

CERTIFICATE OF APPROVAL UNDER NEUSE RIVER BASIN STORMWATER PROTECTION PROGRAM FOR NITROGEN REMOVAL REGULATIONS

I CERTIFY THAT THE (PLAT/DEVELOPMENT PLAN) SHOWN HEREON IS EXEMPT FROM THE NEUSE RIVER REGULATIONS AS A LOT IN A PRELIMINARY SUBDIVISION APPROVED BY WILSON CITY COUNCIL PRIOR TO THE NEUSE RIVER REGULATIONS.

Signature: [Signature] DATE: 6/26/23 PUBLIC SERVICES/STORMWATER

CERTIFICATE OF APPROVAL UNDER WATERSHED PROTECTION REGULATIONS.

THIS PLAT/DEVELOPMENT PLAN IS IN THE WS4-C WATERSHED DISTRICT AND THE DEVELOPER IS USING THE LOW DENSITY OPTION OF 24% IMPERVIOUS. (OPTIONAL - WITH THE ADDITION OF A CONSERVATION AREA)

I CERTIFY THAT THE PLAT/DEVELOPMENT PLAN SHOWN HEREON COMPLIES WITH THE WATERSHED PROTECTION REGULATIONS FOR THE CITY OF WILSON.

Signature: [Signature] DATE: 6/26/23 PUBLIC SERVICES/WATERSHED ADMINISTRATOR

I, DO HEREBY CERTIFY (1) THAT STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF THE CITY OF WILSON IN THE SUBDIVISION ENTITLED "PHASE II SECTION THREE CRANBERRY RIDGE" OR (2) THAT A GUARANTEE OF THE INSTALLATIONS OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT OR MANNER SATISFACTORY TO THE CITY OF WILSON HAS BEEN RECEIVED.

Signature: [Signature] DATE: 6/26/23 CITY ENGINEER

I, TONYA A. WEST, CITY CLERK OF THE CITY OF WILSON, NC DO HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN APPROVED BY THE TECHNICAL REVIEW COMMITTEE ON June 26, 2023

Signature: [Signature] CITY CLERK



I, HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND I (WE) DO HEREBY DEDICATE UNTO THE CITY OF WILSON, WILSON COUNTY, NORTH CAROLINA, ITS SUCES-SORS AND ASSIGNS, THE RIGHT, PRIVLEDGE AND EASE-MENT TO ENTER UPON THE PROPERTY SHOWN AND DE-SCRIBED HEREON, AND FROM TIME TO TIME, TO ERECT, CONSTRUCT, OPERATE, MAINTAIN, PATROL, INSPECT, SERVE, REPAIR, REMOVE, AND RECONSTRUCT, UPON, ALONG, ACROSS, OVER AND UNDER SAID PROPERTY, A LINE OR LINES FOR THE DISTRIBUTION OF ELECTRICAL POWER, TELEPHONE, AND SIGNAL LINES, INCLUDING, WITHOUT LIMITATION, ALL NECESSARY AND CONVENIENT WIRES, CABLES, TRANSFORMERS, GROUND CONNECTIONS, SERVICE LINES, UNDERGROUND CONDUIT AND CABLE, SUPPORT PADS, SECONDARY PEDESTALS, AND ANY OTHER ITEMS DEEMED NECESSARY TO THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE THE UNDERGROUND POWER SYSTEM TOGETHER WITH ALL RIGHTS AND PRIVL-EGES NECESSARY OR CONVENIENT FOR THE FULL ENJOY-MENT OR USE OF SAID LINES INCLUDING, WITHOUT LIMIT-ATION THE RIGHTS TO TRIM, CUT, AND KEEP CLEAN ALL TREES, LIMBS, BUSHES, FLORA, FAUNA, AND UNDERGROUND WITHIN FIVE FEET (5' OF ANY TRANS-FORMER, AND ALONG AND ON THE PROPERTY SHOWN HEREON THAT MAY, IN ANY WAY ENDANGER THE PROPER OPERATION OF THE SAME, OR OBSTRUCT THE MAINTEN-ANCE OR REPAIR OF UNDERGROUND LINES LOCATED ON THIS EASEMENT.

Signature: [Signature] DATE: April 24 2023 OWNER

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT. ESTABLISH MINIMUM BUILDING SETBACK LINES AND PLAT ALL STREETS, ALLEYS, WALKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE PLATTING JURISDICTION OF THE CITY OF WILSON, NORTH CAROLINA.

Signature: [Signature] DATE: April 21 2023 OWNER

THIS PROPERTY IS LOCATED WITHIN THE MUNICIPAL BOUNDARIES OR THE ETJ THAT HAS AN ORDINANCE THAT REGULATED PARCELS OF LAND, REQUIRES LOCAL AGENCY APPROVAL IF CERTIFIED AS 47-30(F)(11) A, D, OR E.

CERTIFIED FOR APPROVAL NO APPROVAL REQUIRED

Signature: [Signature] DATE: 6-27-23 CITY OF WILSON SUBDIVISION ADMINISTRATOR

STATE OF NORTH CAROLINA COUNTY OF WILSON

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

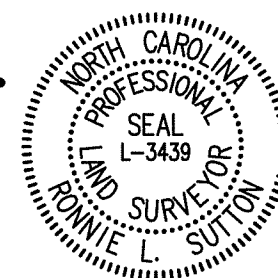
Signature: [Signature] DATE: 6-27-23 REVIEW OFFICER

REFERENCE: DEED BOOK 2940 PAGE 328

I, RONNIE L. SUTTON, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND IN AN AREA COVERED BY A SUBDIVISION ORDINANCE AND I RONNIE L. SUTTON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION BASED ON THE DESCRIPTIONS IN THE ABOVE

"PROPERTY REFERENCES" FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN [Signature] PAGE THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 17-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 26th DAY OF April A.D., 2023

Signature: [Signature] RONNIE L. SUTTON P.S. L-3439



WATERSHED IMPERVIOUS AREA TABLE CRANBERRY RIDGE PHASE II- SECTION THREE 10-Aug-22. Table with columns: LOT#, LOT AREA (SF), MAX. AREA IMPERVIOUS SURFACE ALLOWED (SF), MAX. % IMPERVIOUS AREA. Includes a developer reserve row and totals.

* NOTE: 131,123 SF OF DEVELOPER RESERVE UTILIZED FROM FINAL PLAT OF CRANBERRY RIDGE PHASE II-SECTION II RESULTING IN A REMAINING DEVELOPER RESERVE OF 3068 SF. SEE PLAT BOOK 42 , PAGE 50-52.

NOTES:

THERE IS A 10' DRAINAGE & UTILITY EASEMENT ALONG ALL RIGHT-OF-WAYS AND A 10' DRAINAGE EASEMENT ALONG ALL SIDE AND REAR LOT LINES (5' EACH SIDE OF LOT LINE).

STREET TREES SHALL BE THE RESPONSIBILITY OF THE BUILDER PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

A PORTION OF LOT 112 IS LOCATED WITHIN A FEMA DESIGNATED FLOOD HAZARD AREA ACCORDING TO MAP NUMBER 3720370200K DATE APRIL 16, 2013.

THIS PROPERTY IS LOCATED WITHIN A WS4-C WILSON COUNTY PROTECTED WATERSHED AREA.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT/POLICY AND IS MADE SUBJECT TO ANY DOCUMENT OF RECORD WHICH MAY AFFECT SUBJECT PROPERTY.

PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PROPERTY LINES NOT SURVEYED ARE SHOWN AS BROKEN LINES.

NO WETLANDS DELINEATION HAS BEEN MADE AT THIS TIME.

NO NCGS GRID MONUMENTS LOCATED WITHIN 2000 FEET.

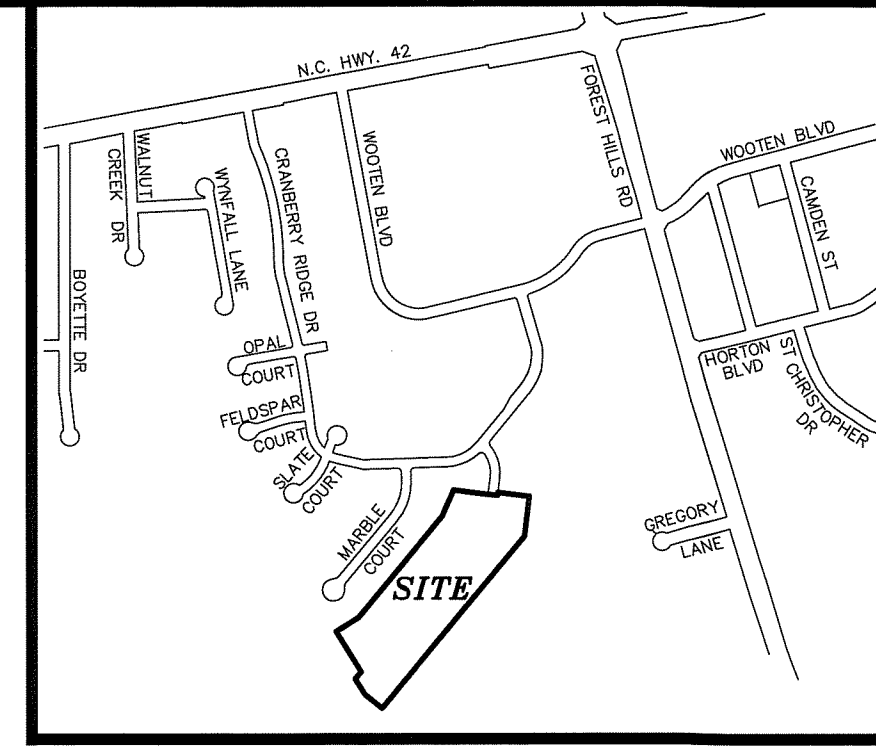
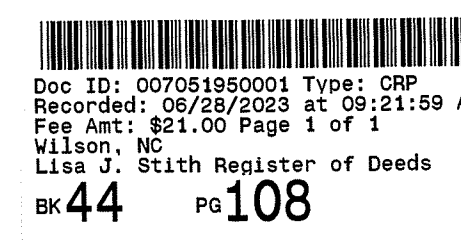
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

AREA COMPUTED BY COORDINATE METHOD.

DITCHES AND STREAMS ON SUBJECT PROPERTY MAY BE SUBJECT TO NEUSE RIVER BASIN REGULATIONS. NO DETERMINATION/LOCATIONS HAVE BEEN MADE AT THIS TIME.

DEVELOPER TO MAKE \$12,500 PAYMENT IN LIEU OF CONSTRUCTING SIDEWALKS.

NORTH CAROLINA WILSON COUNTY FILED FOR REGISTRATION AT ___ O'CLOCK A.P.M. ___ DAY OF ___ AND RECORDED IN BOOK ___ PAGE ___ REGISTER OF DEEDS



SITE DATA: TOTAL AREA 6.291 ACRES No. OF LOTS 32 (BUILDABLE) 1 (NON-BUILDABLE) 33 TOTAL ZONING SR6 PARCEL ID NUMBER 3701-96-8452 PROPERTY REFERENCE DB 2940 P 328

SR6 MINIMUM BUILDING LINES:

FRONT 20' SIDE 8' SIDE STREET 15' REAR 20'

OWNER/DEVELOPER:

NOVAM DOMUM LLC PO BOX 2548 GREENVILLE, NC 27834

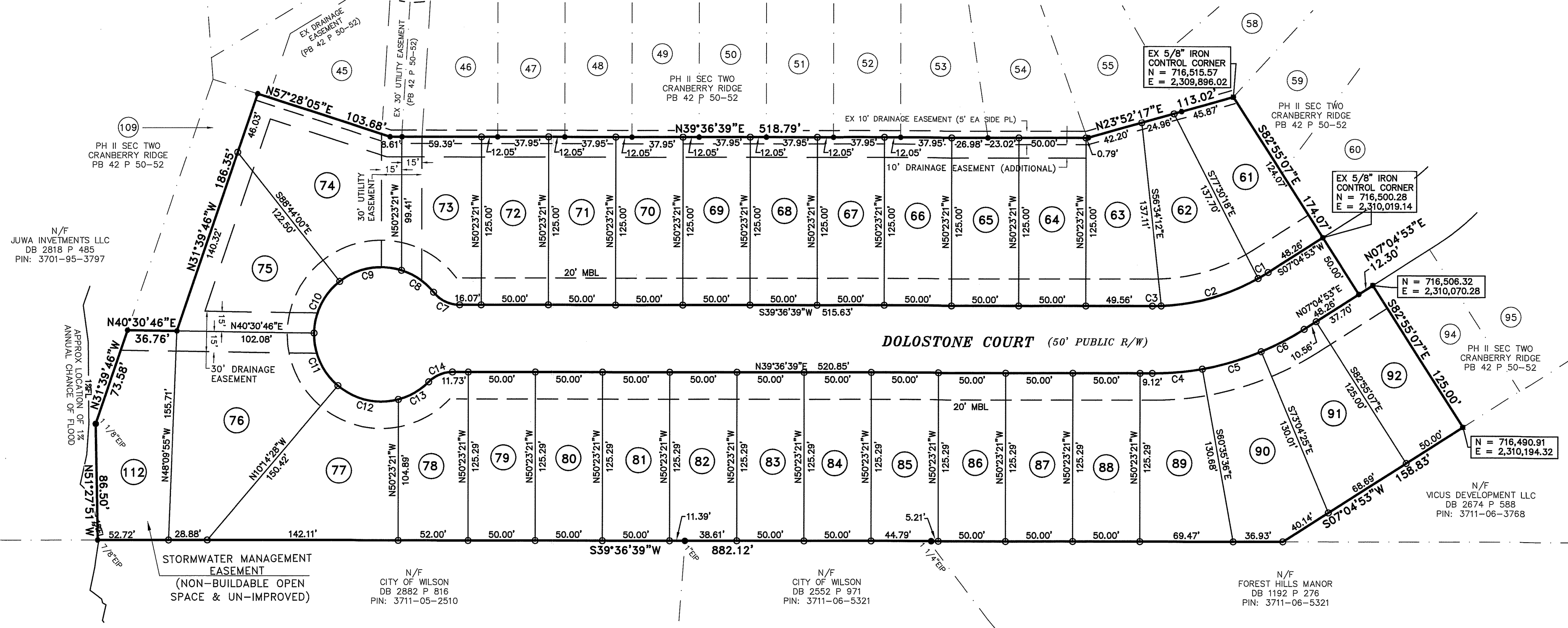
Final Plat Phase II - Section Three Cranberry Ridge Property Owner Novam Domum LLC

Located In City of Wilson Wilson Co., NC April 2023 Scale 1" = 60'

Herring-Sutton & Associates, P.A. Firm License #C-2310 2201 Nash Street NW Wilson, North Carolina 27896 (252) 291-8887

Plat Book 44 Page 108

- LEGEND**
- EXISTING 5/8" IRON (UNLESS DENOTED OTHERWISE)
 - NEW 5/8" IRON SET
 - ∅ NO POINT SET
 - EXISTING CONCRETE MONUMENT
 - NEW CONCRETE MONUMENT
 - ▲ EXISTING PK NAIL
 - △ NEW PK NAIL
 - AXLE
 - EXISTING AXLE



LOT DATA TABLE

LOT #	LOT AREA (SF)	ADDRESS
61	6,632	3212 DOLOSTONE CT SW
62	6,967	3214 DOLOSTONE CT SW
63	6,415	3216 DOLOSTONE CT SW
64	6,250	3218 DOLOSTONE CT SW
65	6,250	3220 DOLOSTONE CT SW
66	6,250	3222 DOLOSTONE CT SW
67	6,250	3224 DOLOSTONE CT SW
68	6,250	3226 DOLOSTONE CT SW
69	6,250	3228 DOLOSTONE CT SW
70	6,250	3230 DOLOSTONE CT SW
71	6,250	3232 DOLOSTONE CT SW
72	6,250	3234 DOLOSTONE CT SW
73	6,911	3236 DOLOSTONE CT SW
74	10,855	3238 DOLOSTONE CT SW
75	9,050	3240 DOLOSTONE CT SW
76	12,942	3241 DOLOSTONE CT SW
77	10,360	3239 DOLOSTONE CT SW
78	6,131	3237 DOLOSTONE CT SW
79	6,265	3235 DOLOSTONE CT SW
80	6,265	3233 DOLOSTONE CT SW
81	6,265	3231 DOLOSTONE CT SW
82	6,265	3229 DOLOSTONE CT SW
83	6,265	3227 DOLOSTONE CT SW
84	6,265	3225 DOLOSTONE CT SW
85	6,265	3223 DOLOSTONE CT SW
86	6,265	3221 DOLOSTONE CT SW
87	6,265	3219 DOLOSTONE CT SW
88	6,265	3217 DOLOSTONE CT SW
89	7,333	3215 DOLOSTONE CT SW
90	8,112	3213 DOLOSTONE CT SW
91	7,268	3211 DOLOSTONE CT SW
92	6,250	3209 DOLOSTONE CT SW
112	8,056	NOT BUILDABLE

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	160.00'	8.65'	N08°37'46"E	8.64'
C2	160.00'	75.59'	S23°42'43"W	74.89'
C3	160.00'	6.60'	S38°25'43"W	6.60'
C4	210.00'	37.40'	N34°30'31"E	37.35'
C5	210.00'	45.74'	N23°09'59"E	45.65'
C6	210.00'	36.08'	N12°00'14"E	36.04'
C7	25.00'	22.30'	S65°09'56"W	21.57'
C8	50.00'	29.31'	N73°55'40"E	28.89'
C9	50.00'	48.75'	S29°12'03"W	46.85'
C10	50.00'	44.29'	S24°06'37"E	42.86'
C11	50.00'	44.29'	S74°51'51"E	42.86'
C12	50.00'	48.07'	N52°13'08"E	46.24'
C13	50.00'	26.35'	N09°34'47"E	26.05'
C14	25.00'	19.69'	N17°02'44"E	19.19'

Final Plat
Phase II - Section Three
Cranberry Ridge
Property Owner
Novam Domum LLC

Located In
City of Wilson
April 2023
Wilson Co., NC
Scale 1" = 60'



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Firm License #C-2310
2201 Nash Street NW
Wilson, North Carolina 27896
(252) 291-8887



NORTH CAROLINA
WILSON COUNTY
FILED FOR REGISTRATION
AT _____ O'CLOCK A.P.M. _____ DAY OF _____
AND RECORDED _____
IN BOOK _____ PAGE _____
REGISTER OF DEEDS

Doc ID: 007051940001 Type: CRP
Recorded: 06/28/2023 at 09:21:41 AM
Fee Amt: \$21.00 Page 1 of 1
Wilson, NC
Lisa J. Stith Register of Deeds
BK 44 PG 107