

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.

[Signature]
SUBDIVISION ADMINISTRATOR
DATE: 2-26-2024

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

[Signature] REVIEW OFFICER OF JOHNSTON COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

[Signature]
REVIEW OFFICER
DATE: 2/26/24

BRITTANY SIMONE MAY
DEED BOOK 4682, PAGE 450
PLAT BOOK 71, PAGE 330

N.C. GRID

[Signature]
DATE: 12-19-23

SIGNATURE/SEAL DATE

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.

THE OWNERS OF LOTS 3 AND 4 AS SHOWN, AGREES TO GRANT TO LOTS 1 AND 2 AND ITS SUBSEQUENT OWNERS, THE SEPTIC EASEMENT AS DESIGNATED FOR THE SOLE PURPOSE OF UTILIZING THE AREA FOR THE INITIAL CONSTRUCTION OF AN APPROPRIATE OFF-SITE SEPTIC SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH AND THEREAFTER TO MAINTAIN THE SEPTIC FIELD TO PROVIDE A FUNCTIONING SEPTIC DISPOSAL SYSTEM IN ACCORDANCE WITH THE AFORESAID GOVERNMENTAL REQUIREMENTS. THIS SEPTIC EASEMENT ALLOWS THE RIGHT OF CONSTRUCTION, MAINTENANCE OPERATION AND INSPECTION BY THE OWNER OF THE SEPTIC SYSTEM.

THE OWNERS OF LOTS 3 AND 4 AS SHOWN AGREE TO BEAR THE COST OF ANY DAMAGE TO THE AFORESAID SYSTEM AND RESTORE THE AREA TO ITS PRIOR CONDITION AFTER ANY CONSTRUCTION OR MAINTENANCE FOR ANY NEGLIGENT ACTION ON THEIR PART.

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

[Signature]
DATE: 12/15/2023

I, J & N DEVELOPERS, LLC AM RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF SUBDIVISION STREETS UNTIL:

APPROVED/TAKEN OVER BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR PUBLIC ROADS, OR

APPROVED/TAKEN OVER BY HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS MAINTENANCE, OR

PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY OWNERS OF EACH LOT

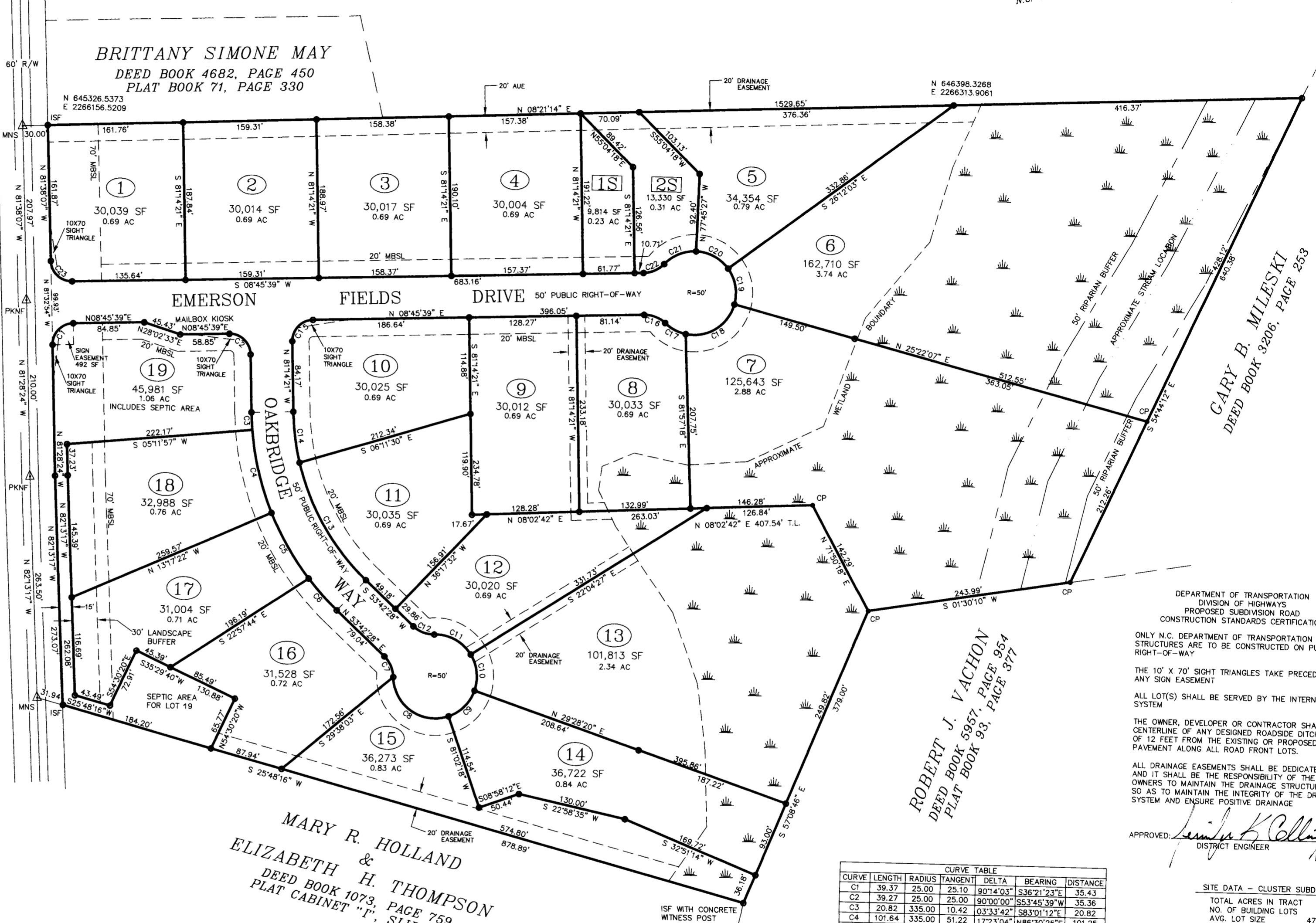
[Signature]
DATE: 12/15/2023

ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE EMERSON FIELDS SUBDIVISION, SECTION N/A, LOTS 1-19 AS SET FORTH BY JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

[Signature]
DATE: 2/23/24

DIRECTOR OF INFRASTRUCTURE

RAINS CROSSROADS RD
N.C.S.R. NO.2320



DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

ONLY N.C. DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY

THE 10' X 70' SIGHT TRIANGLES TAKE PRECEDENCE OVER ANY SIGN EASEMENT

ALL LOTS(S) SHALL BE SERVED BY THE INTERNAL STREET SYSTEM

THE OWNER, DEVELOPER OR CONTRACTOR SHALL SET THE CENTERLINE OF ANY DESIGNED ROADSIDE DITCH A MINIMUM OF 12 FEET FROM THE EXISTING OR PROPOSED EDGE OF THE PAVEMENT ALONG ALL ROAD FRONT LOTS.

ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE

ROBERT J. VACHON
DEED BOOK 5857, PAGE 954
PLAT BOOK 93, PAGE 377

APPROVED: *[Signature]*
DISTRICT ENGINEER
DATE: 12/19/23

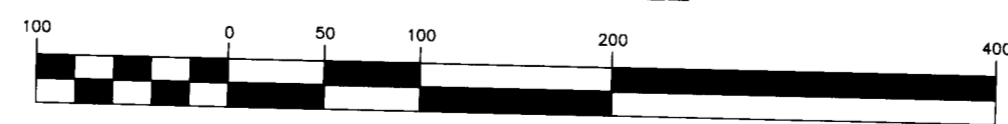
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Filed 02/26/2024 03:49:44 PM
CRAIG OLIVE, Register of Deeds
Dep/Asst Ineal
PLAT B: 100 P: 238

MARY R. HOLLAND
&
ELIZABETH H. THOMPSON
DEED BOOK 1073, PAGE 759
PLAT CABINET "I", SLIDE 123

FINAL MAP
EMERSON FIELDS SUBDIVISION

BOON HILL TOWNSHIP
JOHNSTON COUNTY, N.C.

GRAPHIC SCALE



CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	DISTANCE
C1	39.37	25.00	25.00	90°14'03"	S36°21'23"E	35.43
C2	39.27	25.00	25.00	90°00'00"	S53°45'39"W	35.36
C3	101.64	335.00	10.42	0°33'42"	S83°01'12"E	20.82
C4	90.33	335.00	45.44	17°23'04"	N86°30'25"E	101.25
C5	50.63	335.00	25.36	15°28'55"	N70°05'26"E	90.05
C6	27.55	35.00	14.53	45°05'57"	N58°02'13"E	50.58
C7	94.05	50.00	68.53	107°46'07"	S78°15'28"W	26.84
C8	45.00	50.00	24.15	51°33'58"	N44°55'21"E	80.78
C9	44.98	50.00	24.14	51°32'47"	N86°18'04"W	43.48
C10	51.76	50.00	28.47	59°19'02"	S38°16'02"W	49.48
C11	27.55	35.00	14.53	45°05'57"	N31°09'29"E	26.84
C12	60.97	285.00	83.87	32°47'46"	N70°06'21"E	160.92
C13	39.27	25.00	30.00	12°15'25"	S87°22'04"E	60.85
C14	27.55	35.00	14.53	45°05'57"	S36°14'23"E	35.36
C15	28.30	50.00	14.54	45°05'57"	S31°18'38"W	26.84
C16	75.10	50.00	46.67	86°03'33"	N21°36'07"W	27.93
C17	45.00	50.00	24.15	51°33'58"	S89°35'02"W	43.50
C18	44.99	50.00	24.15	51°33'24"	S38°01'15"W	43.49
C19	42.39	50.00	22.57	48°34'51"	S12°02'52"E	41.14
C20	27.55	35.00	14.53	45°05'57"	N13°47'19"W	26.84
C21	39.10	25.00	24.83	89°36'14"	N53°33'46"E	35.23

SITE DATA - CLUSTER SUBDIVISION
TOTAL ACRES IN TRACT 23.63
NO. OF BUILDING LOTS 19
AVG. LOT SIZE 47.853 S.F.
PARCEL ID# 04R030174E

NOTE:
LOT SIZE INCLUDES EASEMENTS
ALL OFFSITE LOTS ARE EASEMENTS
LOTS TO BE SERVED BY A PUBLIC WATER SYSTEM
LOTS TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS
ALL OPEN SPACE RESERVED FOR ACCESS & UTILITY EASEMENTS FOR THIS AND FUTURE DEVELOPMENT
CP - COMPUTED POINT
PKNF - P.K. NAIL FOUND
MNS - MAG NAIL SET
RRSF - RAILROAD SPIKE FOUND
CMF - CONCRETE MONUMENT FOUND
AUE - ACCESS & UTILITY EASEMENT
#S - AUE FOR LOT NUMBER
#R - RESERVED AUE FOR LOT NUMBER
W - WETLANDS

IMPERVIOUS AREA ON EACH LOT SHALL NOT EXCEED 3,860 SQUARE FEET

MINIMUM BUILDING SETBACKS
FRONT 20'
SIDE 5'
REAR 5'

AREA CALCULATED BY DMD
ALL BEARINGS ARE MAGNETIC
ALL DISTANCES ARE HORIZONTAL GROUND
NO GEODETIC CONTROL WITHIN 200'

STATE OF NORTH CAROLINA
JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS DAY OF _____, 20____ AT _____

RECORDED IN BOOK _____, PAGE _____

CRAIG OLIVE BY _____
REG. OF DEEDS ASST. REG. OF DEEDS

OWNERS
J & N DEVELOPERS, LLC
DEED BOOK 6143, PAGE 979
PLAT BOOK 65, PAGE 411

SURVEYED SEPTEMBER 20, 2023
R. DANIEL BUTLER, PLS
942 DYKE SMITH RD
LAGRANGE, N.C.
(919)922.3368



I, R. DANIEL BUTLER, PLS, CERTIFY THAT THE GRID COORDINATES AND GRID BEARINGS SHOWN HEREON, WERE OBTAINED BY USE OF THE N.C. CORS NETWORK.

DATE: SEPTEMBER 20, 2023
TYPE: RTK NAD 83
DATUM: 1983 2011 ADJUSTED
GEOD: 12A CONUS
UNITS: US SURVEY FEET
COMBINED SCALE FACTOR: .9998730

PROPERTY SHOWN HEREON IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FLOOD HAZARD PANEL NO 3720265400
EFFECTIVE DATE 12-02-2005

[Signature]
DATE: 10-20-23

R. DANIEL BUTLER
SURVEYOR

I, R. DANIEL BUTLER, PROFESSIONAL SURVEYOR NO. L-3893, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

[Signature]
R. DANIEL BUTLER, PROFESSIONAL LAND SURVEYOR L-3893

I, R. DANIEL BUTLER, CERTIFY THAT THIS PLAT WAS DRAWN BY ME, FROM AN ACTUAL SURVEY MADE BY ME, DEED DESCRIPTION RECORDED IN DEED BOOK 6143, PAGE 979, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/100000±; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEED BOOK SEE PAGE MAP; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 30 DAY OF NOVEMBER, 2023.

[Signature]
R. DANIEL BUTLER, P.L.S. L-3893, LAGRANGE, N.C.