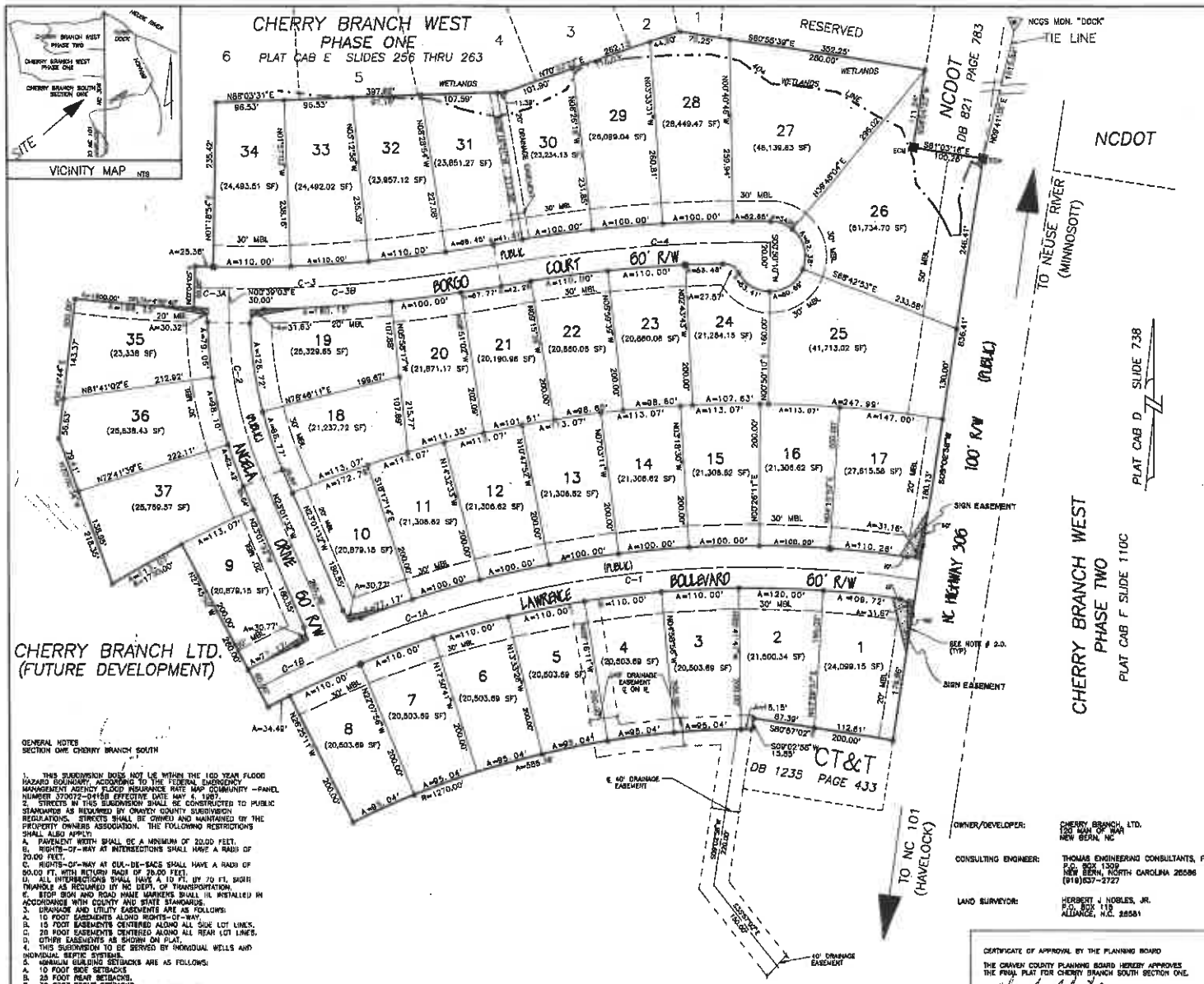

GENERAL NOTES
SECTION ONE CHERRY BRANCH SOUTH

1. THIS SUBDIVISION DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY -PANEL NUMBER 370072-0415B EFFECTIVE DATE MAY 4, 1987.
2. STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED TO PUBLIC STANDARDS AS REQUIRED BY CRAVEN COUNTY SUBDIVISION REGULATIONS. STREETS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. THE FOLLOWING RESTRICTIONS SHALL ALSO APPLY:
A. PAVEMENT WIDTH SHALL BE A MINIMUM OF 20.00 FEET.
B. RIGHTS-OF-WAY AT INTERSECTIONS SHALL HAVE A RADII OF 20.00 FEET.
C. RIGHTS-OF-WAY AT CUL-DE-SACS SHALL HAVE A RADII OF 50.00 FT. WITH RETURN RADII OF 20.00 FEET.
D. ALL INTERSECTIONS SHALL HAVE A 10 FT. BY 70 FT. SIGHT TRIANGLE AS REQUIRED BY NC DEPT. OF TRANSPORTATION.
E. STOP SIGN AND ROAD NAME MARKERS SHALL BE INSTALLED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
3. DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS:
A. 10 FOOT EASEMENTS ALONG RIGHTS-OF-WAY.
B. 15 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.
C. 20 FOOT EASEMENTS CENTERED ALONG ALL REAR LOT LINES.
D. OTHER EASEMENTS AS SHOWN ON PLAT.
4. THIS SUBDIVISION TO BE SERVED BY INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC SYSTEMS.
5. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
A. 10 FOOT SIDE SETBACKS
B. 25 FOOT REAR SETBACKS.
C. 30 FOOT FRONT SETBACKS.
D. 70 FOOT MINIMUM LOT WIDTH AT SETBACK LINE.
6. TOTAL ACREAGE IN CHERRY BRANCH SOUTH SECTION ONE IS 24.0034 ACRES.
7. FIGURES IN PARENTHESES ( ) DENOTE LOT SIZE IN SQUARE FOOTAGE.
8. ● DENOTES CONTROL CORNERS.
▲ DENOTES SIGHT TRIANGLES
9. TOTAL TOTAL NUMBER OF LOTS IN CHERRY BRANCH SOUTH SECTION ONE IS 37 LOTS.
10. THIS SUBDIVISION IS NOT IN A ZONE CONTROLLED BY ZONING REGULATIONS.
11. THE TOTAL LENGTH OF STREETS IS 2357.67 LINEAR FEET.
12. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES.
13. APPROVAL OF THIS SUBDIVISION PLAT BY THE CRAVEN COUNTY BOARD OF COMMISSIONERS DOES NOT ADDRESS THE ISSUE OF THE EXISTANCE OR NONEXISTANCE OF WETLANDS WITHIN THE SUBDIVISION. THE ENFORCEMENT OF WETLAND REGULATIONS UNDER THE SECTION 404 OF THE CLEAN WATER ACT OF 1899 IS WITHIN THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. INQUIRIES CONCERNING THAT MATTER SHOULD BE ADDRESSED TO THAT AGENCY.
14. ANY PRIVATE WATER SUPPLY SHALL BE LOCATED A MINIMUM HORIZONTAL DISTANCE OF 100 FEET FROM ANY OBVIOUS SOURCE OF CONTAMINATION.
15. LOTS THAT BORDER NC 306 ARE RESTRICTED AND PROHIBITED FROM INSTALLATION OF DRIVEWAYS ON ANY VEHICULAR ACCESS TO NC 306.

CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LEN	CHORD BEAR.	CHORD DIST
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C-4	1960.00'	11°21'08"	388.27'	N85°08'47"E	387.63'

OWNER/DEVELOPER: CHERRY BRANCH, LTD.
120 WAR DR SWR
NEW BERN, NC

CONSULTING ENGINEER: THOMAS ENGINEERING CONSULTANTS, P.A.
P.O. BOX 1309
NEW BERN, NORTH CAROLINA 28586
(919)637-2727

LAND SURVEYOR: HERBERT J. NOBLES, JR.
P.O. BOX 118
ALLIANCE, N.C. 28581

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

THE CRAVEN COUNTY PLANNING BOARD HEREBY APPROVES THE FINAL PLAT FOR CHERRY BRANCH SOUTH SECTION ONE.

Charles Dickinson
CHAIRMAN, PLANNING BOARD
DATE: 5/2/94

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THE CRAVEN COUNTY BOARD OF COMMISSIONERS HEREBY APPROVES THE FINAL PLAT FOR CHERRY BRANCH SOUTH SECTION ONE.

CHAIRMAN, CRAVEN COUNTY BOARD OF COMMISSIONERS
DATE: 5/2/94

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF CRAVEN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION PURSUANT TO ARTICLE III, SECTION 30A, OF THE CRAVEN COUNTY SUBDIVISION ORDINANCE WITH OUR FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED.

OWNER: CHERRY BRANCH, LTD.
BY: Donald S. Lawrence
DATE: 1/28/94

CERTIFICATE OF SURVEY AND ACCURACY

I, HERBERT J. NOBLES, JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:111100000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 12TH DAY OF JANUARY 1994, A.D.

HERBERT J. NOBLES, JR.
RLS REGISTRATION NUMBER L-2703

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

NOTARY CERTIFICATE

NORTH CAROLINA CRAVEN COUNTY

I, LISA D. THOMAS, A NOTARY PUBLIC OF THIS COUNTY AND STATE AFORESAID, CERTIFY THAT HERBERT J. NOBLES, JR., A REGISTERED SURVEYOR, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND SEAL THIS 12TH DAY OF JANUARY 1994, A.D.

Lisa D. Thomas
NOTARY PUBLIC
MY COMMISSION EXPIRES 10/20/98.

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I HEREBY CERTIFY THAT THE WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THIS SUBDIVISION FULLY MEET 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. THIS CERTIFICATION IS BASED ON CONDITIONS AND STATE REGULATIONS EXISTING ON THE DATE OF THIS CERTIFICATION AND SHALL REMAIN IN EFFECT FOR FIVE (5) CALENDAR YEARS FROM THE DATE OF THE CERTIFICATION. FOLLOWING EXPIRATION OF THE FIVE (5) YEAR CERTIFICATION, THE CRAVEN COUNTY DIVISION OF ENVIRONMENTAL HEALTH RESERVES THE RIGHT TO REQUIRE ADDITIONAL IMPROVEMENTS FOR THOSE LOTS IF FOUND NECESSARY WHEN THE IMPROVEMENT PERMIT IS REQUESTED, PROVIDED THIS CERTIFICATION MAY BE OVERRIDDEN BY STATE AND/OR FEDERAL STATUTES AND AUTHORITY.

W. H. Hannon Jr.
DIRECTOR, DIVISION OF ENVIRONMENTAL HEALTH
CRAVEN COUNTY HEALTH DEPARTMENT
DATE: 4/28/94

CERTIFICATE OF APPROVAL OF PROPOSED ROAD CONSTRUCTION STANDARDS

DATE: 5-2-94

Aaron C. Everett
DISTRICT ENGINEER, DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS

CERTIFICATE OF LOCAL COASTAL AREA MANAGEMENT OFFICER

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

LOCAL PERMIT OFFICER
5/2/94

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
NORTH CAROLINA CRAVEN COUNTY

THE FOREGOING CERTIFICATE OF Lisa D. Thomas NOTARY PUBLIC IS CERTIFIED TO BE CORRECT. FILED FOR REGISTRATION THIS 3 DAY OF [illegible] 199[illegible], A.D. AT [illegible] A.M./P.M. AND DULY RECORDED IN PLAT CABINET [illegible] SLIDE(S) [illegible]

REGISTER OF DEEDS

FINAL PLAT

CHERRY BRANCH SOUTH

"SECTION ONE"

TOWNSHIP: 5 CRAVEN COUNTY, N.C.

12 JANUARY 1994

SCALE: 1"=100' SHEET: 1 OF 1
PROJECT ON: 90119 FILE NO: FINAL

0 100 200
SCALE IN FEET

F-164-E

Plat F Slide 164E