

- ALL DISTANCES ARE GROUND HORIZONTAL U.S. SURVEY FEET.
- NO GRID MONUMENT FOUND WITHIN 2000' OF THIS SURVEY.
- THE SOURCE OF TITLE OF THIS PROPERTY IS DEED BOOK 2200, PAGE 611 and PLAT CABINET H, SLIDE 1-A.
- A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, BASE FLOOD ELEVATION 9.0' (NAVD88); THE MAJORITY OF THIS PROPERTY LIES WITHIN ZONE X, NO BASE FLOOD ELEVATION. CITY OF NEW BERN, COMMUNITY NUMBER 370074 PANEL 5496, SUFFIX J. MAP NUMBER 3720549600J, EFFECTIVE DATE JULY 02, 2004. LOTS 47 THROUGH 53 FLOOD ZONE PER "LETTER OF MAP AMENDMENT" LOMA, CASE NO. 05-04-1740A, DATED APRIL 28, 2005.
- WATER AND SEWER UTILITIES PROVIDED BY THE CITY OF NEW BERN.
- ELECTRIC, CABLE T.V., AND TELEPHONE SERVICE IS TO BE INSTALLED UNDERGROUND.
- BUILDING SETBACKS: FRONT- 25', SIDE - 8', REAR - 25' UNLESS OTHERWISE SHOWN ON THE FACE OF THE PLAT OR IN THE PROTECTIVE COVENANTS OF CAROLINA COLOURS, IF GREATER.
- EASEMENTS: THERE WILL BE A 10' DRAINAGE AND UTILITY EASEMENT CENTERED ALONG EACH SIDE LINE, AND A 5' PRIVATE 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.
- ZONING CLASSIFICATION - CITY OF NEW BERN - R-8.
- INDIVIDUAL OWNERS DISTURBING MORE THAN 1/2 ACRE MUST HAVE APPROVED EROSION AND SEDIMENTATION CONTROL PERMIT. REQUIRED STRUCTURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- RIPARIAN BUFFERS AS SHOWN ON PLAT ARE USE RESTRICTED BY THE STATE OF NC, (REFERENCE PARAGRAPH 5.4g OF PROTECTIVE COVENANTS OF CAROLINA COLOURS AND APPLICABLE REGULATIONS OF THE STATE OF NORTH CAROLINA).
- DRAINAGE EASEMENTS BETWEEN LOTS 6-7 AND LOTS 13-14 CAN NOT BE PIPED. THESE EASEMENTS MUST REMAIN GRASS LINED SWALES.

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF NEW BERN'S PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ENSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE NEW BERN CITY CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE NEW BERN BOARD OF ALDERMEN, SUBJECT TO ITS BEING RECORDED IN THE REGISTER OF DEEDS OFFICE OF CRAVEN COUNTY WITHIN ONE YEAR OF THE DATE BELOW.

MAYOR _____
 DATE _____
 CITY CLERK _____
 REGISTER OF DEEDS _____

Craven NC - Document Stamp
 Becky Thompson, Register of Deeds
 Date 05/31/2005 Time 15:34:32 1 of 3 Pgs
 No: 2005-00127401
 Book 2313 Page 142
 Fee Amt: 63.00
 Excise Tax: .00

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF NEW BERN, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE BOARD OF ALDERMEN IN THE PUBLIC INTEREST.

5/27/05 by Carolina Creek LLC OWNER
 NOTARIZED
 NOTARY PUBLIC
 CRAVEN COUNTY, NC

STATE OF NORTH CAROLINA
 COUNTY OF CRAVEN

I, Becky Thompson REVIEW OFFICER OF CRAVEN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Becky Thompson REVIEW OFFICER
 DATE: 5/31/05

FILED FOR REGISTRATION AT 1:00 O'CLOCK P.M.
 THIS 31 DAY OF May 2005
 IN PLAT CABINET H, SLIDE 2 E F

Becky Thompson - Michelle Soak
 REGISTER OF DEEDS OF CRAVEN COUNTY
 BK. 2313 Pg. 142

CURVE	LENGTH	RADIUS	TANGENT	DELTA	DIRECTION	CHORD
C 101	378.92	1010.00	191.71	21°29'43"	N06°32'47"W	376.70
C 102	116.93	1125.50	58.52	5°57'09"	N84°32'11"E	116.87
C 103	812.19	895.00	436.47	51°59'39"	S20°32'23"E	784.60
C 104	117.60	1055.00	58.86	6°23'13"	S43°20'36"E	117.54
C 105	79.77	940.00	39.91	4°51'44"	S37°43'07"E	79.75
C 106	139.68	369.50	70.68	21°39'32"	S56°36'34"W	138.85
C 107	970.80	919.50	536.15	60°29'32"	N19°00'18"E	926.33
C 108	591.17	430.50	352.86	78°40'48"	N28°05'56"E	545.81

CURVE	LENGTH	RADIUS	TANGENT	DELTA	DIRECTION	CHORD
C 109	853.04	950.00	457.69	51°26'52"	S20°48'46"E	824.67
C 110	111.47	1000.00	55.79	6°23'13"	S43°20'36"E	111.42
C 111	247.91	800.00	124.95	17°45'18"	S52°20'27"W	246.92
C 112	86.86	800.00	43.47	6°13'14"	S64°19'43"W	86.81
C 113	549.29	400.00	327.86	78°40'47"	S28°05'56"W	507.14
C 114	378.91	950.00	192.01	22°51'10"	S00°11'07"W	376.41
C 115	395.19	950.00	200.50	23°50'05"	S23°31'45"W	392.35
C 116	231.27	950.00	116.21	13°56'53"	S42°25'13"W	230.69
C 117	201.28	1500.00	100.79	7°41'18"	N43°00'46"W	201.13
C 118	174.01	1000.00	87.22	9°58'12"	N41°52'18"W	173.79
C 119	184.52	1500.00	92.38	7°02'53"	S35°38'40"E	184.40
C 120	349.59	700.00	178.52	28°36'51"	S52°41'39"E	345.96
C 121	278.35	700.00	141.04	22°46'59"	S78°23'34"E	276.52
C 122	33.07	769.50	16.54	2°27'44"	S66°12'27"W	33.07
C 123	146.41	1469.50	73.27	5°42'31"	S44°00'09"E	146.35
C 124	18.52	10.00	13.30	106°07'29"	S11°54'51"W	15.99
C 125	515.49	1010.00	263.49	29°14'34"	S31°54'55"E	509.91
C 126	104.78	940.00	52.45	6°23'13"	N43°20'36"W	104.73
C 127	21.40	830.50	10.70	1°28'35"	S44°12'05"W	21.40
C 128	21.40	769.50	10.70	1°35'37"	S44°15'36"W	21.40
C 129	9.21	1030.50	4.61	0°30'44"	S46°36'02"E	9.21

TOTAL AREA	52.84 ACRES
TOTAL NUMBER OF LOTS	56
AVERAGE LOT SIZE	0.71 ACRES
COMMON ELEMENTS	1.97 ACRES

CERTIFICATE OF "MINOR" REVISIONS BY THE NEW BERN PLANNING DEPARTMENT

THIS IS TO CERTIFY THAT SAID MINOR REVISION AS FOLLOWS:

MODIFIED FLOOD ZONE LINE PER LOMA "LETTER OF MAP AMENDMENT" APPROVAL LETTER DATED APRIL 28, 2005; CASE NO. 05-04-1740A AS DEPICTED ON SHEET 3 of 3.

MODIFIED NOTE 4 AS DEPICTED ON SHEET 1 of 3.

WERE CONSIDERED AND APPROVED, UNDER SECTION 15-84(a) OF THE CITY OF NEW BERN LAND USE ORDINANCE AS HAVING TO DISCERNIBLE IMPACT ON NEIGHBORING PROPERTIES OR GENERAL PUBLIC, THIS 31ST DAY OF MAY 2005.

Michael W. Cherry
 DIRECTOR OF PLANNING

CERTIFICATE OF "MINOR" REVISIONS BY THE NEW BERN PLANNING DEPARTMENT

THIS IS TO CERTIFY THAT SAID MINOR REVISION AS FOLLOWS:

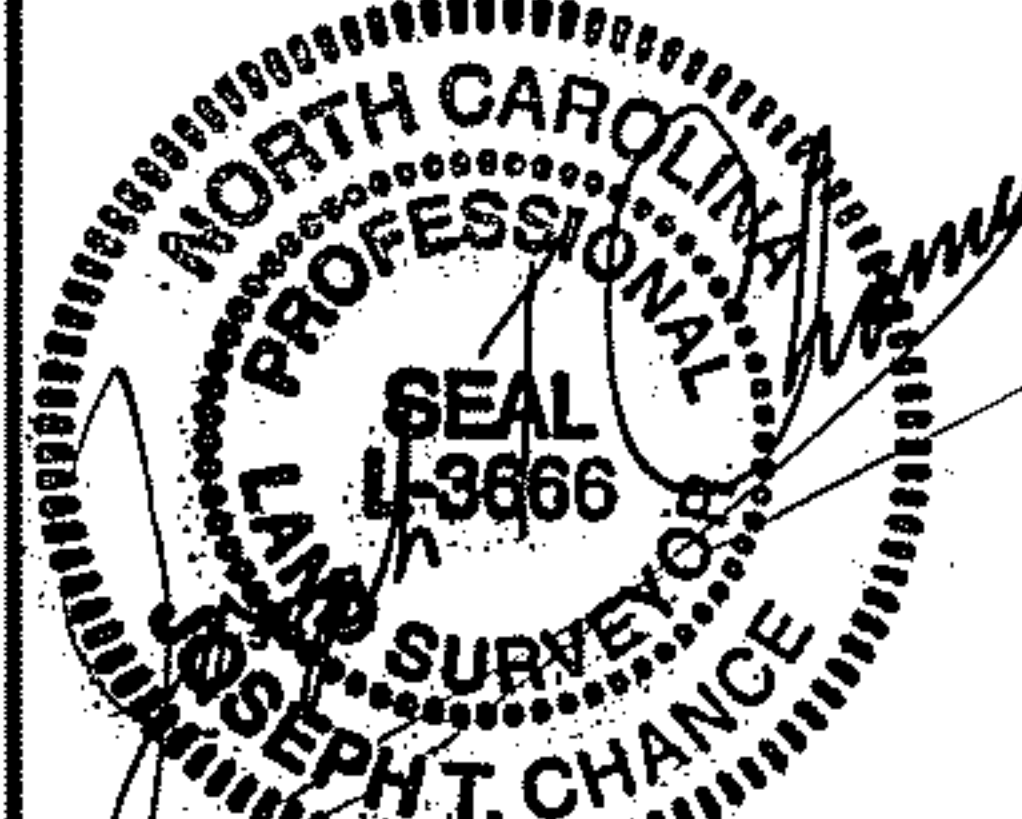
DELETED DRAINAGE EASEMENTS BETWEEN LOTS 4-5, 37-38, 48-49. ADDED DRAINAGE EASEMENTS BETWEEN LOTS 6-7, 13-14, 35-36, 49-50. AS DEPICTED ON SHEET 2 AND SHEET 3 of 3.

ADDED NOTE 14 AS DEPICTED ON SHEET 1 of 3.

The "Final Plan of Carolina Colours - Sienna Woods, Phase 1" was approved by the New Bern Board of Aldermen, signed by the Mayor Tam A. Bayliss and witnessed by the City Clerk Vickie H. Johnson on December 14, 2004.

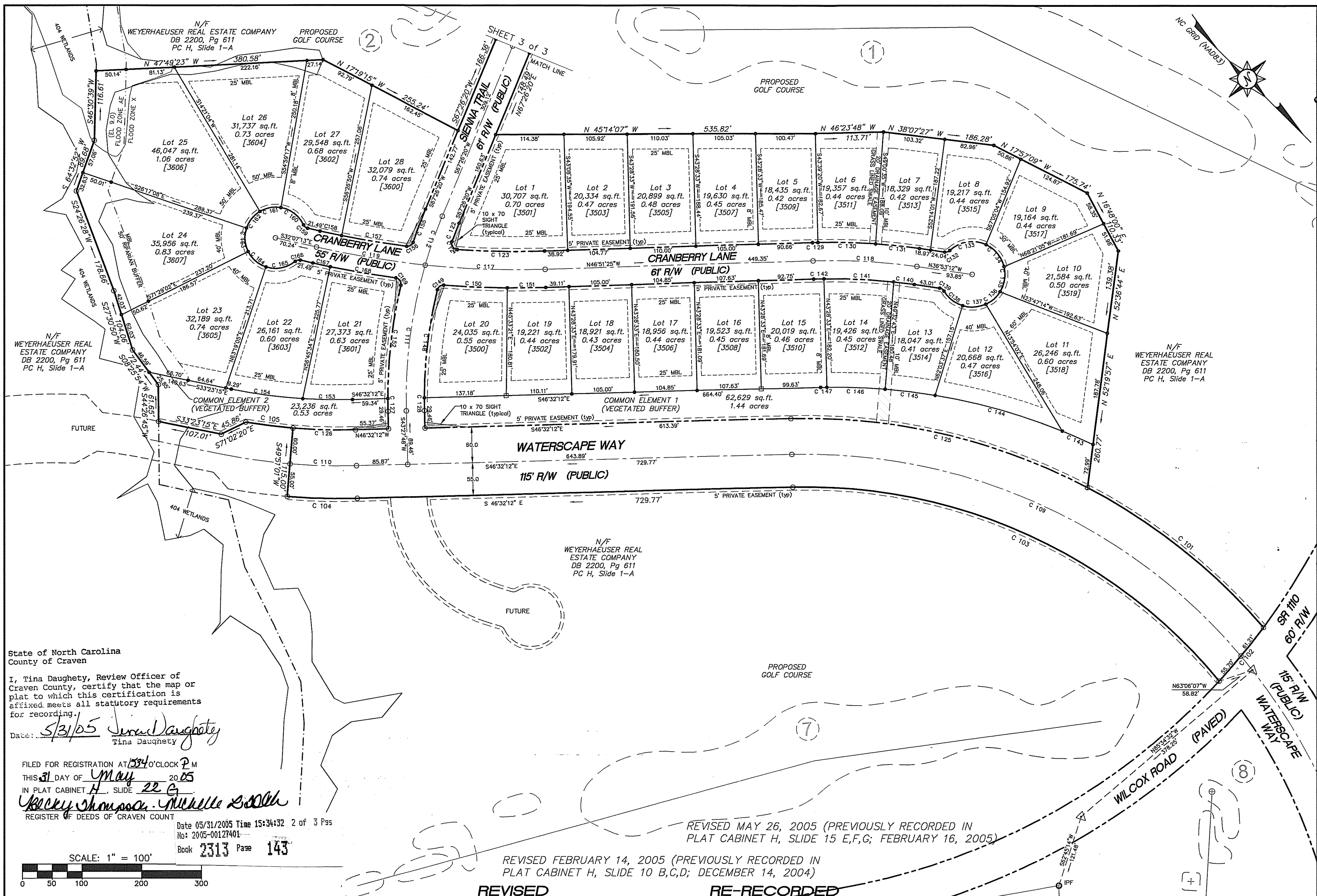


2807 NEUSE BLVD. BLDG. 5
 NEW BERN, NORTH CAROLINA 28562
 TELE: (252) 633-5899
 FAX: (252) 633-6551



DATE: MAY 27, 2005

CURVE	LENGTH	RADIUS	TANGENT	DELTA	DIRECTION	CHORD
C 130	96.30	1030.50	48.18	5°21'15"	S43°40'03"E	96.26
C 131	73.80	1030.50	36.92	4°06'13"	S38°56'19"E	73.79
C 132	8.98	10.00	4.82	51°27'32"	S62°36'58"E	8.68
C 133	65.52	55.00	37.27	68°15'02"	S54°13'13"E	61.71
C 134	49.14	55.00	26.35	51°11'48"	S05°30'11"W	47.53
C 135	43.93	55.00	23.21	45°45'42"	S53°58'54"W	42.77
C 136	32.45	55.00	16.71	33°48'28"	N86°14'01"W	31.98
C 137	39.73	55.00	20.78	41°23'24"	N48°38'05"W	38.87
C 138	40.81	55.00	21.39	42°30'42"	N06°41'02"W	39.88
C 139	8.98	10.00	4.82	51°27'32"	N11°09'27"W	8.68
C 140	34.81	969.50	17.41	2°03'26"	N37°54'56"W	34.81
C 141	116.64	969.50	58.39	6°53'35"	N42°23'26"W	116.57
C 142	17.25	969.50	8.63	1°01'11"	N46°20'49"W	17.25
C 143	56.23	1010.00	28.12	3°11'23"	S21°27'41"E	56.22
C 144	221.68	1010.00	111.29	12°34'33"	S29°20'38"E	221.24
C 145	84.47	1010.00	42.26	4°47'31"	S38°01'40"E	84.45
C 146	97.38	1010.00	48.73	5°31'28"	S43°11'10"E	97.35
C 147	10.37	1010.00	5.19	0°35'18"	S46°14'33"E	10.37
C 148	183.38	769.50	92.13	13°39'15"	S51°53'02"W	182.95
C 149	14.11	10.00	8.52	80°50'05"	N80°52'17"W	12.97
C 150	106.58	1530.50	53.31	3°59'24"	N42°26'57"W	106.56
C 151	64.45	1530.50	32.23	2°24'46"	N45°39'02"W	64.44
C 152	191.86	830.50	96.36	13°14'10"	S51°33'28"W	191.43
C 153	83.31	890.00	41.69	5°21'49"	S43°51'18"E	83.28
C 154	120.94	890.00	60.56	7°47'09"	S37°16'49"E	120.85
C 155	59.33	830.50	29.68	4°05'35"	S65°23'32"W	59.32
C 156	13.75	10.00	8.21	78°48'12"	N77°15'10"W	12.70
C 157	110.45	1472.34	55.25	41°7'54"	N35°42'06"W	110.43
C 158	36.81	1472.34	18.41	1°25'57"	N32°50'11"W	36.81
C 159	9.15	10.00	4.92	52°25'41"	N05°54'23"W	8.83
C 160	49.72	51.50	26.99	55°19'11"	N07°21'08"W	47.81
C 161	36.53	51.50	19.07	40°38'12"	N55°19'49"W	35.77
C 162	36.53	51.50	19.07	40°38'12"	S84°01'58"W	35.77
C 163	40.63	51.50	21.44	45°11'54"	S41°06'55"W	39.58
C 164	40.63	51.50	21.44	45°11'54"	S04°04'58"E	39.58
C 165	52.01	51.50	28.47	57°51'59"	S55°36'55"E	49.83
C 166	9.15	10.00	4.92	52°25'41"	S58°20'04"E	8.83
C 167	29.86	1527.84	14.93	1°07'11"	S32°40'50"E	29.86
C 168	111.63	1527.84	55.84	4°11'10"	S35°20'01"E	111.60
C 169	16.69	10.00	11.03	95°36'09"	N10°22'28"E	14.82
C 170	272.66	369.50	142.87	42°16'46"	S24°38'24"W	266.52
C 171	95.07	369.50	47.80	14°44'29"	S03°52'13"E	94.80
C 172	73.41	980.50	36.72	4°17'24"	S09°05'46"E	73.40
C 173	80.01	980.50	40.03	4°40'32"	S04°36'47"E	79.99
C 174	200.52	980.50	100.61	11°43'03"	S03°35'00"W	200.17
C 175	15.33	10.00	9.63	87°49'49"	S34°28'23"E	13.87
C 176	8.96	10.00	4.80	51°19'04"	N75°57'10"E	8.66
C 177	27.52	50.00	14.12	31°31'53"	N66°03'35"E	27.17
C 178	53.79	50.00	29.83	61°38'33"	S67°21'12"E	51.24
C 179	45.56	50.00	24.50	52°12'28"	S10°25'42"E	44.00
C 180	45.56	50.00	24.50	52°12'28"	S41°46'46"W	44.00
C 181	46.66	50.00	25.18	53°27'57"	N85°23'02"W	44.98
C 182	27.56	50.00	14.14	31°34'50"	N42°51'38"W	27.21
C 183	8.96	10.00	4.80	51°19'04"	N52°43'46"W	8.66
C 184	15.33	10.00	9.63	87°49'49"	S57°41'48"W	13.87
C 185	162.24	980.50	81.31	9°28'50"	S18°31'18"W	162.06
C 186	180.75	980.50	90.63	10°33'44"	S28°32'35"W	180.49
C 187	13.03	10.00	7.62	74°38'25"	S03°29'45"E	12.13
C 188	110.12	672.50	55.18	9°22'56"	S45°30'26"E	110.00
C 189	113.26	672.50	56.77	9°38'59"	S55°01'23"E	113.13
C 190	122.68	672.50	61.51	10°27'09"	S65°04'27"E	122.51
C 191	124.76	672.50	62.56	10°37'46"	S75°36'54"E	124.58
C 192	57.67	672.50	28.85	4°54'48"	S83°23'11"E	57.65
C 193	9.31	10.00	5.02	53°18'56"	N67°29'57"E	8.97
C 194	55.35	50.00	30.89	63°25'21"	N72°33'10"E	52.56
C 195	34.54	50.00	17.99	39°34'57"	S55°56'41"E	33.86
C 196	46.83	50.00	25.29	53°39'35"	S09°19'25"E	45.13
C 197	31.52	50.00	16.31	36°07'25"	S35°34'05"W	31.00
C 198	44.37	50.00	23.77	50°50'42"	S79°03'08"W	42.93
C 199	33.99	50.00	17.68	38°57'03"	N56°02'59"W	33.34
C 200	8.63	10.00	4.61	49°28'28"	N61°18'42"W	8.37
C 201	204.24	727.50	102.80	16°05'07"	N78°00'22"W	203.57
C 202	15.36	10.00	9.66	87°59'22"	S66°02'31"W	13.89
C 203	8.96	10.00	4.80	51°19'04"	S03°36'42"E	8.66
C 204	55.59	50.00	31.07	63°42'24"	S02°34'58"W	52.77
C 205	30.47	50.00	15.72	34°54'55"	S51°53'37"W	30.00
C 206	43.63	50.00	23.32	50°00'00"	N85°38'55"W	42.26
C 207	57.52	50.00	32.42	65°54'56"	N27°41'27"W	54.40
C 208	59.43	50.00	33.79	68°05'54"	N39°18'57"E	55.99
C 209	8.96	10.00	4.80	51°19'		



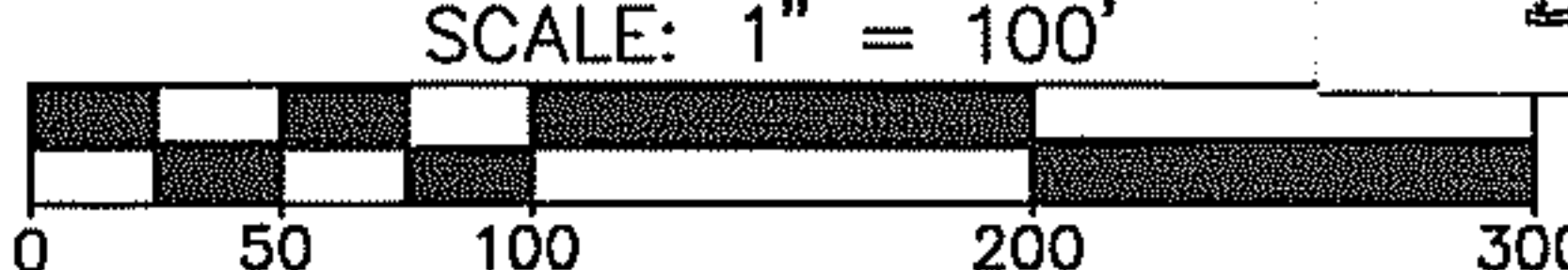
State of North Carolina
County of Craven

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

Date: 5/31/05 *Tina Daughety*
Tina Daughety

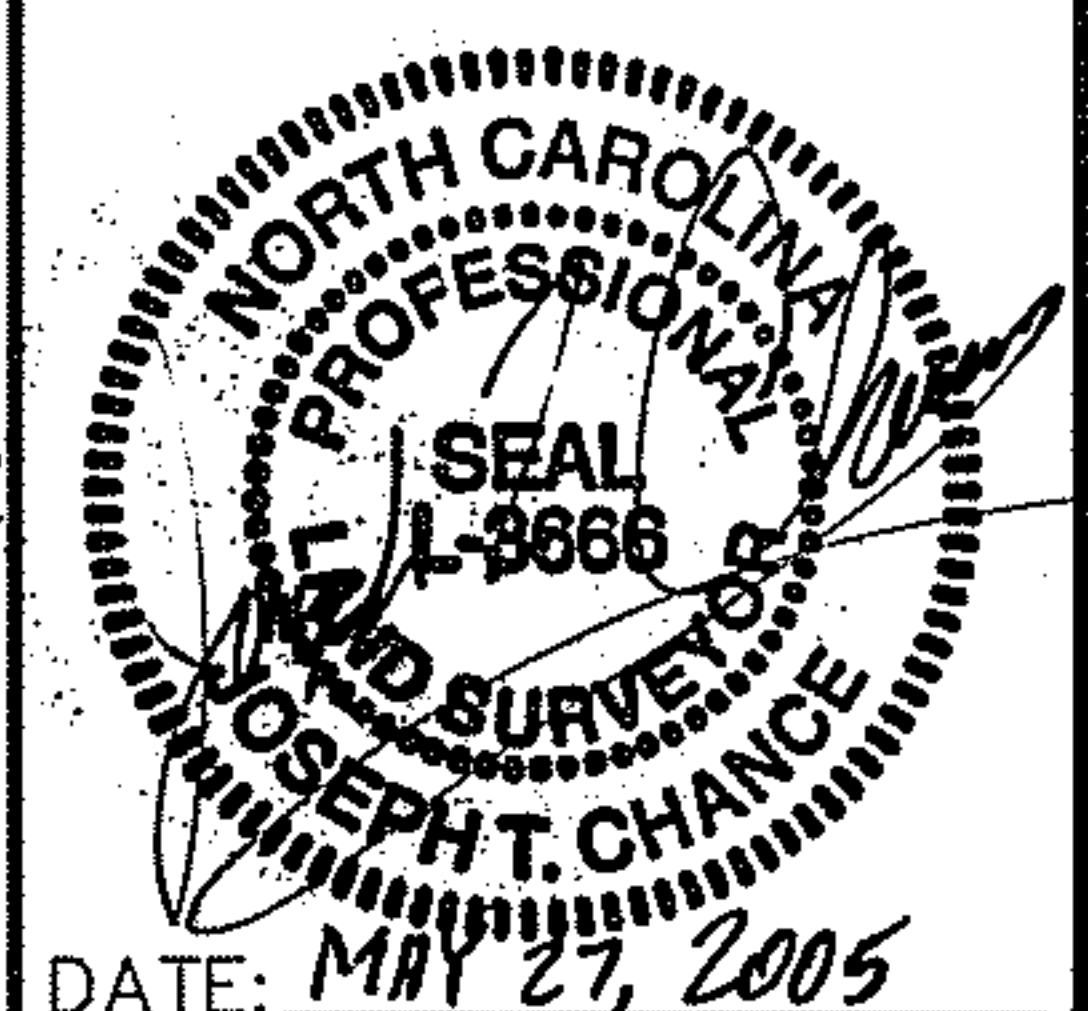
FILED FOR REGISTRATION AT 1:34 O'CLOCK P.M.
THIS 31 DAY OF May 2005
IN PLAT CABINET H, SLIDE 22 G
Rebecky Thompson - Michelle Soole
REGISTER OF DEEDS OF CRAVEN COUNTY

Date 05/31/2005 Time 15:34:32 2 of 3 Pgs
No: 2005-00127401
Book 2313 Page 143



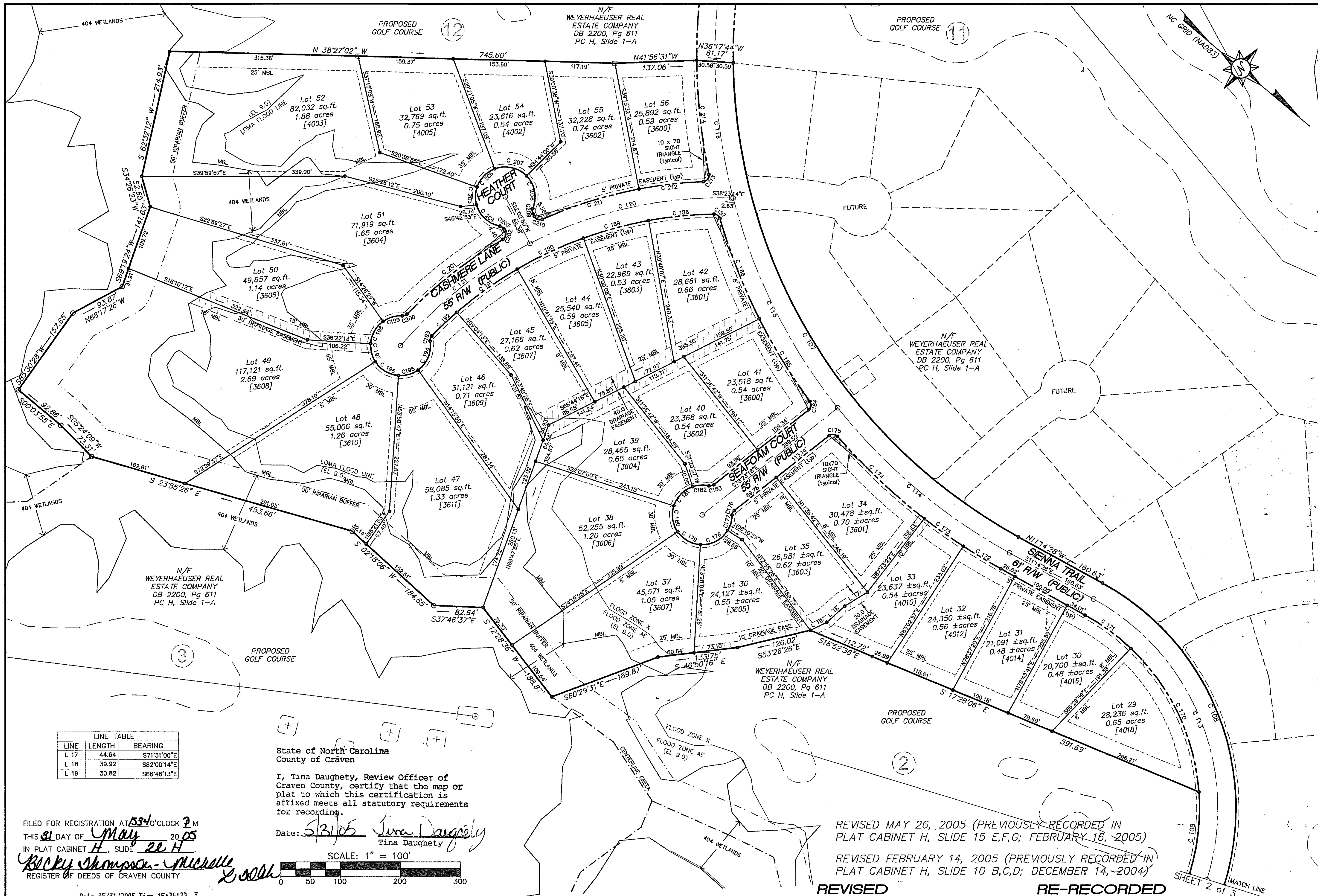
CAROLINA COLOURS
A COMMUNITY DESIGNED FOR THE ART OF LIVING

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



FINAL PLAN
of
CAROLINA COLOURS - SIENNA WOODS
PHASE 1
CAROLINA CREEK LLC
CITY of NEW BERN - NORTH CAROLINA
DECEMBER 07, 2004 SCALE: 1"=100'

JOB NUMBER	03134
DWG NUMBER	0001
SHEET NUMBER	2 of 3
PROJECT SURVEYOR	JTC
SURVEYED BY	JTC
DRAWN BY	dod
FIELD BOOK	-
COMPUTER FILE	31340001FP.dwg

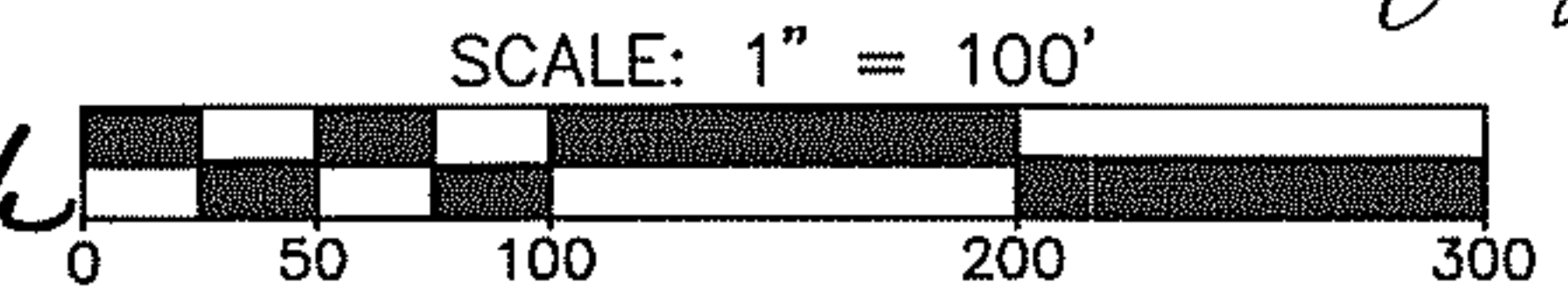


LINE	LENGTH	BEARING
L 17	44.64	S71°31'00"E
L 18	39.92	S82°00'14"E
L 19	30.82	S66°46'13"E

State of North Carolina
County of Craven

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

Date: 5/31/05 *Tina Daughety*
Tina Daughety



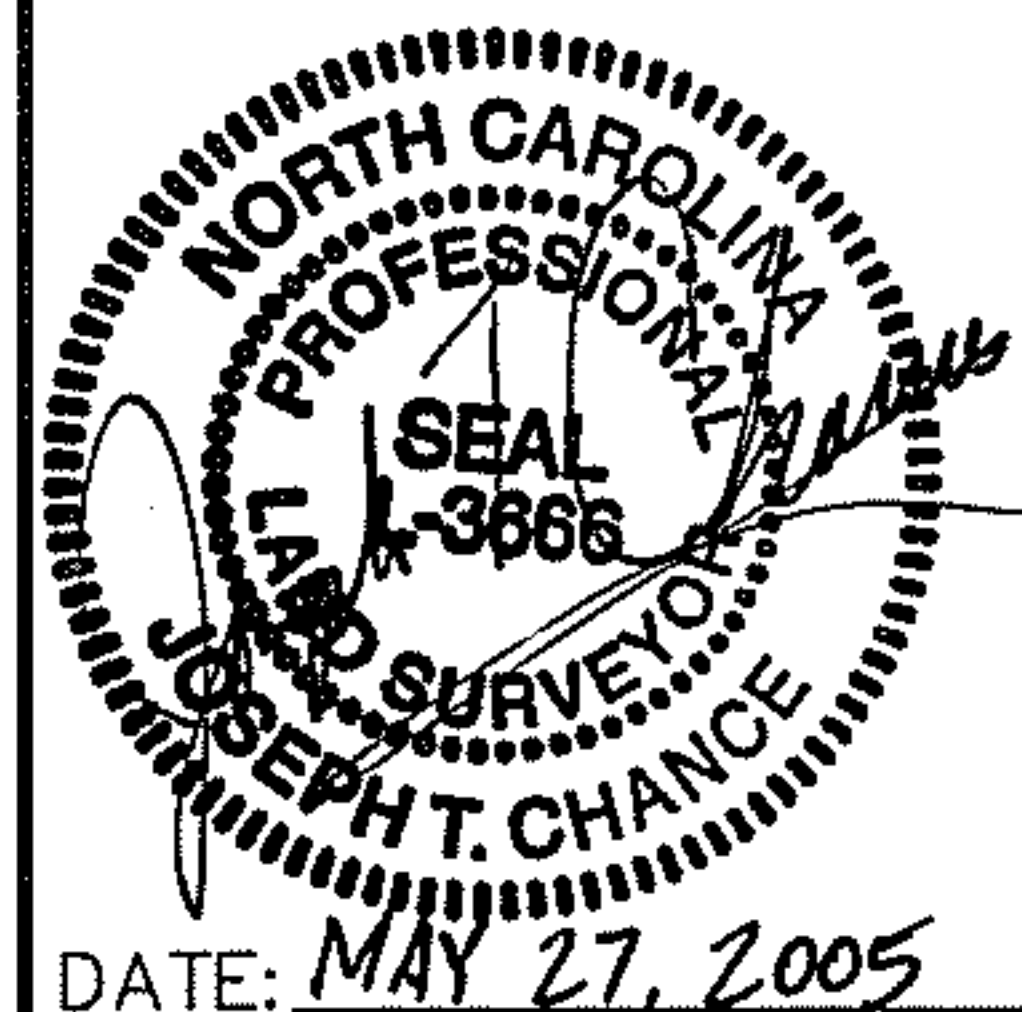
FILED FOR REGISTRATION AT 5:34 O'CLOCK P.M.
THIS 31 DAY OF May 2005
IN PLAT CABINET H, SLIDE 22 H
Bobby Thompson - Michelle
REGISTER OF DEEDS OF CRAVEN COUNTY

REVISED MAY 26, 2005 (PREVIOUSLY RECORDED IN PLAT CABINET H, SLIDE 15 E,F,G; FEBRUARY 16, 2005)
REVISED FEBRUARY 14, 2005 (PREVIOUSLY RECORDED IN PLAT CABINET H, SLIDE 10 B,C,D; DECEMBER 14, 2004)

REVISED RE-RECORDED

CAROLINA COLOURS
A COMMUNITY DESIGNED FOR THE ART OF LIVING

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



FINAL PLAN
of
CAROLINA COLOURS - SIENNA WOODS
PHASE 1
CAROLINA CREEK LLC
CITY of NEW BERN - NORTH CAROLINA
DECEMBER 07, 2004 SCALE: 1"=100'

JOB NUMBER	03134
DWG NUMBER	0001
SHEET NUMBER	3 of 3
PROJECT SURVEYOR	JTC
SURVEYED BY	JTC
DRAWN BY	dod
FIELD BOOK	-
COMPUTER FILE	31340001FP.dwg

H-ee H

SHEET 2 of 3