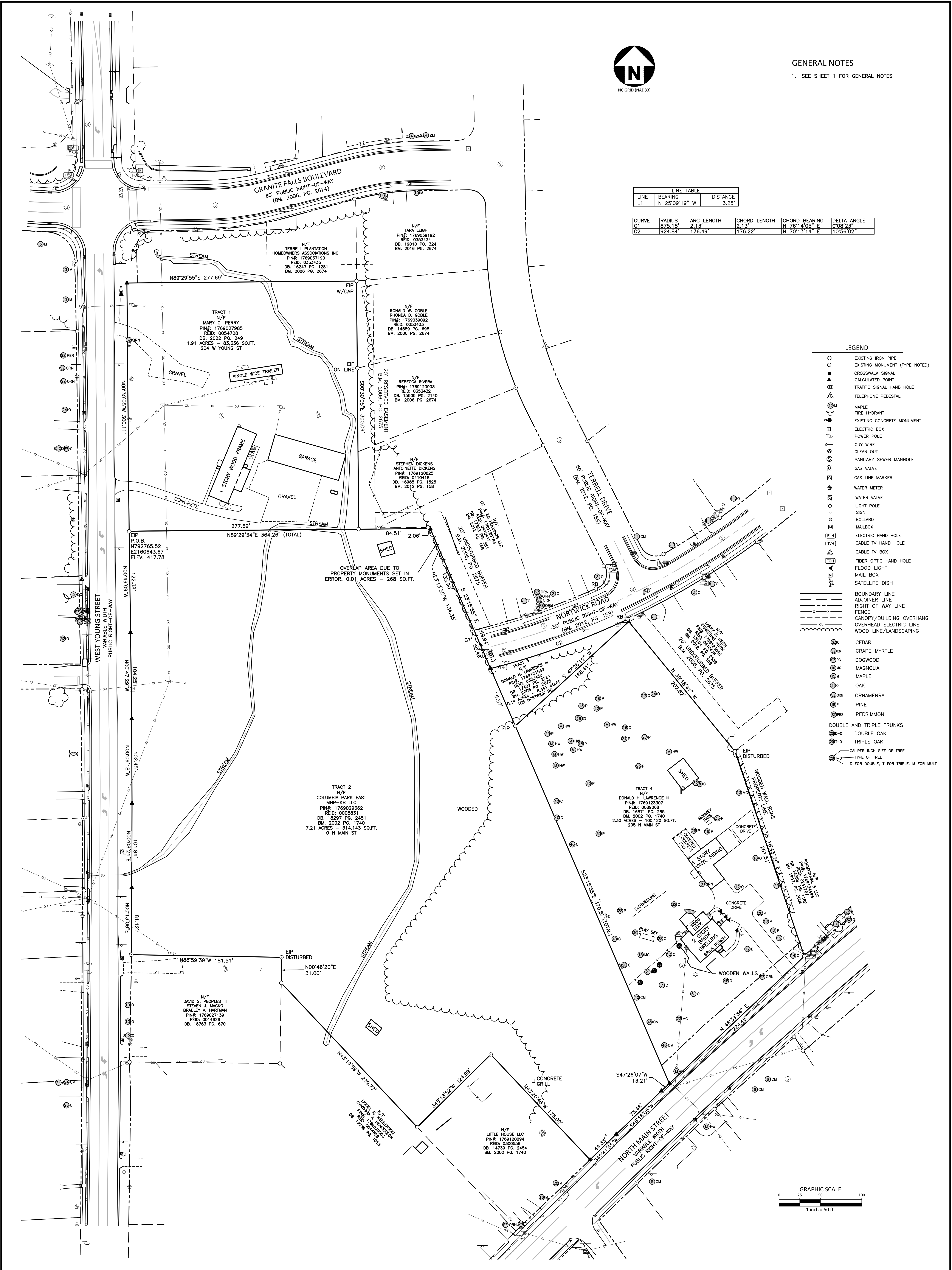
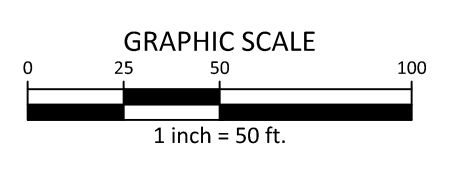
1. SEE SHEET 1 FOR GENERAL NOTES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 25°09'19" W	3.25'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	875.18'	2.13'	2.13'	N 76°14'05" E	0°08'23"
C2	924.84'	176.49'	176.22'	N 70°13'14" E	10°56'02"

LEGEND

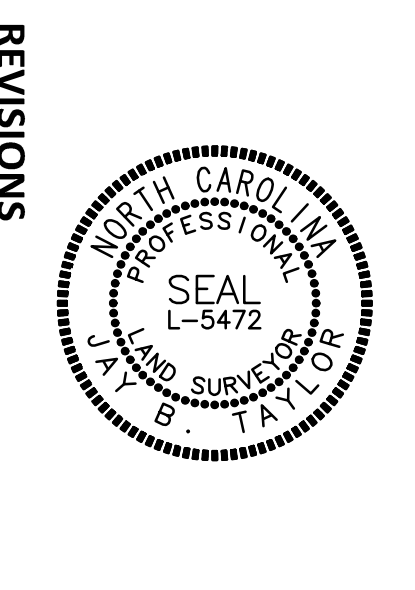
- EXISTING IRON PIPE
- EXISTING MONUMENT (TYPE NOTED)
- CROSSWALK SIGNAL
- ▲ CALCULATED POINT
- ⊙ TRAFFIC SIGNAL HAND HOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ MAPLE
- ⊙ FIRE HYDRANT
- ⊙ EXISTING CONCRETE MONUMENT
- ⊙ ELECTRIC BOX
- ⊙ POWER POLE
- ⊙ GUY WIRE
- ⊙ CLEAN OUT
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- ⊙ TRIPLE OAK
- ⊙ CALIPER INCH SIZE OF TREE
- ⊙ TYPE OF TREE
- ⊙ D FOR DOUBLE, T FOR TRIPLE, M FOR MULTI



**ALTA/NSPS
LAND TITLE SURVEY**
2-2

PLAN INFORMATION
PROJECT NO. SPEC24634
FILENAME SPEC24634-AT1
CHECKED BY JBT
DRAWN BY LER
SCALE 1"=50'
DATE 04.02.2025
SHEET

REVISIONS
NO. DATE COMMENT AND DRAWING UPDATE
1 04.23.2025



OPAL AT MAIN
ALTA/NSPS LAND TITLE SURVEY
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