RE - VISED - RE - RECORDED
FINAL PLAT
OF
Croatan Crossing

PLANNED UNIT DEVELOPMENT

Section One, Phase One

TOWNSHIP NUMBER 6, CRAVEN COUNTY, NORTH CAROLINA

H-158-F

CRAVEN COUNTY, NORTH CAROLINA
I, BRAD L. SUITT, PLS #-3767, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOK 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 THAT 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 ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 10TH DAY OF AUGUST, A.D., 2009.

PROFESSIONAL LAND SURVEYOR, L-3767

NORTH CAROLINA PROFESSIONAL SEAL L-3767 LAND SURVEYOR BRAD L. SUITT

STATE OF NORTH CAROLINA
CRAVEN COUNTY

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

DATE: 11-13-09 Robin Becker
REVIEW OFFICER

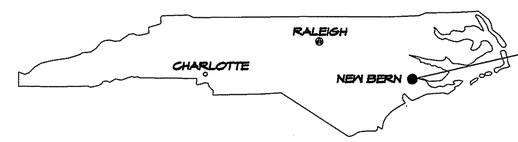
CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS
CRAVEN COUNTY NORTH CAROLINA

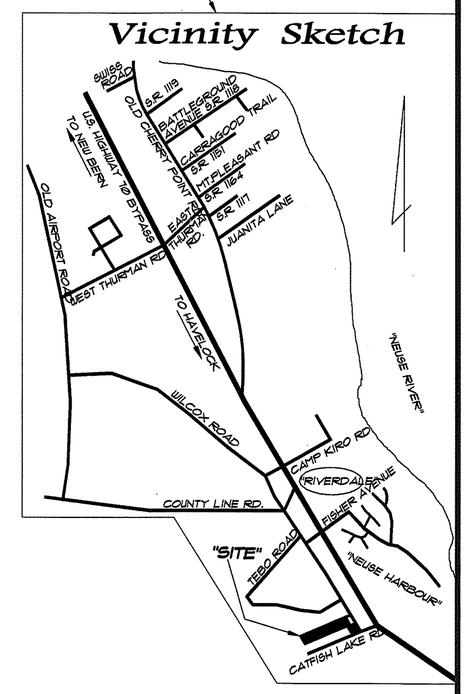
FILED FOR REGISTRATION THIS 13th DAY OF Nov 2009 AD. AT 10:23 (AM/PM) AND DULY RECORDED IN PLAT CABINET H, SLIDE(S) 158-F

Sherri B. Richard by Michelle L. Lolk Asst.
REGISTER OF DEEDS

Image ID: 000001781637 Type: CRP
Kind: MAP
Recorded: 11/13/2009 at 10:23:48 AM
Fee Amt: $63.00 Page 1 of 3
Workflow 0000015546-0001
Craven, NC
Sherri B. Richard Register of Deeds
BK 2871 PG 683

NOTES:
01. AREA BY COORDINATES.
02. SURVEY PRECISION = 1: 10,000.
03. FLOOD REPORT:
THIS PROPERTY SCALED IN ZONE X PER FLOOD INSURANCE RATE MAP NUMBER 3720640400J EFFECTIVE DATE: JULY 04, 2004.
THIS PROPERTY DID NOT SCALE IN A SPECIAL FLOOD HAZARD AREA WHERE BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS HAVE BEEN DETERMINED.
THIS REPORT IN NO WAY SUPERSEDES THE ABOVE REFERENCED FIRM.
04. WATER & SEWER SERVICE BY NEUSE RIVER WATER & SEWER DISTRICT & CITY OF NEW BERN.
05. THIS SURVEY CREATES A SUBDIVISION OF LAND IN CRAVEN COUNTY WHICH HAS AN ORDINANCE REGULATING PARCELS OF LAND.
06. TOTAL AREA IN SUBDIVISION = 1084,410 +/- sq.ft 24.89 +/- acres
07. TOTAL NUMBER OF LOTS = 62.
08. DRAINAGE & UTILITY EASEMENTS
(a) 10' DRAINAGE & UTILITY EASEMENT ALONG ROAD RIGHT OF WAYS.
(b) 10' DRAINAGE & UTILITY EASEMENT CENTERED ALONG EACH SIDE PROPERTY LINE.
(c) 10' DRAINAGE & UTILITY EASEMENT CENTERED ALONG EACH REAR PROPERTY LINES.
09. MINIMUM BUILDING LINES.
(a) 25' FRONT MINIMUM BUILDING LINE- UNLESS OTHERWISE NOTED.
(b) 5' REAR MINIMUM BUILDING LINE.
(c) 5' SIDE MINIMUM BUILDING LINE
10. PROPOSED UNDERGROUND ELECTRIC, TELEPHONE, CABLE T.V. UTILITIES.
11. IRON SURVEY STAKES TO BE SET AT PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
12. THIS IS A BOUNDARY SURVEY ONLY, NO IMPROVEMENTS SHOWN.
13. NO COMMERCIAL STRUCTURES(RESIDENTIALS BUILDINGS ONLY).
14. DUE TO SOIL CHARACTERISTICS, SPECIALLY ENGINEERED FOUNDATIONS MAY BE REQUIRED.
15. TOTAL PROPOSED ROADWAY LENGTH = 3799.18'
16. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
17. THE RE-RECORDING OF THIS PLAT IS TO CHANGE TO NAME OF THE SUBDIVISION FROM THE VILLAGE @ CROATAN TO CROATAN CROSSING.





CURVE TABLE

CURVE	RADIUS	LENGTH	DIRECTION	DISTANCE
C-1	25.00	39.27	N 84°54'49" W	35.36
C-2	1025.00	20.71	N 50°39'55" E	20.71
C-3	1025.00	65.01	N 53°03'40" E	65.00
C-4	1025.00	65.01	N 56°41'42" E	65.00
C-5	1025.00	24.90	N 59°12'28" E	24.90
C-6	255.00	40.21	N 64°25'15" E	40.17
C-7	255.00	65.18	N 76°15'38" E	65.00
C-8	255.00	44.80	N 88°36'57" E	44.74
C-9	255.00	43.74	S 81°26'16" E	43.68
C-10	255.00	41.82	S 71°49'34" E	41.77
C-11	255.00	52.42	S 61°14'22" E	52.32
C-12	25.00	34.78	S 84°47'33" W	32.04
C-13	255.00	41.05	N 49°32'50" E	41.00
C-14	255.00	19.16	N 56°18'41" E	19.16
C-15	205.00	52.77	N 51°05'22" E	52.63
C-16	205.00	65.28	N 34°35'34" E	65.00
C-17	205.00	52.37	N 18°09'09" E	52.23
C-18	255.00	12.83	S 12°16'31" W	12.83
C-19	255.00	65.18	S 21°02'20" W	65.00
C-20	255.00	65.18	S 35°41'01" W	65.00
C-21	255.00	60.14	S 49°45'44" W	60.00
C-22	255.00	60.14	S 63°16'30" W	60.00
C-23	255.00	60.14	S 76°47'15" W	60.00
C-24	255.00	60.14	N 89°41'59" W	60.00
C-25	255.00	60.14	N 76°11'14" W	60.00
C-26	255.00	60.14	N 62°40'28" W	60.00
C-27	255.00	60.14	N 49°09'43" W	60.00
C-28	255.00	11.09	N 41°09'34" W	11.09

CURVE TABLE

CURVE	RADIUS	LENGTH	DIRECTION	DISTANCE
C-29	975.00	20.71	N 50°41'42" E	20.71
C-30	975.00	71.46	N 53°24'11" E	71.45
C-31	975.00	74.89	N 57°42'12" E	74.87
C-32	205.00	73.80	N 70°13'00" E	73.40
C-33	205.00	114.50	S 83°28'11" E	113.01
C-34	205.00	43.36	S 61°24'37" E	43.28
C-35	25.00	34.78	S 15°29'39" E	32.04
C-36	255.00	60.21	N 17°35'54" E	60.07
C-37	205.00	24.61	S 14°16'24" W	24.60
C-38	205.00	80.52	S 28°57'53" W	80.00
C-39	205.00	80.52	S 51°28'06" W	80.00
C-40	205.00	80.52	S 73°58'19" W	80.00
C-41	205.00	80.52	N 83°31'27" W	80.00
C-42	205.00	95.97	N 58°51'41" W	95.09
C-43	25.00	39.27	N 05°05'11" E	35.36
C-44	230.00	518.85	S 75°27'37" W	415.62
C-45	230.00	95.60	N 22°44'30" E	94.91
C-46	230.00	95.60	N 46°33'24" E	94.91
C-47	230.00	191.20	N 82°16'46" E	185.74
C-48	230.00	191.20	S 82°16'46" W	185.74
C-49	255.00	211.98	N 82°16'46" E	205.93
C-50	205.00	53.87	N 81°26'01" W	53.71
C-51	205.00	70.80	S 81°08'40" W	70.45
C-52	205.00	45.75	S 64°51'27" W	45.65
C-53	255.00	19.79	S 60°41'16" W	19.79
C-54	255.00	61.34	S 69°48'09" W	61.19
C-55	255.00	66.80	S 84°11'54" W	66.61
C-56	255.00	64.05	N 81°06'05" W	63.88
C-57	205.00	170.42	N 82°16'46" E	165.55
C-58	1000.00	171.34	N 54°59'42" E	171.13
C-59	230.00	259.90	S 87°43'25" E	246.30
C-60	255.00	172.30	N 77°49'15" E	169.04
C-61	255.00	39.69	S 78°21'50" E	39.65

LINE TABLE

LINE	LENGTH	BEARING
L1	139.52	N01°10'48"E
L2	85.84	S43°53'54"W
L3	285.42	N64°00'03"W
L4	225.90	N09°09'18"W
L5	192.38	N56°17'12"E
L6	129.84	N35°34'37"E
L7	109.32	N53°07'49"E
L8	179.05	N78°48'29"E
L9	100.22	N79°21'09"E
L10	69.03	S84°29'01"E
L11	243.80	S72°48'21"E
L12	101.58	S54°36'08"E
L13	5.12	S83°58'57"E
L14	0.83	N84°42'58"E
L15	39.62	S65°39'41"E
L16	33.54	N75°43'24"E
L17	75.28	S03°20'35"W
L18	136.67	S42°32'44"W
L19	83.32	S79°24'55"E
L20	212.96	S62°07'13"E
L21	134.47	N67°51'21"W
L22	244.41	N31°53'50"W
L23	292.71	S43°59'17"W
L24	470.53	S68°23'12"W
L25	184.05	N74°27'40"W

DEVELOPER: LRH DEVELOPMENT, LLC.
C/O RICK SCHEPER
3940 E US HIGHWAY 70
NEW BERN, NORTH CAROLINA 28560
252.637.9770

RE -VISED - RE - RECORDED
FINAL PLAN
OF
Croatan Crossing
PLANNED UNIT DEVELOPMENT
Section One, Phase One
No. 6 TOWNSHIP CRAVEN COUNTY NORTH CAROLINA

SHEET ONE OF THREE DATE: 02/20/2009.
Revised 8/10/2009-Changed Subdivision Name

REFERENCE: DEED BOOK 2561, PAGE 699.
BOOK 2630, PAGE 661.
CRAVEN COUNTY REGISTRY.

BRAD L. SUITT & ASSOC., P. A.
LAND SURVEYING - SITE PLAN DESIGN
ENVIRONMENTAL PLANNING - COMMERCIAL - RESIDENTIAL
NEW BERN, NC. 28561
207 TICINO COURT
P.O.B. 12142
(252)635-3333
FAX 635-3333

RE-VISED - RE-RECORDED
FINAL PLAN
OF
Croatan Crossing
PLANNED UNIT DEVELOPMENT
Section One, Phase One
No. 6 TOWNSHIP CRAVEN COUNTY NORTH CAROLINA

SHEET TWO OF THREE

Revised 8/10/2009-Changed Subdivision Name

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NEW BERN, NC. 28561
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P.O.B. 12142
(252)635-3333
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GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.
CAD2999

NORTH CAROLINA PROFESSIONAL SEAL L-3767 LAND SURVEYOR BRAD L. SUITT
8/10/2009

LEGEND
01. ● = EXISTING IRON PIPE
02. ○ = NEW IRON PIPE
03. R/W = RIGHT OF WAY
04. EIP = EXISTING IRON PIPE
05. SQ.FT. = SQUARE FEET
06. ■ = CONTROL CONCRETE MONUMENT
07. ▲ = PK NAIL
08. = UTILITY POLE
09. L1 = LINE TABLE
10. C/L = CENTERLINE OF EXISTING PAVEMENT
11. P/L = PROPERTY LINE
12. oh1 = OVERHEAD TELEPHONE
13. ohe = OVERHEAD ELECTRIC
14. △ = NON MONUMENTED POINT
15. MBL = MINIMUM BUILDING LINE
16. C-1 = CURVE TABLE
17. D & U.E. = DRAINAGE AND UTILITY EASEMENT

LINE WEIGHT LEGEND
= PROPERTY LINE
= EASEMENT LINE
= EASEMENT LINE
= DASHED LINE NOT SURVEYED PLOTTED BY DEED OR COMPUTATION
= MINIMUM BUILDING LINE

PLAT CABINET F, SLIDE 118-C.

CATFISH LAKE ROAD (S.R. 1100)
FORMERLY THE DUFOUR ROAD

STATION HOUSE ROAD
50' R/W (public)

10'X70' NCDOT SIGHT TRIANGLE TYPICAL

Turning Lane Pavement Detail

State of North Carolina
County of Craven

I, Robin Becker Review Officer of Craven County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date: 11-13-09 Robin Becker

REGISTER OF DEEDS

STATE OF NORTH CAROLINA
COUNTY OF CRAVEN

Filed for Registration at 10:23 AM/PM o'clock
This 13 day of NOV 2009
Plat Cabinet H Slide 158-G

Sherri B. Richard
Register of Deeds/Assistant/Deputy

Image ID: 0000017816638 Type: CRP
Kind: MAP
Page 2 of 3
BK 2871 PG 684

NOW OR FORMERLY
BETTIE GRAY WILLIAMS
DEED BOOK 371, PAGE 257
249 CATFISH LAKE ROAD
LOT 1 - NELLIE POTTER
MB. 2 PG. 18

NOW OR FORMERLY
DAVID BOSWELL
DB. 313 PG. 646

NOW OR FORMERLY
JERRY F. BOSWELL
DB. 611 PG. 004

NOW OR FORMERLY
JERRY F. BOSWELL
DEED BOOK 1039, PAGE 268
251 CATFISH LAKE ROAD

MATCH LINE SEE SHEET 3OF3

S 59°12'12" W 977.09'(total)

N 34°55'43" W 789.09'(total)

N 39°54'49" W 1142.26'(total)

STATION HOUSE ROAD
50' R/W (public)

CORREE WAY
50' R/W (public)

POND #1

POND #2

WETLANDS

COMMON AREA

NOW OR FORMERLY
LRH DEVELOPMENT, LLC
DEED BOOK 2561, PAGE 699

FUTURE DEVELOPMENT

FUTURE R/W

10'X70' NCDOT SIGHT TRIANGLE TYPICAL

NIR AT BASE OF LEANING MOTOR GRADER BLADE IN CONCRETE

EFK AT CENTERLINE INTERSECTION OF PAVEMENT AND RAILROAD TRACKS

N 39°13'01" W 30.20' TIE LINE

S 51°55'04" W 55.56' TIE LINE

N 31°53'50" W 363.80' (total)
NOW OR FORMERLY
GRUSHINSKI
DB. 2335 PG. 165

WETLAND TIE
NOW OR FORMERLY
LRH DEVELOPMENT, LLC
DEED BOOK 2360, PAGE 661

S 58°06'10" W 787.95' (total)

N 58°06'10" E 206.32'(total)

N 58°06'10" E 214.77'(total)

N 58°06'10" E 223.22'(total)

N 58°06'10" E 231.67'(total)

N 54°34'43" E 236.01'(total)

N 07°51'21" W 97.99'(total)

N 14°04'16" E 190.65'(total)

N 07°51'21" W 70.00'(total)

N 11°24'22" W 154.40'(total)

N 07°34'21" E 169.77'(total)

S 74°38'06" E 115.00'

S 75°55'44" E 192.38'(total)

290.41'(total) small drainage ditch N 85°10'26" E

N 58°43'03" E 126.47'(total)

N 57°31'29" E 213.98'(total)

S 69°54'20" E 35.10'(total)

U.S. GOVERNMENT PROPERTY
CROATAN NATIONAL FOREST
COUNTY CONVENTION CENTER #2

DEVELOPER: LRH DEVELOPMENT, LLC.
C/O RICK SCHEPER
3940 E US HIGHWAY 70
NEW BERN, NORTH CAROLINA 28560
252.637.9770

11-158-G

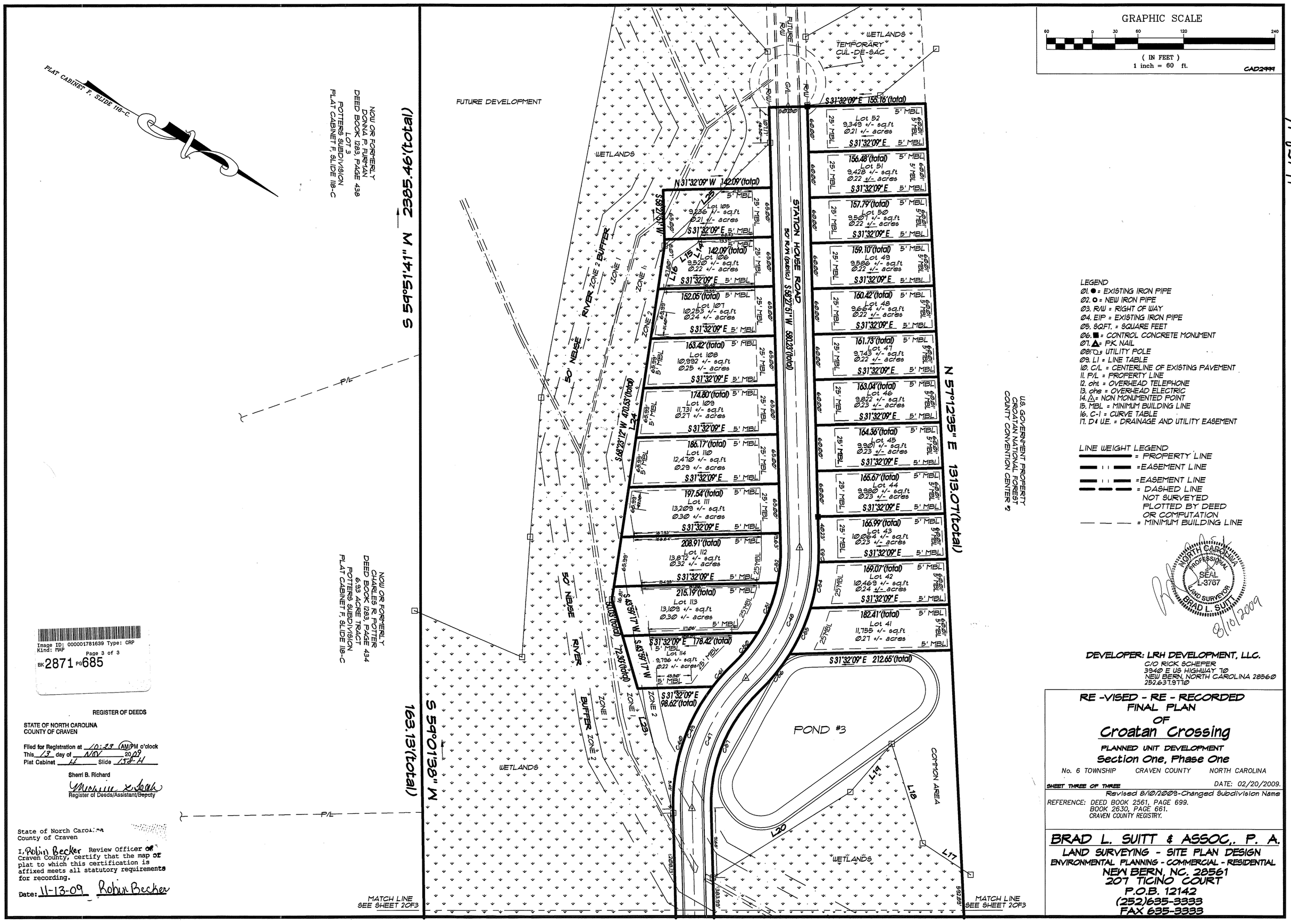

Image ID: 000001781639 Type: CRP
Kind: MAP
Page 3 of 3
BK 2871 PG 685

REGISTER OF DEEDS

STATE OF NORTH CAROLINA
COUNTY OF CRAVEN

Filed for Registration at 10:23 AM/PM o'clock
This 13 day of NOV 2009
Plat Cabinet H Slide 158-H

Sherri B. Richard
Register of Deeds/Assistant/Deputy

State of North Carolina
County of Craven

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Date: 11-13-09 Robin Becker