

- ALL DISTANCES ARE GROUND HORIZONTAL U.S. SURVEY FEET.
- THE SOURCE OF TITLE OF THIS PROPERTY IS DEED BOOK 2306, PAGE 456. TAX PARCEL NO. 5-024-007.
- THIS PROPERTY LIES WITHIN ZONE AE, BASE FLOOD ELEVATION 8.0'. CRAVEN COUNTY, COMMUNITY NUMBER 370072 PANEL 7402 & 7404, SUFFIX J. MAP NUMBER 3720740200K & 3720740400K, EFFECTIVE DATE JULY 02, 2004.
- WATER UTILITIES PROVIDED BY CRAVEN COUNTY. INDIVIDUAL SEWER TREATMENT SYSTEMS.
- ELECTRIC, CABLE T.V., AND TELEPHONE SERVICE IS TO BE INSTALLED UNDERGROUND.
- BUILDING SETBACKS: FRONT- 30', SIDE - 10', REAR - 15' UNLESS OTHERWISE SHOWN ON THE FACE OF THE PLAT.
- EASEMENTS: THERE WILL BE A 10' DRAINAGE AND UTILITY EASEMENT CENTERED ALONG EACH SIDE LINE, AND A 5' UTILITY EASEMENT PARALLEL TO ALL STREETS. ADDITIONAL EASEMENTS MAY EXIST.
- DRIVEWAY PERMITS WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- ALL LOT CORNERS ON STREET INTERSECTIONS WILL MAINTAIN A MINIMUM SIGHT DISTANCE OF 70 FEET ALONG THE THROUGH STREET AND 10 FEET ALONG THE SIDE STREET. NO STRUCTURE WILL BE ALLOWED WITHIN THIS TRIANGLE. NO VEGETATION WILL BE ALLOWED MORE THAN 30 INCHES IN HEIGHT IN THIS TRIANGLE.
- INDIVIDUAL OWNERS DISTURBING MORE THAN 1 ACRE MUST HAVE APPROVED EROSION AND SEDIMENTATION CONTROL PERMIT, REQUIRED STRUCTURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- LOTS 1 and 1A ARE RESERVED FOR FUTURE DEVELOPMENT. LOTS 44A, 45A, 49A, 57A, 58A, 59A, AND 64A ARE NON BUILD ABLE LOTS. THESE LOTS ARE FOR USE WITH SEWER TREATMENT SYSTEMS ONLY.
- LINEAR FEET OF STREETS = 4158.
- ACCESS FOR LOTS 27, 28, 46, and 47 WILL BE FROM WATERWAY DRIVE ONLY.

STATE OF NORTH CAROLINA  
COUNTY OF CRAVEN

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

L. Valenti 8-4-2005  
REVIEW OFFICER DATE

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS  
CRAVEN COUNTY, NORTH CAROLINA

FILED FOR REGISTRATION AT 5:40 O'CLOCK P.M.

THIS 4 DAY OF August 20 05

IN PLAT CABINET H, SLIDE 31-A

Betsy Thompson - Michelle S. Cook  
REGISTER OF DEEDS OF CRAVEN COUNTY

CERTIFICATE OF LOCAL COASTAL AREA MANAGEMENT OFFICER

THIS SUBDIVISION CONFORMS TO THE STANDARDS OF THE NORTH CAROLINA COASTAL AREA MANAGEMENT ACT OF 1974 AND A PORTION OR ALL OF THE SUBDIVISION LOCATED WITHIN ANY AREA OF ENVIRONMENTAL CONCERN IS DULY NOTED AT THE APPROPRIATE LOCATION ON THIS PLAT.

Paul H. H. H. 07/29/05  
LOCAL PERMIT OFFICER

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

THE CRAVEN COUNTY PLANNING BOARD HEREBY APPROVES THE FINAL PLAT FOR THE FULSHIRE PLANTATION SUBDIVISION

Charles F. Anderson  
CHAIRMAN, PLANNING BOARD

7-28-05  
DATE

CERTIFICATE OF APPROVAL OF WATER SUPPLY SYSTEM

I CERTIFY THAT THIS WATER SUPPLY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION IN THIS SUBDIVISION FULLY MEETS THE REQUIREMENTS OF THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, DIVISION OF ENVIRONMENTAL HEALTH PUBLIC WATER SUPPLY SECTION AND IS HEREBY APPROVED AS SHOWN

Kay Hayes  
WATER SUPERINTENDENT

7/29/05  
DATE

DIVISION OF HIGHWAYS

PROPOSED PUBLIC SUBDIVISION ROAD MINIMUM DESIGN STANDARDS CERTIFICATION

Caron C. Everett  
DISTRICT ENGINEER

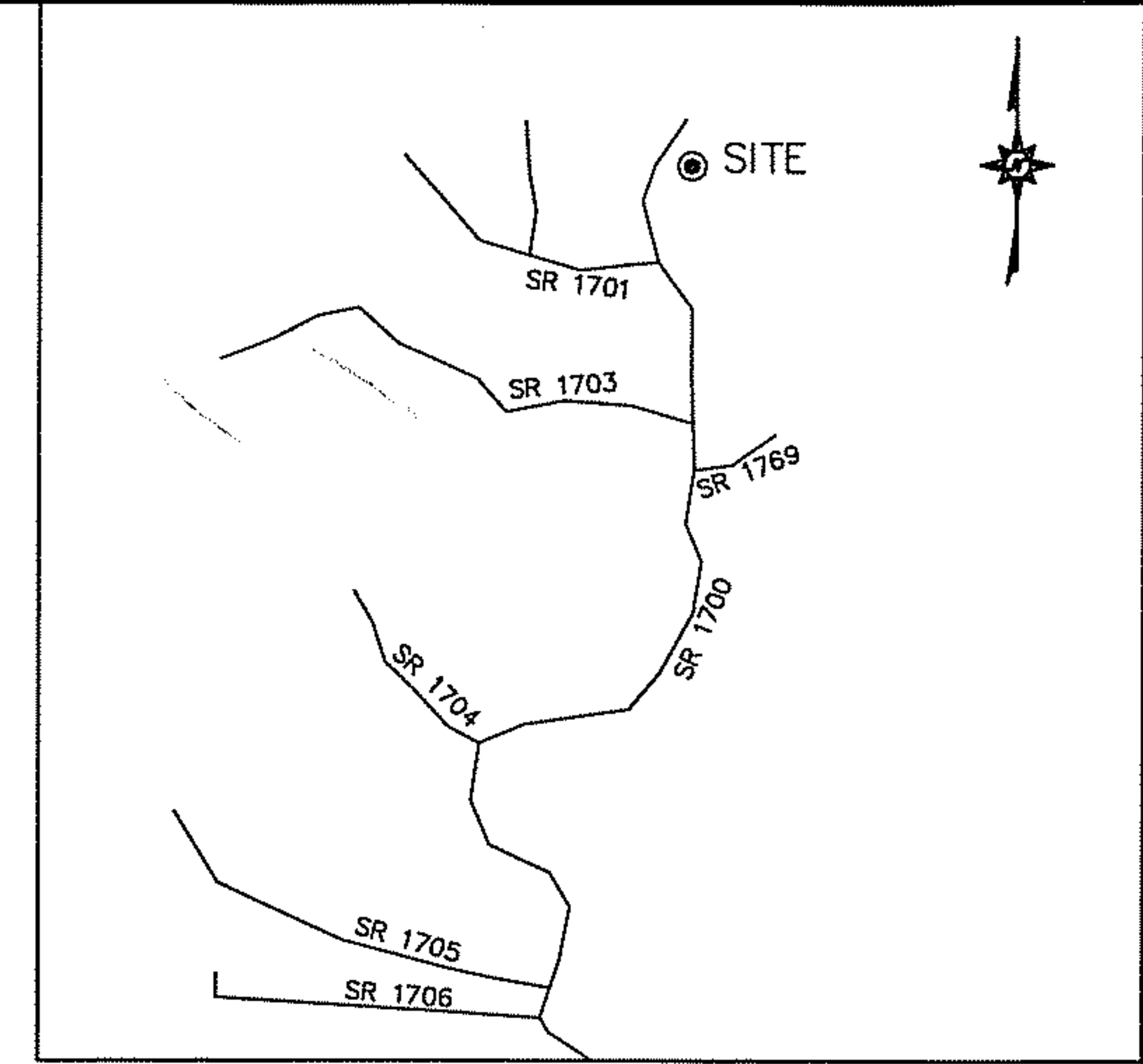
8-4-05  
DATE

CERTIFICATE OF APPROVAL FROM ENVIRONMENTAL HEALTH

UNLESS SPECIFICALLY REMARKED IN THE NOTES SECTION OF THIS PLAT, THE CRAVEN COUNTY HEALTH DEPARTMENT, BASED ON THE INFORMATION SUBMITTED WITH THE APPLICATION, HAS PERFORMED A SITE EVALUATION ON EACH LOT LOCATED WITHIN THIS SUBDIVISION. COPIES OF THE SITE EVALUATIONS AND IMPROVEMENTS PERMITS FOR THE SEWAGE COLLECTION TREATMENT AND DISPOSAL SYSTEMS PLANNED TO SERVE EACH LOT ARE AVAILABLE FOR REVIEW IN THE OFFICE OF THE DIVISION OF ENVIRONMENTAL HEALTH.

R. D. Silver  
DIRECTOR, DIVISION OF ENVIRONMENTAL HEALTH  
CRAVEN COUNTY HEALTH DEPARTMENT

8/3/05  
DATE



VICINITY MAP - NOT TO SCALE

H-31-A

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THE CRAVEN COUNTY BOARD OF COMMISSIONERS HEREBY APPROVES THE FINAL PLAT FOR THE FULSHIRE PLANTATION SUBDIVISION

George T. Brown, Jr.  
CHAIRMAN, CRAVEN COUNTY BOARD OF COMMISSIONERS

8-1-05  
DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF CRAVEN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION PURSUANT TO ARTICLE III, SECTION 307, OF THE CRAVEN COUNTY SUBDIVISION ORDINANCE WITH MY FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED:

6/23/05 Duncan Harrison  
DATE OWNER

OWNER:  
Coastal Marketing & Development Company  
309 Middle Street, Suite #9  
New Bern, NC 28560  
(252) 633-6091

ENGINEER:  
McKIM & CREED, P.A.  
243 N. Front Street  
Wilmington, NC 28401  
(910) 343-1048

TOTAL AREA	71.50 ACRES
TOTAL NUMBER OF RESIDENTIAL LOTS	57
AVERAGE RESIDENTIAL LOT SIZE	1.04 ACRES
NON RESIDENTIAL LOTS	7
FUTURE DEVELOPMENT LOTS	2
CEMETERY	0.02 ACRES

DISCLAIMER OF WETLAND DETERMINATION

APPROVAL OF THIS SUBDIVISION DOES NOT ADDRESS THE ISSUE OF THE EXISTENCE OR NON-EXISTENCE OF WETLANDS WITHIN THE SUBDIVISION. THE ENFORCEMENT OF WETLANDS REGULATION 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.

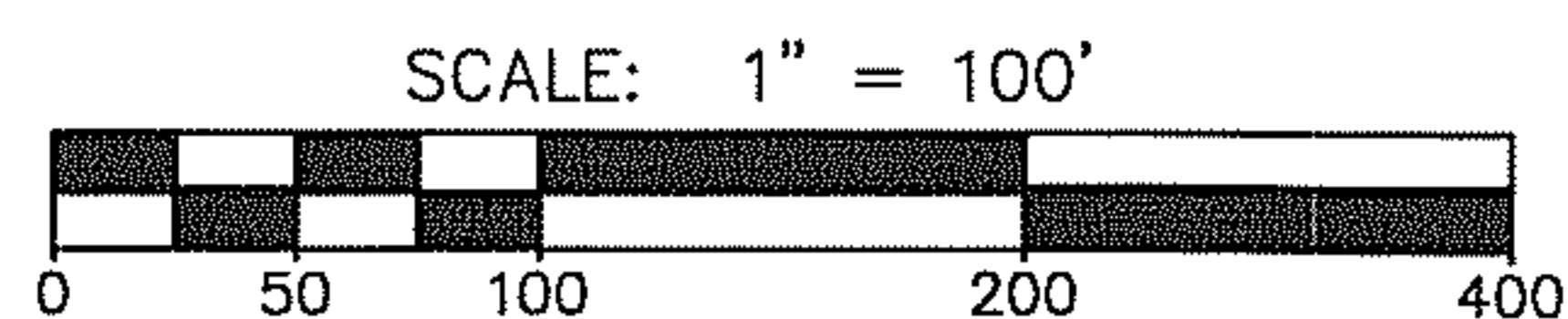
THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Joseph T. Chance  
JOSEPH T. CHANCE L-3666  
PROFESSIONAL LAND SURVEYOR

CRAVEN COUNTY, NORTH CAROLINA  
I, JOSEPH T. CHANCE, PLS L-3666 CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS AND (OR) MAPS REFERENCED ON THIS PLAT; THAT LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES WAS GREATER THAN 1:10,000; THAT THE AREA IS COMPUTED BY COORDINATE METHOD; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY HAND AND SEAL THIS 23RD DAY OF JUNE A.D. 2005.  
Joseph T. Chance  
JOSEPH T. CHANCE L-3666  
PROFESSIONAL LAND SURVEYOR,

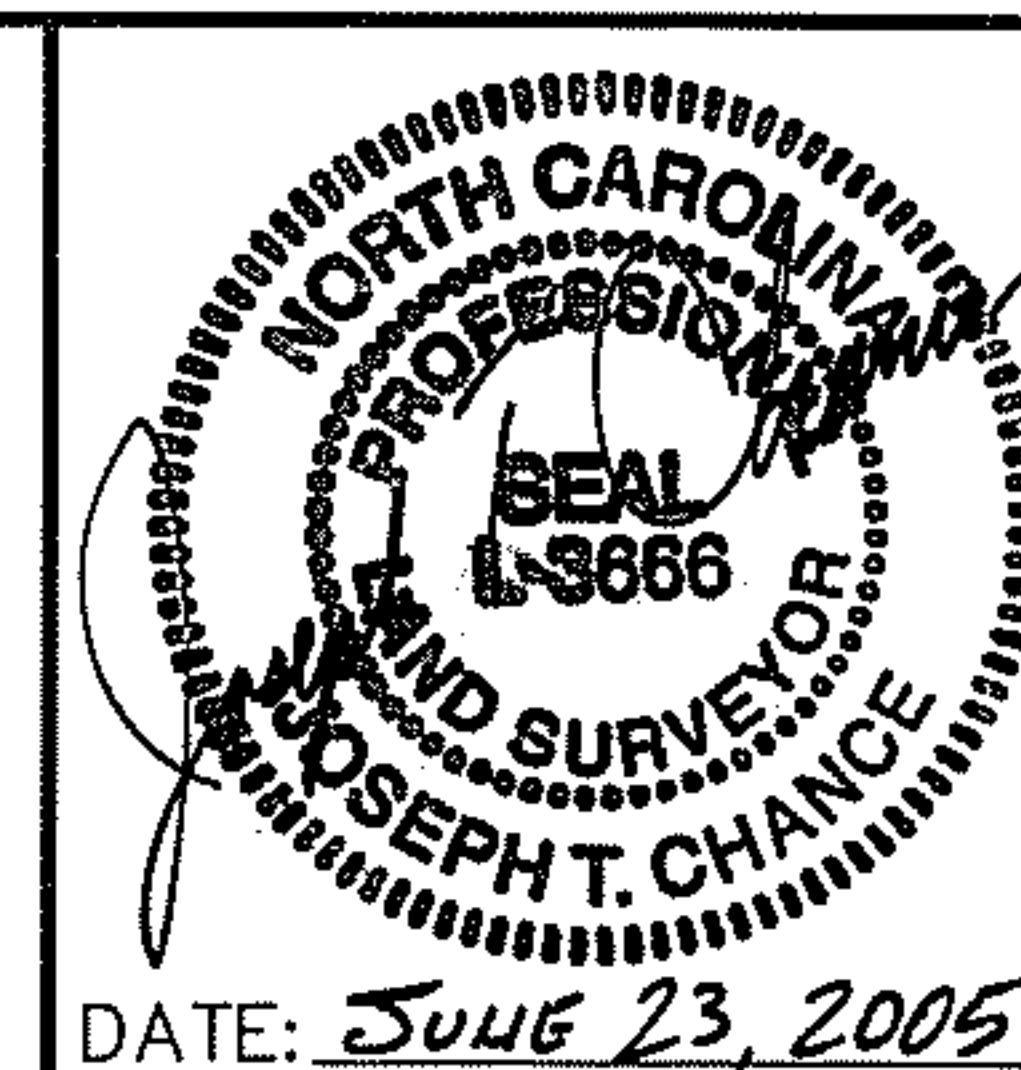
NOTARIZED



**Fulshire Plantation**



2807 NEUSE BLVD. BLDG. 5  
NEW BERN, NORTH CAROLINA 28562  
TELE: (252) 633-5899  
FAX: (252) 633-6551



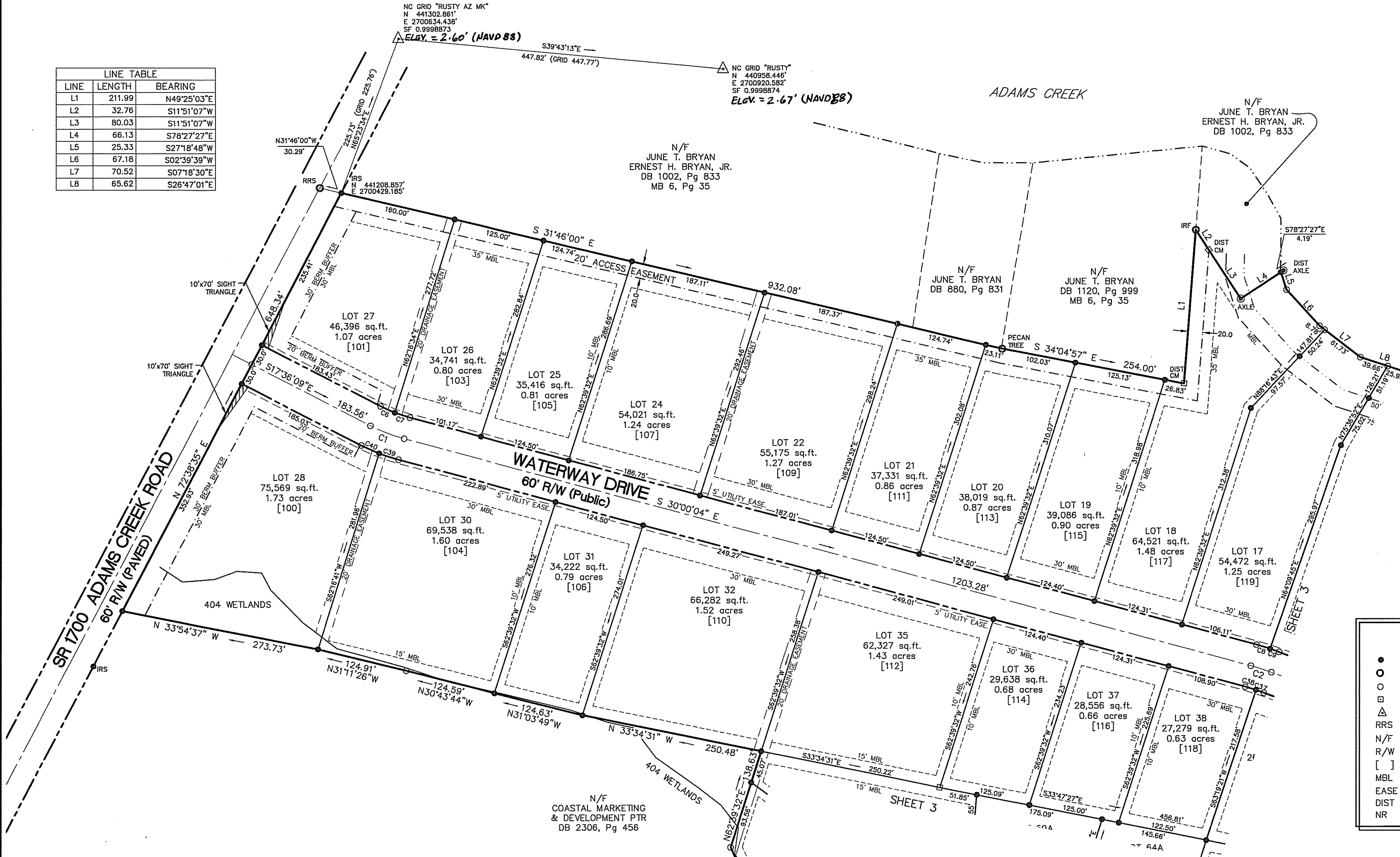
FINAL PLAT  
of  
FULSHIRE PLANTATION

JUNE 22, 2005

NUMBER 5 TOWNSHIP CRAVEN COUNTY NORTH CAROLINA

JOB NUMBER 04045  
DWG NUMBER 0001  
SHEET NUMBER 1 of 4  
PROJECT SURVEYOR JTC  
SURVEYED BY GA, CB, CH  
DRAWN BY dod  
FIELD BOOK NB 244  
COMPUTER FILE 4045-0001fp.dwg

LINE	LENGTH	BEARING
L1	211.99	N49°25'03"E
L2	32.76	S11°51'07"W
L3	80.03	S11°51'07"W
L4	66.13	S78°27'27"E
L5	25.33	S27°18'48"W
L6	67.18	S02°39'39"W
L7	70.52	S07°18'30"E
L8	65.62	S26°47'01"E



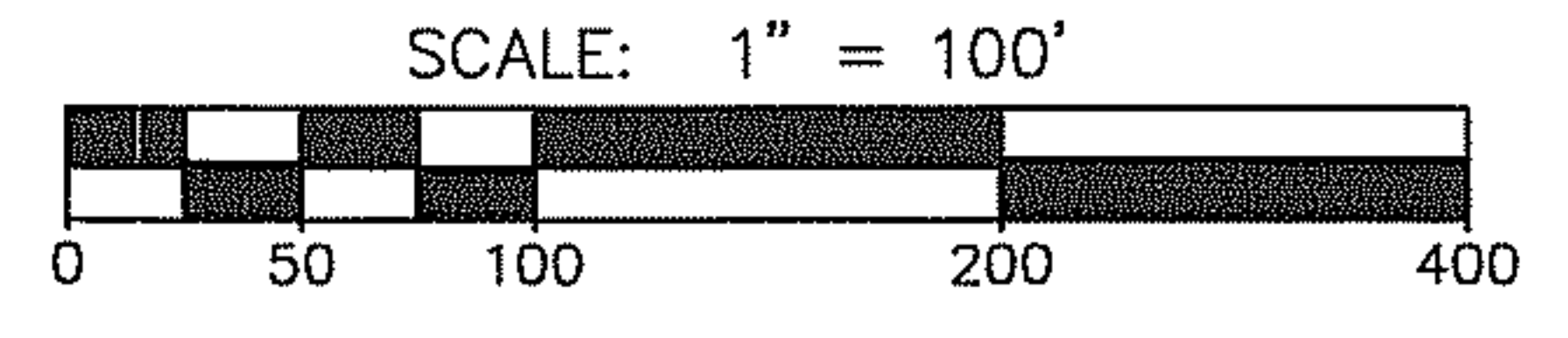
A-31-B

LEGEND	
●	IRON ROD SET
○	IRON PIPE FOUND
○	NON MONUMENTED POINT
□	CONCRETE CONTROL CORNER
△	PK NAIL FOUND
RRS	RAILROAD SPIKE FOUND
N/F	NOW or FORMERLY
R/W	RIGHT OF WAY
[ ]	POSTAL ENUMERATION
MBL	MINIMUM BUILDING LINE
EASE	EASEMENT
DIST	DISTURBED
NR	NON RESIDENTIAL

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	DIRECTION	CHORD
C1	49.77	230.00	24.98	12°23'55"	S23°48'06"E	49.67
C2	29.73	300.00	14.88	5°40'38"	S27°09'45"E	29.71
C6	21.56	200.00	10.79	6°10'34"	S20°41'26"E	21.55
C7	21.72	200.00	10.87	6°13'21"	S26°53'23"E	21.71
C8	19.51	330.00	9.76	3°23'16"	S28°18'26"E	19.51
C9	13.19	330.00	6.59	2°17'23"	S25°28'07"E	13.19
C37	11.25	270.00	5.63	2°23'13"	N25°31'02"W	11.25
C38	15.51	270.00	7.75	3°17'25"	N28°21'21"W	15.50
C39	28.24	260.00	14.13	6°13'21"	N26°53'23"W	28.22
C40	26.69	260.00	13.36	5°52'55"	N20°50'16"W	26.68

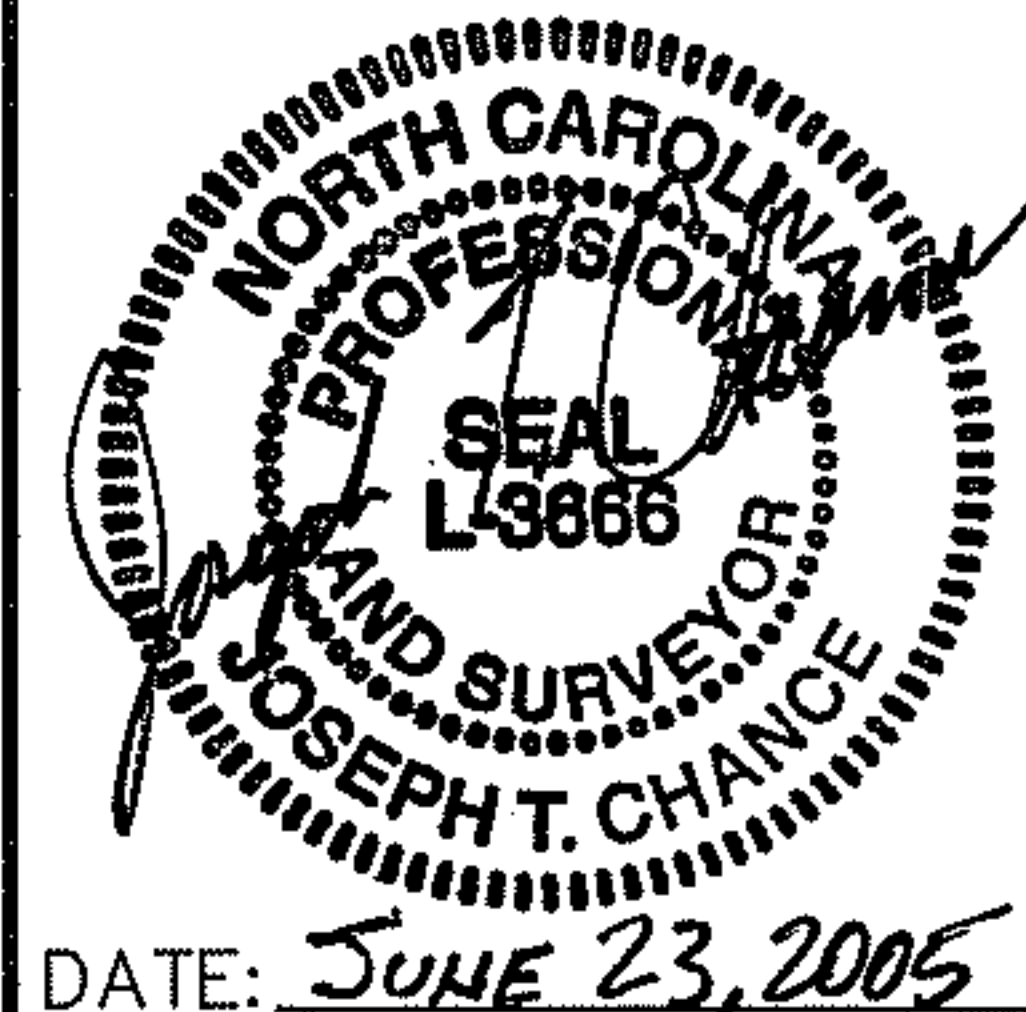
Date 08/04/2005 Time 15:40:51 2 of 4 Pgs  
 No: 2005-00132500  
 Book 2340 Page 338

FILED FOR REGISTRATION AT 5:40 O'CLOCK P.M.  
 THIS 4 DAY OF August 20 05  
 IN PLAT CABINET H SLIDE 31-B  
 Bickelshorn - Michelle S. Sisk  
 REGISTER OF DEEDS OF CRAVEN COUNTY



**Fulshire Plantation**

**MCKIM & CREED**  
 2807 NEUSE BLVD. BLDG. 5  
 NEW BERN, NORTH CAROLINA 28562  
 TELE: (252) 633-5899  
 FAX: (252) 633-6551



FINAL PLAT  
 of  
**FULSHIRE PLANTATION**

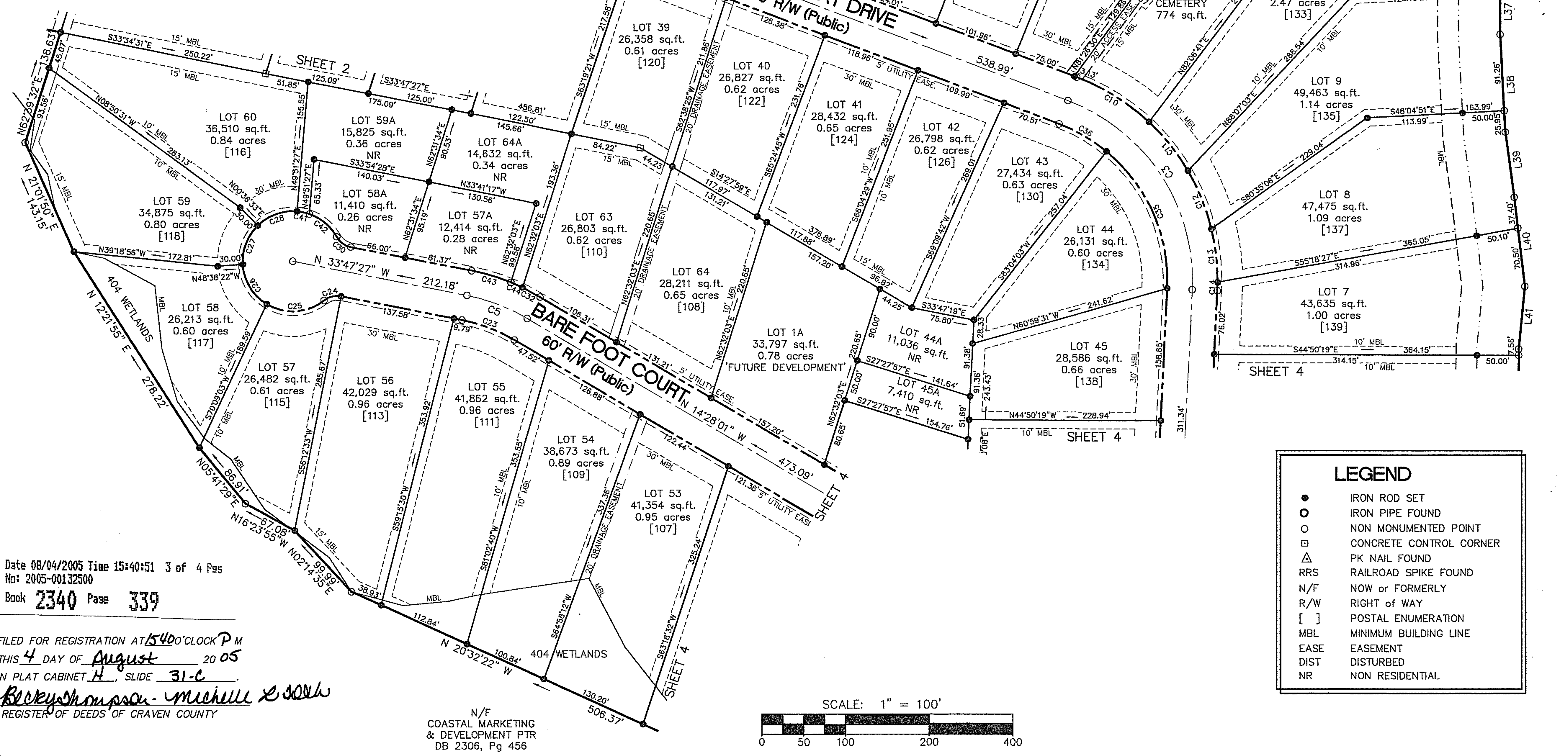
JUNE 22, 2005

NUMBER 5 TOWNSHIP CRAVEN COUNTY NORTH CAROLINA

JOB NUMBER 04045  
 DWG NUMBER 0001  
 SHEET NUMBER 2 of 4  
 PROJECT SURVEYOR JTC  
 SURVEYED BY GA, CB, CH  
 DRAWN BY dod  
 FIELD BOOK NB 244  
 COMPUTER FILE 4045-0001fp.dwg

DATE: June 23, 2005

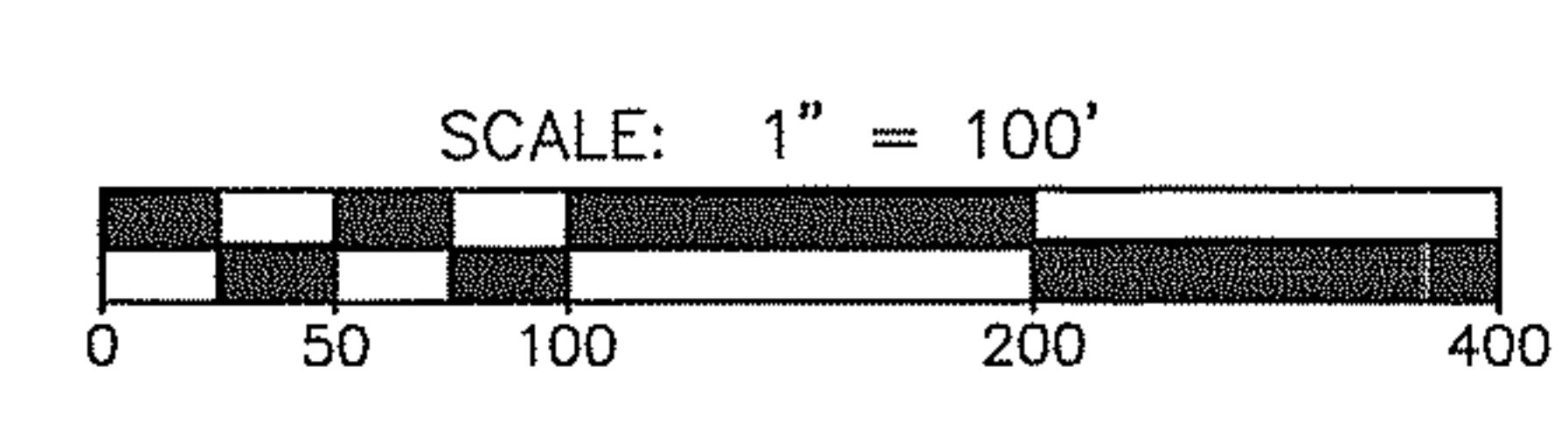
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	DIRECTION	CHORD
C2	29.73	300.00	14.88	5'40"38"	S27°09'45"E	29.71
C3	289.67	230.00	167.59	72°09'34"	S11°45'22"W	270.90
C5	77.57	230.00	39.16	19°19'28"	N24°07'43"W	77.21
C8	19.51	330.00	9.76	3°23'16"	S28°18'26"E	19.51
C9	13.19	330.00	6.59	2°17'23"	S25°28'07"E	13.19
C10	102.15	260.00	51.74	22°30'38"	S13°04'06"E	101.49
C11	75.26	260.00	37.90	16°35'08"	S06°28'47"W	75.00
C12	75.26	260.00	37.90	16°35'08"	S23°03'54"W	75.00
C13	64.63	260.00	32.48	14°14'35"	S38°28'45"W	64.47
C14	10.14	260.00	5.07	2°14'06"	S46°43'06"W	10.14
C23	67.45	200.00	34.05	19°19'28"	N24°07'43"W	67.14
C24	21.68	25.00	11.57	49°40'49"	N58°37'50"W	21.00
C25	73.06	60.00	41.83	69°45'58"	N48°35'15"W	68.63
C26	57.66	60.00	31.28	55°03'53"	N13°49'41"E	55.47
C27	51.57	60.00	27.50	49°14'55"	N65°59'05"E	50.00
C28	51.57	60.00	27.50	49°14'55"	S64°46'00"E	50.00
C41	15.16	60.00	7.62	14°28'39"	N32°54'12"W	15.12
C42	43.51	60.00	22.76	41°33'13"	N04°53'16"W	42.57
C30	21.68	25.00	11.57	49°40'47"	S08°57'03"E	21.00
C43	48.98	260.00	24.56	10°47'36"	N28°23'39"W	48.91
C44	15.09	260.00	7.55	3°19'30"	N21°20'06"W	15.09
C32	23.62	260.00	11.82	5°12'22"	S17°04'10"E	23.62
C35	185.97	200.00	100.32	53°16'32"	N21°11'52"E	179.34
C36	65.92	200.00	33.26	18°53'02"	N14°52'54"W	65.62
C37	11.25	270.00	5.63	2°23'13"	N25°31'02"W	11.25
C38	15.51	270.00	7.75	3°17'25"	N28°21'21"W	15.50



LINE TABLE		
LINE	LENGTH	BEARING
L8	65.62	S26°47'01"E
L9	60.29	S27°23'32"E
L10	77.45	S33°57'21"E
L11	69.24	S39°30'33"E
L12	75.21	S43°36'47"E
L13	72.86	S48°19'44"E
L14	76.07	S50°04'01"E
L15	76.86	S53°52'34"E
L16	73.61	S53°31'56"E
L17	71.73	S56°20'15"E
L18	66.63	S57°05'58"E
L19	49.60	S33°23'47"E
L20	46.70	S10°59'22"E
L21	34.31	S01°30'50"E
L22	43.94	S18°13'42"E
L23	32.92	S37°18'18"E
L24	17.69	S05°01'11"E
L25	18.38	S19°23'28"W
L26	48.13	S42°24'30"W
L27	45.50	S58°41'21"W
L28	36.10	S84°03'17"W
L29	60.96	S81°12'31"W
L30	17.57	S49°16'56"W
L31	32.55	S44°11'09"W
L32	46.79	S55°58'06"W
L33	50.66	S37°00'57"W
L34	33.88	S44°57'28"W
L35	18.23	S08°57'44"W
L36	22.88	N74°19'00"W
L37	56.44	S45°00'03"W
L38	117.21	S41°55'09"W
L39	78.51	S37°10'25"W
L40	107.90	S38°16'28"W
L41	75.19	S50°35'05"W
L42	94.71	S45°08'21"W
L62	12.61	N09°14'17"W
L63	32.48	N82°54'41"E
L64	11.78	S09°14'17"E
L65	12.08	S09°14'17"E
L66	32.48	S82°54'41"W
L67	11.25	N09°14'17"W

**LEGEND**

- IRON ROD SET
- IRON PIPE FOUND
- NON MONUMENTED POINT
- CONCRETE CONTROL CORNER
- △ PK NAIL FOUND
- RRS RAILROAD SPIKE FOUND
- N/F NOW or FORMERLY
- R/W RIGHT OF WAY
- [ ] POSTAL ENUMERATION
- MBL MINIMUM BUILDING LINE
- EASE EASEMENT
- DIST DISTURBED
- NR NON RESIDENTIAL



Date 08/04/2005 Time 15:40:51 3 of 4 Pgs  
 No: 2005-00132500  
 Book 2340 Page 339

FILED FOR REGISTRATION AT 5:40 O'CLOCK P.M.  
 THIS 4 DAY OF August 20 05  
 IN PLAT CABINET H, SLIDE 31-C  
*Rebecca Thompson - Michelle S. Scott*  
 REGISTER OF DEEDS OF CRAVEN COUNTY

N/F  
 COASTAL MARKETING  
 & DEVELOPMENT PTR  
 DB 2306, Pg 456

**Fulshire Plantation**

**MCKIM & CREED**  
 2807 NEUSE BLVD. BLDG. 5  
 NEW BERN, NORTH CAROLINA 28562  
 TELE: (252) 633-5899  
 FAX: (252) 633-6551

**NORTH CAROLINA PROFESSIONAL SURVEYOR**  
 SEAL L-3666  
 JOSEPH T. CHANCE  
 DATE: JUNE 23, 2005

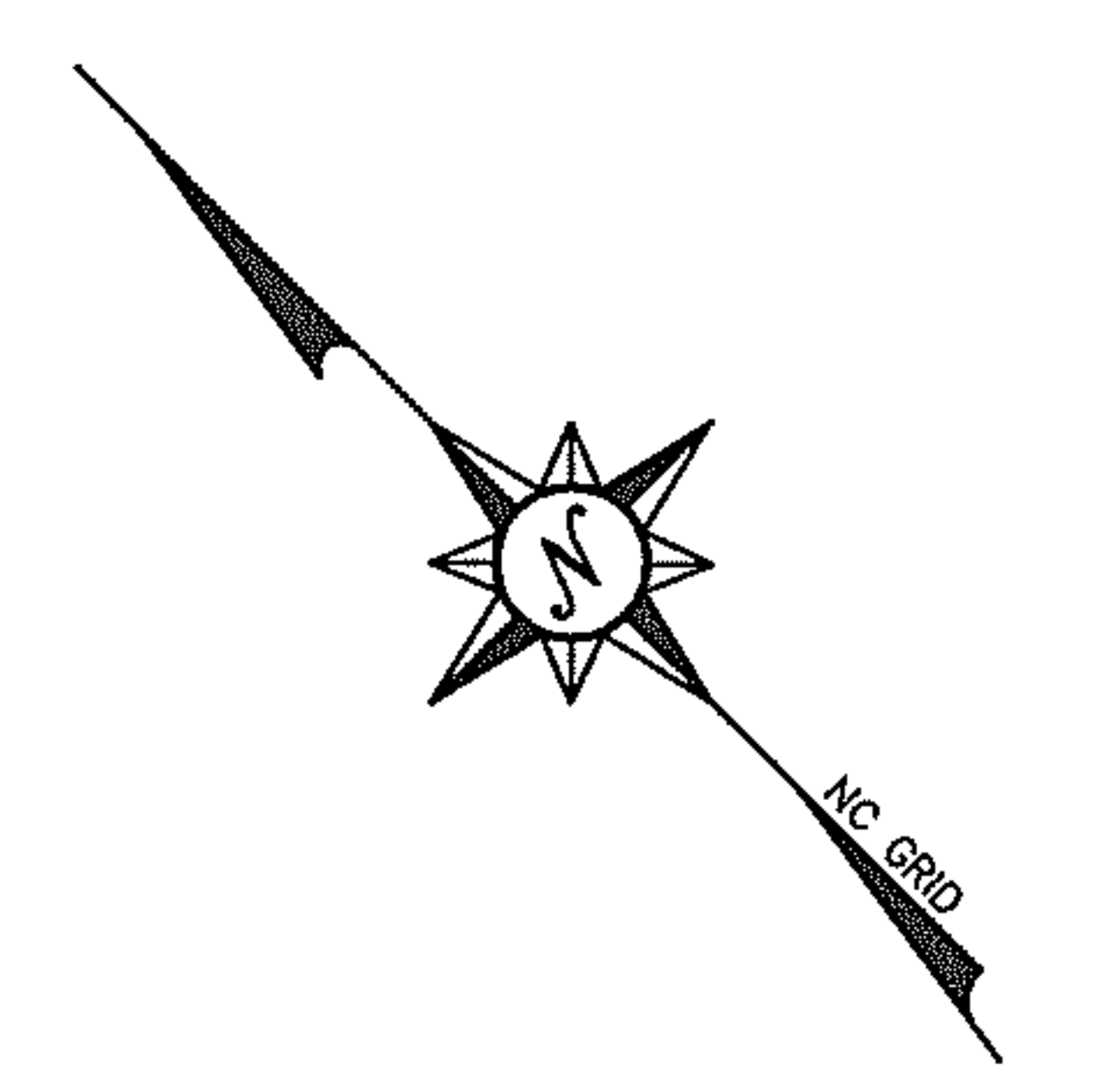
FINAL PLAT  
 of  
**FULSHIRE PLANTATION**

JUNE 22, 2005

NUMBER 5 TOWNSHIP CRAVEN COUNTY NORTH CAROLINA

JOB NUMBER	04045
DWG NUMBER	0001
SHEET NUMBER	3 of 4
PROJECT SURVEYOR	JTC
SURVEYED BY	GA, CB, CH
DRAWN BY	dod
FIELD BOOK	NB 244
COMPUTER FILE	4045-0001fp.dwg

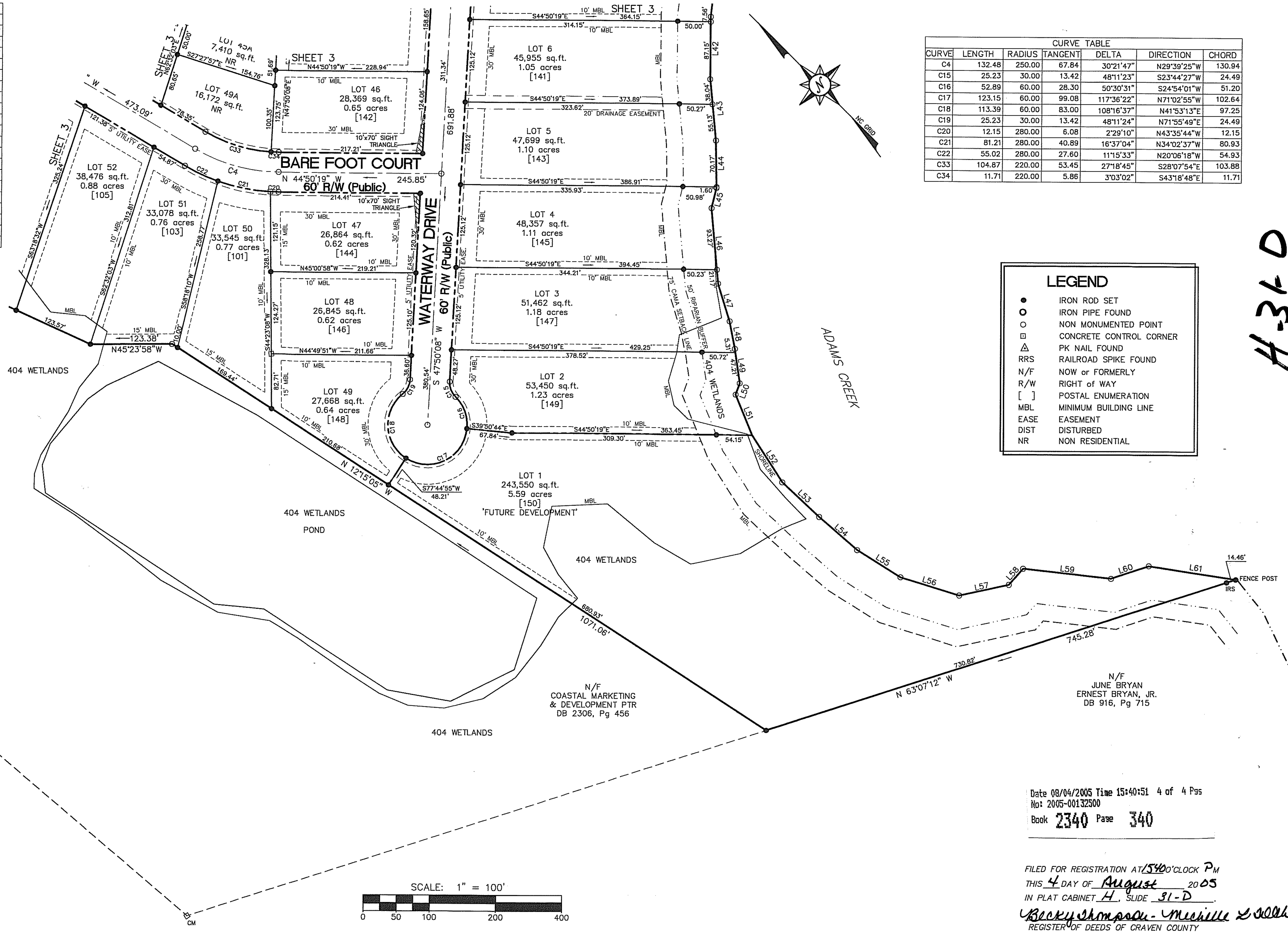
A-31C



LINE	LENGTH	BEARING
L42	94.71	S45°08'21"W
L43	93.16	S39°19'24"W
L44	71.77	S43°52'24"W
L45	31.40	S58°33'42"W
L46	114.44	S39°39'53"W
L47	59.50	S27°46'27"W
L48	42.71	S33°51'43"W
L49	52.52	S36°39'49"W
L50	18.27	S64°51'03"W
L51	66.13	S22°35'02"W
L52	84.54	S12°15'40"W
L53	76.50	S01°55'16"E
L54	76.29	S04°12'15"E
L55	77.32	S13°12'18"E
L56	92.78	S28°01'25"E
L57	76.90	S57°31'39"E
L58	32.54	N86°06'28"E
L59	133.69	S38°41'35"E
L60	60.16	S63°42'28"E
L61	133.07	S36°25'28"E

CURVE	LENGTH	RADIUS	TANGENT	DELTA	DIRECTION	CHORD
C4	132.48	250.00	67.84	30°21'47"	N29°39'25"W	130.94
C15	25.23	30.00	13.42	48°11'23"	S23°44'27"W	24.49
C16	52.89	60.00	28.30	50°30'31"	S24°54'01"W	51.20
C17	123.15	60.00	99.08	117°36'22"	N71°02'55"W	102.64
C18	113.39	60.00	83.00	108°16'37"	N41°53'13"E	97.25
C19	25.23	30.00	13.42	48°11'24"	N71°55'49"E	24.49
C20	12.15	280.00	6.08	2°29'10"	N43°35'44"W	12.15
C21	81.21	280.00	40.89	16°37'04"	N34°02'37"W	80.93
C22	55.02	280.00	27.60	11°15'33"	N20°06'18"W	54.93
C33	104.87	220.00	53.45	27°18'45"	S28°07'54"E	103.88
C34	11.71	220.00	5.86	3°03'02"	S43°18'48"E	11.71

LEGEND	
●	IRON ROD SET
○	IRON PIPE FOUND
○	NON MONUMENTED POINT
□	CONCRETE CONTROL CORNER
△	PK NAIL FOUND
RRS	RAILROAD SPIKE FOUND
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
[ ]	POSTAL ENUMERATION
MBL	MINIMUM BUILDING LINE
EASE	EASEMENT
DIST	DISTURBED
NR	NON RESIDENTIAL



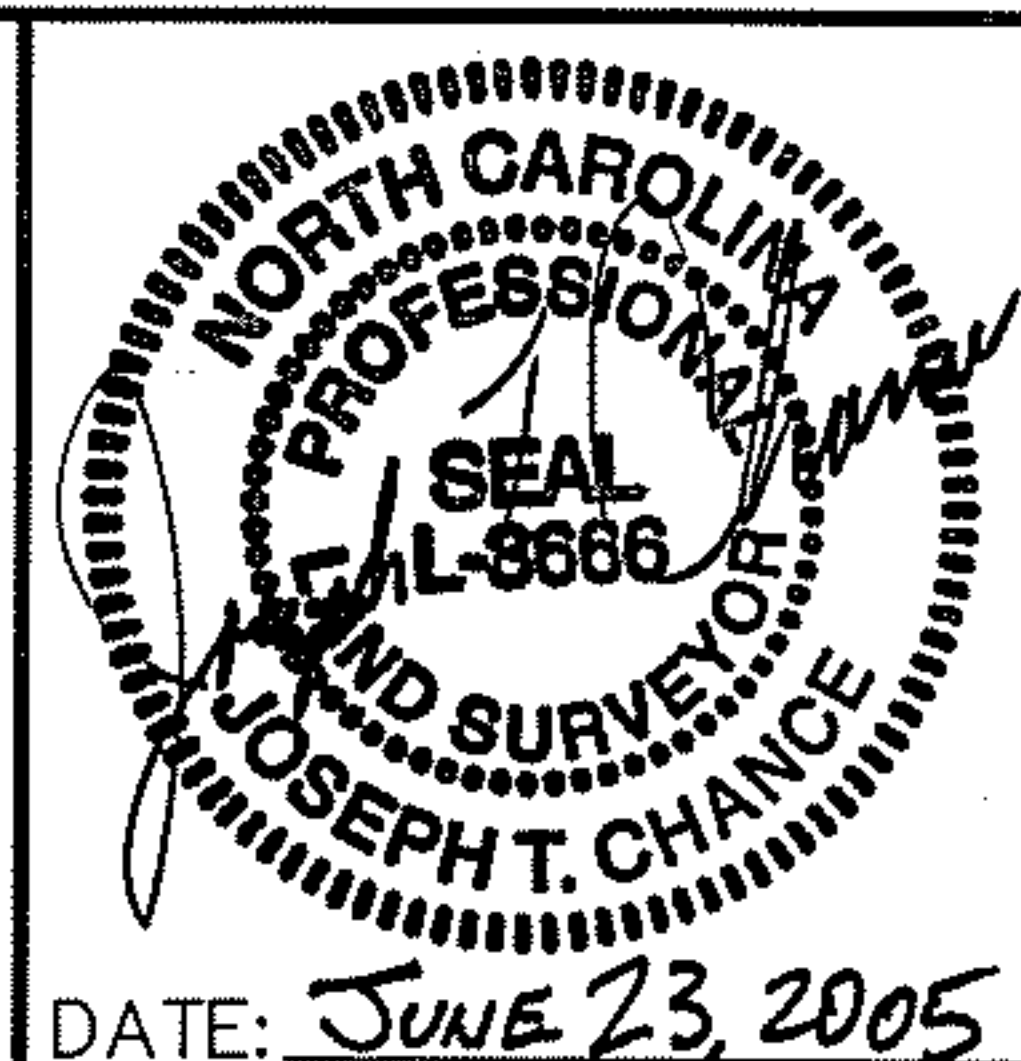
H-31-D

Date 08/04/2005 Time 15:40:51 4 of 4 Pgs  
 No: 2005-00132500  
 Book 2340 Page 340

FILED FOR REGISTRATION AT 1:540'CLOCK PM  
 THIS 4 DAY OF August 2005  
 IN PLAT CABINET H, SLIDE 31-D  
 Becky Thompson - Michelle L. Wood  
 REGISTER OF DEEDS OF CRAVEN COUNTY

**Fulshire Plantation**

**MCKIM & CREED**  
 2807 NEUSE BLVD. BLDG. 5  
 NEW BERN, NORTH CAROLINA 28562  
 TELE: (252) 633-5899  
 FAX: (252) 633-6551



FINAL PLAT  
 of  
**FULSHIRE PLANTATION**

JUNE 22, 2005

NUMBER 5 TOWNSHIP CRAVEN COUNTY NORTH CAROLINA

JOB NUMBER	04045
DWG NUMBER	0001
SHEET NUMBER	4 of 4
PROJECT SURVEYOR	JTC
SURVEYED BY	GA, CB, CH
DRAWN BY	dad
FIELD BOOK	NB 244
COMPUTER FILE	4045-0001fp.dwg