

VICINITY MAP (NOT TO SCALE)

I HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF JOHNSTON COUNTY, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

6-15-2021 DATE
 [Signature] SUBDIVISION ADMINISTRATOR

THIS SURVEY:

- A. CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- B. IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- C. IS ONE OF THE FOLLOWING:
 - 1) IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 - 2) IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
 - 3) IS A CONTROL SURVEY
 - 4) IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
- D. IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR 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 TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

06-10-21 DATE
 [Signature] SURVEYOR

SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, WETLANDS, HAZARDOUS MATERIAL SITES, UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

06-10-21 DATE
 [Signature] SURVEYOR

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5540, PAGE 588, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5540, PAGE 588; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000±; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11-A. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 10th DAY OF JUNE, A.D. 2021

[Seal: CURK T. LANE, LAND SURVEYOR, SEAL L-3990]
 [Signature] SURVEYOR
 L - 3990 LICENSE NUMBER

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF JOHNSTON COUNTY AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISHED MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

6/15/21 DATE
 [Signature] OWNER
 Copper Basin, LLC

CERTIFICATE OF APPROVAL BY PUBLIC UTILITIES
 THE DIRECTOR OF PUBLIC UTILITIES FOR JOHNSTON COUNTY, NORTH CAROLINA, HEREBY CERTIFIES THAT THIS PLAT MEETS ALL JOHNSTON COUNTY STANDARDS AND REQUIREMENTS FOR PUBLIC UTILITIES REQUIRED BY THE JOHNSTON COUNTY ORDINANCES. UPON RECORDATION OF THIS PLAT, JOHNSTON COUNTY ACCEPTS THE OWNER'S OFFER OF DEDICATION FOR PUBLIC WATER AND/OR SANITARY SEWER PURPOSES, ALL EASEMENTS, COMMON AREAS, AND/OR RIGHTS-OF-WAY SHOWN AND DELINEATED ON THIS PLAT AS DEDICATED FOR PUBLIC UTILITY PURPOSES. NO STRUCTURES OR FENCES SHALL BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS. ACCESS TO THE DEDICATED AREAS SHALL NOT BE BLOCKED OR OBSTRUCTED BY ANY FENCE OR STRUCTURES, UNLESS PRE-APPROVED ACCESS IS PROVIDED WITH A 12' MINIMUM OPENING GATE. THE COUNTY SHALL HAVE THE RIGHT TO CLEAR AND/OR REMOVE ANY VEGETATION WITHIN THE PUBLIC UTILITY EASEMENTS. FURTHERMORE, THE COUNTY WILL NOT REPLACE ANY LANDSCAPING (OTHER THAN GRASS, WHICH WILL BE REPLACED WITH SEED) WITHIN THE PUBLIC UTILITY EASEMENT AREA DISTURBED FOR MAINTENANCE OF THE UTILITIES.

THIS THE 15th DAY OF June 20, 21
 COUNTY OF JOHNSTON
 BY: [Signature] CHANDRA C. JARMA
 DIRECTOR OF PUBLIC UTILITIES

MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 3750 SQUARE FEET PER LOT

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN _____ SUBDIVISION MEET PUBLIC HEALTH REQUIREMENTS AS DESCRIBED IN APPENDIX II JOHNSTON COUNTY SUBDIVISION REGULATIONS. FINAL APPROVAL FOR INDIVIDUAL LOTS WITHIN THIS SUBDIVISION WILL BE BASED ON DETAILED LOT EVALUATION UPON APPLICATION AND SUBMISSION OF PLANS FOR PROPOSED USE. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

6-15-2021 DATE
 [Signature] COUNTY HEALTH OFFICER OR AUTHORIZED REP.

NOTE: EACH LOT SHOWN HEREON MAY REQUIRE THE USE OF SEWAGE PUMPS, LOW PRESSURE PIPE SYSTEMS, FILL SYSTEMS, INNOVATIVE SYSTEMS OR ANY OTHER ALTERNATIVE SYSTEM TYPE AND SITE MODIFICATIONS SPECIFIED IN THE NORTH CAROLINA LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS, 15A NCAC 18A SECTION. 1900. THE ACTUAL SYSTEM TYPE, DESIGN AND SITE MODIFICATIONS WILL BE DETERMINED AT THE TIME OF PERMITTING.

- NOTES:
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
 - 2) AREAS COMPUTED BY COORDINATE METHOD
 - 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD
 - 4) NO. 5 REBAR IRON STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
 - 5) ALL INTERIOR LOT LINES SHALL HAVE A 10' DRAINAGE AND UTILITY EASEMENT, 5' EACH SIDE OF ALL LOT LINES
 - 6) A 10" DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE OF ALL EXTERIOR BOUNDARY LINES
 - 7) A 10' WIDE GRADING, SLOPE, DRAINAGE AND UTILITY EASEMENT IS RESERVED ON THE LOT SIZE OF AND ADJACENT TO ALL STREET RIGHTS-OF-WAY
 - 8) ZONING: AR
 - 9) PARCEL NO. 05H04018P
 - 10) PARENT TRACT DEED DB 5540 PG 588
 - 11) GRID TIE BY GPS

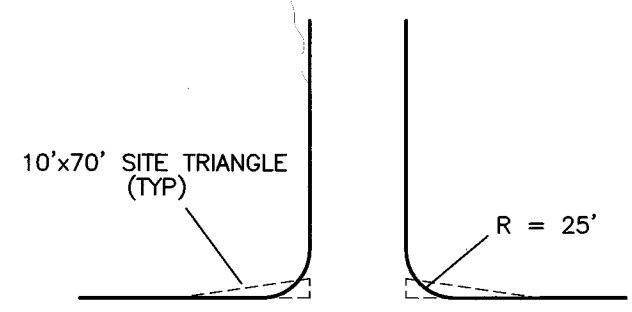
REFERENCES:

DB 5540 PG 588	PB 89 PG 383
DB 2165 PG 835	PB 61 PG 397
DB 4952 PG 520	PB 59 PG 317
DB 1365 PG 705	
DB 4421 PG 001	
DB 5540 PG 383	
DB 5238 PG 047	

DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
 CONSTRUCTION STANDARDS CERTIFICATION

APPROVED [Signature] DISTRICT ENGINEER
 JUNE 15, 2021



ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAYS

NOTE: SIGHT TRIANGLES TAKE PRECEDENT OVER ANY SIGN EASEMENT

ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

THE OWNER, DEVELOPER, OR CONTRACTOR SHALL SET THE CENTERLINE OF THE EXISTING ROADWAY DITCH BACK TO A MINIMUM OF 12 FEET FROM THE EXISTING/PROPOSED EDGE OF PAVEMENT ALONG ALL ROAD FRONT LOTS.

ALL LOTS SHALL BE SERVED BY INTERNAL STREET SYSTEMS ONLY.

SUBDIVISION PLAT OF
EMMA RIDGE
 FOR
COPPER BASIN, LLC.
 CLAYTON TOWNSHIP, JOHNSTON COUNTY
 NORTH CAROLINA
 MAY 7, 2021
 SHEET 1 OF 2

OWNER: COPPER BASIN, LLC.
 400 LEE ROAD
 CLAYTON, N.C. 27520

- LEGEND
- I/P IRON PIPE FOUND
 - I/S IRON PIPE SET
 - CMF CONCRETE MONUMENT FOUND
 - PKNF PARKER-KALON NAIL FOUND
 - PKNS PARKER-KALON NAIL SET
 - RRS RAILROAD SPIKE
 - CSF COTTON SPIKE FOUND
 - CSS COTTON SPIKE SET
 - CC CONTROL CORNER
 - CP COMPUTED POINT
 - P/P POWER POLE
 - OPW OVERHEAD POWER LINE
 - R/W RIGHT OF WAY
 - S.F. SQUARE FEET
 - AC ACRE
 - DB DEED BOOK
 - PB PLAT BOOK
 - BOM BOOK OF MAPS
 - PG PAGE
 - LF LINEAR FEET
 - 15S LOT HAS OFFSITE SEWER
 - 15SL OFFSITE SEWER LOT
 - 15R RECOMBINATION LOT
 - 100 STREET ADDRESS
 - LINES NOT SURVEYED

PROPERTY SHOWN HEREON IS XXXX IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 3720165600 K EFFECTIVE DATE: JUNE 20, 2018

06-10-21 DATE
 [Signature] SURVEYOR

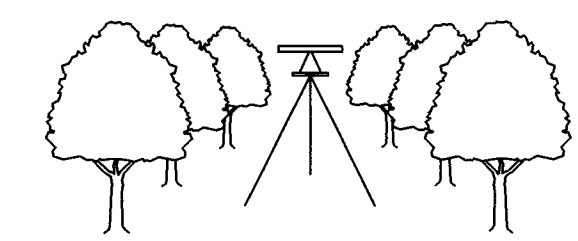
Filed in JOHNSTON COUNTY, NC
 Filed 06/16/2021 09:41:46 AM
 CRAIG OLIVE, Register of Deeds
 Dep/Asst mmoore
 PLAT B: 93 P: 403

REVIEW OFFICER'S CERTIFICATE
 I, Carolyn Allen REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

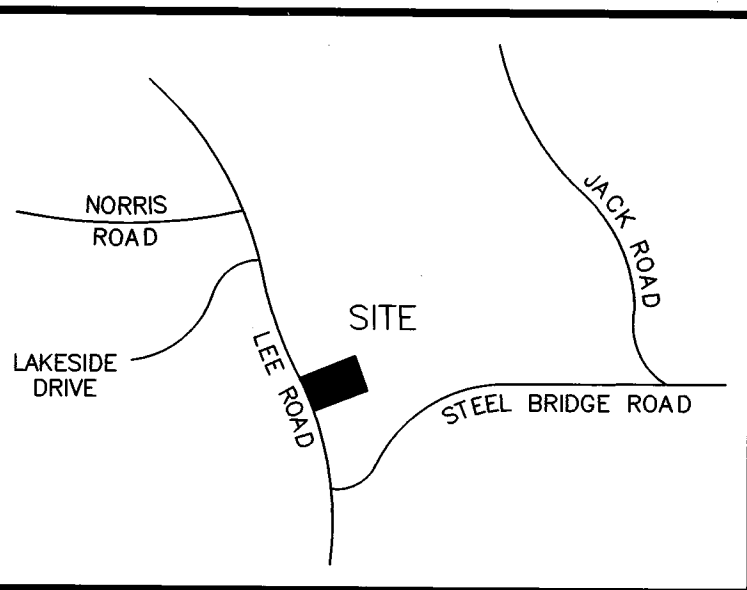
6/16/21 DATE
 [Signature] Carolyn Allen REVIEW OFFICER

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	RECORD.DWG
SURVEY DATE:	3-15-21
JOB NO.	109.006

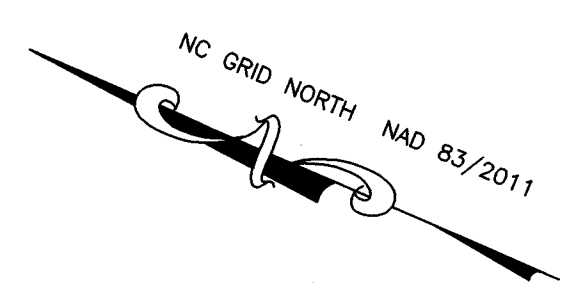
TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
 CLAYTON, N.C. 27520
 TELEPHONE: (919) 359-0427
 FAX: (919) 359-0428
 www.truelinesurveying.com



VICINITY MAP (NOT TO SCALE)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.25'	35.34'	S68°00'20"E
C2	25.00'	21.03'	20.41'	N42°55'20"E
C3	50.00'	61.55'	57.74'	N54°05'30"E
C4	50.00'	96.00'	81.92'	S35°38'23"E
C5	50.00'	48.23'	46.38'	S46°59'56"W
C6	50.00'	35.41'	34.67'	N85°04'47"W
C7	25.00'	21.03'	20.41'	N88°53'17"W
C8	25.00'	39.29'	35.37'	S21°59'40"W

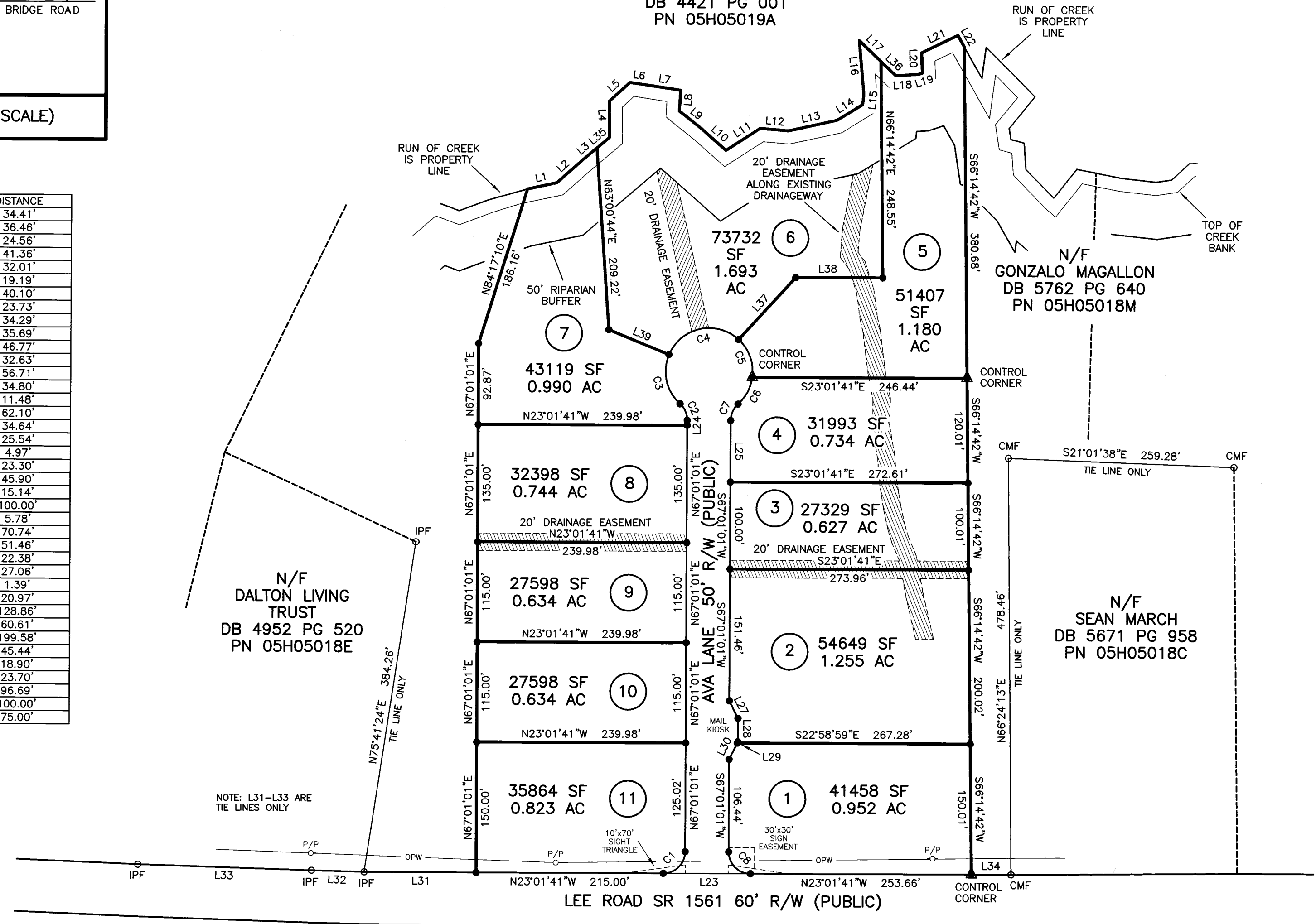
LINE	BEARING	DISTANCE
L1	S35°04'27"E	34.41'
L2	S64°43'30"E	36.46'
L3	S63°34'56"E	24.56'
L4	N66°23'24"E	41.36'
L5	S65°42'26"E	32.01'
L6	S14°32'31"E	19.19'
L7	S14°32'31"E	40.10'
L8	S70°51'26"W	23.73'
L9	S15°34'57"W	34.29'
L10	S18°21'33"W	35.69'
L11	S55°51'24"E	46.77'
L12	S18°25'51"E	32.63'
L13	S35°26'07"E	56.71'
L14	S54°44'22"E	34.80'
L15	N73°15'14"E	11.48'
L16	N61°55'35"E	62.10'
L17	S20°33'06"W	34.64'
L18	S26°39'54"E	25.54'
L19	S41°15'38"E	4.97'
L20	N65°18'22"E	23.30'
L21	S49°04'56"E	45.90'
L22	S37°22'13"W	15.14'
L23	N23°01'41"W	100.00'
L24	N67°01'01"E	5.78'
L25	S67°01'01"W	70.74'
L26	S67°01'01"W	51.46'
L27	S40°28'35"W	22.38'
L28	S67°01'01"W	27.06'
L29	N86°25'04"W	1.39'
L30	N86°25'04"W	20.97'
L31	N23°01'41"W	128.86'
L32	N21°39'39"W	60.61'
L33	N21°20'49"W	199.58'
L34	S23°01'41"E	45.44'
L35	S63°34'56"E	18.90'
L36	S20°33'06"W	23.70'
L37	S70°38'09"E	96.69'
L38	S23°01'41"E	100.00'
L39	N00°38'37"W	75.00'

N/F DALTON LIVING TRUST
DB 4952 PG 520
PN 05H05018E

N/F KENNETH AND JEAN LANGLEY LIVING TRUST
DB 4421 PG 001
PN 05H05019A

N/F GONZALO MAGALLON
DB 5762 PG 640
PN 05H05018M

N/F SEAN MARCH
DB 5671 PG 958
PN 05H05018C



NOTE: L31-L33 ARE TIE LINES ONLY

NOTE: L23 & L34 ARE TIE LINES ONLY

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5540, PAGE 588, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 5540, PAGE 588; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000±; THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT 1 CENTIMETER ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11-A. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 10th DAY OF JUNE, A.D. 2021

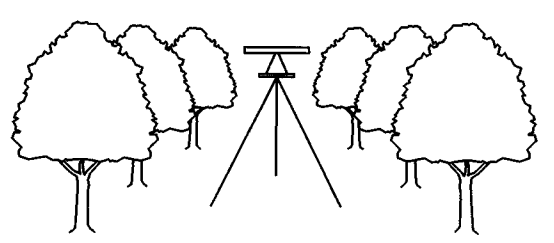
SUBDIVISION PLAT OF
EMMA RIDGE
FOR
COPPER BASIN, LLC.
CLAYTON TOWNSHIP, JOHNSTON COUNTY
NORTH CAROLINA
MAY 7, 2021
SHEET 2 OF 2

Filed in JOHNSTON COUNTY, NC
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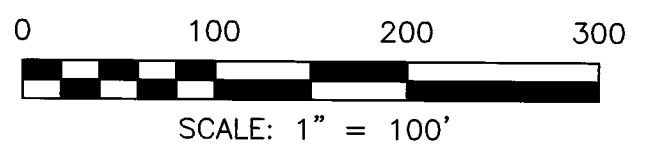
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L - 3990
LICENSE NUMBER



LEGEND

○	IPF	IRON PIPE FOUND
●	IPS	IRON PIPE SET
■	CMF	CONCRETE MONUMENT FOUND
□	PKNF	PARKER-KALON NAIL FOUND
○	PKNS	PARKER-KALON NAIL SET
○	RSS	RAILROAD SPIKE
○	CSF	COTTON SPIKE FOUND
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○	OPW	OVERHEAD POWER LINE
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S.F.		SQUARE FEET
AC		ACRE
DB		DEED BOOK
PB		PLAT BOOK
BOM		BOOK OF MAPS
PG		PAGE
LF		LINEAR FEET
15S		LOT HAS OFFSITE SEWER
15SL		OFFSITE SEWER LOT
15R		RECOMBINATION LOT
100		STREET ADDRESS
---		LINES NOT SURVEYED