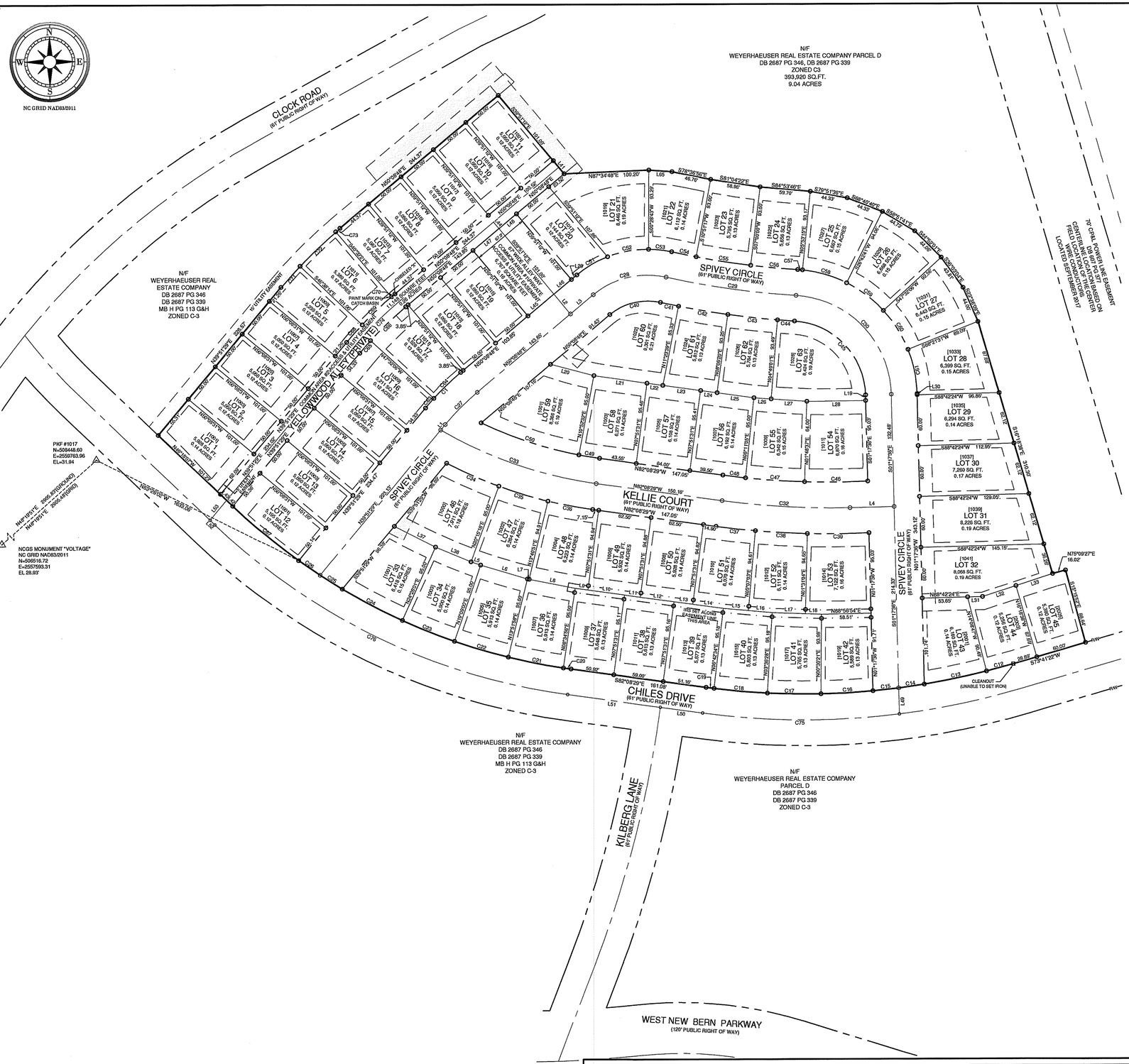
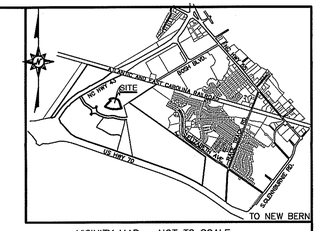




VICINITY MAP – NOT TO SCALE

AREA TABLE

RESIDENTIAL LOTS	=	8.76 ACRES
RIGHT OF WAY	=	2.41 ACRES
OPEN SPACE	=	0.42 ACRES
OVERALL	=	11.59 ACRES

SITE DATA

AVERAGE LOT SIZE	=	6,055 SQ. FT.
MINIMUM LOT SIZE	=	5,050 SQ. FT.
NEW STREETS (LINEAR FEET)	=	2,464 L.F.

LEGEND

- ⊙ = PK NAIL SET
- ○ = IRON PIPE/ IRON ROD SET
- ○ = CALCULATED POINT
- RW = RIGHT OF WAY
- N/F = NOW/FORMERLY
- [911] = POSTAL ENUMERATOR
- = EASEMENTS (SEE SHEET 2 OF 2)
- = CONCRETE CONTROL MONUMENT

ZONING

ZONED: C-3
MODIFIED PER MASTER P.U.D.

SETBACKS: (LOTS 1-20)
FRONT: 5'
SIDE: 0'
REAR: 15.5
REAR (ALLEY): 20'

SETBACKS: (LOTS 21-63)
FRONT: 15.5'
SIDE: 5'
REAR: 15.5'
REAR (ALLEY): 20'

MINOR AMENDMENT

PURPOSE OF THIS PLAT IS TO SHOW REVISED FRONT SETBACK LINES ON LOTS 1–20 REDUCED TO A 5.5' SETBACK FROM A 15' SETBACK ORIGINALLY PLATTED AND WILL SUPERCEDE PLAT BOOK I PAGE 190G – 12/08/2021.

PLANNING DIRECTOR — DATE 1/18/22

STATE OF NORTH CAROLINA
COUNTY OF CRAVEN

I, Louis J. Valenti, REVIEW OFFICER OF CRAVEN COUNTY, CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE MAP/PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS THE STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER
DATE: 1/18/2022

FILED FOR REGISTRATION AT _____ M O,CLOCK
THIS 19 OF Jan AD 2022
IN PLAT CABINET J SLIDE 3E

Sherri B. Richard by Sallie Walden Deputy
REGISTER OF DEEDS

SURVEYOR'S NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND IN U.S. SURVEY FEET UNLESS OTHERWISE SHOWN.
2. BEARINGS BASED ON NC GRID NAD83/2011.
3. REFERENCES: PLAT BOOK I PAGE 146–G
4. SURVEYOR WAS 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.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
6. NO WETLANDS ON THIS SITE ACCORDING TO A MAP TITLED "WETLANDS RECERTIFICATION SURVEY FOR A PORTION OF CRAVEN NO.30. DATED JUNE 13, 2020.
7. SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AND OR ENCUMBRANCES THAT MAY EFFECT THIS PROPERTY.
8. CONTROL ESTABLISHED BY USING VRS RTK. COMBINED FACTOR: 0.999879292
9. PROPERTY IRONS SET ON EASEMENT LINE IN LOTS 37 – 42 & LOTS 48 – 53.

SURVEYOR'S CERTIFICATION:

I, DAVID L. JONES, JR. PLS L–3672, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK I, PAGE 146–G; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED.

THAT THIS SURVEY CREATES A SUBDIVISION OF LAND THAT REQUIRES A CERTIFICATION OF APPROVAL FROM THE CITY OF NEW BERN BEFORE THE PLAT IS PRESENTED FOR RECORDATION.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 11 DAY OF JAN A.D., 2022

DAVID L. JONES, JR.
PROFESSIONAL LAND SURVEYOR L–3672

NORTH CAROLINA PROFESSIONAL SEAL L-3672 LAND SURVEYOR DAVID L. JONES, JR.

Doc No:10090230 DocType: MAP
Recorded: 01/18/2022,10:23:04 AM
Fee Amt: $42.00 Page 1 of 2
CRAVEN County,North Carolina
Sherri B. Richard Register of Deeds
Bk J Pg 3E

SEE SHEET 2 OF 2 FOR EASEMENTS

SCALE: 1" = 60'
0 30 60 120 180

WEST NEW BERN
A WEYERHAEUSER COMMUNITY

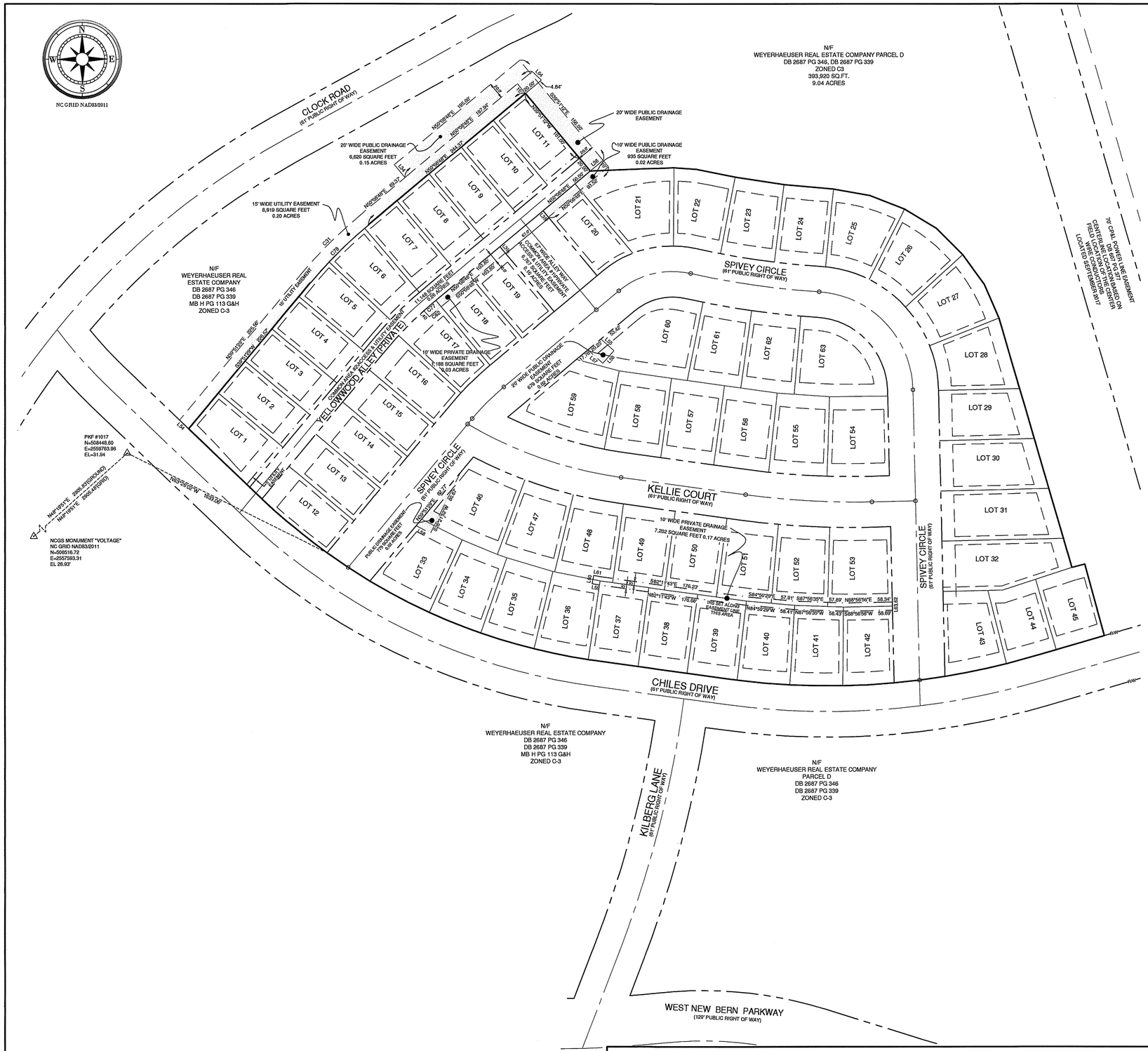
CONSULTING ENGINEER
ARK CONSULTING GROUP, PLLC
2755B CHARLES BOULEVARD
GREENVILLE, NORTH CAROLINA 27858
OFFICE: (252) 558–0888

McKIM&CREED
243 NORTH FRONT STREET
WILMINGTON, NORTH CAROLINA 28401
TELEPHONE: (910) 343-1048
FAX: (910) 251-8282
NORTH CAROLINA FIRM LICENSE NUMBER: F-1222

MINOR ALTERATION SUBDIVISION PLAT
FOR
WEST NEW BERN - PHASE I - SECTION 1
A PLANNED UNIT DEVELOPMENT
LOTS 1 - 63 - MAP BOOK I PAGE 190 G
OWNERS: WEYERHAEUSER NR COMPANY
CITY OF NEW BERN, TOWNSHIP NO. 8, CRAVEN COUNTY, NORTH CAROLINA
DATE: JANUARY 19, 2021 - REVISED: DECEMBER 8, 2021

JOB NUMBER:	00910–0201
SCALE:	1" = 60'
CAD NUMBER:	vs09100201–1A
PLS:	DLJ
PARTY CHIEF:	---
CAD TECH:	ACS
FIELD BOOK/PAGE:	---
DRAWING NUMBER:	2021-102

SHEET 1 OF 2



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA Δ
C1	329.00'	59.08'	29.62'	S45°00'09"W	59.00'	10°17'19"
C12	869.50'	32.84'	16.42'	N74°46'18"E	32.84'	2°09'51"
C13	869.50'	75.03'	37.54'	N76°19'32"E	75.01'	4°56'38"
C14	869.50'	30.72'	15.36'	N81°48'36"E	30.72'	2°01'28"
C15	869.50'	30.61'	15.31'	N83°49'51"E	30.61'	2°01'02"
C16	869.50'	61.51'	30.77'	N86°51'57"E	61.50'	4°03'11"
C17	869.50'	63.31'	31.67'	S89°01'18"E	63.29'	4°10'18"
C18	869.50'	63.33'	31.68'	S84°50'58"E	63.31'	4°10'23"
C19	869.50'	9.43'	4.72'	S82°27'08"E	9.43'	0°37'18"
C20	719.50'	9.09'	4.54'	N81°46'46"W	9.09'	0°43'25"
C21	719.50'	66.35'	33.20'	N78°46'33"W	66.33'	5°17'02"
C22	719.50'	66.35'	33.20'	N73°29'31"W	66.33'	5°17'02"
C23	719.50'	66.35'	33.20'	N68°12'29"W	66.33'	5°17'02"
C24	719.50'	80.19'	40.13'	N62°22'25"W	80.14'	6°23'08"
C25	719.50'	30.79'	15.40'	N57°57'18"W	30.79'	2°27'06"
C26	719.50'	30.64'	15.32'	S55°30'33"E	30.63'	2°26'23"
C27	269.50'	53.60'	26.87'	S45°00'09"W	53.53'	10°17'19"
C28	100.00'	91.56'	49.27'	S76°22'40"W	88.40'	52°27'44"
C29	1000.00'	155.43'	77.87'	S81°50'37"E	155.27'	8°54'16"
C30	120.00'	178.03'	109.97'	N43°47'41"W	162.15'	85°00'11"
C31	566.00'	101.64'	50.96'	S45°00'09"W	101.50'	10°17'19"
C32	949.00'	151.59'	75.95'	S86°43'02"E	151.42'	9°09'07"
C33	498.50'	195.49'	99.02'	S70°54'25"E	194.24'	22°28'09"
C34	529.50'	67.25'	33.67'	S65°06'24"E	67.20'	7°16'36"
C35	529.50'	60.76'	30.41'	S73°01'55"E	60.72'	6°34'27"
C36	529.50'	53.81'	26.93'	S79°13'49"E	53.78'	5°49'20"
C37	979.50'	46.86'	23.44'	S83°30'43"E	46.86'	2°44'28"
C38	979.50'	61.54'	30.78'	S86°40'57"E	61.53'	3°35'58"
C39	979.50'	72.84'	36.44'	N89°23'15"E	72.82'	4°15'38"
C40	69.50'	63.64'	34.25'	S76°22'40"W	61.44'	52°27'44"
C41	1030.50'	21.85'	10.93'	S77°59'54"E	21.85'	1°12'53"
C42	1030.50'	59.15'	29.58'	S80°15'01"E	59.14'	3°17'19"
C43	1030.50'	59.15'	29.58'	S83°32'20"E	59.14'	3°17'19"
C44	1030.50'	20.02'	10.01'	S85°44'23"E	20.02'	1°06'48"
C45	89.50'	132.78'	82.02'	N43°47'41"W	120.93'	85°00'11"
C46	918.50'	74.53'	37.29'	N89°29'08"E	74.51'	4°38'58"
C47	918.50'	70.12'	35.08'	S88°00'09"E	70.11'	4°22'27"
C48	918.50'	28.84'	13.42'	S82°58'42"E	28.84'	1°48'27"
C49	468.50'	24.67'	12.34'	S80°37'59"E	24.67'	3°01'01"
C50	468.50'	121.97'	61.33'	S71°39'59"E	121.63'	14°54'59"
C51	130.50'	42.50'	21.44'	S59°28'34"W	42.31'	18°39'32"
C52	130.50'	49.36'	24.98'	S79°38'32"W	49.07'	21°40'23"

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA Δ
C53	130.50'	27.63'	13.87'	N83°27'22"W	27.58'	12°07'46"
C54	969.50'	29.68'	14.84'	S76°16'06"E	29.68'	1°45'16"
C55	969.50'	65.23'	32.62'	S81°04'22"E	65.21'	3°51'17"
C56	969.50'	55.77'	27.89'	S84°38'53"E	55.77'	3°17'46"
C57	150.50'	5.74'	2.87'	N85°12'16"W	5.74'	2°11'02"
C58	150.50'	54.70'	27.65'	N73°42'02"W	54.40'	20°49'25"
C59	150.50'	54.70'	27.65'	N52°52'37"W	54.40'	20°49'25"
C60	150.50'	54.70'	27.65'	N32°03'11"W	54.40'	20°49'25"
C61	150.50'	53.45'	27.01'	N11°28'02"W	53.17'	20°20'53"
C62	420.00'	14.76'	7.40'	S49°05'15"W	14.79'	2°01'06"
C63	329.00'	14.97'	7.49'	S41°09'41"W	14.97'	2°36'25"
C64	329.00'	44.11'	22.09'	S46°18'21"W	44.08'	7°40'54"
C65	430.00'	19.56'	9.78'	N41°09'41"E	19.56'	2°36'25"
C66	430.00'	57.65'	28.87'	N46°18'21"E	57.61'	7°40'54"
C67	719.50'	101.08'	50.62'	S50°19'53"E	101.00'	8°02'58"
C68	450.00'	27.53'	13.77'	S41°38'38"W	27.52'	3°30'17"
C69	450.00'	47.89'	23.97'	S46°24'43"W	47.87'	6°05'53"
C70	450.00'	5.39'	2.69'	S49°48'14"W	5.39'	0°41'09"
C71	551.00'	33.70'	16.86'	S41°38'38"W	33.70'	3°30'17"
C72	551.00'	58.64'	29.35'	S46°24'43"W	58.62'	6°05'53"
C73	551.00'	6.59'	3.30'	S49°48'14"W	6.59'	0°41'09"
C74	440.00'	79.01'	39.61'	N45°00'09"E	78.90'	10°17'19"
C75	900.00'	233.05'	117.16'	S89°33'34"E	232.40'	14°50'11"
C76	750.00'	469.93'	242.97'	S64°11'28"E	462.28'	35°54'01"
C77	430.00'	15.15'	7.57'	N49°09'15"E	15.15'	2°01'06"
C78	551.00'	98.94'	49.60'	S45°00'09"W	99.81'	10°17'19"

CURVE LABELS C2 - C11 INTENTIONALLY DELETED

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N39°51'29"E	8.46'
L2	S39°51'12"E	30.50'
L3	N50°08'48"E	35.25'
L4	S88°42'24"W	52.13'
L5	S70°17'51"E	12.05'
L6	S73°29'31"E	57.57'
L7	S76°46'33"E	2.02'
L8	S76°46'33"E	55.55'
L9	S82°11'43"E	15.04'
L10	S82°11'43"E	43.77'
L11	S82°11'43"E	18.73'
L12	S82°11'43"E	40.27'
L13	S82°11'43"E	22.23'
L14	S82°11'43"E	36.46'
L15	S84°50'29"E	29.85'
L16	S84°50'29"E	28.31'
L17	S87°56'35"E	39.16'
L18	S87°56'35"E	18.98'
L19	S01°17'36"E	6.61'
L20	S75°03'50"E	52.90'
L21	S82°05'29"E	63.21'
L22	S82°05'29"E	18.90'
L23	S82°05'29"E	45.10'
L24	S82°05'29"E	19.46'
L25	S82°05'29"E	44.08'
L26	S85°00'09"E	20.45'
L27	S85°00'09"E	42.40'
L28	N89°24'11"E	69.37'
L29	N50°08'48"E	8.25'
L30	S01°17'36"E	1.38'

LINE TABLE		
LINE #	BEARING	LENGTH
L31	N88°42'24"E	17.56'
L32	N72°00'03"E	41.28'
L33	S72°00'03"W	45.63'
L34	S39°51'12"E	20.00'
L35	N39°51'12"W	10.00'
L36	N50°08'48"E	20.00'
L37	S63°04'06"E	54.44'
L38	S67°39'20"E	45.54'
L39	S39°51'12"E	10.00'
L40	N41°52'17"W	10.00'
L41	S39°51'12"E	20.00'
L42	N46°18'07"W	10.80'
L43	N46°18'07"W	10.02'
L44	S39°51'12"E	10.00'
L45	N50°08'48"E	40.00'
L46	N50°08'48"E	27.00'
L47	N50°08'48"E	40.00'
L48	N50°08'48"E	27.00'
L49	S01°17'36"E	30.65'
L50	N82°08'29"W	50.50'
L51	N82°08'29"W	110.58'
L52	N46°18'07"W	7.96'
L53	N39°51'29"E	30.57'
L54	N46°18'07"W	15.03'
L55	N46°30'08"W	20.90'
L56	N41°29'52"E	20.00'
L57	N48°30'08"W	23.94'
L58	S63°04'06"E	19.31'
L59	N76°48'24"W	9.03'
L60	S11°13'27"W	10.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L61	S78°46'33"E	8.65'
L62	S01°17'36"E	10.00'
L63	S01°32'08"E	5.00'
L64	S47°03'12"E	15.12'
L65	S86°02'07"E	27.42'

Doc No: 10090230
Bk J Pg 3F

NORTH CAROLINA PROFESSIONAL SEAL L-3672 LAND SURVEYOR DAVID L. JONES, JR. 01-17-2022

SCALE: 1" = 60'
0 30 60 120 180

WEST NEW BERN
A WEYERHAEUSER COMMUNITY

McKIM&CREED
243 NORTH FRONT STREET
WILMINGTON, NORTH CAROLINA 28401
TELEPHONE: (910) 343-1048
FAX: (910) 251-8282
NORTH CAROLINA FIRM LICENSE NUMBER: F-1222

MINOR ALTERATION SUBDIVISION PLAT
FOR
WEST NEW BERN - PHASE I - SECTION 1
A PLANNED UNIT DEVELOPMENT
LOTS 1 - 63 - MAP BOOK I PAGE 190 G
OWNERS: WEYERHAEUSER NR COMPANY
CITY OF NEW BERN, TOWNSHIP NO. 8, CRAVEN COUNTY, NORTH CAROLINA
DATE: JANUARY 19, 2021 - REVISED: DECEMBER 8, 2021

JOB NUMBER:	00910-0201
SCALE:	1" = 60'
CAD NUMBER:	vs09100201-1A
PLS:	DLJ
PARTY CHIEF:	--
CAD TECH:	ACS
FIELD BOOK/PAGE:	--
DRAWING NUMBER:	2021-102

SHEET 2 OF 2