



PO Box 7122  
Jacksonville, NC 28540-2122  
(910) 455-6956 office  
(910) 455-6325 fax

## Contact Information Sheet

**Property:** 3010 GROUPER RUN, NEW BERN, NC 28562

### Sydes Communities

Tony Sydes or Leah Quinn

Office Hours: Monday – Friday, 8am – 4pm

### Listing Agent Contact

Firm: COLDWELL BANKER SEA COAST ADVANTAGE

Agent: LEONTINE ZAMBRANO

Phone(s): 252-259-0374

Email: leontinezambrano@seacoastrealty.com

### Selling Agent Contact

Firm: \_\_\_\_\_

Agent: \_\_\_\_\_

Phone(s): \_\_\_\_\_

Email: \_\_\_\_\_

### Buyer's Information

Name: \_\_\_\_\_

Current Address: \_\_\_\_\_

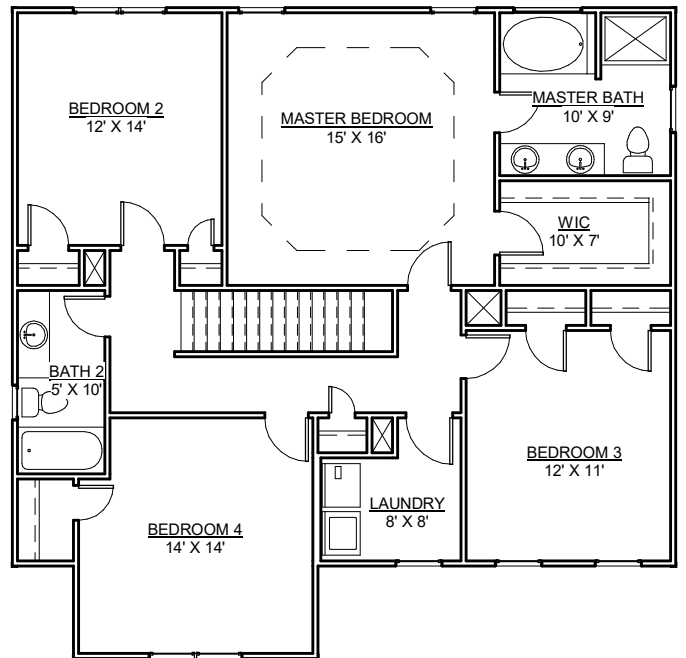
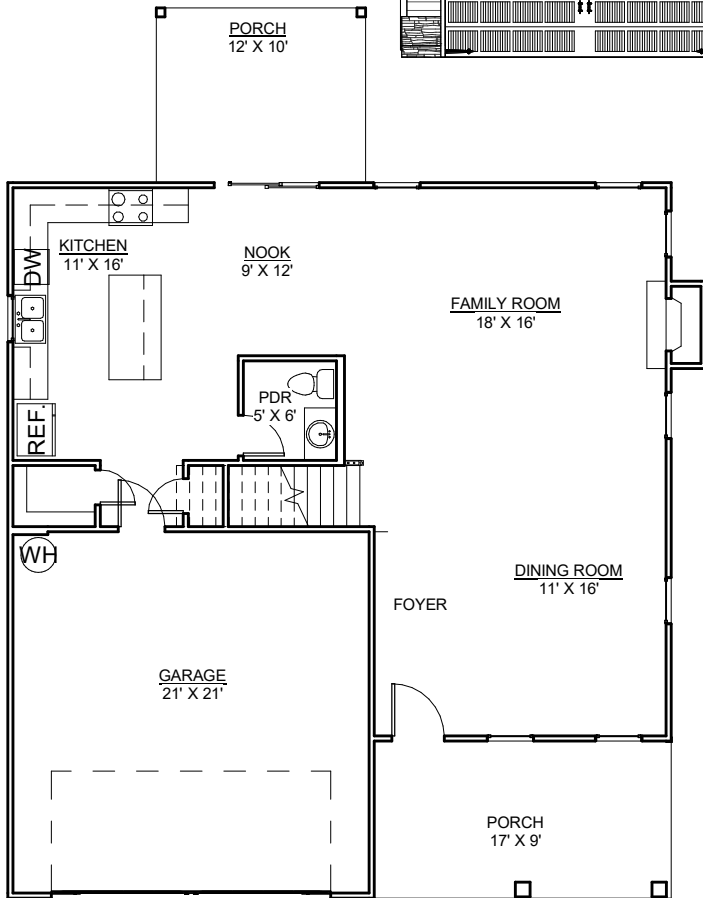
Phone(s): \_\_\_\_\_

Fax: \_\_\_\_\_

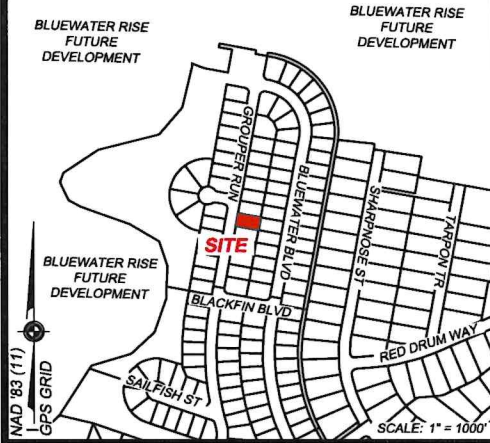
Email: \_\_\_\_\_

MARVIN  
EL: B2

# 341 MONITOR CAPE AT BLUEWATER RISE LOT SPECIFIC



DISCLAIMER:  
ACTUAL FLOOR PLAN, INTERIOR AND EXTERIOR FINISHES, AND FEATURES  
MAY VARY DEPENDING ON SUBDIVISION SPECS AND BUYER CHANGES.

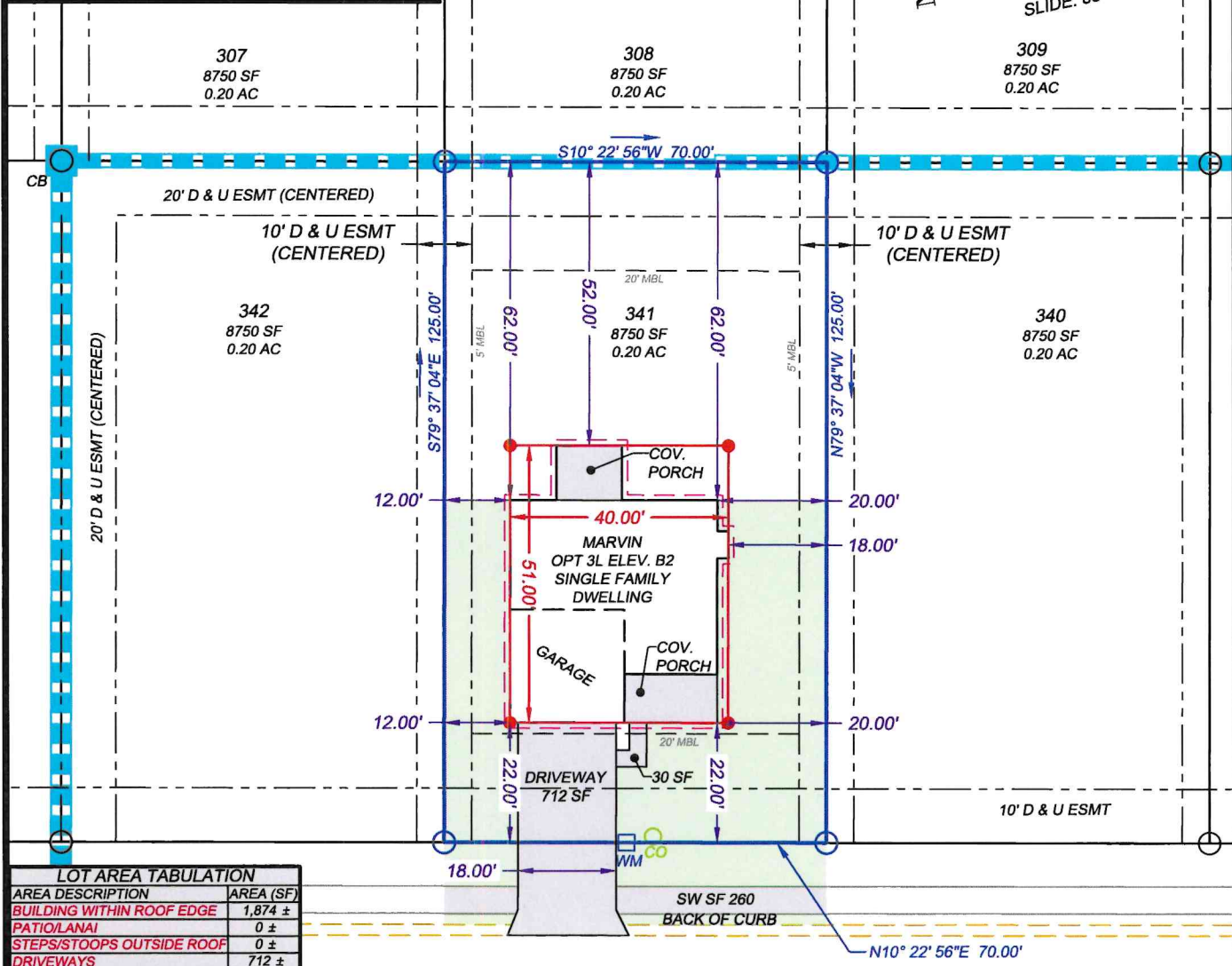


**GENERAL NOTES & PROPERTY DATA**

- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS, NO GRID FACTORS APPLIED.
- 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.
- PROPERTY ZONING: R-8.
- PARCEL ID#: 7-106-2-341.
- PARCEL ADDRESS: 3010 GROUPEL RUN, NEW BERN, NC 28562.
- DEED REFERENCE: DEED BOOK 3404, PAGE 657 (CRAVEN CO. REGISTRY).
- MAP REFERENCE: FINAL PLAT - MONITOR CAPE PHASE TWO AT BLUEWATER RISE "A PLANNED UNIT DEVELOPMENT".
- MAP RECORDING INFORMATION: PLAT CABINET J, SLIDES 88 - B & C (CRAVEN CO. REGISTRY). THE PROPERTY DEPICTED HEREON IS AN EXISTING PARCEL AS DESCRIBED IN THE REFERENCED DEED AND/OR FILED PLAT.
- DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:
  - 10 FOOT EASEMENT ALONG RIGHTS-OF-WAYS.
  - 10 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.
  - 10 FOOT EASEMENTS ALONG ALL REAR LOT LINES.
- TYPICAL MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
  - 20 FOOT FRONT SETBACKS.
  - 5 FOOT SIDE SETBACKS.
  - 20 FOOT REAR SETBACKS.
  - OTHER SETBACKS AS SHOWN AND/OR NOTED.
- IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL NO. 3720548600K DATED JUNE 19, 2020, LOT 341 IS LOCATED IN ZONE "X". THIS REPORT IN NO WAY SUPERCEDES THE ABOVE REFERENCED F.I.R.M.

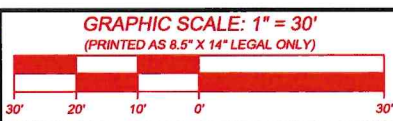
**PRELIMINARY PLAT**  
RELEASED FOR PERMITTING ONLY  
NOT RELEASED FOR CONSTRUCTION

REVISIONS			
NO.	DESCRIPTION OF REVISION	BY	DATE



LOT AREA TABULATION	
AREA DESCRIPTION	AREA (SF)
BUILDING WITHIN ROOF EDGE	1,874 ±
PATIO/LANAI	0 ±
STEPS/STOOPS OUTSIDE ROOF	0 ±
DRIVEWAYS	712 ±
SIDEWALKS (OUTSIDE ROOF)	30 ±
TOTAL IMPERVIOUS AREA	2,616 ±
ALLOWABLE IMPERVIOUS AREA	3,600 ±
SOD	2,918 ±
SEEDS AND/OR REMAINDER	4,220 ±
SIDEWALKS (OFFSITE)	260 ±
TOTAL PROPERTY	8,750 ±

**GROUPEL RUN**  
(61' RW, 31' BC-BC)



TYPICAL ELEMENT SYMBOLOGY			
LOT BOUNDARY LINES & TIES		SEWER SERVICE/CLEANOUT	
MINIMUM BUILDING LINES (SETBACKS)		SEWER MAIN OR FORCE MAIN	
EASEMENT LINES		SEWER MANHOLE	
CENTERLINES		WATER MAINS (SIZED AS NOTED)	
CURB & GUTTER OR PAVEMENT EDGE		WATER METER/SERVICE	
STAKING BOX AND CORNERS		FIRE OR FLOW HYDRANT	
ROOF LINES		STORM DRAIN LINES	
EXISTING CONTOUR LINES		SWALE/DITCH/CANAL FLOW LINES	
FENCE LINES (AS NOTED)		STORM CATCH BASIN/AREA DRAIN	
FLOOD PLAIN LINES (AS NOTED)		FLARED END SECT./OUTLET PROT.	
WETLAND LINES		SURFACE WATER FLOW DIRECTION	
SIDEWALKS & CONCRETE		UTILITIES (AS ABBREVIATED)	
PROPOSED SOD AREA		EXISTING SPOT ELEVATIONS	
OPEN WATER/PONDS/LAKES		PROPOSED SPOT ELEVATIONS	

PLOT PLAN	
LOT # 341	
MONITOR CAPE PHASE TWO	
AT BLUEWATER RISE	
"A PLANNED UNIT DEVELOPMENT"	
NEW BERN CRAVEN CO. NORTH CAROLINA	
PROPERTY OWNER	A. SYDES CONSTRUCTION, INC. P.O. BOX 7122 JACKSONVILLE, NC 28540
BUILDER OR DEVELOPER	A. SYDES CONSTRUCTION, INC. P.O. BOX 7122 JACKSONVILLE, NC 28540
SCALE: 1" = 30'	DATE: 04.04.2025
PROJECT #: 2015-027	SHEET: 1 of 1

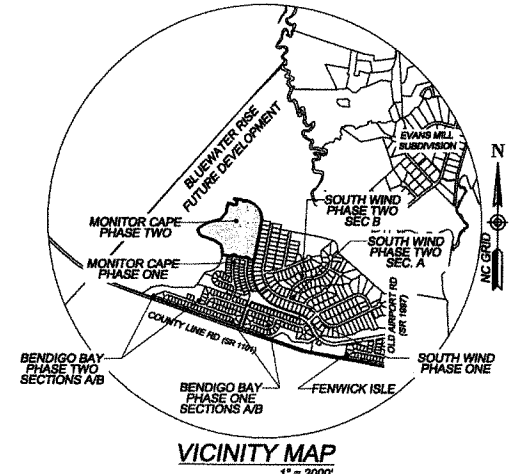
APR 08 2025

AWB  
IDC DW

# FINAL PLAT MONITOR CAPE PHASE TWO

at  
BLUEWATER RISE  
"A PLANNED UNIT DEVELOPMENT"

- GENERAL NOTES AND SITE DATA**
- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS, NO GRID FACTORS APPLIED.
  - ALL CORNERS ARE TO BE MARKED WITH IRON PIPES, UNLESS OTHERWISE NOTED.
  - BOUNDARY INFORMATION IS AS PROVIDED ON THE "BOUNDARY MAP - A PORTION OF CRAVEN TRACT 35 - MEYERHEUSER REAL ESTATE DEVELOPMENT COMPANY" AS PREPARED BY DAVID L. JONES, JR., PLS. (PL 86-3672), DATED DECEMBER 16, 2006, AND AS RECORDED IN PLAT CABINET 1, SLIDE 7041 OF THE CRAVEN COUNTY REGISTRY (NOVEMBER 23, 2015). (SEE REFERENCE: DE 304, PG 607).
  - DEED REFERENCE: DE 304, PG 607.
  - PARCEL ID# 7-106-001.
  - PROPERTY ADDRESSES ARE AS SHOWN.
  - ZONING IS R-6.
  - ALL COMMON AREAS AS SHOWN ARE TO BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.
  - PORTIONS OF THIS PROJECT SCALE WITHIN ZONE "C" AND ZONE "SHADED X (0.2% ANNUAL CHANCE)" AS PER FLOOD INSURANCE RATE MAP #170264800K, ALL DATED JUNE 19, 2020 AS ESTABLISHED BY FEMA. THIS REPORT IN NO WAY SUPERSEDES THE ABOVE MENTIONED FROM.
  - BASE FLOOD ELEVATION DOWNSTREAM OF THIS SITE IS 6.0'. BUILDABLE AREAS OF THIS PROJECT DO NOT FALL WITHIN THE 100-YR FLOODPLAIN.
  - THIS PROJECT IS NOT IN AN AREA OF ENVIRONMENTAL CONCERN.
  - RECEIVING STREAM FOR THIS PROJECT IS BRICES CREEK.
  - BLUE-LINE STREAMS AND THEIR ASSOCIATED BUFFERS ARE PRESENT ON THIS SITE AND AREA AS SHOWN.
  - 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 1982 IS WITHIN THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. INQUIRIES 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" PORTION OF DRAWING 52," AS APPROVED BY LICENSE REPRESENTATIVE GARY H. BEECHER ON AUGUST 18, 2016. REFERENCE ACTION IS: SAW-2016-01597.
  - 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)
  - DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:  
A. 10 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.  
B. 10 FOOT EASEMENTS ALONG ALL REAR LOT LINES.
  - TYPICAL MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
A. 30 FOOT FRONT SETBACKS  
B. 6 FOOT SIDE SETBACKS  
C. 20 FOOT REAR SETBACKS  
D. OTHER SETBACKS AS SHOWN/NOTED
  - PLOT PLANS FOR ANY GIVEN LOT ARE REQUIRED BY THE CITY OF NEW BERN.  
ALL ELECTRICAL, CABLE, TELEPHONE AND OTHER COMMUNICATION WIRING SHALL BE INSTALLED UNDERGROUND.
  - THE TOTAL NUMBER OF LOTS IN "MONITOR CAPE PHASE TWO AT BLUEWATER RISE" IS: 86.
  - THE AVERAGE LOT SIZE IN "MONITOR CAPE PHASE TWO AT BLUEWATER RISE" IS: 0.814 AC.
  - THE MINIMUM LOT SIZE IN "MONITOR CAPE PHASE TWO AT BLUEWATER RISE" IS: 0.280 AC.
  - THE TOTAL LENGTH OF STREETS IS: 3.086 L.F.
  - THE AVERAGE LOT WIDTH IN "MONITOR CAPE PHASE TWO AT BLUEWATER RISE" IS: 70 L.F.
  - SITE TABULATION:  
LOTS: 86  
COMMON AREAS/OPEN SPACE: 14.88 ACRES ±  
RIGHTS OF WAY: 10.51 ACRES ±  
PUMP STATION: 4.54 ACRES ±  
TOTAL: 29.93 ACRES ±
  - TREES SHALL COMPLY WITH SECTION 15-355, CITY OF NEW BERN LAND USE ORDINANCE.
  - COMMON AREAS MAY BE UTILIZED FOR DRAINAGE AND UTILITY PURPOSES AND ARE SUBJECT TO DRAINAGE AND UTILITY EASEMENTS ON ALL COMMON AREAS.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF NEW BERN, THAT I (WE) 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 (WE) 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.

OWNER: A. SYDES CONSTRUCTION, INC.  
 SIGNED: [Signature] DATE: 7/05/24

**NOTARY CERTIFICATE**  
 NORTH CAROLINA, CRAVEN COUNTY

I, Christopher L. Howe, A NOTARY PUBLIC OF CRAVEN COUNTY, DO HEREBY CERTIFY THAT Anthony W. Sydes PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND SEAL THIS 03 DAY OF July 2024 A.D.

OWNER: A. SYDES CONSTRUCTION, INC.  
 SIGNED: [Signature]

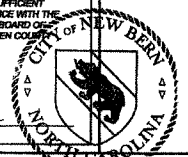
MY COMMISSION EXPIRES 11/06/2027

**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 COMPLETED 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.

DATE: 7-29-24

SIGNED: [Signature] [Signature]  
 MAYOR CITY CLERK



Doc No: 10129275  
 Kind: PDP Page 1 of 2  
 Recorded: 07/30/2024 02:55:19 PM  
 Fee: \$42.00 Revenue Tax: \$0.00  
 CRAVEN County, North Carolina  
 Michelle L. Toth Register of Deeds  
 Bx 3 Pg 888

**STATE OF NORTH CAROLINA  
CRAVEN COUNTY**

I, [Signature], REVIEW OFFICER OF CRAVEN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 7/29/24 REVIEW OFFICER: [Signature]

**CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS  
CRAVEN COUNTY NORTH CAROLINA**

FILED FOR REGISTRATION THIS 30 DAY OF July 2024 A.D.  
 AT 3:53 (AM/PM) AND DULY RECORDED IN PLAT CABINET 1  
 SLIDE(S) 886 AND BOOK --- PAGE ---

REGISTER OF DEEDS MICHELLE L. TOTTH  
 BY: [Signature]  
 REGISTER OF DEEDS / ASSISTANT / DEPUTY

**SYMBOL ELEMENT SYMBOL**

○ EIP	EXISTING IRON PIPE	ODS	CUL-DE-SAC
○ EIR	EXISTING IRON ROD	HYD	FIRE HYDRANT
○ EIP	SET NEW IRON PIPE	WM	WATER METER
△ EIMAG	EXISTING "MAG" NAIL	WV	WATER VALVE
△ EIMAG	SET NEW "MAG" NAIL	SMH	SEWER MANHOLE
○ EIP	EXISTING "PK" NAIL	SC	SEWER CLEAN-OUT
△ EIP	SET NEW "PK" NAIL	SV	SEWER VALVE
□ ECDM	EXISTING CONCRETE MONUMENT	AD	AREA DRAIN
□ ECDM	SET NEW CONCRETE MONUMENT	CB	CATCH BASIN
■ CC	CONTROL CORNER	P	UTILITY POLE
■ NMP	NON-MONUMENTED POINT	PEO	UTILITY PEDESTAL
■ W	WITNESS POINT	CHU	OVERHEAD UTILITIES
(T)	TOTAL DISTANCE	TBR	TO BE REMOVED
WL	WETLANDS	SQFT	SQUARE FEET
TL	TIE LINE	AC	ACRES
RL	RIGHT OF WAY	LF	LINE TABLE
CL	CENTERLINE	CF	CURVE TABLE
PL	PROPERTY LINE	12" X 12" RIGHT TRIANGLE	
MBL	MINIMUM BUILDING LINE	---	PROPERTY BOUNDARY LINE
---	FLOODPLAIN LINE	---	PARCEL LINE
---	DRAINAGE & UTILITY EASEMENT	---	ADDRESS

**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 2644 PAGE 827 AND MAP IN PLAT CABINET 1, SLIDES 7041 CRAVEN COUNTY REGISTER OF DEEDS. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 2 DAY OF July 2024

[Signature]  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER L-2703

**SEAL**  
 NORTH CAROLINA  
 PROFESSIONAL LAND SURVEYORS  
 L-2703  
 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.

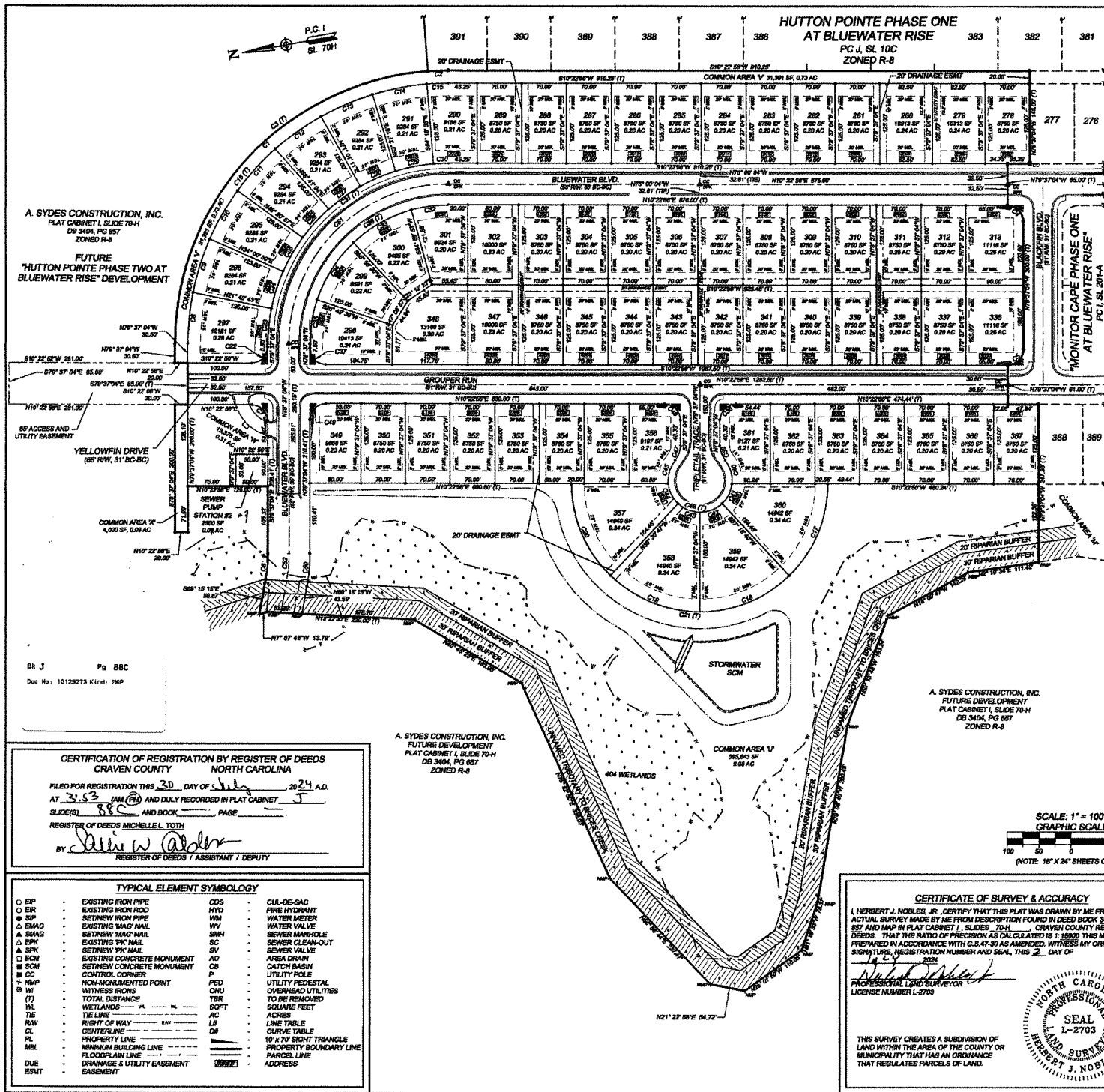
**FINAL PLAT  
MONITOR CAPE  
PHASE TWO  
at  
BLUEWATER RISE  
"A PLANNED UNIT DEVELOPMENT"**

NEW BERN TOWNSHIP # 7 CRAVEN COUNTY NORTH CAROLINA

OWNER:  
A. SYDES CONSTRUCTION, INC.  
P.O. BOX 7122  
JACKSONVILLE, NC 28648  
(817) 455-8959

SCALE: AS SHOWN DATE: 08/27/2024  
 PROJECT #: 2016\_027 SHEET: 1 of 2

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



CURVE #	LENGTH	RADIUS	BEARING	CHORD LENGTH
C1	438.84	427.00	S29°44'38"W	881.77
C2	31.00	427.00	S8°15'34"W	31.87
C3 (T)	671.82	427.00	S34°37'04"E	604.68
C4	38.27	25.00	S80°22'08"W	35.38
C5	38.27	25.00	N34°37'04"W	35.38
C6	38.27	25.00	S14°28'08"E	35.38
C7	38.27	25.00	N80°22'08"E	35.38
C8	60.34	407.50	S73°00'10"E	60.21
C9	67.73	407.50	S62°00'14"E	67.60
C10	67.73	407.50	S48°48'08"E	67.60
C11	67.73	407.50	S37°28'08"E	67.60
C12	67.73	407.50	S28°00'08"E	67.60
C13	67.73	407.50	S13°48'48"E	67.60
C14	67.73	407.50	S0°28'38"E	67.60
C15	33.37	407.50	S8°02'11"W	33.30
C16 (T)	640.10	407.50	S34°37'04"E	576.29
C17	160.30	200.00	N50°42'25"W	168.11
C18	164.60	200.00	N11°42'25"W	160.80
C19	164.60	200.00	N25°38'48"E	160.70
C20	160.34	200.00	N77°37'48"E	156.10
C21 (T)	628.80	200.00	N10°22'08"E	491.50
C22	38.27	25.00	S34°37'04"E	35.38
C23	65.70	262.50	S73°00'10"E	65.61
C24	60.82	262.50	S62°00'14"E	60.70
C25	60.82	262.50	S48°48'08"E	60.70
C26	60.82	262.50	S37°28'08"E	60.70
C27	60.82	262.50	S28°00'10"E	60.70
C28	60.82	262.50	S13°48'48"E	60.70
C29	60.82	262.50	S0°28'38"E	60.70
C30	23.12	262.50	S8°02'11"W	23.13
C31 (T)	443.70	262.50	S34°37'04"E	396.33
C32	58.40	217.50	N2°41'25"E	58.23
C33	108.60	217.50	N18°01'48"W	105.64
C34	108.73	217.50	N47°00'57"W	105.60
C35	70.02	217.50	N70°23'44"W	69.71
C36 (T)	341.80	217.50	N4°37'04"W	297.80
C37	38.27	25.00	S80°22'08"W	35.38
C38	38.27	25.00	N34°37'04"W	35.38
C39	38.27	25.00	S30°28'08"W	35.71
C40	40.08	60.00	S83°44'38"W	38.00
C41	35.41	60.00	N50°00'44"W	34.88
C42	37.82	60.00	N11°10'12"W	36.74
C43	37.82	60.00	N31°00'08"E	36.74
C44	35.41	60.00	N73°40'37"E	34.88
C45	40.08	60.00	S62°00'43"E	38.00
C46 (T)	228.18	60.00	N10°22'08"E	77.08
C47	24.19	35.00	S69°49'18"E	23.71
C48	38.27	25.00	N50°22'08"E	35.88
C49	38.27	25.00	N34°37'04"W	35.38
C50	51.10	262.50	N74°38'08"W	61.63
C51	382.70	262.50	N4°37'04"W	323.68
C52	42.82	250.00	N74°38'08"W	45.10

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

CONSULTING ENGINEER / SURVEYOR  
**THOMAS ENGINEERING, P.A.**  
 P.O. BOX 1309 - 1316-B COMMERCE DRIVE  
 NEW BERN, NORTH CAROLINA 28563  
 OFFICE: (252) 637-2727 FAX: (252) 636-2448

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS  
 CRAVEN COUNTY NORTH CAROLINA

FILED FOR REGISTRATION THIS 30 DAY OF July 2024 A.D.  
 AT 2:53 AM (PM) AND DULY RECORDED IN PLAT CABINET  
 SLIDES: 88C AND BOOK PAGE  
 REGISTER OF DEEDS MICHELLE L. TOTH  
 BY *Devin W. Alder*  
 REGISTER OF DEEDS / ASSISTANT / DEPUTY

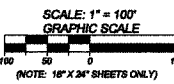
TYPICAL ELEMENT SYMBOLOLOGY	
○ EP	EXISTING IRON PIPE
○ ER	EXISTING IRON ROD
△ SMAG	EXISTING WAG NAIL
△ EPK	EXISTING PK NAIL
△ SPK	SETNEW PK NAIL
□ ECM	EXISTING CONCRETE MONUMENT
■ SCM	SETNEW CONCRETE MONUMENT
■ CC	CONTROL CORNER
■ T-MP	NON-MONUMENTED POINT
○ W	WITNESS IRONS
(T)	TOTAL DISTANCE
WL	WETLANDS
TL	TIE LINE
R/W	RIGHT OF WAY
CL	CENTERLINE
PL	PROPERTY LINE
MBL	MINIMUM BUILDING LINE
FLO	FLOODPLAIN LINE
DUE	DRAINAGE & UTILITY EASEMENT
ESMT	EASEMENT
CD	CUL-DE-SAC
HYD	FIRE HYDRANT
WM	WATER METER
SMH	SEWER MANHOLE
SC	SEWER CLEAN-OUT
SV	SEWER VALVE
AD	AREA DRAIN
CB	CATCH BASIN
P	UTILITY POLE
PED	UTILITY PEDESTAL
OHU	OVERHEAD UTILITIES
TBR	TO BE REMOVED
SQ	SQUARE FEET
AC	ACRES
LT	LINE TABLE
CT	CURVE TABLE
10 x 70	10 x 70 SIGHT TRIANGLE
---	PROPERTY BOUNDARY LINE
---	PARCEL LINE
---	ADDRESS

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 3404 PAGE 857 AND MAP IN PLAT CABINET 1, SLIDES 75-11, CRAVEN COUNTY REGISTER OF DEEDS. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 22 DAY OF July 2024

*Herbert J. Nobles, Jr.*  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER 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  
**MONITOR CAPE  
 PHASE TWO**  
 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  
 (919) 452-8888

SCALE: 1" = 100' DATE: 05/29/2024  
 PROJECT #: 2016\_027 SHEET: 2 of 2

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

4/29/2025

ASCI

**Spec Home**

**Lot:** 341 Monitor Cape at Bluewater Rise  
**Address:** 3010 Grouper Run, New Bern, NC 28562  
**Plan:** Marvin w/ Porch

Front Door 818 CL ordered

Stone Classic LedgeStone Kingsford Gray (SAS)

Shingles Charcoal

Shutters Black

Exterior Vinyl Georgian Gray

B&B Accent Flint

Garage Door Stockton 2

Interior Paint Primary -- First Star

Trim -- Standard

Countertops Kitchen -- Platinum Pearl

Bath -- White Cultured Marble

Cabinets Kitchen & Bath-- Cane Shadow

Kitchen Hardware Nickel

Kitchen Faucets Sleek

Laminate foyer, formal dining, kitchen/nook, 1/2 bath, family --

Hamilton Oak

Tile Full Baths/Utility/Surrounds -

Fair w. Warm Gray Grout

Carpet 112

Electrical Fixtures Nickel

Plumbing Fixture Nickel (bath faucets Gibson)

Bath Accessory Nickel

Door Knobs & Hinges Nickel

Appliances Dishwasher-- GDT630PYRFS

Range-- GRF500PVSS

Microwave-- JNM3163RJSS

Additional Notes: gas water heater

gas fireplace

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**\*\*\*ALL UPGRADES AND CHANGE ORDERS ARE DUE IN FULL PRIOR TO ORDERING OR EXECUTION OF UPGRADE. THESE FUNDS ARE NONREFUNDABLE UNDER ANY CIRCUMSTANCES.**

By signing below, I acknowledge I made the above selections:

\_\_\_\_\_  
\_\_\_\_\_

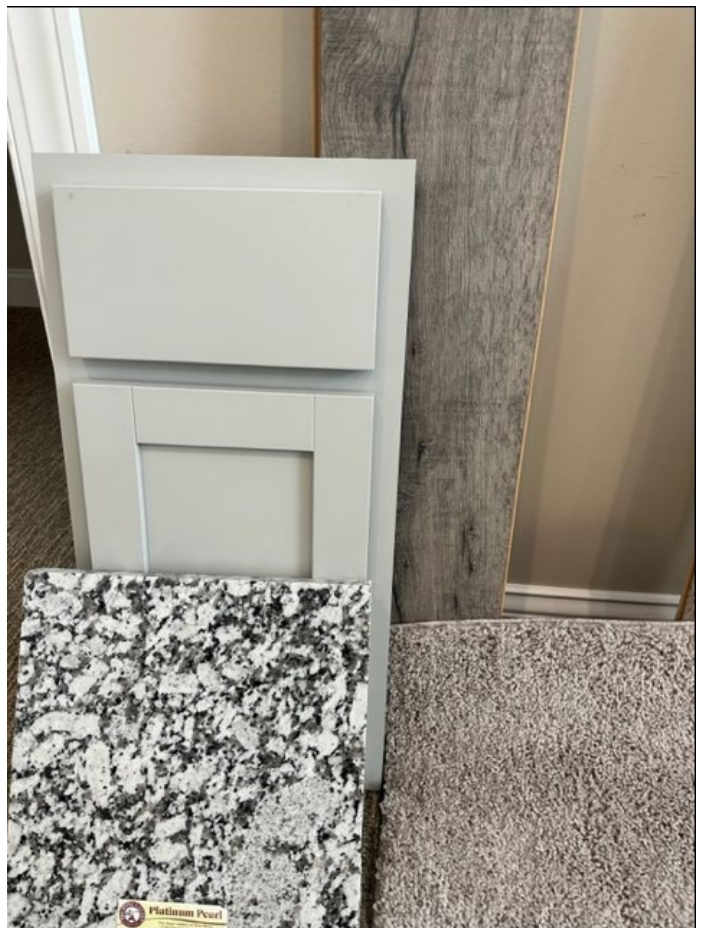


LOT 341 - 3010 GROUPEL RUN, NEW BERN

SELECTION SWATCHES

**DISCLAIMER:**

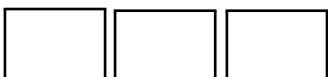
**THESE SELECTIONS MAY CHANGE DUE TO SUPPLY ISSUES. PLEASE CONFIRM PRIOR TO CONTRACT WHETHER SELECTIONS HAVE CHANGED.**



Addendum to Contract

This addendum to the Offer to Purchase and Contract dated \_\_\_\_\_ between \_\_\_\_\_, Buyer and A. Sydes Construction, Inc., Seller regarding property known as 3010 GROUPER RUN, NEW BERN, NC 28562 in or near the County of Craven, North Carolina, by reference hereto, is incorporated in and is a part of said contract, as follows. In the event of any conflict between these provisions and the provisions of the Contract, these provisions shall control. A default by Buyer in the provisions of this Addendum shall be a material default in the Contract.

1. Closing Attorney to be Steven K. Bell—2809 Village Way Trent Woods NC, 28562 closings@stevenkbell.com (252-633-1236)
2. Buyer has received Restrictive Covenants from his/her Agent and acknowledges their responsibility to read them for compliance.
3. Buyers are advised that all fencing, exterior home modifications, and/or outbuildings must be approved by the Homeowner’s Association. The restrictive covenants should be referenced for guidelines.
4. It is Buyer's responsibility to confirm school assignment and any potential redistricting.
5. Renderings of floor plans and elevations may differ slightly from actual home when construction is complete.
6. The Buyer is responsible for having the utilities turned on in their name within 3 days after closing, i.e., electric, water/sewer, gas.
7. Buyers may not engage the project manager, or tradesmen/subcontractors to make additions or changes of any kind while under construction and/or prior to closing. Such changes must be coordinated between their agent and the Builder Representative in the office.
8. Buyer to coordinate all available interior and exterior selections through A. Sydes Construction, Inc., contact 910-455-6956 to make selection appointments. The stage of construction at the time of contract will determine which changes the builder will accommodate.
9. Upgrades, changes, and additions must be paid for in advance and are non-refundable. Any upgrades or changes have the potential to delay the closing date.
10. In accordance with the Builder's Insurance Company and NC State Law:
  - Buyers understand and agree that they will not be on the job site between the hours of 6:00am and 6:00pm during the weekdays and must be accompanied by an Agent on any visit.
  - Buyers understand that they enter the job site at their own risk, even when accompanied by Builder or Agent.
11. Buyer is advised that the BUA (Build Upon Area) will potentially change from what is currently found in the Restrictive Covenants at the discretion of the developer and engineering of projects.
12. Buyer understands that the Builder will not deliver possession until the Warranty Deed has been recorded and the funds have been disbursed.
13. Buyer acknowledges that there are Wetlands within the Subdivision and there will be limited effects on various lots. The Buyer further acknowledges they have reviewed the recorded plat for all notations on the Lot referenced herein.



14. Buyer acknowledges that the One-Year Builder Warranty covers structural items only and does not include cosmetic items to include paint, landscaping, and small concrete cracks. Lot clearing is at builder or developer discretion, but it is deemed as is once the home is closed and may or may not include the full acreage of the lot.
15. Buyer's walk thru of the home will be scheduled through the agents upon home completion. The walk thru should be scheduled at least a week prior to closing, but must take place no less than three business days prior to closing.
16. Builder shall diligently pursue the construction of the house and shall complete construction as a "turn-key" job on or before the closing. If the Seller is delayed at any time in the process by any of the following: a.) any act of neglect of Buyer; b.) any changes ordered in the construction; c.) material or labor shortages, adverse weather conditions, or delays in transportation which were reasonably anticipated or d.) acts of God, then the time for completion on construction of the House and closing shall be extended automatically by a reasonable time to account for deal experiences, Construction shall be deemed complete when i) the House has been completed in accordance with the Plans and Specifications; ii) a Certificate of Compliance has been issued by the appropriate governmental authority having jurisdiction over the construction of the House. Builder is not responsible for any fees i.e., extension of interest rate lock, etc., resulting from such delays of closings.
17. In the event the Seller should determine that the Buyers pre-qualification or approval for any loan secured for the source of funds has been revoked or had conditions placed upon said approval, Seller shall have the right to demand an unqualified loan commitment from the Buyer's Lender. In the event said loan commitment is not received by Seller within three (3) business days of written demand, Seller shall have the right to cancel this Offer to Purchase and Contract. In the event of said Seller's cancellation, any earnest money deposit shall be refunded to Buyer and any due diligence funds or builders deposit shall be retained by Seller.

\_\_\_\_\_  
(Buyer)

\_\_\_\_\_  
(Buyer)

\_\_\_\_\_  
(Seller)  

<b>A. SYDES CONSTRUCTION, INC.</b> <b>BY LEAH P. QUINN</b> <b>ASST. SECRETARY</b>
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## CONSTRUCTION SPECIFICATIONS FOR MONITOR CAPE AT BLUEWATER RISE

### GENERAL & EXTERIOR

- All homes meet or exceed local codes and standards, energy efficiency standards, and HUD/VA building requirements.
- Engineered truss roof system.
- 1/2" OSB sheathing of all exterior walls and roof.
- Fiberglass/asphalt shingles on roof.
- Vinyl siding and trim to be installed on exterior of home. Front elevation to receive shutters where room permits.
- Single hung vinyl windows per plan with half screen and grids.
- Insulated metal exterior doors.
- Raised panel steel overhead garage door with opener.
- Soil treated for termite protection with warranty provided at closing.

### INTERIOR

- Exterior walls to receive R-15 insulation batts and ceiling to receive R-38 blown insulation.
- Interior to receive 1/2 gypsum drywall on walls and ceilings.
- 2 panel arch top interior doors with grooves and 3 1/4" trim 3 1/4" trim picture framed windows, and 5 1/4" baseboard throughout home.
- White smooth finish ceilings.
- Two coats of flat wall paint throughout the home in select builder color. One coat primer on trim and two coats semi-gloss trim paint.
- Garage area will be trimmed, but unpainted
- Vinyl coated ventilated metal closet shelving.
- Nickel door hardware throughout.

### ELECTRICAL

- Nickel light fixtures to be installed throughout home.
- Door chime and smoke detectors provided.
- Ceiling fan provided for the family room and master bedroom. All other bedrooms are prewired for ceiling fans.
- Ethernet connections provided in the living room and all bedrooms.

### PLUMBING

- Gas water heater.
- PVC drain lines and Pex water lines
- Washer, dryer, and icemaker connections.
- Minimum of two exterior water spigots.

### HEATING & COOLING

- 14 seer high efficiency heat pumps.
- Gas fireplace (inclusion per plan).

### KITCHEN

- Smooth top freestanding range, microwave hood, and dishwasher to be installed per builder's selections.
- Granite countertops.
- Stainless steel double bowl sink.
- Single lever pull-out chrome faucet.

### BATH

- Fiberglass tub and shower per plan. On select plans garden tubs will be installed in master bathrooms.
- Exhaust fans.
- Full mirrors over vanities.
- Cultured marble vanity tops.
- Shower door on stand-alone shower in master bathroom
- Standard nickel plumbing fixtures and bath accessories to be installed.

### FLOOR COVERING

- Laminate flooring per builder's selection to be installed in foyer/entryway, kitchen, and breakfast nook.
- Tile per builder's selections to be installed in some wet areas per plan.
- Carpet with six pound rebond pad throughout remainder of home.

### SITE

- Concrete driveway and sidewalk.
- Concrete patio installed on the rear of home (inclusion per plan).
- Sod to be installed in front yard with remainder of yard to be graded and seeded.
- Modest shrubbery planted in front of home.
- Concrete patio installed on the rear of home

\*\*\*\* Any item that has already been installed or ordered may not be changed. Exclude these items from the specifications. All allowances are based on contractor pricing. The builder reserves the right to make substitutions in products and materials of equal or better quality when necessary. The information above may change without notice prior to a fully executed contract. Payment for all upgrades and change orders are due in full prior to ordering or execution of upgrade. These funds are non refundable under any circumstances.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Seller **A. SYDES CONSTRUCTION, INC.**  
**BY LEAH P. QUINN**  
**ASST. SECRETARY**

June 2025 SPECS

**Covid-19 Closing Date Addendum**

**Closing Date:** Builder shall diligently pursue the construction of the House and shall construct the home in a “turn-key” condition. The buyers understand delays can occur in the process of construction by disruptions to the supplies necessary for the construction of the house due to Covid-19 and closing shall be extended automatically by a reasonable time to account for the delay experienced. Construction shall be deemed complete when a certificate of compliance has been issued by the appropriate governmental authority having jurisdiction over the construction of the house. **Builder is not responsible for any expenses or fees incurred by the buyer, including but not limited to housing, hotel, moving company fees or fees to extend a rate lock; resulting in such delays of closing beyond builder’s control. The buyer must close within two (2) Weeks of Certificate of Occupancy.**

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_

A. Sydes Construction, Inc.      Date

**By Leah P. Quinn  
Assistant Secretary**

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

# US HWY 70 & Future I-42 Disclosure



U.S. 70 between Raleigh and Morehead City plays important roles, including being a primary hurricane evacuation route as well as being a major corridor for freight transport. Future Interstate 42 generally follows the U.S. 70 corridor southeasterly, connecting Garner, Clayton, Smithfield, Selma, Goldsboro, Kinston, New Bern and Havelock with the Port of Morehead City.

I-42 will begin at the current systems interchange with I-40 near Garner and follow U.S. 70 southeast toward Smithfield, Selma and I-95. Near Goldsboro, I-42 will overtake the U.S. 70 Bypass around the north side of the city. **A new bypass will carry I-42 around the south side of Kinston, connecting with the existing controlled-access and freeway portions east to New Bern. Southeast of New Bern, Future I-42 will follow another new bypass to the west of Havelock. Ultimately I-42 will end near the Port of Morehead City.**

By signing this disclosure, Buyer and Seller Acknowledge they have been informed about pending road construction that will be taking place in New Bern, Havelock and James City areas of Craven County NC. Buyer and Seller further acknowledge that said construction may result in lane closings, detours, and traffic delays.

Date \_\_\_\_\_

Date \_\_\_\_\_

Buyer

Seller *Leah P. Quinn, Asst Sec* dotloop verified  
05/16/25 6:02 AM EDT  
DYHD-TKIR-AXBZ-EP8K

Buyer

Seller **A. SYDES CONSTRUCTION, INC.  
BY LEAH P. QUINN  
ASST. SECRETARY**



**COLDWELL BANKER**

**SEA COAST  
ADVANTAGE**

**BLUEWATER RISE SERVICE PROVIDERS**

NATURAL GAS	PIEDMONT	-	252-634-1651
ELECTRIC	CITY OF NEW BERN	-	252-639-2750
SEWER	CITY OF NEW BERN	-	252-639-2750
WATER	CITY OF NEW BERN	-	252-639-2750
TRASH	CITY OF NEW BERN		
<b>**INTERNET/TV</b>	<b>**OPTIMUM**</b>	-	866-950-3278

**\*\*IMPORTANT - PLEASE READ REGARDING OPTIMUM (FORMERLY SUDDENLINK)\*\***

**PLEASE NOTE THAT OPTIMUM, FORMERLY KNOWN AS SUDDENLINK HAS COMPLETED INSTALLATIONS IN SOME AREAS OF THE NEIGHBORHOOD BUT NEITHER THE BUILDER NOR THE BUILDER'S AGENT CAN GUARANTEE THE AVAILABILITY OF OPTIMUM SERVICE AT THE TIME OF CLOSING ON ANY ONE INDIVIDUAL PROPERTY. NEW INSTALLATIONS ARE DONE STREET BY STREET. WE HIGHLY RECOMMEND THE BUYER CONFIRMS SERVICE AVAILABILITY DIRECTLY WITH OPTIMUM.**

**BUYER: \_\_\_\_\_ DATE \_\_\_\_\_**

**BUYER: \_\_\_\_\_ DATE \_\_\_\_\_**

## Bluewater Rise Architectural Request Form

The Declarations of Covenants, Conditions and Restrictions for your community specifies that all exterior improvements to your property must be approved in writing by the Architectural / Design Review Committee before improvements begin. Please complete and return this form according to the provided instructions. One form per project.

Name: \_\_\_\_\_ Request Date: \_\_\_\_\_

Street Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Estimated Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

List the Type of Modification: \_\_\_\_\_

Location: \_\_\_\_\_

Size: \_\_\_\_\_

Color: \_\_\_\_\_

Material: \_\_\_\_\_

Contractor Name: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

### **REQUIREMENTS:**

<b>Type of Modification:</b>	<b>Location on Plot Plan / Survey</b>	<b>Material</b>	<b>Style</b>	<b>Size and / Height</b>	<b>Stain / Color</b>	<b>Built Upon Area / BUA *** (see BUA instructions)</b>	<b>Images / Plans</b>
Fence / Fence Enclosure*	X	X	X	X	X		X
Utility Building / Shed**	X	X	X	X	X	X	X
Porch Conversion	X	X	X	X	X	X	X
Exterior Paint					X		X
Pool	X	X	X			X	X
Patio / Deck	X	X		X	X	X	X
Extended Driveway / Walkway	X	X		X		X	X
Gazebo	X	X	X	X	X	X	X
Landscape	X						X
Addition	X	X		X	X	X	X

### **INSTRUCTIONS: Please read and follow carefully.**

- Please refer to the above chart for specific requirements for your particular project. **Provide all "X" items along with this completed Request Form.** If your project is not specified above please provide a written description (see next paragraph).
- For ALL requests, attach a **written description** of the scope of the proposed changes including the general nature of the work, location of the changes, colors and materials to be used plus any plans, drawings, photos or brochures necessary to illustrate the dimension, size and appearance. Please be sure to include details of any landscaping changes or removals which may be necessary to accomplish the changes proposed.
- Attach a **property survey / plot plan** with the location of the proposed changes **clearly marked on the survey / plot plan.** This item **MUST** be included so that there is a clear understanding of precisely where the changes will occur in relation to the home, driveway, other structures and any easements or rights of way which may exist on the property. Note: Your project will not be sent for Committee review without a copy of the property survey / plot plan. A **plot plan** can be obtained from your closing documents or you may reach out to your builder for a copy.

**\*FENCE REQUESTS:**

As a condition of fence approval, Owner agrees as follows:

1. Fence shall come off back corners of house and decorative side must face out. Fence shall run to neighbor's fence (with their approval) or leave 3 feet between properties for maintenance;
2. Owner agrees to remove the fence, at its sole expense, from any public drainage or utility easement area should access to that area be needed for maintenance or constructions purposes;
3. Declarant or HOA shall have the right to remove the fence at Owner's expense in the event Owner fails or refuses to remove fence in a timely manner upon request.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**\*\* SHED REQUESTS:** Sheds must match the home in siding and roof color and material. No "barn style" roof line sheds permitted.

**\*\*\*BUA INSTRUCTIONS:**

Projects which require owner(s) to submit BUA amounts, include but are not limited to the following; hardscape around in-ground pools, patio, patio extensions, driveway extensions, walkways and sheds. BUA is considered any impervious surface that does not allow rainwater to infiltrate into the ground – i.e. footprint of the home, sq. ft. of driveway, concrete walks/patios, etc. Note: For pool requests the surface area of the pool should not be included in your BUA calculations.

**Complete this section for BUA / impervious surface projects:**

Existing BUA – located on your plot plan: \_\_\_\_\_ sq. ft.  
 Proposed BUA – total square footage of your project: \_\_\_\_\_ sq. ft.  
**TOTAL:** \_\_\_\_\_ sq. ft.  
 Maximum Allowable BUA – refer to CC&R's: \_\_\_\_\_ sq. ft.

**IMPORTANT:** Please allow up to 3-4 weeks for the Committee to complete the review and response process. Requests which do not include the items described above will delay the process. Email is the quickest and most efficient way to submit a request. The review and response is based on the community's governing documents and the information submitted with this request. **The property owner is responsible** for investigating and complying with any and all other local requirements, permits or jurisdictions the property is subject to as well as HOA governing documents. Homeowners are encouraged to review HOA governing documents prior to submitting a request.

**HOW TO SUBMIT YOUR REQUEST:**

Email, mail or Fax request form AND supporting documentation to:

**Bluewater Rise**  
**P.O. Box 12051**  
**Wilmington, NC 28405**  
**Fax: 888-799-7626**  
**Email: [ARC@PremierManagementNC.com](mailto:ARC@PremierManagementNC.com)**

**For email requests:** Please assemble electronically into a *single email* with preferably a single PDF attachment. Include your Community's Name, your Last Name and your Property Address in the subject line.

\*\*\*\*\*

**Committee Use Only**

Approved

Approved with Conditions

Conditions: \_\_\_\_\_  
\_\_\_\_\_

Denied

Comments: \_\_\_\_\_  
\_\_\_\_\_

Name of Committee Member: \_\_\_\_\_

Signature of Committee Member: \_\_\_\_\_

Date: \_\_\_\_\_