

Plot Bk 30, Page 2

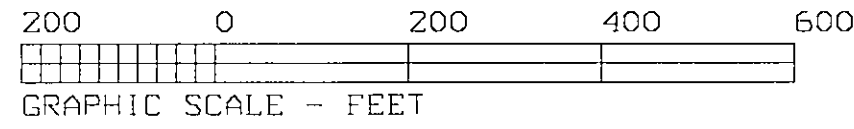
developer Rogers and Franklin Development Company, Inc.
P.O. Box 527
Kittrell, N.C. 27544

NOTES: ABOUT EASEMENTS AND RIGHTS-OF-WAY

ALL STREETS HAVE A 50 FOOT RIGHT OF WAY, UNLESS OTHERWISE NOTED
ALL CUL DE SACS HAVE A 50 FOOT RADIUS UNLESS NOTED OTHERWISE
ALL FRONT LOT LINES HAVE A 20 FOOT DRAINAGE AND UTILITY EASEMENT
ALL BACK PROPERTY LINES HAVE A 20 FOOT DRAINAGE AND UTILITY EASEMENT
ALL ROAD RIGHTS OF WAY INCLUDE EASEMENTS FOR ALL UTILITIES PRESENT AND FUTURE
ALL SIDE LOT LINES HAVE A 10 FOOT DRAINAGE AND UTILITY EASEMENT ON BOTH SIDES OF LINE

Note:

Wake Electric will serve lots 5-16, and lots 48-53 (18 total lots)
Duke Power will serve lots 1-4 and lots 17-47 (35 total lots)



Francis Hunt
D.B. 580 Pg. 210

COURSE	BEARING	DISTANCE
L-1	N 75°08'06"W	59.61'
L-2	S 45°04'43"W	123.17'
L-3	S 35°47'51"W	143.47'
L-4	S 35°47'51"W	71.00'
L-5	N 49°20'49"W	44.79'
L-6	S 51°40'05"W	70.25'
L-7	S 32°57'27"W	26.94'
L-8	S 32°57'27"W	71.03'
L-9	S 53°48'44"W	69.68'
L-10	S 24°40'23"E	59.23'
L-11	S 74°48'24"W	95.95'
L-12	S 43°09'03"W	108.74'
L-13	S 43°09'03"W	21.41'
L-14	S 25°40'15"W	99.00'
L-15	S 13°50'21"W	80.84'
L-16	S 48°55'24"W	152.40'
L-17	S 32°46'29"W	50.45'
L-18	S 61°03'05"W	71.86'
L-19	S 12°00'26"W	71.12'
L-20	S 12°57'10"E	49.51'
L-21	S 69°36'15"W	65.02'
L-22	S 02°19'50"W	36.97'
L-23	N 76°03'43"W	51.12'
L-24	S 53°00'59"W	54.58'
L-25	S 20°49'35"W	38.06'
L-25a	S 47°06'19"E	66.95'
L-26	S 42°18'00"E	80.07'
L-27	S 37°23'46"E	79.47'
L-28	S 30°21'23"E	37.67'
L-29	S 30°21'23"E	32.21'
L-30	S 26°42'11"E	182.53'
L-31	S 26°49'15"E	112.07'
L-32	S 27°11'59"E	128.51'

Francis Hunt
D.B. 580 Pg. 210
51.29 acres
remaining in parent parcel

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-1	31.74'	30.02'	48.09'	86°48'18"	180°29'55"	43.62'	N 70°36'41"W
C-2	294.48'	140.02'	261.41'	50°51'38"	19°27'23"	252.91'	S 40°33'54"W
C-3	294.48'	25.07'	50.02'	9°43'57"	19°27'23"	49.95'	S 10°16'06"W
C-4	737.28'	62.66'	125.02'	9°42'55"	7°46'16"	124.87'	S 10°15'36"W
C-5	737.28'	97.35'	114.47'	8°53'44"	7°46'16"	114.35'	S 9°33'55"W
C-6	737.28'	82.42'	164.16'	12°45'27"	7°46'16"	163.82'	S 30°23'30"W
C-7	30.00'	30.00'	47.12'	90°00'00"	190°59'09"	42.43'	N 08°13'47"W
C-8	469.04'	33.03'	65.95'	8°03'22"	12°12'56"	65.89'	N 49°12'06"W
C-9	469.04'	67.26'	133.62'	16°19'19"	12°12'56"	133.16'	N 37°00'45"W
C-10	469.04'	10.02'	20.04'	2°26'52"	12°12'56"	20.04'	N 27°37'39"W
C-11	275.00'	34.92'	69.47'	14°28'27"	20°50'05"	69.29'	N 19°10'00"W
C-12	275.00'	67.12'	131.67'	27°26'02"	20°50'05"	130.42'	N 01°47'14"E
C-13	275.00'	92.78'	192.67'	19°18'25"	20°50'05"	192.23'	N 25°09'28"E
C-14	275.00'	56.74'	111.91'	23°18'55"	20°50'05"	111.14'	N 46°28'08"E
C-15	275.00'	21.65'	43.21'	9°00'12"	20°50'05"	43.17'	N 62°37'42"E
C-16	573.65'	62.77'	125.05'	12°29'22"	9°59'16"	124.80'	N 60°53'07"E
C-17	573.65'	80.31'	159.59'	15°56'23"	9°59'16"	159.08'	N 46°40'15"E
C-18	573.65'	11.96'	23.92'	2°23'22"	9°59'16"	23.92'	N 37°30'23"E
C-19	289.64'	64.86'	127.61'	25°14'39"	19°46'55"	126.58'	N 48°56'01"E
C-20	289.64'	71.57'	140.33'	27°45'39"	19°46'55"	138.95'	N 38°26'10"E
C-21	289.64'	15.40'	30.76'	5°05'09"	19°46'55"	30.75'	N 87°38'27"E
C-22	30.00'	12.14'	23.08'	44°04'35"	190°59'09"	22.51'	N 73°21'51"E
C-23	30.00'	12.71'	24.05'	45°55'25"	190°59'09"	23.41'	N 28°21'51"E
C-24	344.48'	80.38'	157.93'	26°16'03"	16°37'57"	156.55'	N 18°32'09"E
C-25	344.48'	54.22'	107.56'	17°53'26"	16°37'57"	107.13'	N 40°36'54"E
C-26	344.48'	49.75'	98.81'	16°26'06"	16°37'57"	98.47'	N 57°46'40"E
C-27	30.53'	32.00'	49.33'	92°41'12"	18°41'12"	44.18'	N 19°39'46"E
C-28	30.53'	32.00'	47.12'	90°00'00"	190°59'09"	42.43'	N 38°26'10"E
C-29	687.28'	95.29'	159.37'	15°47'14"	8°20'12"	168.78'	N 13°17'45"W
C-30	687.28'	92.25'	183.40'	15°17'21"	8°20'12"	182.85'	N 28°50'43"W
C-31	687.28'	1.75'	3.50'	0°17'30"	8°20'12"	3.50'	N 36°37'28"W
C-32	30.00'	30.00'	47.12'	90°00'00"	190°59'09"	42.43'	N 01°46'13"W
C-33	419.04'	99.93'	195.19'	26°49'33"	13°40'24"	194.40'	N 39°49'00"W
C-34	225.00'	20.17'	40.24'	10°14'50"	25°27'53"	40.19'	N 21°16'48"W
C-35	225.00'	200.07'	327.07'	83°17'11"	25°27'53"	299.00'	N 25°29'13"E
C-36	623.65'	62.82'	125.21'	11°30'12"	9°11'14"	125.00'	N 61°22'42"E
C-37	623.65'	62.82'	125.21'	11°30'12"	9°11'14"	125.00'	N 49°52'31"E
C-38	623.65'	42.58'	85.03'	7°48'43"	9°11'14"	84.97'	N 40°13'04"E
C-39	239.64'	135.83'	247.14'	59°05'26"	23°54'34"	236.33'	N 65°51'25"E

lot	acres	square feet	lot	acres	square feet
1	1.01	44,157	30	1.74	75,647
2	1.01	44,118	31	1.36	59,148
3	0.96	41,932	32	1.28	55,896
4	0.97	42,151	33	0.92	40,100
5	2.73	119,019	34	0.94	40,738
6	1.99	205,281	35	0.92	40,100
7	2.33	101,674	36	0.92	40,100
8	2.53	110,206	37	0.92	40,043
9	2.27	98,761	38	1.71	74,401
10	2.14	93,348	39	0.92	40,219
11	2.32	100,904	40	0.93	40,493
12	2.52	109,761	41	0.92	40,095
13	2.56	111,486	42	0.92	40,095
14	2.79	121,568	43	0.92	40,095
15	2.42	105,574	44	0.92	40,095
16	1.97	85,916	45	0.99	43,003
17	1.83	79,587	46	0.93	40,389
18	2.43	105,986	47	0.93	40,389
19	1.67	72,888	48	0.92	40,145
20	1.37	59,770	49	1.21	52,872
21	1.33	57,858	50	1.12	48,716
22	1.46	63,809	51	1.07	46,417
23	0.94	40,951	52	0.97	42,434
24	0.96	41,647	53	1.49	65,101
25	0.93	40,564			
26	0.93	40,364			
27	0.97	42,196			
28	0.93	40,502			
29	0.93	40,486			

c) I, C. Eugene Bobbitt, III, P.L.S., HEREBY CERTIFY TO ANY 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.

C. Eugene Bobbitt, III, P.L.S. - L-2664

I, C. Eugene Bobbitt, III, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK see, PAGE ref, ETC.) (OTHER), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK see, PAGE ref, THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000+, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL

THIS 27 DAY OF June, 2002

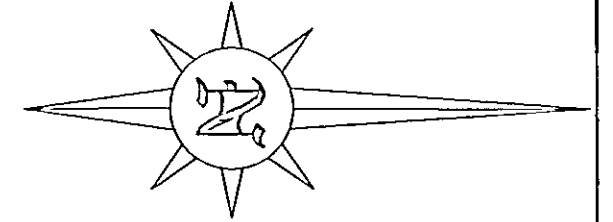
C. Eugene Bobbitt, III

C. Eugene Bobbitt, III

REGISTRATION NUMBER - L-2664

William T. Gooch
D.B. 150 Pg. 457
P.B. 26 Pg. 186 Tract 3

N.C. Grid North N.A.D. 83



scale factor .9999993
X 265482.686 m.
y 647377.208 m.
N.C.G.S. Wilton

Site Data

tax P.L.N. 1826-48-46B3

Parent Parcel Is Zoned - "AR-40"

Min. lot area= 40,000 sq
Min. lot width= 100 ft.

Setback Requirements Are:

Front = 50 feet
Side = 15 feet
Rear = 25 feet

81.79 total acres

streams have a 50' riparian buffer (must remain in its natural state)

10 x 70' sight triangle shall have no view obstructing trees, shrubs, signs, etc.

20. x 30' sign easement at main entrance

NOTES:

- () 1) TO THE BEST OF MY KNOWLEDGE THERE IS NOT A STATE GRID STATION WITHIN 2000 FEET OF SUBJECT PROPERTY
- () 2) THE COORDINATE METHOD WAS USED TO COMPUTE THE AREA(S) SHOWN ON THIS PLAT
- () 3) THERE IS A NEW IRON PIPE (NIP) ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT. SEE SYMBOLS
- () 4) IRON MONUMENTS (IM) SHOWN ARE A 2 INCH DIA. IRON PIPE FILLED WITH CONCRETE AND CAPPED WITH A 2 INCH BRASS DISK
- () 5) THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY OF RECORD PRIOR TO DATE OF THIS PLAT
- () 6) THIS WILL CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE SUBJECT PROPERTY SHOWN () IS () IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. SEE COMMUNITY PANEL NO. 31077C2D 2001 MAP EFFECTIVE DATE OF 07-28-90
- () 7) SUBJECT PROPERTY SHOWN IS LOCATED WITHIN THE 2000 FOOT LIMIT OF A STATE GRID STATION, DUE TO THE LACK OF DESCRIPTIVE AND PHYSICAL EVIDENCE, GRID STATION(S) WERE NOT LOCATED. ONLY THE NOTES ABOVE MARKED WITH AN (X) APPLY TO THIS PLAT, AND THE SUBJECT PROPERTY SHOWN

Note: property is not in a watershed area.

Peggy G. Averre
P.B. 26 Pg. 186
D.B. 150 Pg. 457

Evelyn B. Moore
D.B. 26 Pg. 250

SYMBOLS:

- EIP EXISTING IRON PIPE
- NIP NEW IRON PIPE
- EPK EXISTING PK NAIL
- NPK NEW PK NAIL
- EIR EXISTING IRON ROD
- ECPS EX. COTTON SPINDLE SPIKE
- CPS COTTON PICKER SPINDLE
- P/L PROPERTY LINE
- C/L CENTER LINE
- R/W RIGHT OF WAY
- PP POWER POLE
- ERRS OVERHEAD UTILITY LINES
- ERRS EXISTING RAILROAD SPIKE

See back References
P.B. 27 Pg. 265
P.B. 29 Pg. 86

This plat is to supersede P.B. 29 Pg. 199 and reflects any previous changes or modifications
BOBBITT SURVEYING, P.A.

P. O. BOX 952 \ 437 DABNEY DRIVE
HENDERSON, NORTH CAROLINA, 27536
(OFFICE) 252 - 438 - 5162 (FAX) 252 - 438 - 7494

Final Subdivision Plat of
COPPER CREEK SUBDIVISION

Property Of
ROGERS and FRANKLIN
Brassfield Township, Granville County, N.C.

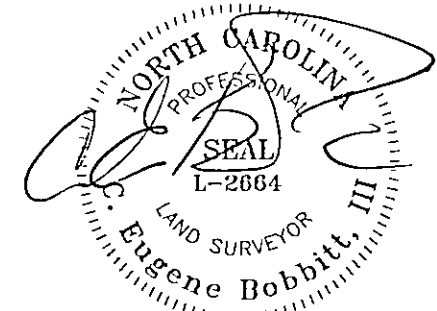
plat file 02 MG 55 L

Scale 1" = 200' June 27, 2002

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wilton coop copper dwg z12

Presented for registration this 7th day of April 20 04 at 11:50 O'clock A. M. and Registered in the office of Register of Deeds for Granville County, N.C. Book No. 30 Page No. 2
Register of Deeds Kathryn Crews Barrett
By: Becky C. Gooch, Asst



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