

# FINAL PLAT ATLAS VALLEY PHASE ONE - SECTION B at BLUEWATER RISE "A PLANNED UNIT DEVELOPMENT"

P. O. Box 1309, New Bern, NC 28563  
www.ThomasEngineeringPA.com  
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**THOMAS ENGINEERING, PA** est 1983  
civil engineering • land development • project management

### GENERAL NOTES AND SITE DATA

1. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS, NO GRID FACTORS APPLIED.
2. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES, UNLESS OTHERWISE NOTED.
3. BOUNDARY INFORMATION IS AS PROVIDED ON THE "BOUNDARY MAP" - A PORTION OF CRAVEN TRACT 32 - WEYERHAEUSER REAL ESTATE DEVELOPMENT COMPANY" AS PREPARED BY DAVID L. JONES, JR. PLS (M-3872), DATED DECEMBER 18, 2008, AND AS RECORDED IN PLAT CABINET 1, SLIDE 70-H OF THE CRAVEN COUNTY REGISTRY (NOVEMBER 23, 2015).
4. DEED REFERENCE: DB 3404, PG 667.
5. PARCEL ID# 7-106-001.
6. PROPERTY ADDRESSES ARE AS SHOWN.
7. ZONING IS R-6.
8. ALL COMMON AREAS AS SHOWN ARE TO BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.
9. PORTIONS OF THIS PROJECT SCALE WITHIN ZONE "X", ZONE "SHADED X (0.2% ANNUAL CHANCE)" AND ZONE "A" AS PER FLOOD INSURANCE RATE MAP 3720568600K, ALL DATED JUNE 19, 2020 AS ESTABLISHED BY FEMA. THIS REPORT IN NO WAY SUPERCEDES THE ABOVE MENTIONED FIRM.
10. BASE FLOOD ELEVATION DOWNSTREAM OF THIS SITE IS 9.0'. BUILDABLE AREAS OF THIS PROJECT DO NOT FALL WITHIN THE 100-YR FLOODPLAIN.
11. THIS PROJECT IS NOT IN AN AREA OF ENVIRONMENTAL CONCERN.
12. RECEIVING STREAM FOR THIS PROJECT IS BRICES CREEK.
13. BLUE-LINE STREAMS AND THEIR ASSOCIATED BUFFERS ARE PRESENT ON THIS SITE AND ARE AS SHOWN.
14. THIS PLAT DOES NOT ADDRESS THE ISSUE OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS WITHIN THE SUBDIVISION. THE ENFORCEMENT OF WETLAND REGULATIONS UNDER THE SECTION 404 OF THE CLEAN WATER ACT OF 1989 IS WITHIN THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. INQUIRES CONCERNING THAT MATTER SHOULD BE ADDRESSED TO THAT AGENCY. WETLANDS AS SHOWN ON THIS PLAT ARE AS PROVIDED ON THE MAP ENTITLED "WETLANDS DELINEATION SURVEY - A PORTION OF CRAVEN 32" AS APPROVED BY USACE REPRESENTATIVE GARY H. BEECHER ON AUGUST 18, 2016. REFERENCE ACTION ID: SAU2016-01597.
15. A. SEWER: PUBLIC SANITARY SEWER SYSTEM (CITY OF NEW BERN)  
B. WATER: PUBLIC WATER SYSTEM (CITY OF NEW BERN)  
C. REFUSE: PUBLIC REFUSE SYSTEM (CITY OF NEW BERN)  
D. ELECTRIC: PUBLIC ELECTRIC SYSTEM (CITY OF NEW BERN)
16. DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:  
A. 10 FOOT EASEMENTS ALONG RIGHTS-OF-WAY.  
B. 10 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.  
C. 10 FOOT EASEMENTS ALONG ALL REAR LOT LINES.  
D. OTHER EASEMENTS AS SHOWN/NOTED.
17. TYPICAL MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
A. 20 FOOT FRONT SETBACKS  
B. 5 FOOT SIDE SETBACKS  
C. 20 FOOT REAR SETBACKS  
D. OTHER SETBACKS AS SHOWN/NOTED
18. PLOT PLANS FOR ANY GIVEN LOT ARE REQUIRED BY THE CITY OF NEW BERN.
19. ALL ELECTRICAL, CABLE, TELEPHONE AND OTHER COMMUNICATION WIRING SHALL BE INSTALLED UNDERGROUND.
20. THE TOTAL NUMBER OF LOTS IS: 64.
21. THE AVERAGE LOT SIZE IS: 3,642 SF.
22. THE MINIMUM LOT SIZE IS: 7,600 SF, LOTS 694 & 698.
23. THE TOTAL LENGTH OF STREETS IS: 3,012 LF.
24. THE AVERAGE LOT WIDTH IS: 71.46 LF.
25. SITE TABULATION:
 

LOTS	14.02 ACRES ±
RIGHT-OF-WAY	4.99 ACRES ±
COMMON AREAS/OPEN SPACE:	12.44 ACRES ±
TOTALS	31.42 ACRES ±
26. TREES SHALL COMPLY WITH SECTION 15-362, CITY OF NEW BERN LAND USE ORDINANCE.
27. COMMON AREAS MAY BE UTILIZED FOR DRAINAGE AND UTILITY PURPOSES AND ARE SUBJECT TO DRAINAGE AND UTILITY EASEMENTS ON ALL COMMON AREA.

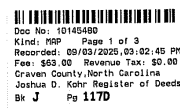


**VICINITY MAP**  
1" = 2000'

### 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 DIRECTOR OF DEVELOPMENT SERVICES OR THEIR DESIGNEE SUBJECT TO ITS BEING RECORDED IN THE REGISTER OF DEEDS OFFICE OF CRAVEN COUNTY WITHIN ONE YEAR OF THE DATE BELOW.

DATE: 09/03/2025  
*Joshua D. Kohr*  
DIRECTOR OF DEVELOPMENT SERVICES



OWNER / DEVELOPER  
A. SYDES CONSTRUCTION, INC.  
P.O. BOX 7122  
JACKSONVILLE, NC 28546

CONSULTING ENGINEER / SURVEYOR  
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NEW BERN, NORTH CAROLINA 28563  
OFFICE: (252) 637-2727 FAX: (252) 636-2448

### STATE OF NORTH CAROLINA CRAVEN COUNTY

*Lisa Daugherty* REVIEW OFFICER OF CRAVEN COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
DATE: 9/3/25 REVIEW OFFICER: *Lisa Daugherty*

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS  
CRAVEN COUNTY NORTH CAROLINA

FILED FOR REGISTRATION THIS 3 DAY OF September, 2025 A.D.  
AT 3:02 (AM/PM) AND DULY RECORDED IN PLAT CABINET 3  
SLIDE(S) 110 AND BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
REGISTER OF DEEDS JOSHUA D. KOHR

BY JOSHUA D. KOHR REGISTER OF DEEDS / ASSISTANT / DEPUTY

### TYPICAL ELEMENT SYMBOLLOGY

○ EIP	- EXISTING IRON PIPE	CDS	- CUL-DE-SAC
○ EIR	- EXISTING IRON ROD	HYD	- FIRE HYDRANT
● SIP	- SET/NEW IRON PIPE	WM	- WATER METER
△ SMAG	- EXISTING "MAG" NAIL	WV	- WATER VALVE
▲ SMAG	- SET/NEW "MAG" NAIL	SMH	- SEWER MANHOLE
△ EPK	- EXISTING "PK" NAIL	SC	- SEWER CLEAN-OUT
▲ EPK	- SET/NEW "PK" NAIL	SV	- SEWER VALVE
□ SCM	- EXISTING CONCRETE MONUMENT	AD	- AREA DRAIN
■ SCM	- SET/NEW CONCRETE MONUMENT	CB	- CATCH BASIN
■ CC	- CONTROL CORNER	P	- UTILITY POLE
■ MIP	- NON-MONUMENTED POINT	PF	- UTILITY FESTIVAL
○ WI	- WITNESS IRONS	OHU	- OVERHEAD UTILITIES
(T)	- TOTAL DISTANCE	TBR	- TO BE REMOVED
W	- WETLANDS	SFT	- SQUARE FEET
TIE	- TIE LINE	AC	- ACRES
R/W	- RIGHT OF WAY	LF	- LINE TABLE
CL	- CENTERLINE	CF	- CURVE TABLE
PL	- PROPERTY LINE	10' x 70'	- SIGHT TRIANGLE
MBL	- MINIMUM BUILDING LINE	---	- PROPERTY BOUNDARY LINE
DUE	- DRAINAGE & UTILITY EASEMENT	---	- PARCEL LINE
ESMT	- EASEMENT	---	- ADDRESS

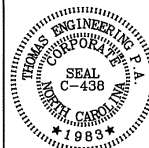
### CERTIFICATE OF SURVEY & ACCURACY

I, HERBERT J. NOBLES, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME, BEING A PORTION OF A TRACT DESCRIBED IN DEED BOOK 3404, PAGE 667 RECORDED IN THE OFFICE OF THE CRAVEN COUNTY REGISTER OF DEEDS; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.

THIS 15<sup>th</sup> DAY OF August, 2025.

*Herbert J. Nobles, Jr.*  
HERBERT J. NOBLES, JR. - PLS# 12703

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



### FINAL PLAT

**ATLAS VALLEY  
PHASE ONE - SECTION B  
at  
BLUEWATER RISE  
"A PLANNED UNIT DEVELOPMENT"**

NEW BERN TOWNSHIP #7 CRAVEN COUNTY NORTH CAROLINA

OWNER  
A. SYDES CONSTRUCTION, INC.  
P.O. BOX 7122  
JACKSONVILLE, NC 28546  
(910) 455-6956

SCALE: 1" = 100' DATE: 09/04/2025  
PROJECT #: 2015\_027 SHEET: 1 of 3



CONTROL DATA		
LINE #	BEARING	DISTANCE
(TIE) 1	N20° 44' 45"E	32.50'
(TIE) 2	N20° 44' 45"E	32.50'
(TIE) 3	N6° 40' 25"W	32.50'
(TIE) 4	S48° 30' 14"E	32.50'
(TIE) 5	N48° 30' 14"W	32.50'
(TIE) 6	S48° 30' 14"E	32.50'
(TIE) 7	N7° 46' 05"W	32.50'
(TIE) 8	N76° 07' 16"E	30.50'
(TIE) 9	N48° 30' 14"W	30.50'
(TIE) 10	S48° 30' 14"E	30.50'
(TIE) 11	N48° 30' 14"W	30.50'

LINE DATA		
LINE #	BEARING	DISTANCE
L1	N85° 52' 58"E	58.63'
L2	S84° 41' 08"E	58.01'
L3	S75° 18' 22"E	58.01'
L4	S65° 58' 17"W	59.21'
L5	S56° 39' 04"W	51.70'
L6	S48° 54' 50"W	64.62'

CURVE DATA				
CURVE #	LENGTH	RADIUS	CHD. DIRECTION	CHD. LENGTH
C1	19.50'	218.50'	N0° 29' 29"E	19.49'
C2	62.71'	50.00'	N20° 11' 15"E	58.68'
C3	34.86'	35.00'	S12° 52' 41"W	33.63'
C4	29.31'	319.50'	S4° 40' 59"E	29.30'
C5	42.41'	25.00'	N50° 39' 27"W	37.51'
C6	38.78'	25.00'	N40° 05' 18"E	33.55'
C7	28.18'	280.50'	N0° 49' 24"E	28.17'
C8	42.41'	25.00'	S50° 39' 27"E	37.51'
C9	65.45'	467.50'	N76° 43' 44"E	65.40'
C10	75.15'	467.50'	N88° 06' 46"E	75.07'
C11	75.15'	467.50'	N58° 54' 08"E	75.07'
C12	86.62'	467.50'	N48° 59' 20"E	86.50'
C13	17.82'	467.50'	N42° 35' 18"E	17.82'
C14 (T)	320.21'	467.50'	N61° 07' 05"E	313.98'
C15	34.48'	532.50'	N43° 21' 09"E	34.48'
C16	62.68'	532.50'	N48° 34' 46"E	62.65'
C17	62.68'	532.50'	N55° 19' 26"E	62.65'
C18	60.27'	532.50'	N61° 58' 19"E	60.24'
C19	48.66'	532.50'	N67° 41' 28"E	48.64'
C20 (T)	268.78'	532.50'	N58° 50' 55"E	264.00'
C21	38.69'	25.00'	N28° 09' 40"E	33.48'
C22	38.69'	25.00'	S55° 55' 08"E	33.48'
C23	61.23'	532.50'	N85° 20' 09"E	61.20'
C24	77.17'	532.50'	S07° 13' 09"E	77.10'
C25	77.17'	532.50'	S78° 54' 56"E	77.10'
C26	51.21'	532.50'	S72° 00' 32"E	51.19'
C27 (T)	268.78'	532.50'	S83° 36' 24"E	264.00'
C28	11.11'	467.50'	N69° 56' 07"W	11.11'
C29	76.53'	467.50'	N73° 18' 22"W	76.45'
C30	76.53'	467.50'	N84° 41' 08"W	76.45'
C31	59.55'	467.50'	S86° 58' 32"W	59.51'
C32 (T)	223.73'	467.50'	N82° 57' 50"W	221.60'

CURVE DATA				
CURVE #	LENGTH	RADIUS	CHD. DIRECTION	CHD. LENGTH
C33	42.41'	25.00'	S34° 43' 25"W	37.51'
C34	17.26'	280.50'	S12° 07' 09"E	17.25'
C35	66.78'	280.50'	S3° 32' 13"E	66.59'
C36	60.81'	280.50'	S9° 29' 26"W	60.69'
C37	60.79'	280.50'	S21° 54' 37"W	60.67'
C38	65.49'	280.50'	S34° 48' 27"W	65.34'
C39 (T)	271.10'	280.50'	S13° 48' 31"W	260.67'
C40	24.19'	35.00'	S21° 41' 59"W	23.71'
C41	34.55'	50.00'	S21° 41' 59"W	33.87'
C42	52.36'	50.00'	S71° 29' 47"W	50.00'
C43	52.36'	50.00'	N48° 30' 14"W	50.00'
C44	49.53'	50.00'	N9° 52' 30"E	47.53'
C45	37.38'	50.00'	N59° 40' 18"E	36.52'
C46 (T)	226.18'	50.00'	N48° 30' 14"W	77.06'
C47	24.19'	35.00'	N61° 17' 34"E	23.71'
C48	2.06'	219.50'	N41° 29' 49"E	2.06'
C49	192.71'	219.50'	N15° 48' 15"E	188.58'
C50	17.37'	219.50'	N11° 38' 42"W	17.37'
C51 (T)	212.14'	219.50'	N13° 48' 31"E	203.58'
C52	42.41'	25.00'	N82° 28' 54"W	37.51'
C53	64.76'	467.50'	S64° 56' 52"W	64.70'
C54	70.63'	467.50'	S58° 39' 04"W	70.57'
C55	88.34'	467.50'	S46° 54' 34"W	88.21'
C56 (T)	223.73'	467.50'	S55° 12' 22"W	221.60'
C57	67.51'	532.50'	S45° 07' 42"W	67.47'
C58	65.58'	532.50'	S92° 17' 18"W	65.54'
C59	65.63'	532.50'	S59° 20' 51"W	65.59'
C60	65.53'	532.50'	S96° 24' 14"W	65.48'
C61	65.58'	532.50'	S73° 27' 26"W	65.54'
C62	48.76'	532.50'	S79° 36' 31"W	48.74'
C63 (T)	378.59'	532.50'	S61° 51' 51"W	370.67'
C64	36.78'	25.00'	S40° 05' 19"W	33.55'

CENTERLINE CURVE DATA				
CURVE #	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
C65	302.16'	500.00'	N86° 33' 59"W	297.58'
C66	302.16'	500.00'	S58° 48' 31"W	297.58'
C67 (T)	604.32'	500.00'	S76° 07' 16"W	588.20'
C68	405.34'	500.00'	S64° 43' 15"W	394.33'
C69	58.04'	500.00'	S84° 44' 03"W	56.02'
C70	23.84'	250.00'	N0° 40' 39"E	23.83'
C71	241.62'	250.00'	S13° 48' 31"W	232.33'

Bk J Pg 117F  
 Doc No: 10145489 KInd: rpp

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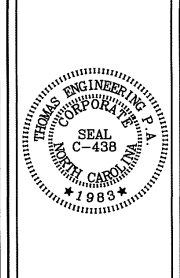
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CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS  
 CRAVEN COUNTY NORTH CAROLINA  
 FILED FOR REGISTRATION THIS 3 DAY OF September 20 25 A.D.  
 AT 3:02 (AM) AND DULY RECORDED IN PLAT CABINET 117F  
 SLIDE(S) F AND BOOK PAGE  
 REGISTER OF DEEDS JOSHUA D. KOHR  
 BY Joshua D. Kohr by Beth Quon  
 REGISTER OF DEEDS / ASSISTANT / DEPUTY

TYPICAL ELEMENT SYMBOLOGY			
○ EIP	EXISTING IRON PIPE	CDS	CUL-DE-SAC
○ EIR	EXISTING IRON ROD	HYD	FIRE HYDRANT
● SIP	SETNEW IRON PIPE	WM	WATER METER
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⊙ WI	WITNESS IRONS	OHU	OVERHEAD UTILITIES
(T)	TOTAL DISTANCE	TBR	TO BE REMOVED
WL	WETLANDS - WL	SOFT	SQUARE FEET
TIE	TIE LINE	AC	ACRES
RW	RIGHT OF WAY	L#	LINE TABLE
CL	CENTERLINE	CH	CURVE TABLE
PL	PROPERTY LINE	10' x 70'	10' x 70' SIGHT TRIANGLE
MBL	MINIMUM BUILDING LINE	---	PROPERTY BOUNDARY LINE
DUE	DRAINAGE & UTILITY EASEMENT	---	PARCEL LINE
ESMT	EASEMENT	---	ADDRESS

CERTIFICATE OF SURVEY & ACCURACY  
 I, HERBERT J. NOBLES, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME BEING A PORTION OF A TRACT DESCRIBED IN DEED BOOK 3402, PAGE 537 RECORDED IN THE OFFICE OF THE CRAVEN COUNTY REGISTER OF DEEDS; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.  
 WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL,  
 THIS 15th DAY OF September, 2025.  
 HERBERT J. NOBLES, JR. - PLS# L-2703  
 THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



FINAL PLAT  
 ATLAS VALLEY  
 PHASE ONE - SECTION B  
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 BLUEWATER RISE  
 "A PLANNED UNIT DEVELOPMENT"  
 NEW BERN TOWNSHIP #7 CRAVEN COUNTY NORTH CAROLINA  
 OWNER  
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