

LEGEND

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- MBS - MINIMUM BUILDING SETBACK
- DUE - DRAINAGE AND UTILITY EASEMENT
- - NON MONUMENTED POINT
- △ - CONTROL MONUMENT (Brass Disk)
- ALL FRONT LOT CORNERS ARE CONTROL CORNERS.
- 911 ADDRESS

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED PUBLIC SUBDIVISION ROAD MINIMUM DESIGN STANDARDS CERTIFICATION

APPROVED: *[Signature]*
DISTRICT ENGINEER

DATE: 6/5/07

CERTIFICATE OF LOCAL COASTAL AREA MANAGEMENT OFFICER

THIS SUBDIVISION CONFORMS TO THE STANDARDS OF THE NORTH CAROLINA COASTAL MANAGEMENT ACT OF 1974. NO PORTIONS OF THE SUBDIVISION ARE LOCATED WITHIN ANY AREA OF ENVIRONMENTAL CONCERN.

5/4/07 *[Signature]*
DATE LOCAL PERMIT OFFICER

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF PROPERTY SHOWN AND DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUB-DIVISION JURISDICTION OF CRAVEN COUNTY AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION PURSUANT TO ARTICLE II, SECTION 304. OF THE CRAVEN COUNTY SUBDIVISION ORDINANCE WITH MY FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED.

4-13-07 *[Signature]*
DATE OWNER/REPRESENTATIVE

CERTIFICATE OF APPROVAL OF WATER SUPPLY SYSTEM

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

[Signature]
WATER SUPERINTENDENT

5/2/07
DATE

CERTIFICATE OF SURVEY AND ACCURACY

I, JERRY R. RYAN, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE DEED DESCRIPTIONS SHOWN HEREON WERE USED IN PREPARATION OF THIS SURVEY; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15,000; THAT THE AREA WAS COMPUTED BY COORDINATE COMPUTATIONS; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30; THAT THIS PLAN IS A CATEGORY G.S. F-11-a. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN CRAVEN COUNTY WHICH HAS AN ORDINANCE REGULATING PARCELS OF LAND. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 22nd DAY OF JUNE 2006.

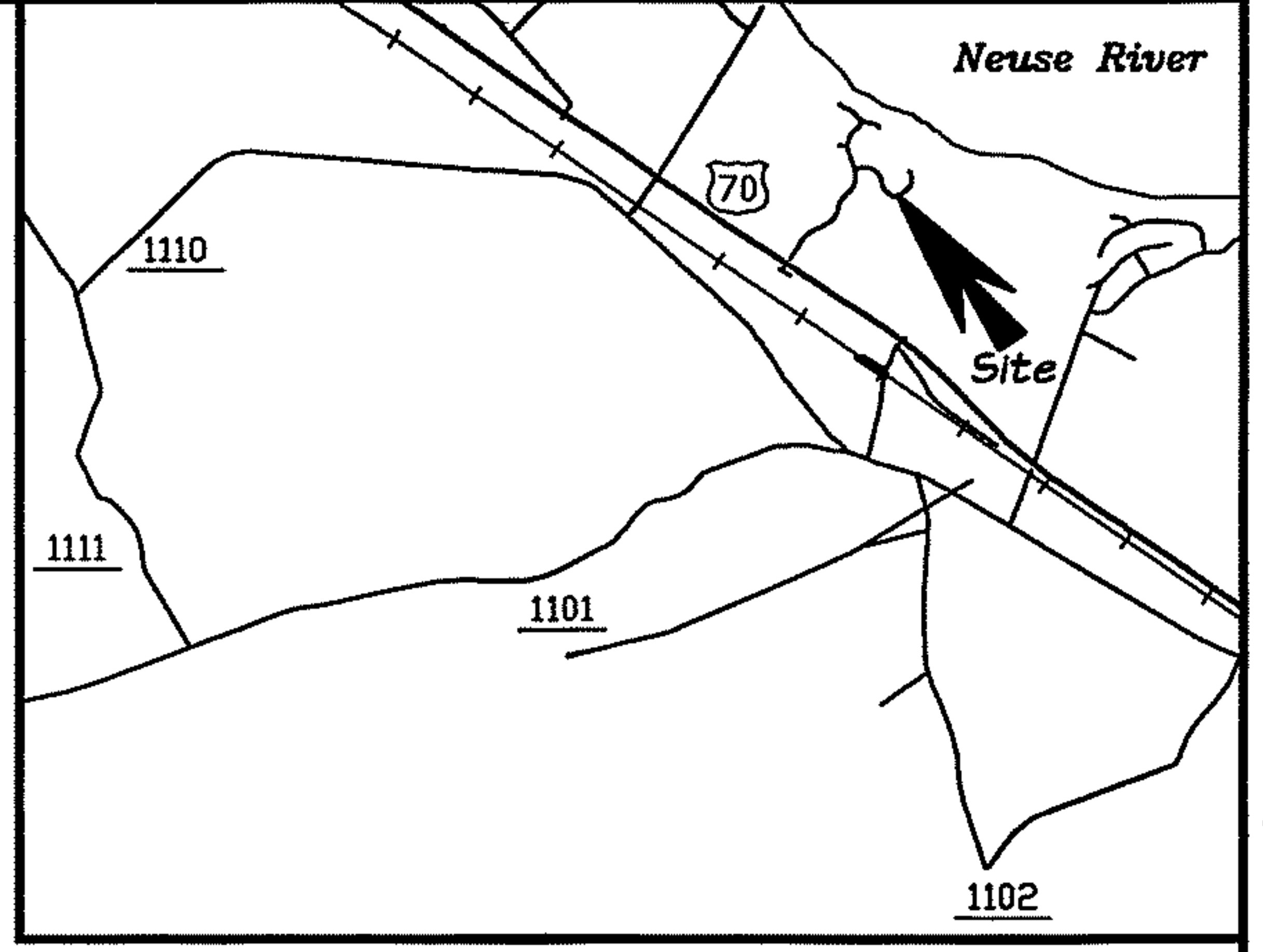
[Signature]
PROFESSIONAL LAND SURVEYOR, L-3302

Wetland Line Table	
Bearing	Length
N 75°32' E	14.7
N 54°33' E	31.3
N 23°10' E	40.6
N 00°19' W	34.4
N 1°08' E	54.7
N 12°08' W	21.0
N 28°35' E	34.0
N 07°37' E	22.3
N 24°28' E	16.5
N 56°15' E	18.8
N 67°39' E	26.5
N 53°58' E	33.5
N 47°25' E	37.7
N 53°55' E	34.5
N 48°19' E	62.8
N 24°07' E	17.9
N 60°13' E	31.8
N 62°36' E	51.9
S 88°31' E	29.7
S 57°39' E	24.1
S 81°48' E	26.6
S 72°00' E	28.7
N 46°59' E	41.2
N 48°26' E	17.0
N 54°01' E	43.1
N 45°20' E	31.3
N 42°42' E	43.4
N 48°05' E	26.9
N 27°34' E	14.1
N 57°48' W	26.5
S 84°10' W	14.0
N 62°06' W	35.1
N 75°01' W	11.7
S 15°29' W	10.9
S 01°26' E	13.5
S 28°33' W	26.8
S 17°50' W	33.2
S 25°06' W	27.8
S 88°39' W	39.2
S 52°26' W	30.4
N 81°56' W	26.1
S 86°55' W	44.8
N 60°11' W	2.4
N 70°02' W	37.8
S 39°36' W	33.8
S 67°15' W	37.2
S 64°46' W	2.1

Wetland Line Table	
Bearing	Length
S 07°03' W	11.3
S 31°36' W	21.4
S 34°55' E	38.8
S 25°08' W	38.6
S 12°03' E	19.0
S 57°31' W	24.3
S 71°38' W	7.9
N 80°27' W	38.6
S 83°38' W	31.2
N 30°14' E	21.9
N 32°26' E	46.0
N 10°29' W	29.7
N 23°02' W	15.5
N 1°08' E	25.3
N 12°06' W	38.6
N 04°34' E	25.0
N 79°53' W	25.7
S 25°24' W	22.0
S 20°49' W	26.2
N 56°21' W	31.9
S 47°33' W	23.2
S 21°14' W	24.9
N 89°41' W	25.3
N 82°20' W	15.9
S 37°09' W	24.7
S 65°31' W	29.7
N 66°43' W	23.1
S 29°14' W	23.2
S 22°14' W	24.5
S 51°09' W	25.0
S 02°42' E	36.6
S 12°49' E	72.1
S 89°54' W	17.6
S 79°02' W	4.2
S 30°03' W	29.2
S 13°19' W	44.2
S 81°00' W	38.0
N 36°57' E	43.9
N 16°47' E	36.9
N 26°19' E	10.1
N 47°13' E	27.3
N 54°52' W	16.2
N 44°07' W	35.0
N 26°05' E	19.2
N 29°47' E	10.9
N 83°03' W	21.6
N 87°26' W	42.6

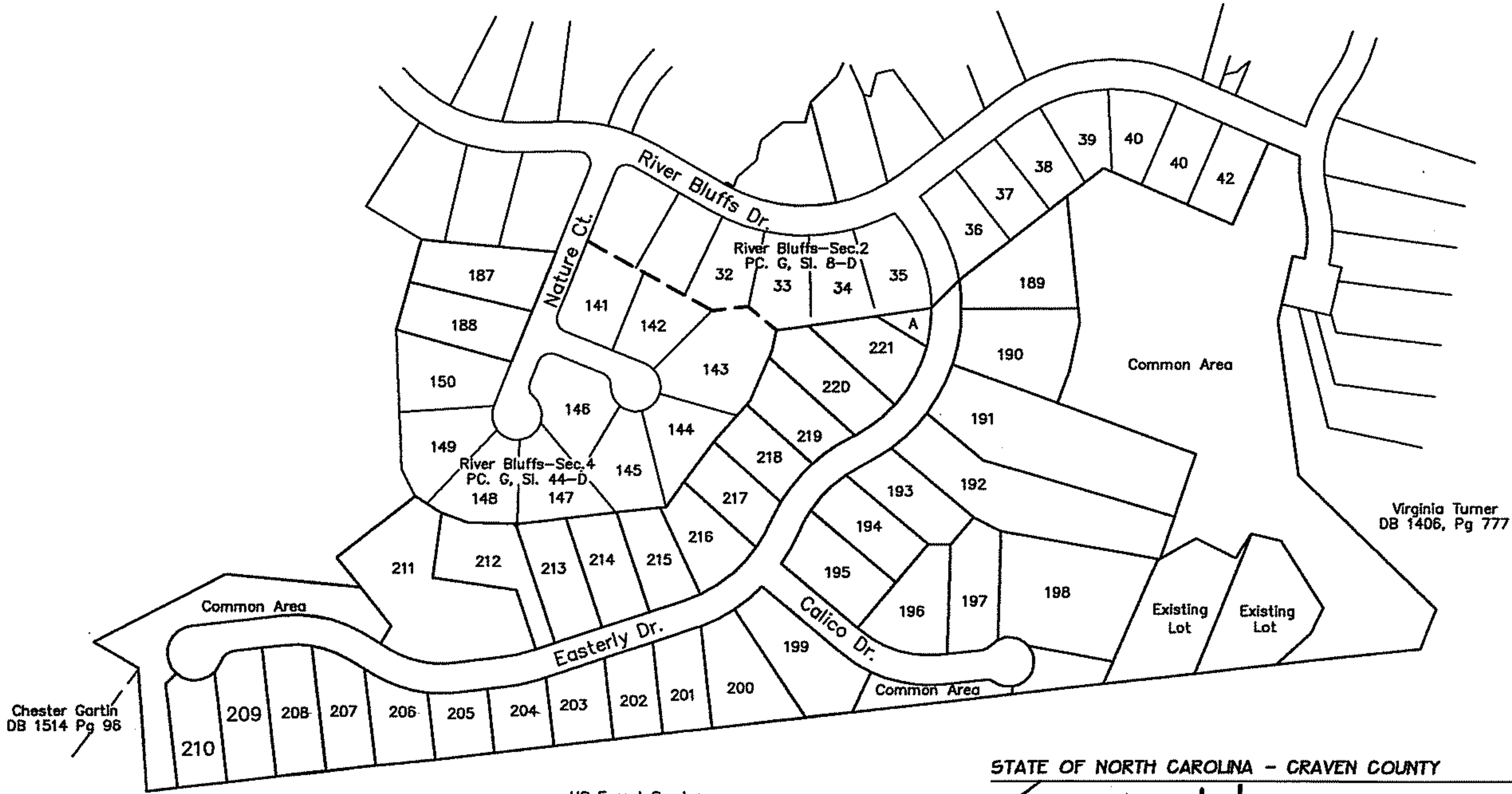
Wetland Line Table	
Bearing	Length
N 13°32' W	19.5
N 79°44' W	29.0
S 75°04' W	31.1
N 55°00' E	16.2
N 81°24' E	36.5
S 83°28' E	36.1
N 75°39' E	26.3
S 56°55' E	5.8
N 42°56' E	83.1
N 59°02' E	21.3
N 76°41' E	25.3
S 88°17' E	23.2
N 41°06' E	25.4
N 63°09' E	36.9
N 53°51' E	27.3
N 51°46' E	37.4
N 13°27' W	21.6
N 57°54' E	58.6
N 18°48' W	27.9
N 09°41' E	40.0
N 40°11' W	48.6
S 88°15' W	61.8
S 52°36' W	24.0
N 82°20' W	26.7
S 65°49' W	52.8
S 87°10' W	38.4
S 78°41' W	43.7
S 78°09' W	35.1
S 79°47' W	29.4
S 51°10' W	28.7
S 68°50' W	36.6
N 42°25' E	12.6
S 84°59' W	64.0
S 72°47' W	37.8
S 72°02' W	57.2
N 46°01' W	19.8
N 60°34' E	35.1
N 66°50' E	41.4
N 73°27' E	12.6
N 86°24' E	42.8
S 73°25' E	41.9
N 59°37' E	33.7
N 63°04' E	33.5
N 69°51' E	37.3
N 74°00' E	32.8
N 79°46' E	42.4
N 78°17' E	54.0
N 41°15' E	44.0
N 31°56' E	28.9
N 20°01' W	17.1

Wetland Line Table	
Bearing	Length
S 77°15' W	38.9
S 83°29' W	55.5
S 84°28' W	63.1
N 37°40' E	24.5
N 80°53' E	62.5
N 84°25' E	26.1
N 76°34' E	31.1
N 80°26' E	0.9



NOTES:

1. SOME OF THE LOTS AS SHOWN FALL WITHIN FEDERAL FLOOD INSURANCE RATE MAP (FIRM) 100 YEAR FLOOD PLAN. FIRM MAP PANEL 3720 6406 00 J. EFFECTIVE JULY 2, 2004
2. UTILITY DATA:
ALL UTILITIES SHALL BE UNDERGROUND SERVICES
WATER - CRAVEN COUNTY WATER (PUBLIC)
SEWER - CITY OF NEW BERN (PUBLIC)
ELECTRIC - CITY OF NEW BERN
TELEPHONE - SPRINT
CABLE - COX COMMUNICATIONS, INC.
3. ALL PROPERTY CORNERS ARE MONUMENTED WITH IRON STAKES UNLESS SHOWN OTHERWISE ON PLAT.
4. ALL FRONT PROPERTY CORNERS ARE CONTROL CORNERS.
5. MINIMUM BUILDING SETBACK LINES (UNLESS SHOWN OTHERWISE)
NEUSE RIPARIAN BUFFER SHALL BECOME AND TAKE PRECEDENCE OVER ALL OTHER MINIMUM BUILDING SETBACKS LINES.
STREET R/W LINE = 25'
SIDE LINE ADJACENT TO STREET R/W = 20'
SIDE LOT LINE = 10'
REAR LOT LINE = 15'
- MINIMUM DRAINAGE + UTILITY EASEMENT (UNLESS SHOWN OTHERWISE)
STREET R/W LINE = 15'
SIDE LOT LINE = 7.5'
REAR LOT LINE = 15'
6. SITE OWNER/DEVELOPER: RIVER BLUFFS LIMITED PARTNERSHIP
P.O. BOX 25168
WINSTON SALEM, NC 27114
(336) 765-6551
7. SITE DATA: TOTAL PHASE VIII AREA = 37.937 ACRES
PHASE VIII LOTS = 35 TOTAL = 22.857 ACRES
COMMON AREA LOTS = 3 TOTAL = 9.195 ACRES
EXISTING LOT AREA = 1.983 ACRES
TOTAL R/W EASEMENT AREA = 0.259 ACRES
TOTAL ROAD AREA = 3.643 ACRES
TOTAL LINEAR FEET OF NEW ROADS = 2476.38 LF - PUBLIC
8. 404 WETLANDS WERE DELINEATED AS SHOWN FOR PHASE VIII
9. DUE TO SOIL CHARACTERISTICS, SPECIALLY ENGINEERED FOUNDATIONS MAY BE REQUIRED. THESE LOTS SHALL BE EVALUATED BY A QUALIFIED PROFESSIONAL TO DETERMINE ANY SPECIAL FOUNDATION CONSTRUCTION REQUIREMENTS OR ANY SPECIAL LOT PREPARATION REQUIREMENTS.
10. SUBDIVISION DESIGN AND WETLAND DELINEATION BY: AVOLIS ENGINEERING
P.O. BOX 15564
NEW BERN, NC 28561
11. DEED REFERENCE: DEED BOOK 1216, PAGE 656



STATE OF NORTH CAROLINA - CRAVEN COUNTY
I, *[Signature]*, REVIEW OFFICER OF CRAVEN COUNTY, CERTIFY THAT THE PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

6/8/07 *[Signature]*
DATE REVIEW OFFICER

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD
THE CRAVEN COUNTY PLANNING BOARD HEREBY APPROVES THE FINAL PLAT FOR THE SUBDIVISION SHOWN HEREON.

4/26/07 *[Signature]*
DATE CHAIRMAN, PLANNING BOARD

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS
THE CRAVEN COUNTY BOARD OF COMMISSIONERS HEREBY APPROVES THE FINAL PLAT FOR THE SUBDIVISION SHOWN HEREON.

5-9-2007 *[Signature]*
DATE CHAIRMAN, CRAVEN COUNTY BOARD OF COMMISSIONERS

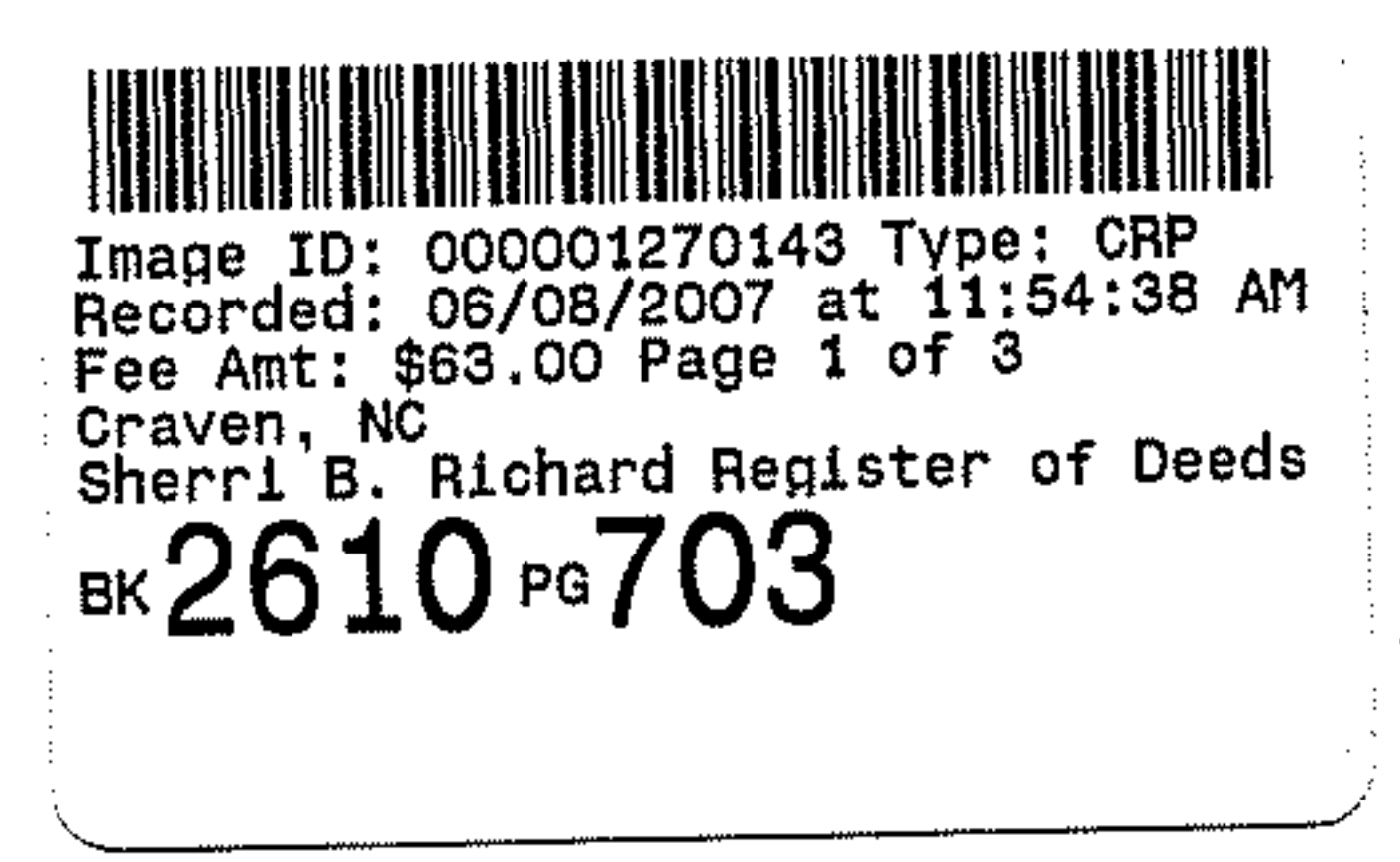
CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
NORTH CAROLINA, CRAVEN COUNTY

FILED FOR REGISTRATION ON 8 DAY OF June
20 07 AT 11:54 AM
IN PLAT CABINET H SLIDE(S) 94-B
Sherri B. Richard by
[Signature]
REGISTER OF DEEDS

Sheet 1 of 3

Final
River Bluffs Phase VIII
TOWNSHIP No. 7 CRAVEN COUNTY NORTH CAROLINA
DATE: June 22, 2006
JOB No: 2507G-P8
SCALE: No Scale

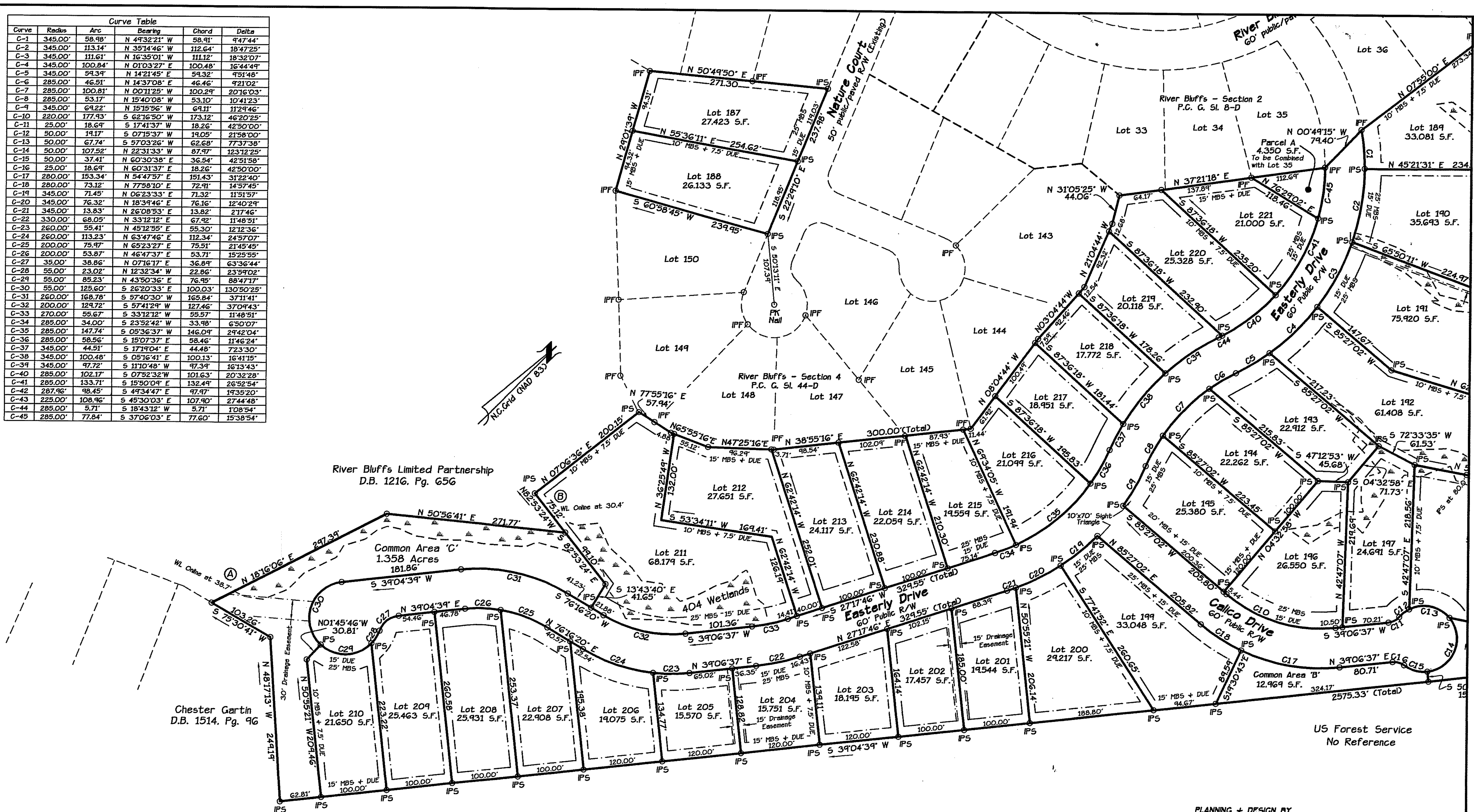
Atlantic Survey + Design
1305 Country Club Road
New Bern, North Carolina
(252) 633-6649



Fax ID: 7-049 002

Am 94-03

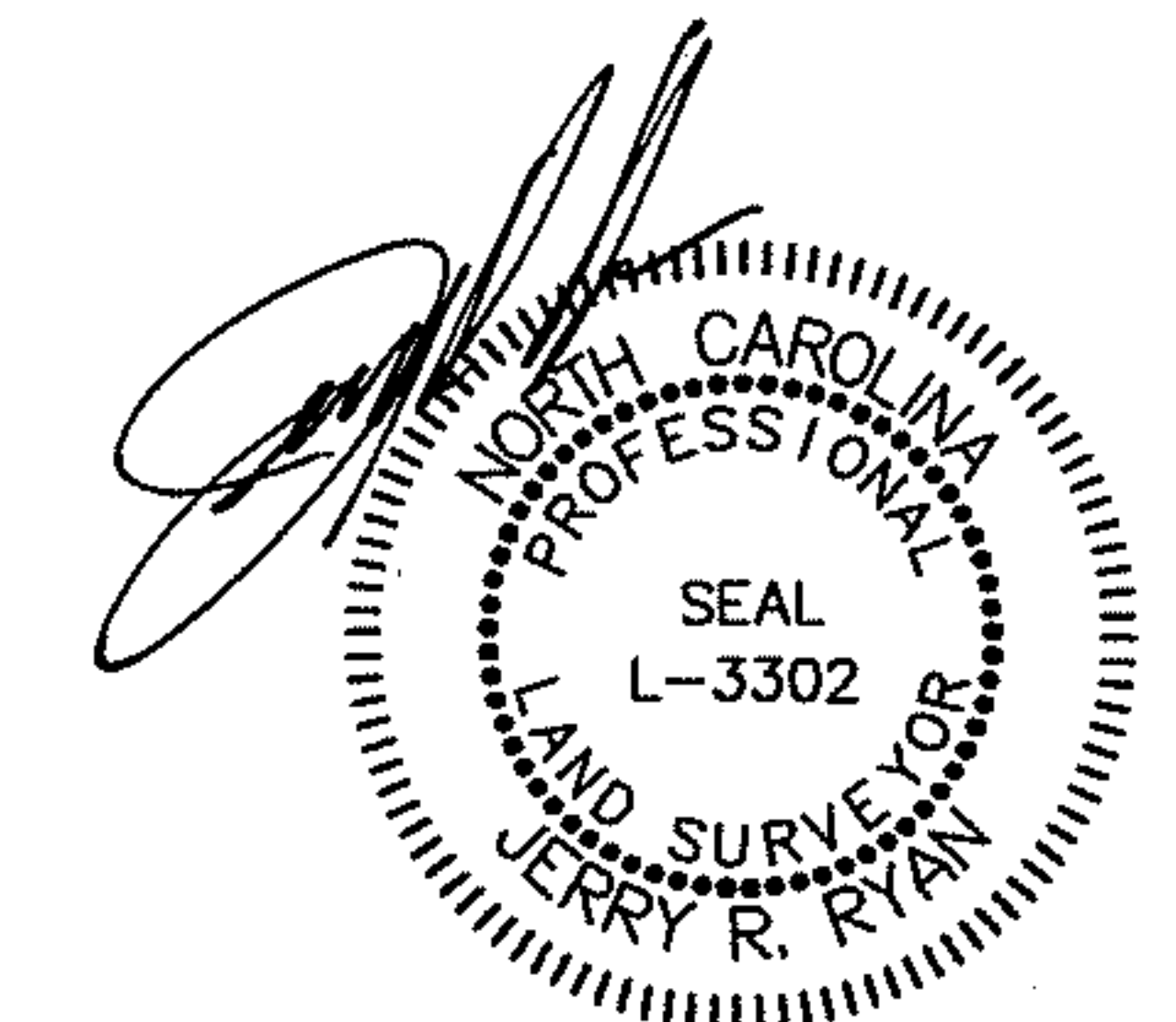
Curve	Radius	Arc	Bearing	Chord	Delta
C-1	345.00'	58.98'	N 49°32'21" W	58.91'	747°44'
C-2	345.00'	113.14'	N 55°14'46" W	112.64'	1847°25'
C-3	345.00'	111.61'	N 16°35'01" W	111.12'	1832°07'
C-4	345.00'	100.84'	N 01°03'27" E	100.48'	1644°44'
C-5	345.00'	59.39'	N 14°21'45" E	59.32'	434°48'
C-6	285.00'	46.51'	N 14°37'08" E	46.46'	421°02'
C-7	285.00'	100.81'	N 00°11'25" W	100.29'	2016°03'
C-8	285.00'	53.17'	N 15°40'08" W	53.10'	1041°23'
C-9	345.00'	69.22'	N 15°15'56" W	69.11'	1129°46'
C-10	220.00'	177.93'	S 62°16'50" W	173.12'	462°25'
C-11	25.00'	18.69'	S 17°41'37" W	18.26'	425°00'
C-12	50.00'	19.17'	S 07°15'37" W	19.05'	215°00'
C-13	50.00'	67.74'	S 57°03'26" W	62.68'	773°38'
C-14	50.00'	107.52'	N 22°31'33" W	87.97'	1231°25'
C-15	50.00'	37.41'	N 60°30'38" E	36.54'	425°58'
C-16	25.00'	18.69'	N 60°31'37" E	18.26'	425°00'
C-17	280.00'	153.34'	N 54°47'57" E	151.43'	3122°40'
C-18	280.00'	73.12'	N 77°58'10" E	72.91'	1437°45'
C-19	345.00'	71.45'	N 06°23'33" E	71.32'	1151°57'
C-20	345.00'	76.32'	N 18°39'46" E	76.16'	1240°29'
C-21	345.00'	13.83'	N 26°08'53" E	13.82'	217°46'
C-22	330.00'	68.05'	N 33°12'12" E	67.92'	1148°51'
C-23	260.00'	59.41'	N 45°12'55" E	59.30'	1212°36'
C-24	260.00'	113.23'	N 63°47'46" E	112.34'	2437°07'
C-25	200.00'	75.97'	N 65°23'27" E	75.51'	2145°45'
C-26	200.00'	53.87'	N 46°47'37" E	53.71'	1525°55'
C-27	35.00'	38.86'	N 07°16'17" E	36.89'	633°64'
C-28	55.00'	23.02'	N 12°32'34" W	22.86'	2359°02'
C-29	55.00'	85.23'	N 43°50'36" E	76.95'	8847°17'
C-30	55.00'	125.60'	S 26°50'33" E	100.03'	13090°25'
C-31	260.00'	168.78'	S 57°40'30" E	165.84'	3711°41'
C-32	200.00'	129.72'	S 57°41'29" W	127.46'	3704°43'
C-33	270.00'	58.67'	S 33°12'12" W	58.57'	1148°51'
C-34	285.00'	34.00'	S 23°52'42" W	33.98'	650°07'
C-35	285.00'	147.74'	S 05°36'37" W	146.09'	2942°04'
C-36	285.00'	58.56'	S 15°07'37" E	58.46'	1146°24'
C-37	345.00'	44.51'	S 17°19'04" E	44.48'	723°30'
C-38	345.00'	100.48'	S 05°16'41" E	100.13'	1641°15'
C-39	345.00'	97.72'	S 11°10'48" W	97.39'	1673°43'
C-40	285.00'	102.17'	S 07°52'32" W	101.63'	2032°28'
C-41	285.00'	133.71'	S 15°50'09" E	132.49'	2632°54'
C-42	287.96'	98.45'	S 49°34'47" E	97.97'	1935°20'
C-43	225.00'	108.96'	S 45°30'03" E	107.90'	2744°48'
C-44	285.00'	5.71'	S 18°43'12" W	5.71'	108°54'
C-45	285.00'	77.84'	S 37°06'03" E	77.60'	1538°54'



H-94-C

TAX ID: 17-049-002

Image ID: 000001270144 Type: CRP
Page 2 of 3
BK 2610 PG 704



CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
NORTH CAROLINA, CRAVEN COUNTY

FILED FOR REGISTRATION ON 8 DAY OF June
2007 AT 11:54 AM (PM) AND DULY RECORDED
IN-PLAT CABINET H SLIDE(G) 94-C

Sheri B. Richard by
Michelle E. South, Deputy
REGISTER OF DEEDS

STATE OF NORTH CAROLINA - CRAVEN COUNTY

Lina Daugherty REVIEW OFFICER
OF CRAVEN COUNTY, CERTIFY THAT THE PLAT TO WHICH THIS CERTIFICATION
IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

6/8/07 DATE
Lina Daugherty REVIEW OFFICER

PLANNING + DESIGN BY
AE AVOLIS ENGINEERING, P.A.
Civil and Environmental Engineering
PO BOX 15564, NEW BERN, NC 28561
(252)633-0068, FAX (252)633-6507

Final Sheet 2 of 3

A Planned Unit Development
River Bluffs Phase VIII

TOWNSHIP No. 7 CRAVEN COUNTY NORTH CAROLINA

DATE: June 22, 2006

JOB No: 25076-PB

SCALE: 1" = 100'

1305 Country Club Road
New Bern, North Carolina
(252) 633-6649



H-94-D

Curve	Radius	Arc	Bearing	Chord	Delta
C-1	345.00'	58.98'	N 49°32'21" W	58.91'	947'44"
C-2	345.00'	113.14'	N 35°14'46" W	112.64'	18°47'25"
C-3	345.00'	111.61'	N 16°35'01" W	111.12'	18°32'07"
C-4	345.00'	100.84'	N 01°03'27" E	100.48'	16°44'49"
C-5	345.00'	59.32'	N 14°21'45" E	59.32'	95'48"
C-6	285.00'	46.51'	N 14°37'08" E	46.46'	92'02"
C-7	285.00'	69.22'	N 00°11'25" W	100.29'	20°16'03"
C-8	285.00'	53.17'	N 15°40'08" W	53.10'	10°41'23"
C-9	345.00'	177.93'	S 62°16'30" W	173.12'	46°20'25"
C-10	25.00'	18.69'	S 17°41'37" W	18.26'	42°50'00"
C-11	50.00'	67.74'	S 57°03'26" W	14.05'	21°58'00"
C-12	50.00'	37.41'	N 22°31'33" W	36.54'	42°51'58"
C-13	50.00'	37.41'	N 60°30'38" E	36.54'	42°51'58"
C-14	50.00'	107.52'	N 22°31'33" W	87.97'	123°12'25"
C-15	50.00'	37.41'	N 60°30'38" E	36.54'	42°51'58"
C-16	28.00'	18.69'	N 60°31'37" E	18.26'	42°50'00"
C-17	280.00'	153.34'	N 54°47'57" E	151.43'	31°22'40"
C-18	280.00'	73.12'	N 77°58'10" E	72.91'	14°57'45"
C-19	345.00'	71.45'	N 06°23'33" E	71.32'	11°51'57"
C-20	345.00'	76.32'	N 18°34'46" E	76.16'	12°40'29"
C-21	345.00'	13.83'	N 26°08'53" E	13.82'	21°46'
C-22	330.00'	68.05'	N 33°12'52" E	67.92'	11°48'51"
C-23	260.00'	55.41'	N 45°12'55" E	55.30'	12°12'36"
C-24	260.00'	113.23'	N 33°12'52" E	112.34'	24°57'07"
C-25	200.00'	75.97'	N 65°23'27" E	75.51'	21°45'45"
C-26	200.00'	53.87'	N 46°47'37" E	53.71'	15°25'55"
C-27	35.00'	38.86'	N 07°16'17" E	36.89'	63°36'44"
C-28	55.00'	23.02'	N 12°32'34" W	22.86'	23°59'02"
C-29	55.00'	85.23'	N 43°50'36" E	76.95'	88°47'17"
C-30	55.00'	125.60'	S 26°20'33" E	100.03'	130°50'25"
C-31	260.00'	168.78'	S 57°40'30" W	165.84'	37°11'41"
C-32	200.00'	124.72'	S 57°41'29" W	121.46'	37°09'43"
C-33	270.00'	55.67'	S 33°12'12" W	55.57'	11°48'51"
C-34	285.00'	34.00'	S 23°52'42" W	33.98'	6°50'07"
C-35	285.00'	147.74'	S 05°36'37" W	146.09'	27°42'04"
C-36	285.00'	58.56'	S 15°07'37" E	58.46'	11°46'24"
C-37	345.00'	44.51'	S 17°14'04" E	44.48'	72°3'30"
C-38	345.00'	100.48'	S 05°16'41" E	100.13'	16°41'15"
C-39	345.00'	97.72'	S 11°10'48" W	97.39'	16°13'43"
C-40	285.00'	102.17'	S 07°52'32" W	101.63'	20°32'28"
C-41	285.00'	133.71'	S 15°50'09" E	132.44'	26°52'54"
C-42	287.96'	98.45'	S 49°34'47" E	97.97'	19°35'20"
C-43	225.00'	108.96'	S 45°30'03" E	107.90'	27°44'48"
C-44	285.00'	5.71'	S 18°43'12" W	5.71'	108°54'
C-45	285.00'	77.84'	S 37°06'03" E	77.60'	15°38'54"

