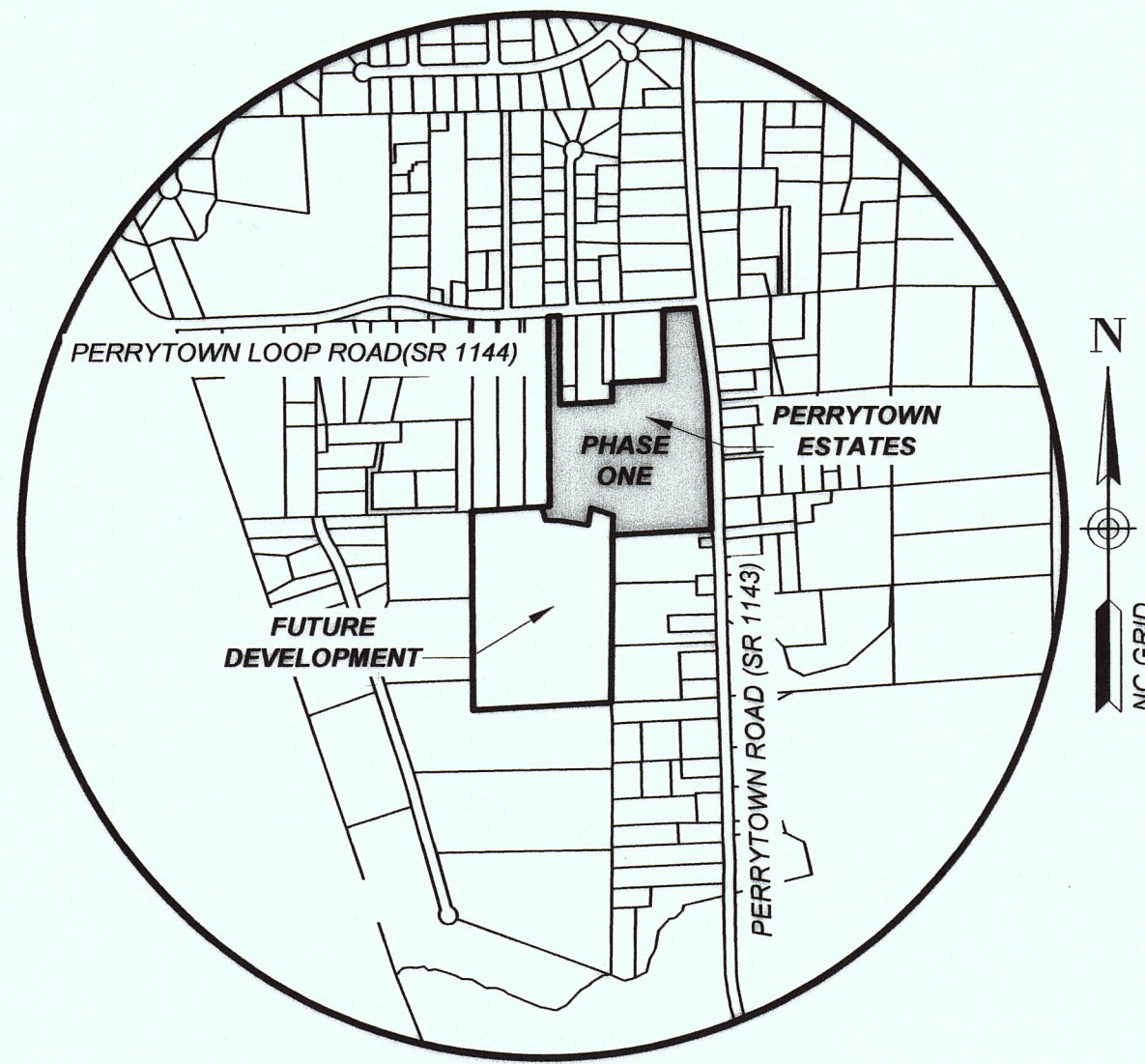


REVISED FINAL PLAT PERRYTOWN ESTATES PHASE ONE

NEW BERN - CRAVEN COUNTY
NORTH CAROLINA



VICINITY MAP

1" = 1000'

WASTEWATER SYSTEM NOTE:
A LICENSED SOIL SCIENTIST IN THE STATE OF NORTH CAROLINA HAS EVALUATED THIS SUBDIVISION AND FOUND THAT THE SOILS WITHIN THIS SUBDIVISION PROPERTY ARE SUITABLE TO ACCOMMODATE THE SUBSURFACE WASTEWATER DISPOSAL SYSTEM NEEDS OF EACH OF THE LOTS DEPICTED HEREON. THE OWNER/DEVELOPER HAS ELECTED TO REQUIRE PERMITTING OF THE WASTEWATER SYSTEMS FOR EACH LOT IN THIS SUBDIVISION USING THE ENGINEERED OPTION PERMIT (EOP) AS DEFINED BY G.S. 130A-334(1G). PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THE CRAVEN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT MUST PERFORM A COMPLETENESS REVIEW OF A NOTICE OF INTENT TO CONSTRUCT AS SUBMITTED BY THE APPLICANT OF EACH LOT WITHIN THE SUBDIVISION AS SHOWN ON THIS PLAT.

THIS PLAT SUPERCEDES THAT PREVIOUSLY RECORDED MAP ENTITLED "FINAL PLAT PERRYTOWN ESTATES PHASE ONE" AS PREPARED BY HERBERT J. NOBLES, JR., PLS# L-2703, DATED FEBRUARY 20, 2020 AND AS RECORDED IN PLAT CABINET I, SLIDE 159-D OF THE CRAVEN COUNTY REGISTRY. THIS PLAT REPRESENTS A MINOR ALTERATION THAT REMOVED OFFSITE SEPTIC SYSTEMS TOTAL AREA AND RECONFIGURED THE OFFSITE SEPTIC SYSTEMS INTO INDIVIDUAL LOTS WHICH WILL BE DEEDED WITH EACH RESPECTIVE LOT.

SUBDIVISION ADMINISTRATOR'S CERTIFICATE

THIS PLAT REPRESENT A MINOR ALTERATION OF LAND OF ANOTHER CATEGORY WITHIN THE CRAVEN COUNTY PLANNING JURISDICTION.

DATE 6/10/22 SUBDIVISION ADMINISTRATOR Sherril B. Richard

Doc No: 10098354 DocType: MAP
Recorded: 06/10/2022, 11:27:15 AM
Fee Amt: \$42.00 Page 1 of 2

CRAVEN County, North Carolina
Sherril B. Richard Register of Deeds

Bk J Pg 15E

GENERAL NOTES AND SITE DATA

- BOUNDARY INFORMATION IS AS PROVIDED ON THE "BOUNDARY SURVEY FOR B & H ENTERPRISE OF NEW BERN, LLC" AS PREPARED BY HERBERT J. NOBLES JR. PLS (#L-2703), DATED MARCH 23, 2018.
- DEED REFERENCES:
 - DEED BOOK 2872 PAGE 367
 - DEED BOOK 2872 PAGE 369
 - DEED BOOK 2872 PAGE 372
 - DEED BOOK 3530 PAGE 335
 - DEED BOOK 3530 PAGE 335
 - DEED BOOK 3530 PAGE 747
- PARCEL ID# 7-101-22006, 7-101-081, 7-101-22005, 7-101-22004, 7-101-22003, 7-101-22002, 7-101-22002
- PROPERTY ADDRESS 115 PERRYTOWN LOOP ROAD, NEW BERN, NC 28562.
- THE EXISTING SITE IS OPEN.
- THIS PROJECT SCALES WITHIN ZONE "K" AND AS PER FLOOD INSURANCE RATE MAP 3720546600J, DATED JULY 02, 2004 AS ESTABLISHED BY FEMA. THIS REPORT IN NO WAY SUPERCEDES THE ABOVE MENTIONED FIRM.
- APPROVAL OF THIS SUBDIVISION DOES NOT ADDRESS THE ISSUE OF THE EXISTENCE OR NON-EXISTENCE OF WETLANDS WITHIN THE SUBDIVISION. THE ENFORCEMENT OF WETLANDS REGULATIONS UNDER SECTION 404 OF THE CLEAN WATER ACT AND SECTION 10 OF THE RIVERS AND HARBORS ACT IS WITHIN THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. INQUIRIES CONCERNING WETLANDS MATTERS SHOULD BE ADDRESSED TO THAT AGENCY.
- THIS PROJECT IS NOT IN AN AREA OF ENVIRONMENTAL CONCERN.
- A. SEWER: INDIVIDUAL SEPTIC SYSTEM ENGINEERING OPTION PERMIT (EOP).
- B. WATER: PROVIDED BY CRAVEN COUNTY WATER DEPARTMENT.
- C. ELECTRIC: PROVIDED BY NEW BERN.
10. SURFACE WATER DIVERSION SWALES AND UTILITY EASEMENTS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:
 - A. 10 FOOT EASEMENTS ALONG RIGHTS-OF-WAY.
 - B. 5 FOOT EASEMENTS ALONG ALL SIDE LOT LINES.
 - C. 10 FOOT EASEMENTS ALONG ALL REAR LOT LINES.
11. TYPICAL MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 - A. 30 FOOT FRONT SETBACKS.
 - B. 10 FOOT SIDE SETBACKS.
 - C. 15 FOOT REAR SETBACKS.
 - D. OTHER SETBACKS AS SHOWN/NOTED.
12. THE TOTAL NUMBER OF LOTS IN "PERRYTOWN ESTATES PHASE ONE" IS 18.
13. THE AVERAGE LOT SIZE IN "PERRYTOWN ESTATES PHASE ONE" IS 23,789 SF.
14. THE MINIMUM LOT SIZE IN "PERRYTOWN ESTATES PHASE ONE" IS 16,320 SF.
15. THE TOTAL LENGTH OF STREETS IS 1,045 LF.
16. THE MINIMUM LOT WIDTH AT THE SETBACK IN "PERRYTOWN ESTATES PHASE ONE" IS 75 LF.
17. SITE TABULATION:

LOTS:	9.83 ACRES ±
OFFSETS:	2.47 ACRES ±
COMMON AREA/OPEN SPACE:	5.12 ACRES ±
RIGHTS OF WAY:	1.33 ACRES ±
TOTALS:	18.75 ACRES ±
18. THIS SUBDIVISION IS IN A ZONE CONTROLLED BY ZONING REGULATIONS.
19. RESIDENTS SHOULD BE AWARE THAT THE CLOSE PROXIMITY TO CRAVEN REGIONAL AIRPORT CREATES INCREASED NOISE LEVELS AS WELL AS CERTAIN HEIGHT RESTRICTIONS ASSOCIATED WITH THE OVERFLIGHT OF ARRIVING AND DEPARTING AIRCRAFT. RESIDENTS AND POTENTIAL BUYERS SHOULD CONSULT WITH AIRPORT OFFICIALS TO DETERMINE THE REQUIRED HEIGHT RESTRICTIONS APPLICABLE FOR THEIR PARTICULAR AREA.
20. ALL PROPOSED CORNERS ARE TO BE MARKED WITH IRON RODS.
21. LOTS 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 10A, 11A, 12A AND 13A WILL BE DEEDED WITH EACH RESPECTIVE PRIMARY LOT.
22. OPEN SPACE SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS IT IS DEEDED TO THE PROPERTY OWNERS ASSOCIATION.
23. ENTIRE SITE HAS BEEN CHECKED FOR SEPTIC SUITABILITY AS PER "PERRYTOWN ROAD TRACT - PRELIMINARY SOIL EVALUATION" AS PREPARED BY PITTMAN SOIL CONSULTING AND DATED OCTOBER 25, 2017.
24. A LICENSED SOIL SCIENTIST IN THE STATE OF NORTH CAROLINA HAS EVALUATED THIS SUBDIVISION AND FOUND THAT THE SOILS WITHIN THIS SUBDIVISION PROPERTY ARE SUITABLE TO ACCOMMODATE THE SUBSURFACE WASTEWATER DISPOSAL SYSTEM NEEDS OF EACH OF THE LOTS DEPICTED HEREON. THE OWNER/DEVELOPER HAS ELECTED TO REQUIRE PERMITTING OF THE WASTEWATER SYSTEMS FOR EACH LOT IN THIS SUBDIVISION USING THE ENGINEERED OPTION PERMIT (EOP) AS DEFINED BY G.S. 130A-334(1G). PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THE CRAVEN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT MUST PERFORM A COMPLETENESS REVIEW OF A NOTICE OF INTENT TO CONSTRUCT AS SUBMITTED BY THE APPLICANT OF EACH LOT WITHIN THE SUBDIVISION AS SHOWN ON THIS PLAT.
25. THE COMMON AREA LOCATED BETWEEN LOTS 15 AND 16 SHALL NOT BE DISTURBED OR BUILT UPON BY THE ADJACENT LOT OWNERS. THE 5 FOOT UTILITY EASEMENT ALONG THE SIDE LOT LINES OF LOTS 15 AND 16 ARE ALSO NOTED AS OFFSITE SEPTIC SUPPLY LINE EASEMENTS.
26. THE AREA REFERRING TO THIS NOTE AS A "15' UTILITY EASEMENT" IS FOR INSTALLATION AND MAINTENANCE OF THE OFFSITE SEPTIC SUPPLY LINES.
27. NO DRIVEWAY CONNECTIONS WILL BE PERMITTED SERVING LOTS 4 AND 18 DIRECTLY TO PERRYTOWN ROAD.
28. ALL OFFSITE INDIVIDUAL SEPTIC SYSTEMS SHALL COMPLY WITH APPENDIX A - SUBDIVISIONS, ARTICLE IV, SECTION 406.2 OF THE CRAVEN COUNTY SUBDIVISION ORDINANCE.
29. FOR SIGNED CERTIFICATES SEE PREVIOUS RECORDED FINAL PLAT PERRYTOWN ESTATES PHASE ONE AS RECORDED IN PLAT CABINET I, SLIDE 159-D, DATED FEBRUARY 20, 2020.

CERTIFICATE OF SURVEY & ACCURACY

I, HERBERT J. NOBLES, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME FROM DESCRIPTION FOUND IN DEED BOOK 2872 PAGE 367, DEED BOOK 2872 PAGE 369, DEED BOOK 2872 PAGE 372, DEED BOOK 3530 PAGE 335, AND DEED BOOK 3530 PAGE 747, AT THE CRAVEN COUNTY REGISTER OF DEEDS. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT CABINET I, SLIDE 96E THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20,000. THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND REGISTRATION NUMBER AND SEAL, THIS 10 DAY OF June, 2022.

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-2703

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

STATE OF NORTH CAROLINA CRAVEN COUNTY

I, Sherril B. Richard REVIEW OFFICER OF CRAVEN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE 6/10/22 REVIEW OFFICER Sherril B. Richard

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS CRAVEN COUNTY NORTH CAROLINA

FILED FOR REGISTRATION THIS 10 DAY OF June 2022
A.D. AT 11:20 AM AND DULY RECORDED IN PLAT CABINET J
SLIDE(S) 15E AND BOOK --- PAGE ---

REGISTER OF DEEDS Sherril B. Richard
Sherril B. Richard

TYPICAL ELEMENT SYMBOLOGY

○ EIP	- EXISTING IRON PIPE	HYD	- FIRE HYDRANT
○ EIR	- EXISTING IRON ROD	WM	- WATER METER
● SIP	- SET NEW IRON PIPE	WV	- WATER VALVE
● EMAG	- EXISTING 'MAG' NAIL	SMH	- SEWER MANHOLE
▲ SMAG	- SET NEW 'MAG' NAIL	SC	- SEWER CLEAN-OUT
▲ EPK	- EXISTING 'PK' NAIL	SV	- SEWER VALVE
▲ SPK	- SET NEW 'PK' NAIL	AD	- AREA DRAIN
□ ECM	- EXISTING CONCRETE MONUMENT	CB	- CATCH BASIN
■ SCM	- SET NEW CONCRETE MONUMENT	P	- UTILITY POLE
■ CC	- CONTROL CORNER	PED	- UTILITY PEDESTAL
■ NMP	- NON-MONUMENTED POINT	OHU	- OVERHEAD UTILITIES
(T)	- TOTAL DISTANCE	TBR	- TO BE REMOVED
TIE	- TIE LINE	SQFT	- SQUARE FEET
RAW	- RIGHT OF WAY	AC	- ACRES
CL	- CENTERLINE	L#	- LINE TABLE
PL	- PROPERTY LINE	C#	- CURVE TABLE
MBL	- MINIMUM BUILDING LINE		- 10' x 70' SIGHT TRIANGLE
DUE	- DRAINAGE & UTILITY EASEMENT		- PROPERTY BOUNDARY LINE
ESMT	- EASEMENT		- PARCEL LINE
CDS	- CUL-DE-SAC		

REVISED FINAL PLAT

PERRYTOWN ESTATES PHASE ONE

TOWNSHIP 7 CRAVEN COUNTY NORTH CAROLINA

OWNER

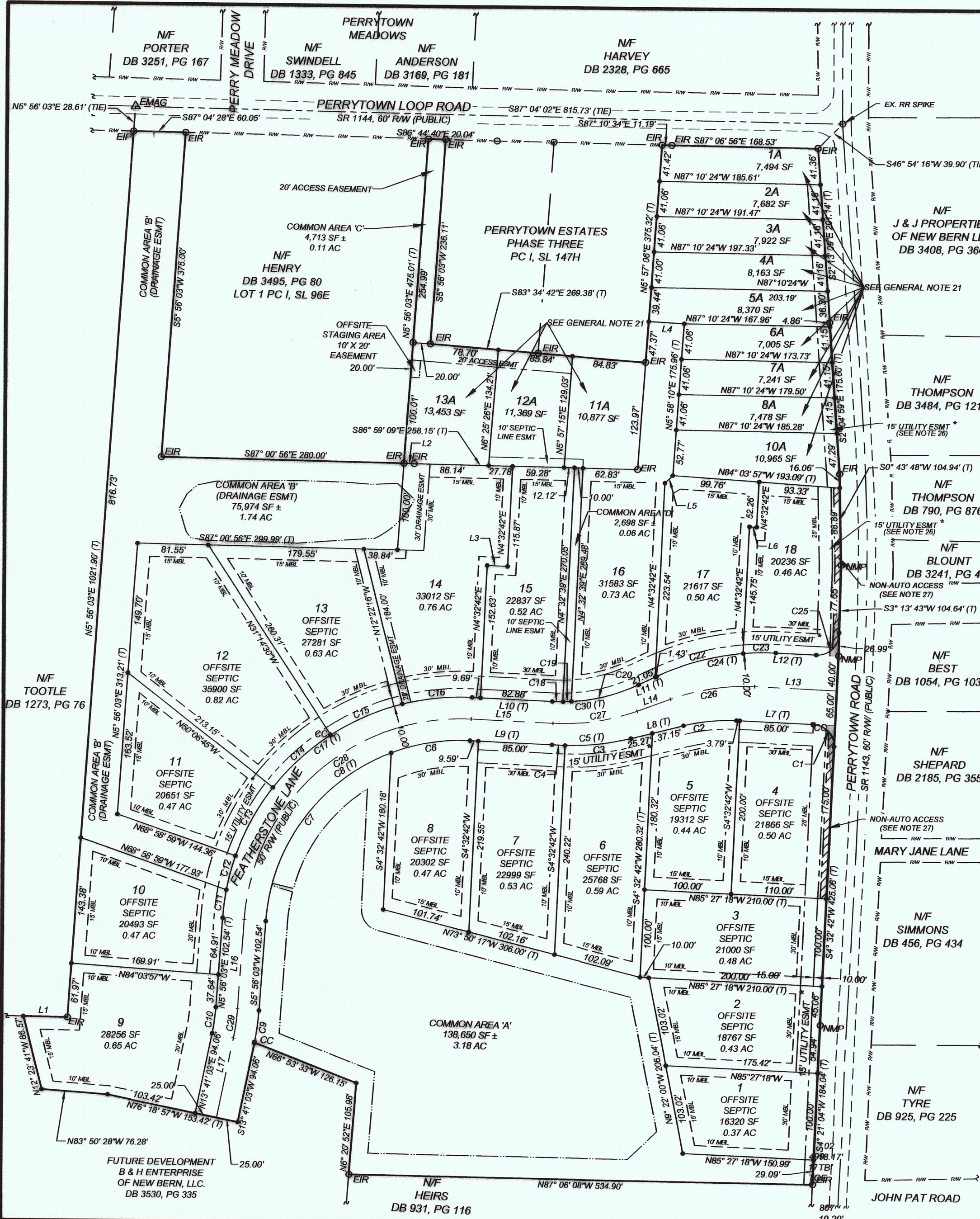
D. R. HORTON, INC.
2000 AERIAL CENTER PKWY, SUITE 110
MORRISVILLE, NORTH CAROLINA 27560

SCALE: AS SHOWN
PROJECT #: 2017_009

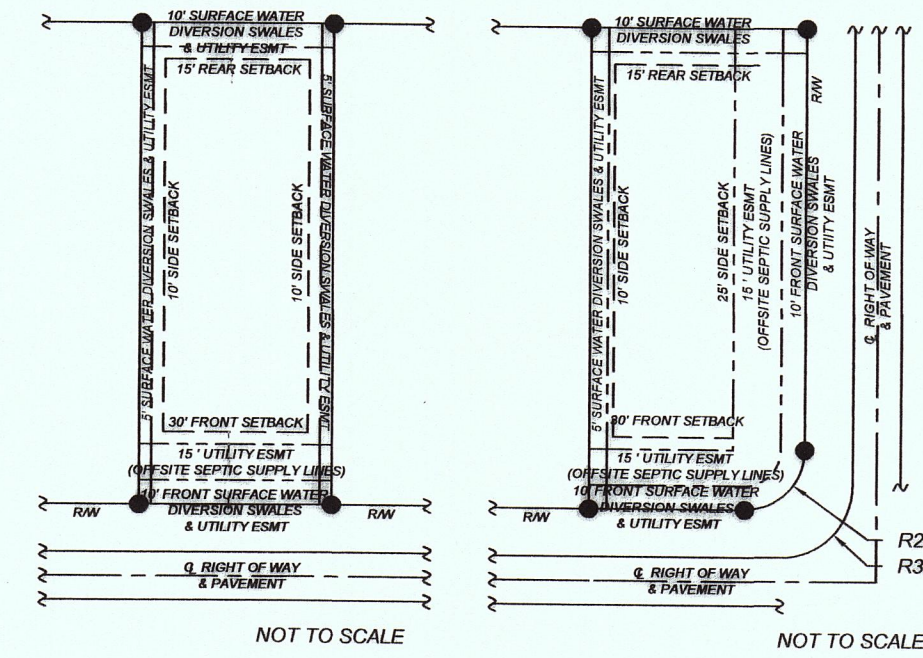
DATE: 06/08/2022
SHEET: 1 of 2

THOMAS ENGINEERING, PA est 1983
civil engineering, land development, project management

P. O. Box 1309, New Bern, NC 28563
www.ThomasEngineeringPA.com
Office: 252.637.2727 Fax: 252.636.2448



TYPICAL LOT ENVELOPE & EASEMENTS



WASTEWATER SYSTEM NOTE:
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THIS PLAT REPRESENT A MINOR ALTERATION OF LAND OF ANOTHER CATEGORY WITHIN THE CRAVEN COUNTY PLANNING JURISDICTION.
DATE 6/10/22 SUBDIVISION ADMINISTRATOR

LINE DATA

LINE #	LENGTH	DIRECTION
L1	50.88'	S87° 12' 06"E
L2	11.48'	S86° 56' 08"E
L3	23.63'	S85° 27' 18"E
L4	41.02'	N84° 49' 09"W
L5	12.59'	N47° 56' 06"E
L6	8.38'	S85° 27' 18"E

LINE DATA

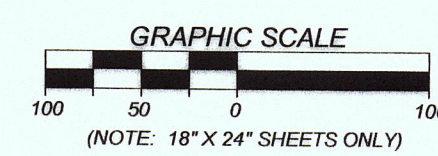
LINE #	LENGTH	DIRECTION
L13	94.75'	N85° 27' 18"W
L14	41.01'	S71° 54' 18"W
L15	94.41'	N85° 27' 18"W
L16	102.54'	S5° 56' 03"W
L17	94.13'	S13° 41' 03"W

CURVE DATA

CURVE #	LENGTH	RADIUS	BEARING	CHORD LENGTH
C1	39.27'	25.00'	N40° 27' 18"W	35.36'
C2	61.52'	210.00'	S86° 09' 09"W	61.30'
C3	77.02'	290.00'	S85° 22' 05"W	76.79'
C4	15.07'	290.00'	N85° 48' 55"W	15.07'
C5	92.10'	290.00'	S86° 48' 41"W	91.71'
C6	92.69'	225.00'	S82° 41' 59"W	92.03'
C7	255.11'	225.00'	S38° 24' 58"W	241.67'
C8	347.80'	225.00'	S50° 13' 03"W	314.19'
C9	37.20'	275.00'	S9° 48' 33"W	37.17'
C10	30.43'	225.00'	N9° 48' 33"E	30.41'
C11	32.25'	275.00'	N9° 17' 37"E	32.23'
C12	40.14'	275.00'	N16° 50' 06"E	40.11'
C13	90.57'	275.00'	N30° 27' 08"E	90.16'
C14	90.57'	275.00'	N49° 19' 22"E	90.16'
C15	90.57'	275.00'	N68° 11' 37"E	90.16'

CURVE DATA

CURVE #	LENGTH	RADIUS	BEARING	CHORD LENGTH
C16	80.98'	275.00'	N86° 03' 54"E	80.69'
C17	425.09'	275.00'	N50° 13' 04"E	384.01'
C18	12.14'	210.00'	S87° 11' 21"E	12.13'
C19	10.04'	210.00'	N89° 47' 08"E	10.03'
C20	80.45'	210.00'	N77° 26' 29"E	79.96'
C22	104.23'	290.00'	N76° 48' 14"E	103.67'
C23	37.68'	290.00'	S89° 10' 38"E	37.65'
C24	141.91'	290.00'	N80° 31' 34"E	140.50'
C25	41.25'	250.00'	N47° 16' 21"E	36.73'
C26	98.79'	250.00'	S83° 13' 30"W	98.14'
C27	98.79'	250.00'	S83° 13' 30"W	98.14'
C28	386.64'	250.00'	S50° 14' 22"W	349.24'
C29	33.82'	250.00'	S9° 48' 33"W	33.79'
C30	102.62'	210.00'	N80° 27' 56"E	101.60'



CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS CRAVEN COUNTY NORTH CAROLINA

FILED FOR REGISTRATION THIS 10 DAY OF June 2022
A.D. AT 11:22 (AM) AND DULY RECORDED IN PLAT CABINET 1, SLIDE(S) 159-D AND BOOK PAGE 335
REGISTER OF DEEDS Sheri B. Richard by Laurie W. Alder

TYPICAL ELEMENT SYMBOLOGY

- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- △ SIP - SET/NEW IRON PIPE
- △ SMAG - EXISTING 'MAG' NAIL
- △ SPK - SET/NEW 'MAG' NAIL
- △ EPK - EXISTING 'PK' NAIL
- ECP - SET/NEW CONCRETE MONUMENT
- SCM - SET/NEW CONCRETE MONUMENT
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- NMP - NON-MONUMENT POINT
- TIE - TOTAL DISTANCE
- RW - RIGHT OF WAY
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- PL - PROPERTY LINE
- MBL - MINIMUM BUILDING LINE
- DUE - DRAINAGE & UTILITY EASEMENT
- ESMT - EASEMENT
- CDS - CUL-DE-SAC
- HYD - FIRE HYDRANT
- WM - WATER METER
- WV - WATER VALVE
- SMH - SEWER MANHOLE
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- PED - UTILITY PEDESTAL
- OHU - OVERHEAD UTILITIES
- TBR - TO BE REMOVED
- SQFT - SQUARE FEET
- AC - ACRES
- LT - LINE TABLE
- CT - CURVE TABLE
- CH - 10' X 70' SIGHT TRIANGLE
- - - - - PROPERTY BOUNDARY LINE
- - - - - PARCEL LINE

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HERBERT J. NOBLES, JR.
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-2703

REVISED FINAL PLAT

PERRYTOWN ESTATES PHASE ONE

TOWNSHIP 7 CRAVEN COUNTY NORTH CAROLINA
OWNER
D. R. HORTON, INC.
2000 AERIAL CENTER PKWY, SUITE 110
MORRISVILLE, NORTH CAROLINA, 27560
SCALE: 1" = 100' DATE: 06/08/2022
PROJECT #: 2017_009 SHEET: 2 of 2

PC X/15E+F

