CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF CRAVEN AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION PURSUANT TO ARTICLE 2, SECTION 41-147, OF THE CRAVEN COUNTY SUBDIVISION ORDINANCE WITH MY (OUR) FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED.

OWNER: REJA, LLC

SIGNED _____ DATE 07.09.24

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED PUBLIC SUBDIVISION ROAD MINIMUM DESIGN STANDARDS CERTIFICATION.

APPROVED: _____ DISTRICT ENGINEER DATE 6/27/2024

CERTIFICATE OF LOCAL COASTAL AREA MANAGEMENT

THIS SUBDIVISION CONFORMS TO THE STANDARDS OF THE NORTH CAROLINA COASTAL AREA MANAGEMENT ACT OF 1974 AND IS NOT LOCATED WITHIN ANY AREA OF ENVIRONMENTAL CONCERN.

LOCAL PERMIT OFFICER _____ DATE 7/11/24

CERTIFICATE OF APPROVAL OF WATER SUPPLY SYSTEM

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

SERIAL NO. 23-01030, DATE: 12.12.2023
WATER SUPPLY SYSTEM NO. NC 04-25-055
WATER SYSTEM NAME: CRAVEN COUNTY
PROJECT TYPE: WATER LINE EXTENSION

CRAVEN COUNTY WATER DEPARTMENT _____ DATE 7/2/2024

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

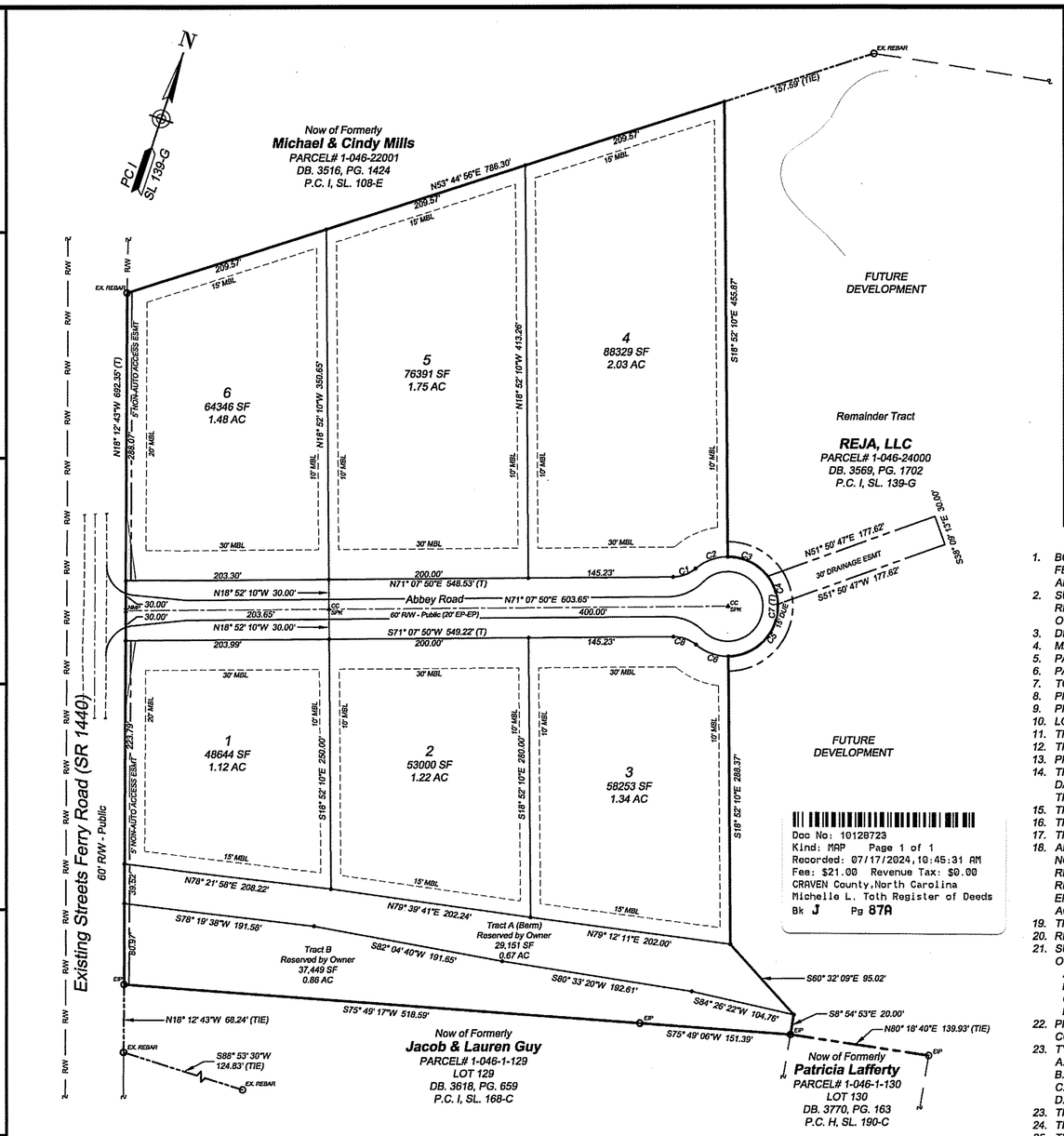
THE CRAVEN COUNTY PLANNING BOARD HEREBY APPROVES THE FINAL PLAT FOR THE DURGANTOWN VILLAGE SUBDIVISION.

CHAIRMAN, PLANNING BOARD _____ DATE 6.27.2024

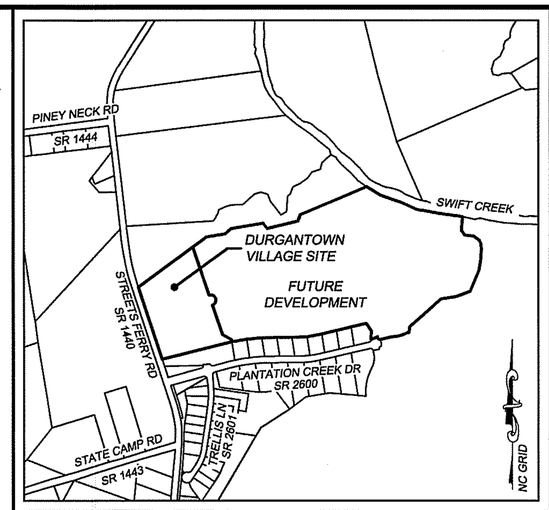
CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THE CRAVEN COUNTY BOARD OF COMMISSIONERS HEREBY APPROVES THE FINAL PLAT FOR THE DURGANTOWN VILLAGE SUBDIVISION.

CHAIRMAN, CRAVEN COUNY BOARD OF COMMISSIONERS _____ DATE 7/15/2024



Doc No: 10128723
Kind: MAP Page 1 of 1
Recorded: 07/17/2024, 10:45:31 AM
Fee: $21.00 Revenue Tax: $0.00
CRAVEN County, North Carolina
Michelle L. Toth Register of Deeds
Bk J Pg 87A



VICINITY SKETCH

1" = 1000'

P. O. Box 1309, New Bern, NC 28563
www.ThomasEngineeringPA.com
Office: 252.637.2727 Fax: 252.636.2448

THOMAS ENGINEERING, PA est 1983
civil engineering•land development•project management

GENERAL NOTES AND SITE DATA

1. BOUNDARY INFORMATION SHOWN IS AS PROVIDED ON THE "SURVEY FOR REJA, LLC - STREETS FERRY ROAD", AS SURVEYED BY KENDALL E. GASKINS, PLS (#L-3824), DATED MARCH 8, 2019, AND AS RECORDED IN PLAT CABINET I, SLIDE 139-G IN THE CRAVEN COUNTY REGISTRY.
2. 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.
3. DEED REFERENCE: DB 3569, PG 1702.
4. MAP REFERENCES: PC I, SL 139-G, PC I, SL 108-E, PC I, SL 168-C.
5. PARCEL ID# PORTION OF 1-046-24000.
6. PARCEL REFERENCE # 66624.
7. TOTAL SUBDIVISION ACREAGE IS 11.41 ACRES ±.
8. PROPERTY ZONING IS NOT ZONED.
9. PROPERTY ADDRESS IS 775 STREETS FERRY ROAD, VANCEBORO, NC 28586.
10. LOT ADDRESSES FOR THIS SITE ARE NOT YET ASSIGNED.
11. THE EXISTING SITE IS CURRENTLY PARTIALLY OPEN AND PARTIALLY FORESTED.
12. THIS SITE CONTAINS NO COMMON AREAS.
13. PROJECT IS LOW DENSITY AND CONTAINS LESS THAN 24% PLANNED IMPERVIOUS COVERAGE.
14. THIS PROJECT SCALES WITHIN ZONE "X" AS PER FLOOD INSURANCE RATE MAP 3720554600K, DATED JUNE 19, 2020, AND AS ESTABLISHED BY FEMA. THIS REPORT IN NO WAY SUPERCEDES THE ABOVE MENTIONED FIRM.
15. THIS SITE IS IN THE NEUSE RIVER BASIN.
16. THIS PROJECT IS NOT IN AN AREA OF ENVIRONMENTAL CONCERN.
17. THIS SITE CONTAINS NO KNOWN 404 WETLANDS.
18. APPROVAL OF THIS SUBDIVISION DOES NOT ADDRESS THE ISSUE OF THE EXISTENCE OR NON-EXISTENCE OF WETLANDS WITHIN THE SUBDIVISION. THE ENFORCEMENT OF WETLANDS REGULATIONS 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.
19. THIS SITE CONTAINS NO BLUE-LINE STREAMS AND/OR ASSOCIATED RIPARIAN BUFFERS.
20. RECEIVING STREAM FOR THIS PROJECT IS SWIFT CREEK (C; Sw; NSW; 27-97-(-0.5)).
21. SURFACE WATER DIVERSION SWALES AND UTILITY EASEMENTS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:
    A. 10 FOOT EASEMENTS ALONG RIGHTS-OF-WAY.
    B. 15 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.
    C. 10 FOOT EASEMENTS ALONG ALL REAR LOT LINES.
    D. OTHER EASEMENTS AS SHOWN.
22. PROPOSED EASEMENTS OUTSIDE OF THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE COMMUNITY PROPERTY OWNER'S ASSOCIATION.
23. TYPICAL MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
    A. 30 FOOT FRONT SETBACKS.
    B. 10 FOOT SIDE SETBACKS .
    C. 15 FOOT REAR SETBACKS.
    D. OTHER SETBACKS AS NOTED.
23. THE TOTAL NUMBER OF LOTS IN DURGANTOWN VILLAGE IS 6.
24. THE AVERAGE LOT SIZE IN DURGANTOWN VILLAGE IS 64,827 SF.
25. THE MINIMUM LOT SIZE IN DURGANTOWN VILLAGE IS 48,644 SF.
26. THE TOTAL LENGTH OF STREETS IS 623 LF ±.
27. SITE TABULATION:
    LOTS..... 8.93 ACRES ±.
    RIGHTS OF WAY..... 0.95 ACRES ±.
    RESERVED TRACTS..... 1.53 ACRES ±.
    TOTALS..... 11.41 ACRES ±
28. ALL PROPOSED CORNERS ARE TO BE MARKED WITH IRON PIPES, UNLESS OTHERWISE SHOWN.
29. WATER SERVICE OWNER IS CRAVEN COUNTY.
30. SEWER SERVICE INDIVIDUAL SEPTIC SYSTEMS.
31. REFUSE SERVICE TO BE PROVIDED BY GFL.
32. ELECTRIC SERVICE IS BY DUKE ENERGY PROGRESS.
33. DESIGN OF ELECTRICAL, CABLE, TELEPHONE, GAS, ETC. UTILITIES SHALL BE BY OTHERS. ALL UTILITIES TO BE LOCATED UNDERGROUND.
34. STREET SIGNS ARE TO BE ADDED TO THE STREETS UPON SITE WORK COMPLETION.
35. THIS SITE CONTAINS NO KNOWN PROPERTY OR BUILDINGS ON THE U.S. DEPARTMENT OF INTERIOR'S NATIONAL REGISTER OF HISTORIC PLACES.
36. PLOT PLANS FOR ANY GIVEN LOT ARE REQUIRED BY THE CRAVEN COUNTY.

CURVE DATA

CURVE #	LENGTH	RADIUS	CHD. BEARING	CHD. LENGTH
C1	24.51'	35.00'	N51° 04' 16"E	24.01'
C2	35.01'	50.00'	N51° 04' 16"E	34.30'
C3	46.48'	50.00'	S82° 14' 25"E	44.82'
C4	16.00'	50.00'	S46° 26' 38"E	15.93'
C5	80.13'	50.00'	S25° 13' 02"W	71.63'
C6	35.01'	50.00'	N88° 48' 35"W	34.30'
C7 (T)	227.10'	50.00'	S18° 52' 10"E	76.47'
C8	24.51'	35.00'	N88° 48' 35"W	24.01'

GRAPHIC SCALE

100 50 0 100

NOTE: THIS SCALE APPLIES FOR 18" X 24" SHEETS ONLY.

OWNER / DEVELOPER
REJA, LLC
1825 STREETS FERRY ROAD
VANCEBORO, NORTH CAROLINA 28586
OFFICE: 252.636.2400 FAX: 252.637.3911

CONSULTING ENGINEER / SURVEYOR
THOMAS ENGINEERING, PA
P.O. BOX 1309 - 1316-B COMMERCE DRIVE
NEW BERN, NORTH CAROLINA 28563
OFFICE: 252.637.2727 FAX: 252.636.2448

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: 7/17/24 REVIEW OFFICER Robin Becker

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS CRAVEN COUNTY NORTH CAROLINA

FILED FOR REGISTRATION THIS 17 DAY OF July, 2024 A.D.
AT 10:45 (AM/PM) AND DULY RECORDED IN PLAT CABINET J,
SLIDE(S) 87A, AND BOOK ——, PAGE ——.

REGISTER OF DEEDS MICHELLE L. TOTH

BY _____
REGISTER OF DEEDS / ~~ASSISTANT~~ / DEPUTY

TYPICAL ELEMENT SYMBOLOGY

○ EIP	-	EXISTING IRON PIPE	WM	-	WATER METER
○ EIR	-	EXISTING IRON ROD	WV	-	WATER VALVE
● SIP	-	SET/NEW IRON PIPE	SMH	-	SEWER MANHOLE
△ EMAG	-	EXISTING 'MAG' NAIL	SC	-	SEWER CLEAN-OUT
▲ SMAG	-	SET/NEW 'MAG' NAIL	SV	-	SEWER VALVE
△ EPK	-	EXISTING 'PK' NAIL	AD	-	AREA DRAIN
▲ SPK	-	SET/NEW 'PK' NAIL	CB	-	CATCH BASIN
□ ECM	-	EXISTING CONCRETE MON.	P	-	UTILITY POLE
■ SCM	-	SET/NEW CONCRETE MON.	PED	-	UTILITY PEDESTAL
■ CC	-	CONTROL CORNER	OHU	-	OVERHEAD UTILITIES
+ NMP	-	NON-MONUMENTED POINT	TBR	-	TO BE REMOVED
⊕ WI	-	WITNESS IRONS	SF	-	SQUARE FEET
(T)	-	TOTAL DISTANCE	AC	-	ACRES
WL	-	WETLANDS —— W —— W ——	L#	-	LINE TABLE
TIE	-	TIE LINE	C#	-	CURVE TABLE
R/W	-	RIGHT OF WAY —— R/W ——	— VB —	-	RIPARIAN BUFFER LINE
CL	-	CENTERLINE	— F — F —	-	FLOOD LINES
PL	-	PROPERTY LINE		-	10' x 70' SIGHT TRIANGLE
MBL	-	MINIMUM BUILDING LINE		-	BOUNDARY LINES
DUE	-	DRAINAGE & UTILITY EASEMENT		-	PARCEL LINE
ESMT	-	EASEMENT			
CDS	-	CUL-DE-SAC			
HYD	-	FIRE HYDRANT			

CERTIFICATE OF SURVEY & ACCURACY

I, HERBERT J. NOBLES, JR. ,CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME FROM DESCRIPTION FOUND IN DEED BOOK 3569 PAGE 1702 AND MAP IN PLAT CABINET I, SLIDE 139-G , CRAVEN COUNTY REGISTER OF DEEDS. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15000 THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 26 DAY OF June, 2024

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-2703

NORTH CAROLINA PROFESSIONAL SEAL L-2703 LAND SURVEYOR HERBERT J. NOBLES JR.

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

THOMAS ENGINEERING P.A. CORPORATE SEAL C-438 NORTH CAROLINA ★1983★

FINAL PLAT

DURGANTOWN VILLAGE SUBDIVISION

TOWNSHIP NO. 1 | CRAVEN COUNTY | NORTH CAROLINA

OWNER
REJA, LLC
1825 STREETS FERRY ROAD
VANCEBORO, NORTH CAROLINA 28586
OFFICE: 252.636.2400

SCALE: 1" = 100'	DATE : 06.26.2024
PROJECT #: 2023_004	SHEET : 1 of 1