

NOTES

APPROVAL OF THIS SUBDIVISION PLAT BY THE CRAVEN COUNTY BOARD OF COMMISSIONERS 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 HARBOURS ACT OF 1899 IS WITHIN THE JURISDICTION OF THE U. S. ARMY CORPS OF ENGINEERS. INQUIRIES CONCERNING WETLANDS MATTERS SHOULD BE ADDRESSED TO THAT AGENCY.

PHASE FOUR CONSISTS OF 6 LOTS CONTAINING 62,335 SQUARE FEET. ROAD RIGHT-OF-WAY PREVIOUSLY RECORDED AT PC: 6 S: 126 E & F

SIDE LOT LINES ARE SUBJECT TO A 15' DRAINAGE SWALE EASEMENT CENTERED ALONG LOT LINES.

PROPERTY IS SUBJECT TO A 10' UTILITY EASEMENT PARALLEL TO ALL STREET RIGHTS-OF-WAY.

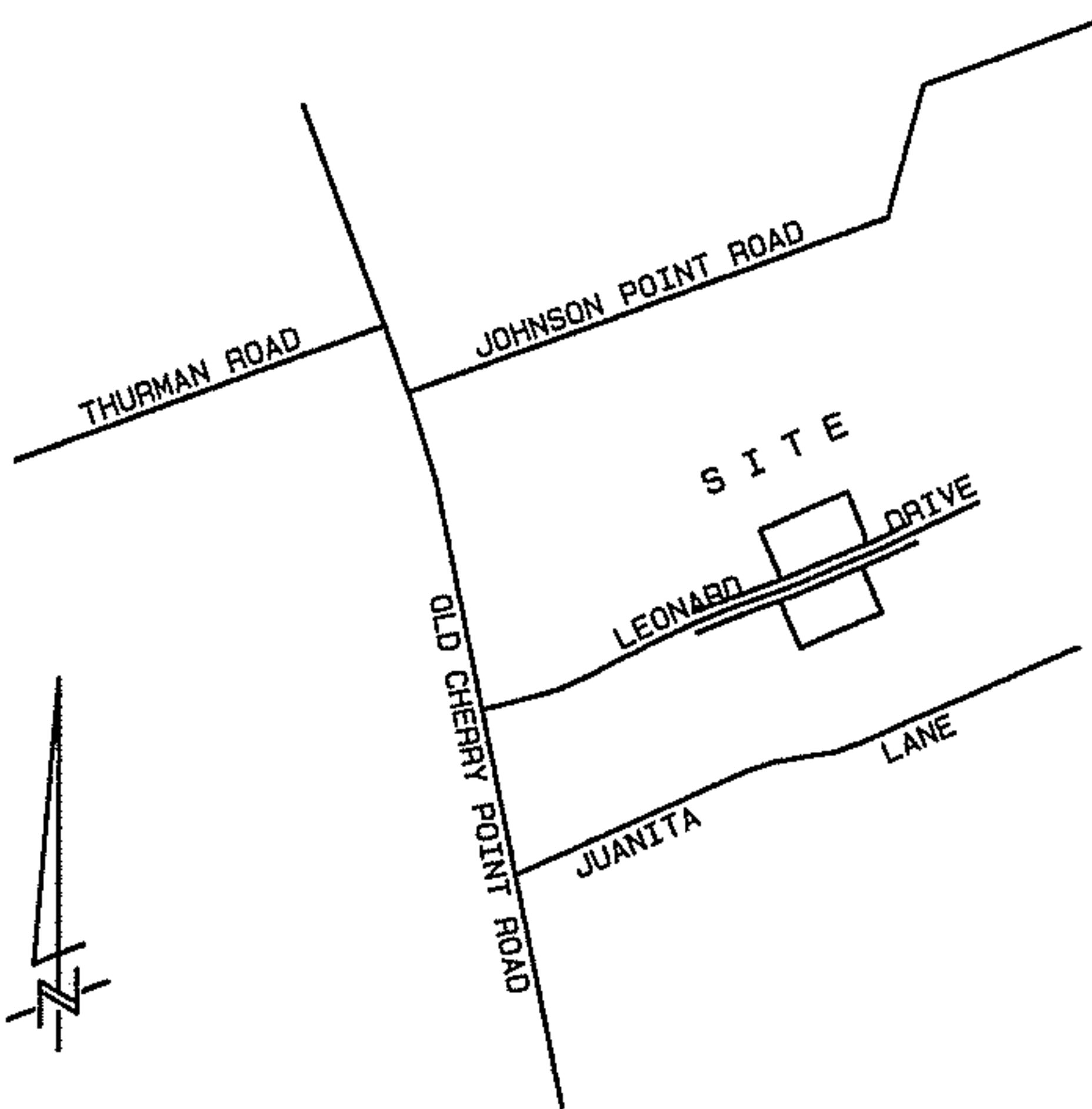
MINIMUM BUILDING SETBACK REQUIREMENTS IN ADDITION TO THOSE SHOWN SHALL BE 8' ALONG SIDE LINES AND 20' ALONG REAR LINES.

ALL UTILITIES SHALL BE UNDERGROUND.

THIS SUBDIVISION FALLS WITHIN THE 100E WIND ZONE AS ESTABLISHED BY STATE BUILDING CODES OFFICIALS. RESIDENTS AND POTENTIAL BUYERS SHOULD CONSULT WITH THE BUILDING INSPECTIONS DEPARTMENT FOR SPECIFIC FOUNDATION REQUIREMENTS FOR STRUCTURES THAT FALL WITHIN THIS ZONE.

THIS SUBDIVISION SCALES WITHIN ZONE C ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP "370072 0340 B" DATED MAY 4, 1987. THIS STATEMENT DOES NOT SUPERCEDE THE ABOVE REFERENCED MAP.

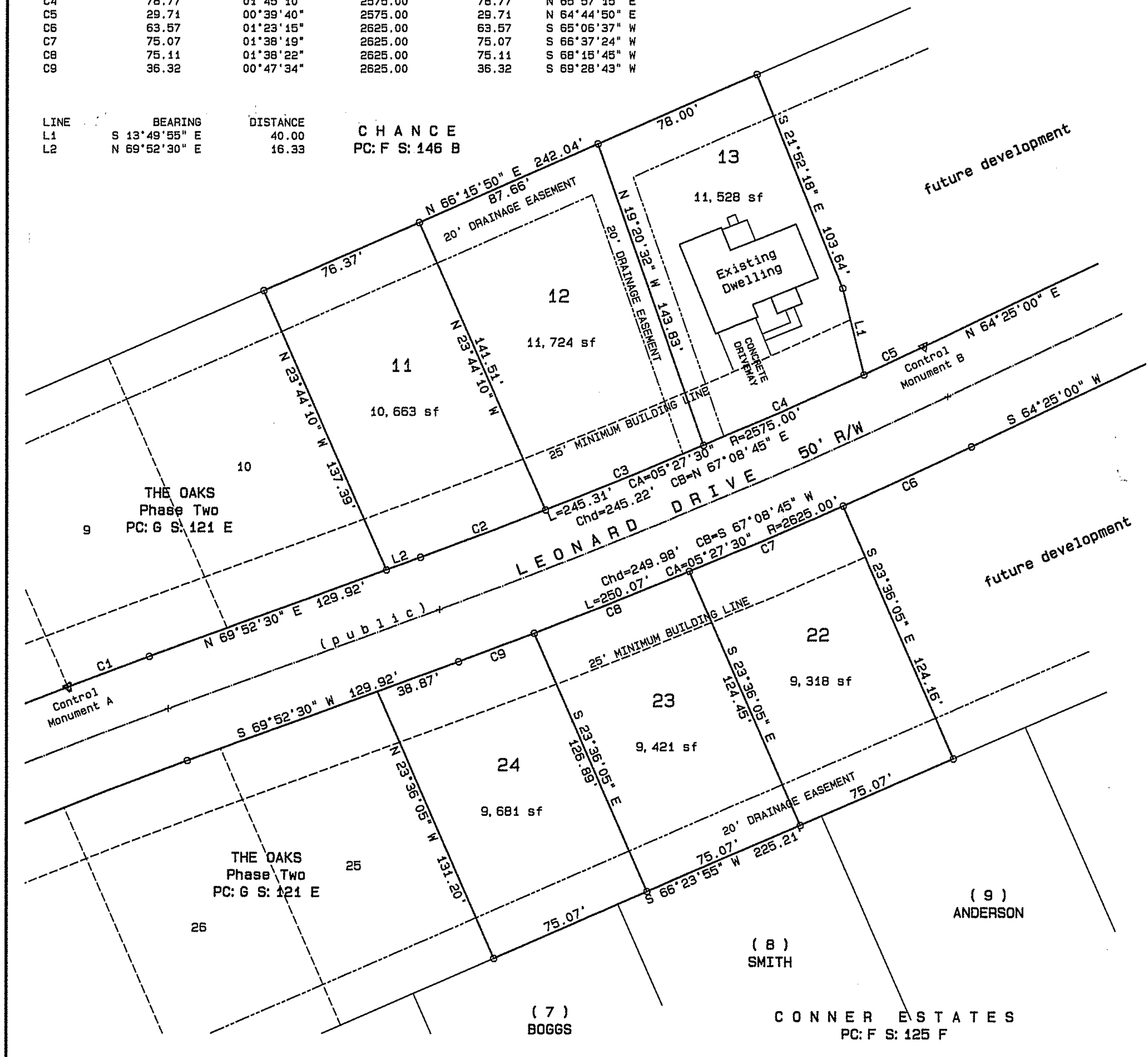
OWNERS: S & T LAND, LLC
P.O. BOX 1575
NEW BERN, NORTH CAROLINA 28560



VICINITY MAP - not to scale

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	38.99	00°57'39"	2325.00	38.99	N 88°23'40" E
C2	60.16	01°20'19"	2575.00	60.15	N 88°12'21" E
C3	76.67	01°42'22"	2575.00	76.67	N 67°41'04" E
C4	78.77	01°45'10"	2575.00	78.77	N 66°57'15" E
C5	29.71	00°39'40"	2575.00	29.71	N 64°44'50" E
C6	63.57	01°23'15"	2625.00	63.57	S 65°05'37" W
C7	75.07	01°38'19"	2625.00	75.07	S 66°37'24" W
C8	75.11	01°38'22"	2625.00	75.11	S 68°15'45" W
C9	36.32	00°47'34"	2625.00	36.32	S 69°28'43" W

LINE	BEARING	DISTANCE	CHANCE
L1	S 13°49'55" E	40.00	
L2	N 69°52'30" E	16.33	PC: F S: 146 B



CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEM

I HEREBY CERTIFY THAT THE WATER SUPPLY AND SEWAGE TREATMENT SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION IN THIS SUBDIVISION FULLY MEETS THE REQUIREMENTS OF THE NORTH CAROLINA DIVISION OF HEALTH SERVICES AND WHERE APPROPRIATE THE DIVISION OF ENVIRONMENTAL MANAGEMENT AND THE CRAVEN COUNTY HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

DATE: 12/14/01
Director: R.D. Silvestri
DIVISION OF ENVIRONMENTAL HEALTH
CRAVEN COUNTY HEALTH DEPARTMENT

THIS SUBDIVISION WILL BE SERVED BY A COMMUNITY WATER AND SEWER SYSTEM, OWNED AND OPERATED BY NEUSE RIVER WATER AND SEWER DISTRICT. SEWAGE CAPACITY ASSIGNED TO A LOT THAT IS NOT USED WITHIN TWO (2) YEARS OF THE ISSUANCE OF THE ORIGINAL PERMIT TO DISCHARGE DOMESTIC WASTEWATER (PERMIT WQ 0014957 DATED 04-24-98) MAY BE SUBJECT TO REASSIGNMENT BY NEUSE RIVER WATER AND SEWER DISTRICT, THUS RESULTING IN THE LOSS OF SEWER ALLOCATION.

CERTIFICATE OF COASTAL AREA MANAGEMENT OFFICER

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

DATE: 12/12/01
Local Permit Officer: Bobbie E. Kuppert

CERTIFICATE OF REVIEW OFFICER
CRAVEN COUNTY NORTH CAROLINA

I, Tina 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: 12/12/01
Review Officer: Tina Daugherty

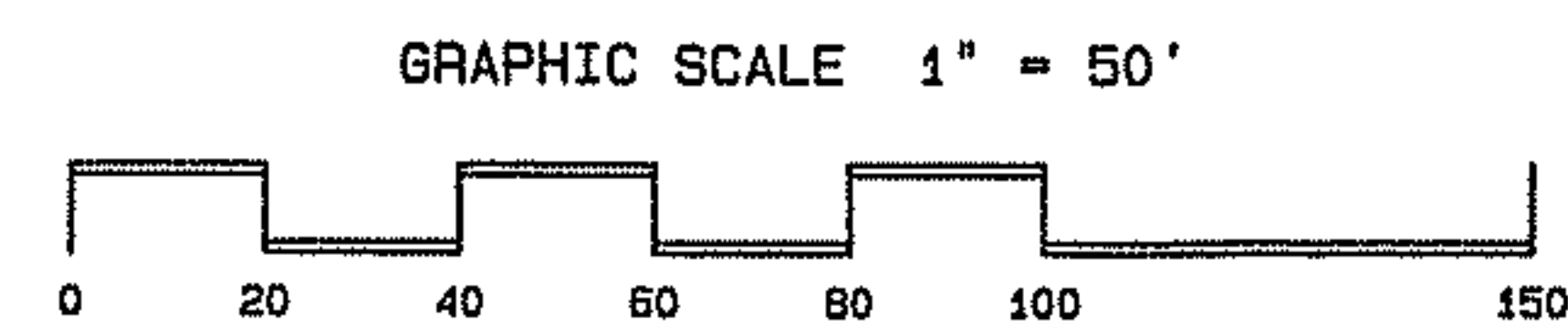
CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
CRAVEN COUNTY NORTH CAROLINA

FILED FOR REGISTRATION ON THE 19 DAY OF December, 2001, AT 11:54 (A.M./P.M.) AND DULY RECORDED IN PLAT CABINET 6134 SLIDE A AND DEED BOOK 1875 PAGE 485.
REGISTER OF DEEDS: Becky Thompson, Lucy Baker

Craven NC - Document Stamp
Becky Thompson, Register of Deeds
Date 12/19/2001 Time 11:54:13 1 of 1 Pgs
No: 2001-00036468
Book 1875 Page 485
Fee Amt: 21.00
Excise Tax: .00

Control Monuments
N 68°12'49" E 414.03' A to B

LEGEND
sf = Square Feet
R/W = Right of Way
o = Set Iron Rod or Pipe



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE: 12-18-01
OWNER: [Signature]

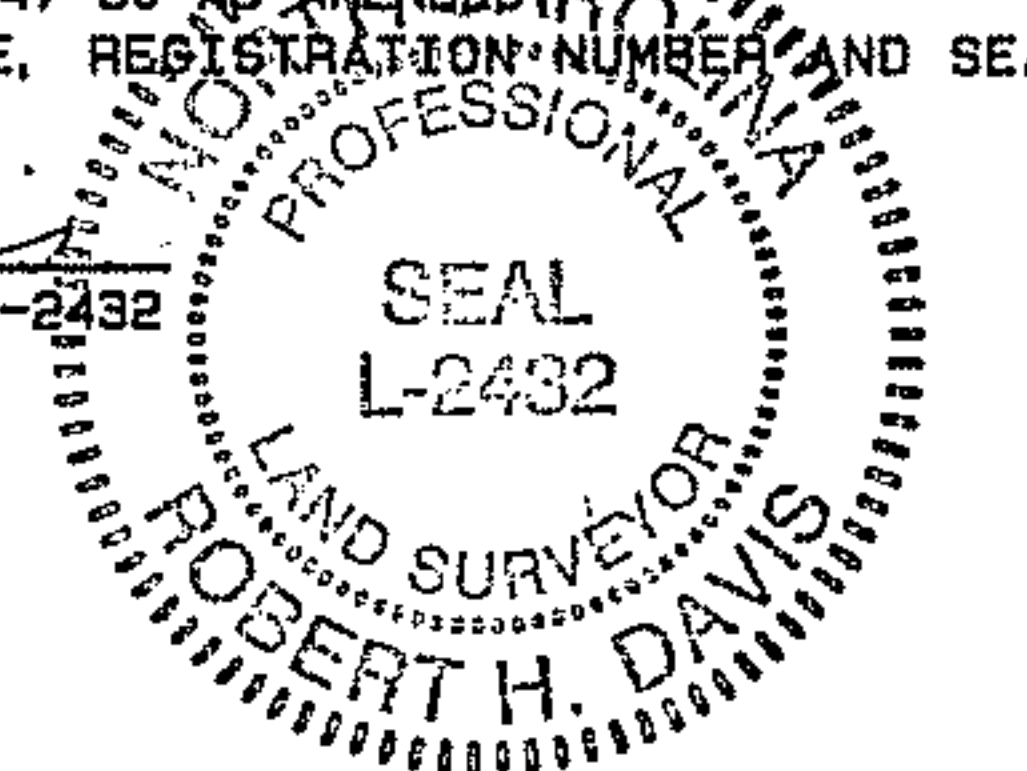
I, ROBERT H. DAVIS, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

DATE: 12-12-01
PROFESSIONAL LAND SURVEYOR: Robert H. Davis L-2432

CERTIFICATE OF SURVEY AND ACCURACY

I, ROBERT H. DAVIS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM ACTUAL SURVEYS MADE UNDER MY SUPERVISION ON AUGUST 15 & 30, NOVEMBER 17 & 21, DECEMBER 2 THRU 5, 1997, NOVEMBER & DECEMBER, 2001. A PORTION OF DEED DESCRIPTION RECORDED IN BOOK 1590 PAGE 384 AND PC: 6 S: 38 H, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED, THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000+1 STRIP. THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. I HEREBY WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 12TH DAY OF DECEMBER 2001.

PROFESSIONAL LAND SURVEYOR: Robert H. Davis L-2432



CERTIFICATE OF APPROVAL BY PLANNING BOARD

THE CRAVEN COUNTY PLANNING BOARD HEREBY APPROVES THE FINAL PLAT FOR THE OAKS PHASE FOUR SUBDIVISION.

DATE: 12-14-01
Chairman: Charles Robinson

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THE CRAVEN COUNTY BOARD OF COMMISSIONERS HEREBY APPROVES THE FINAL PLAT FOR THE OAKS PHASE FOUR SUBDIVISION.

DATE: 12/19/01
Chairman: R.W. Pete Abland

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FINAL PLAT
THE OAKS
Phase Four

#7 TOWNSHIP CRAVEN COUNTY NORTH CAROLINA

ROBERT H. DAVIS, PLS
SURVEYORS AND PLANNERS
7175 HIGHWAY 70 EAST
NEW BERN, NORTH CAROLINA 28562
919-636-2109

Revised 12-12-01 97063 20

97063 A * 97063 B * 97063 D 20 * 97063 E 20

6134-A