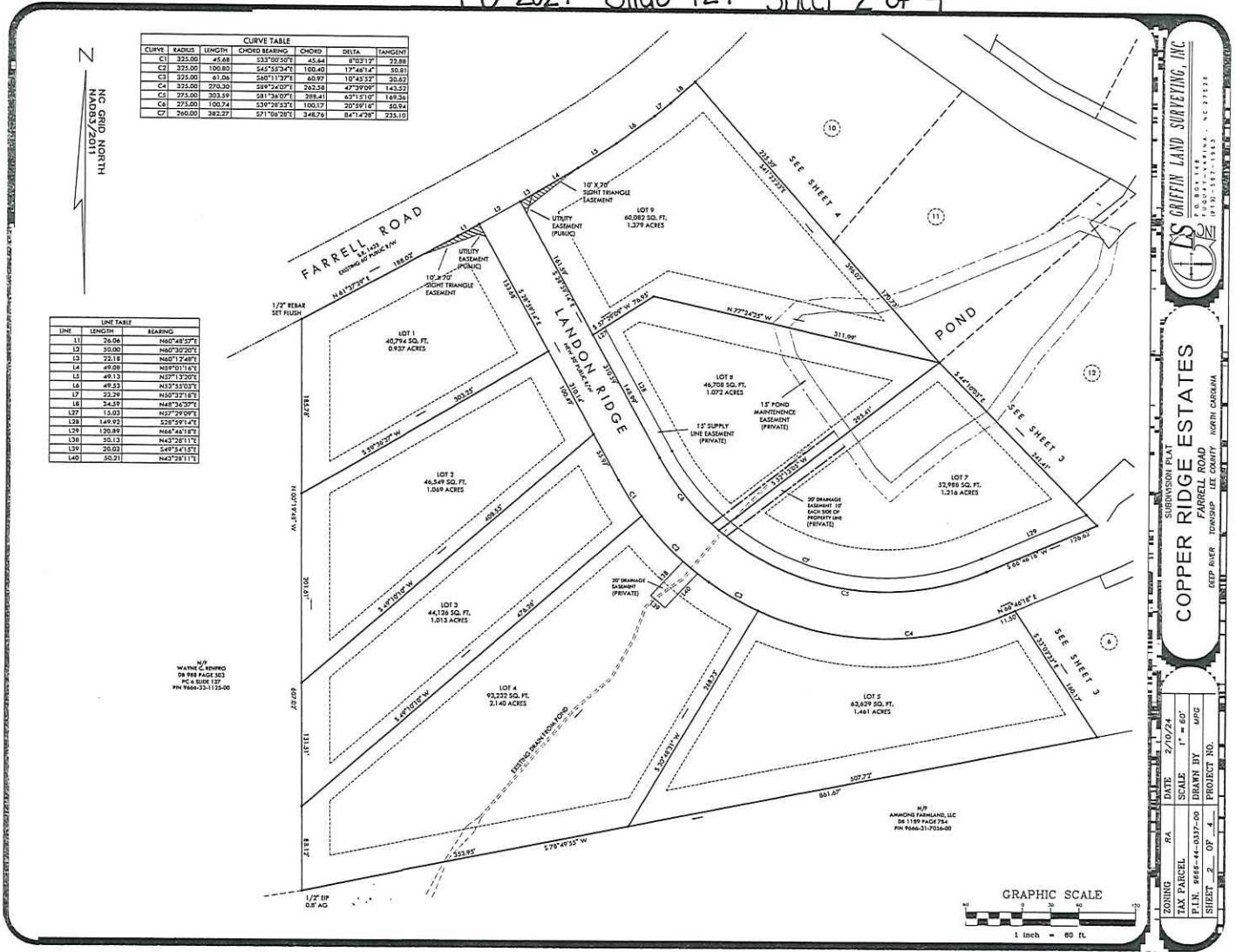
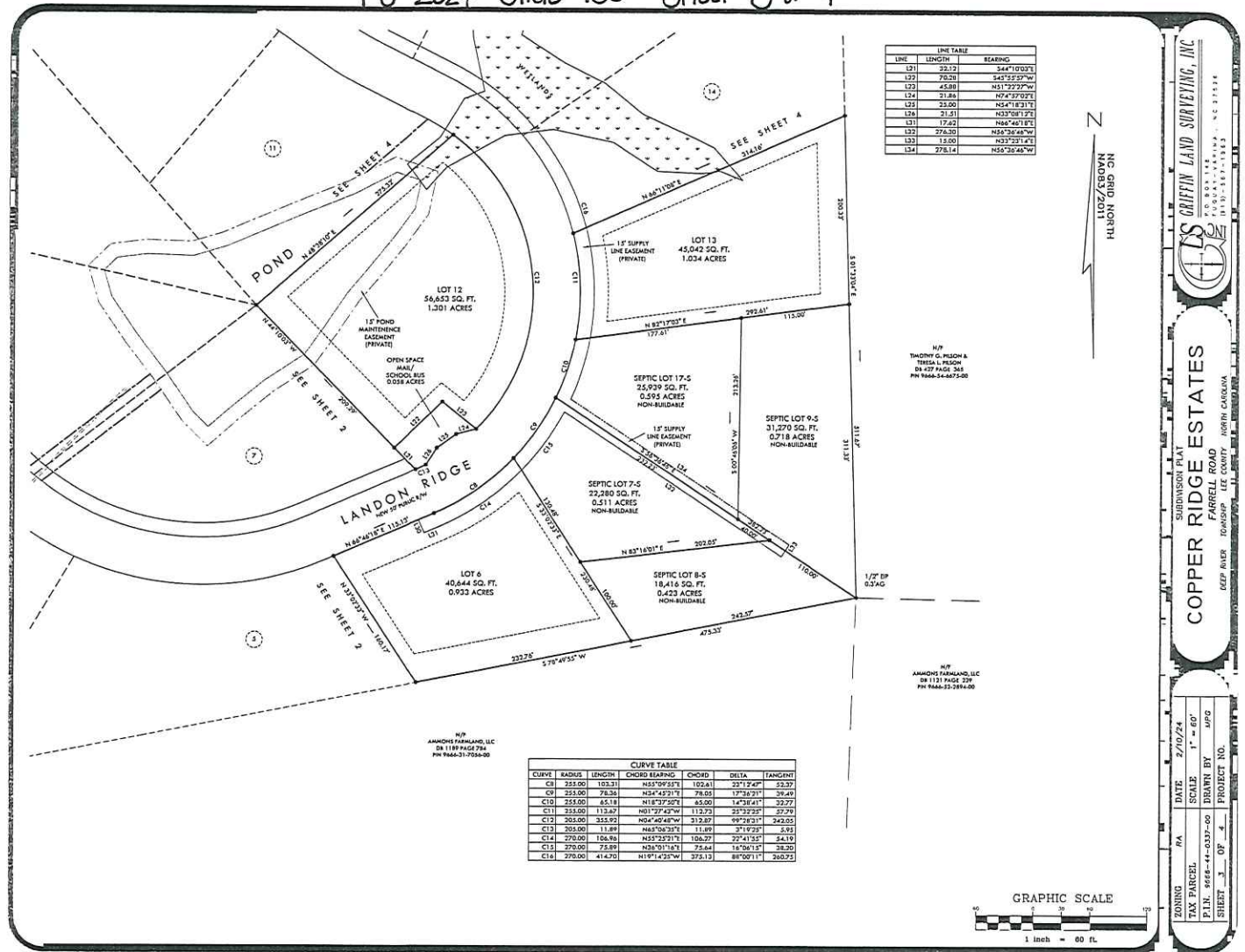


PC 2024 Slide 129 Sheet 2 of 4



PC 2024 Slide 130 Sheet 3 of 4

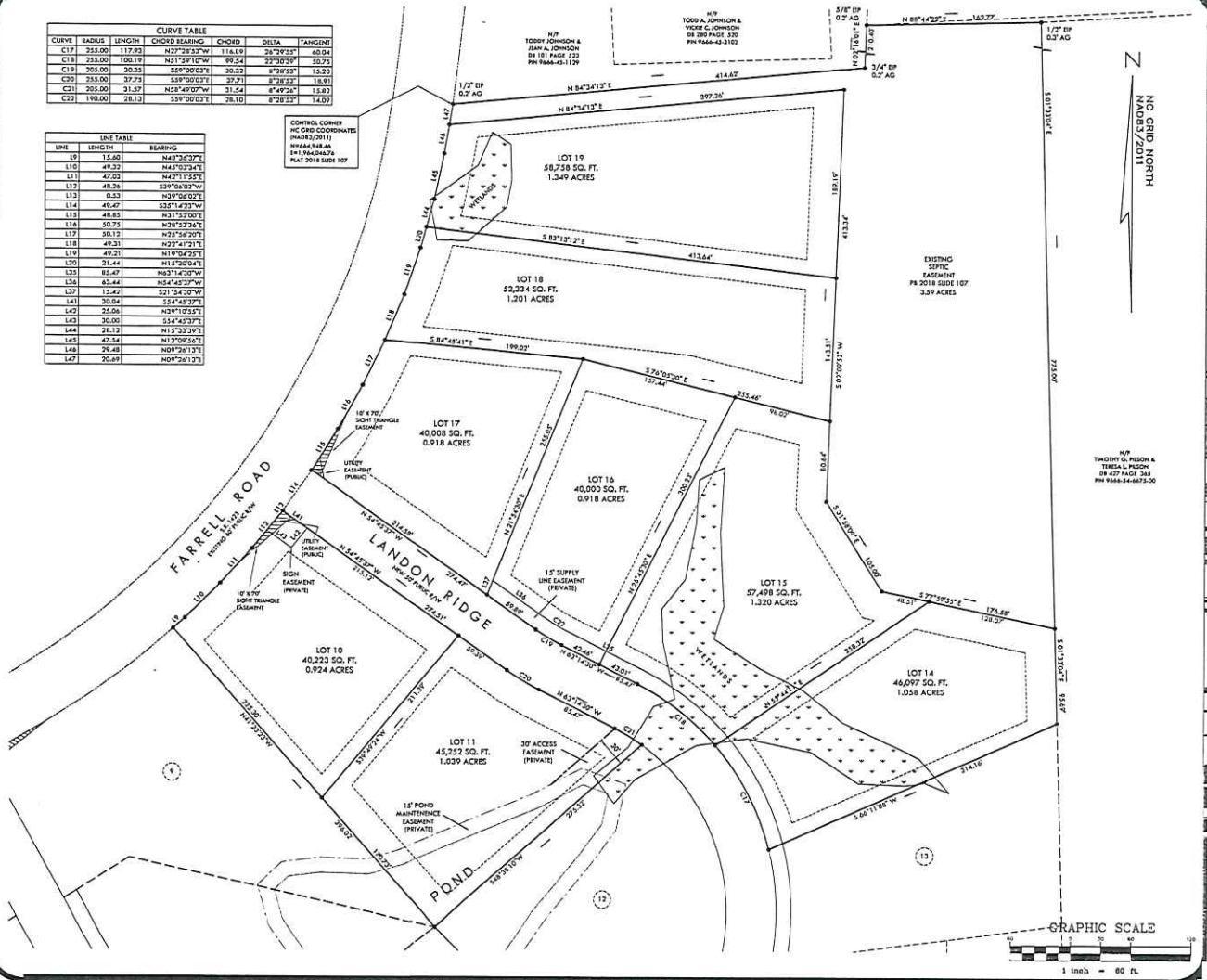


PC 2024 Slide 131 Sheet 4 of 4

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C17	253.00	117.92	N27°29'33"W	116.89	24°29'55"	60.04
C18	253.00	106.19	N01°29'10"W	99.84	22°30'29"	50.73
C19	253.00	30.33	S89°00'00"E	30.33	8°59'55"	15.20
C20	253.00	37.73	S89°00'00"E	37.73	8°59'55"	18.91
C21	253.00	31.37	N09°40'00"W	31.34	8°40'26"	15.62
C22	190.00	28.12	S89°00'00"E	28.10	8°58'25"	14.09

LINE	LENGTH	BEARING
L9	15.80	N48°30'29"E
L10	49.22	N43°07'34"E
L11	47.23	N43°11'52"E
L12	48.26	S34°08'07"W
L13	0.33	S20°56'02"E
L14	49.47	S31°42'27"W
L15	48.63	N31°32'00"E
L16	30.73	N26°32'20"E
L17	35.13	N31°58'20"E
L18	48.31	N22°41'21"E
L19	47.21	N18°52'25"E
L20	21.44	N15°20'04"E
L21	85.47	N63°14'20"W
L22	83.44	N54°42'37"W
L23	3.42	S21°24'30"W
L24	30.04	S34°43'29"E
L25	25.06	N29°10'25"E
L26	30.00	S34°43'29"E
L27	28.12	N15°32'29"E
L28	42.54	N12°00'00"E
L29	29.48	N09°26'13"E
L30	20.89	N09°26'13"E

CONTROL CORNER
MC CRS COORDINATES
(NAD83/2011)
N1884.818.46
E11.744.242.76
PLAT 2018 SIDE 107



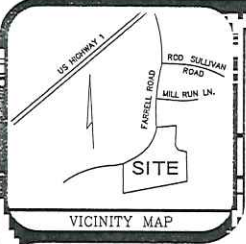
COPPER RIDGE ESTATES
 SUBDIVISION PLAT
 FARRELL ROAD
 DEEP RIVER TOWNSHIP, LEE COUNTY, NORTH CAROLINA

DATE: 7/10/24
 SCALE: 1" = 60'
 P.L.N. 9466-44-0337-00
 DRAWN BY: MFG
 SHEET 4 OF 4
 PROJECT NO.

ZONING: RA
 TAX PARCEL: 9466-44-0337-00
 SHEET: 4 OF 4

LEE COUNTY LAND SURVEYING, INC.
 P.O. BOX 148
 DEER PARK, NC 27824
 (800) 337-7343

PC 2024 Slide 128 Sheet 1 of 4



I, Michael P. Griffin, Registered Land Surveyor, certify to one of the following as indicated:

- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR PARISHITY THAT HAS AN ORDINANCE THAT REGULATE PARCELS OF LAND.
- THIS SURVEY IS LOCATED IN A PORTION OF A COUNTY OR PARISHITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATE PARCELS OF LAND.
- ANY ONE OF THE FOLLOWING:
 - THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 - THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURES, OR NATURAL FEATURE, SUCH AS A WATERCOURSE, IN.
 - THAT THE SURVEY IS A CONTROL SURVEY.
- THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMMENDATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS ABLE TO MAKE A DETERMINATION TO THE BEST OF HIS PROFESSIONAL JUDGMENT AS TO THE PROVISIONS CONTAINED HEREIN.

Registration No. L-3331
Professional Land Surveyor L-3331

SURVEYOR CERTIFICATION
I, Michael P. Griffin, certify that this map was drawn under my supervision from an actual survey made under my supervision, and that the information recorded in this map is true and correct to the best of my knowledge and belief, and that I am a duly Licensed Professional Land Surveyor in the State of North Carolina.

Seal of Michael P. Griffin, Registered Land Surveyor, L-3331

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP 371084400A, DATED 02/02/07, THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A 100 YEAR FLOOD AREA.

REFERENCES: PLAT 2018 SLIDE 107
PLAT 2018 SLIDE 98
DEED PAGE 356
LEE COUNTY RECORDS

LEGEND:
SP - Existing Iron Pipe
CS - Existing Concrete Monument
PS - Survey Point
CIS - Existing Concrete Monument
QIS - Existing Concrete Monument
PIS - Existing Iron Pipe
SIS - Existing Survey Stake
OP - Computed Point (Not Set)
Street Address

• AREA SHOWN HEREON BY COORDINATE METHOD
• DASHED LINES NOT SURVEYED, DRAWN FROM INFORMATION AS INDICATED.
• ALL DISTANCES SHOWN ARE HORIZONTAL, GROUND DISTANCES.
• NO NO. GRID MONUMENTATION WITHIN 2000 FEET OF PROPERTY.
• 1/2" REBAR SET AT LOT CORNERS

PROPERTY OWNERS
SBN HOMES, LLC
4191 FARETTEVILLE ROAD, SUITE 100
RALEIGH, NC 27602

ZONING
RA (RESIDENTIAL, AGRICULTURAL)

MINIMUM BUILDING SETBACKS
FRONT 30 FEET
REAR 30 FEET
SIDE 15 FEET

CERTIFICATE OF APPROVAL OF STREET DESIGN BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

Prepared Subdivision Road Minimum Construction Standards Certification.
The roads indicated on this plan are designed in the Department's Minimum Construction Standards. The Roads must be constructed to these standards, paved, and in an acceptable state of maintenance at the time that they are accepted into the State System. All responsibility of the roads remains with the owner of the property, his heirs, or assigns until such time as the roads are accepted for maintenance by the Board of Transportation.

Date: 6-24-2024

CERTIFICATE OF OWNERSHIP AND DEDICATION
I hereby certify that I am owner of the property shown and described herein and that I hereby adopt the plan of subdivision with my consent, including minimum building setbacks, lines, and dimensions, streets, alleys, wells, and other sites and easements to public or private use as noted. Furthermore, I dedicate all public sewer and/or water lines to the City of Sanford/Town of Stroudville. Please send the appropriate fee.

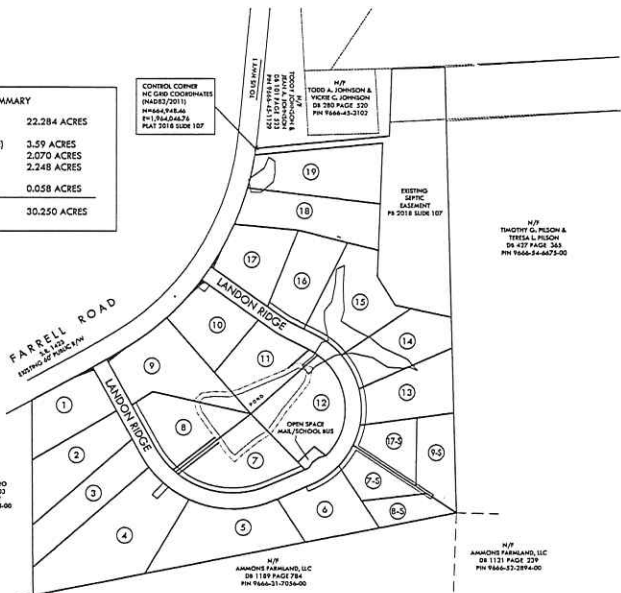
Date: 06/05/24

CERTIFICATE OF APPROVAL OF PRIVATE WATER SUPPLY AND/OR SEWAGE DISPOSAL SYSTEM
I hereby certify that the NCEI on the plan has been evaluated under the current provisions of the NCEI-MSIC 15A, 1990 as amended, and the Regulations Governing Construction and Abandonment of Wells in Lee County and found to have adequate capacity for an on-site, private water supply system. The NCEI-MSIC 15A, 1990 as amended, provides private water source and/or septic system for an on-site, private water supply system and/or septic system. NOTE: Due to variations in site specific uses and potential for changes in regulations or site conditions, issuance of a Well Permit or Improvement Permit by Lee County Environmental Health is not guaranteed.

Date: 06/05/24

AREA SUMMARY

19 LOTS	23.284 ACRES
EXISTING SEPTIC	
EASEMENT (OPEN SPACE)	3.59 ACRES
LANDSCAPE RIDGE R/W	2.070 ACRES
4 SEPTIC LOTS	2.248 ACRES
OPEN SPACE (MAIL/SCHOOL BUS)	0.058 ACRES
TOTAL	30.250 ACRES



CERTIFICATE OF FINAL PLAT APPROVAL
In accordance with the City of Sanford/Town of Stroudville (Lee County) Unified Development Ordinance, having met the general requirements of the preliminary plat as approved, final authority is hereby granted to Copper Ridge Estates Subdivision shown herein.

Date: 6/14/2024

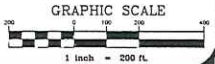
PLAT REVIEW OFFICER CERTIFICATE
State of North Carolina
County of Lee
I, [Signature], Review Officer of Lee County, certify that the map or plat to which this certificate is affixed meets all statutory requirements for mapping.

Date: 7/12/2024

REGISTER OF DEEDS CERTIFICATE
NORTH CAROLINA, LEE COUNTY
Proposed for Registration on the 15th day of JULY, 2024
Book 128-131
Page 128-131
[Signature]
[Signature]
[Signature]

CERTIFICATE OF APPROVAL OF DESIGN AND INSTALLATION OF WATER AND SEWER UTILITIES
I hereby certify that all water utilities have been installed in an acceptable manner and according to the City of Sanford specifications and standards in the Copper Ridge Estates Subdivision or that a guarantee of the installation and required improvements in an amount or manner satisfactory to the City of Sanford has been received.

Date: 7/11/24



COPPER RIDGE ESTATES
SUBDIVISION PLAT
FARRELL ROAD
LEE COUNTY, NORTH CAROLINA

ZONING: RA
DATE: 7/10/24
SCALE: 1" = 200'
TAX PARCEL: 44-037-00
PLN: 44-037-00
SHEET: 1 OF 4
PROJECT NO.: 128-131