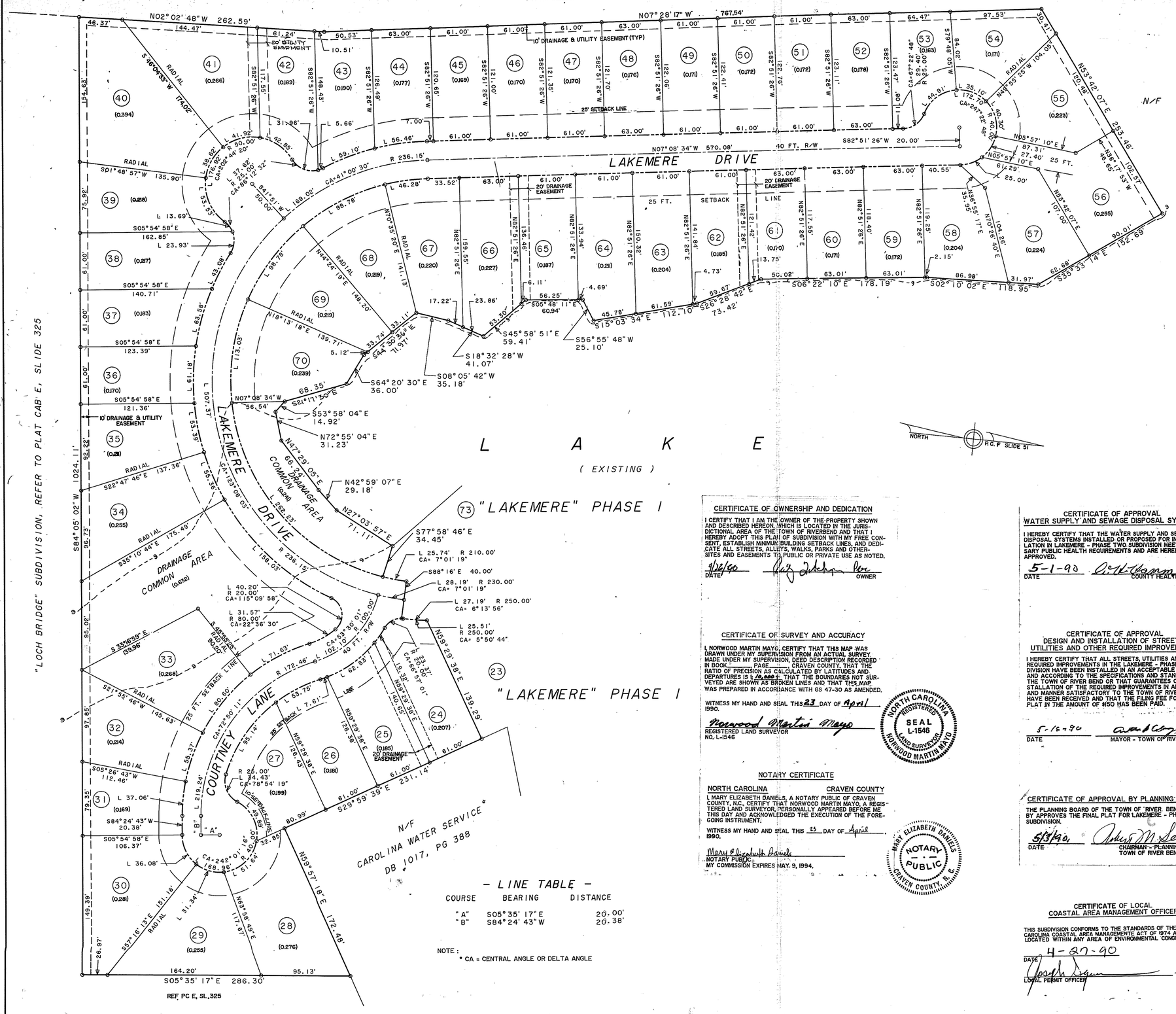
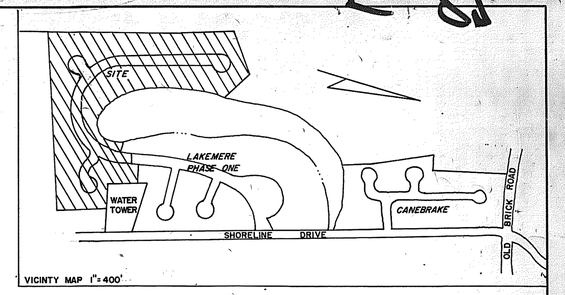
E 81





VICINTY MAP 1"=400'

NORTH
R.C.F SLIDE 51

86132
GENERAL NOTES
LAKEMERE FINAL PLAT-PHASE TWO

1. PORTIONS OF THIS DEVELOPMENT LIE WITHIN THE FLOOD HAZARD BOUNDARY AS SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS OF RIVER BEND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - AUGUST 19, 1986.
2. DIMENSIONS ON CURVES ARE ARC DISTANCES.
3. RIGHTS-OF-WAY OF INTERSECTIONS HAVE RADII OF 20 FEET.
4. CUL-DE-SAC RIGHTS-OF-WAY HAVE RETURN RADII OF 25 FEET.
5. ALL STREETS ARE DESIGNATED AS "PRIVATE".
6. THIS DEVELOPMENT TO BE SERVED BY CENTRAL WATER AND SEWER SYSTEMS.
7. TOTAL ACREAGE OF LAKEMERE - PHASE TWO IS 12.431 ACRES.
8. TOTAL ACREAGE OF COMMON AREA IS 0.815 ACRES.
9. TOTAL NUMBER OF LOTS IN LAKEMERE - PHASE TWO IS 47.
10. FIGURES IN PARENTHESES ( ) DENOTE LOT SIZE IN ACREAGE.
11. BENCHMARK REFERENCE - N.C.G.S. CRA - 156, ELEVATION 20.52 FEET.
12. UTILITY EASEMENT ALONG ALL ROAD RIGHTS-OF-WAY SHALL BE 10 FEET.
13. DENSITY FACTOR IS 3.78 UNITS PER ACRE.
14. UNLESS OTHERWISE NOTED MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
    A. FRONT SETBACK 25 FEET
    B. SIDE SETBACK 10 FEET
    C. REAR SETBACK 15 FEET
15. PAVEMENT WIDTHS TO BE 18 FEET.
16. ZONING CLASSIFICATION IS PDR-SF.
17. ALL STREETS, DRAINAGE AND COMMON AREAS TO BE OWNED AND MAINTAINED BY THE LAKEMERE-PHASE TWO PROPERTY OWNERS ASSOCIATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE JURISDICTIONAL AREA OF THE TOWN OF RIVERBEND AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

4/26/90 — OWNER

CERTIFICATE OF SURVEY AND ACCURACY

I, NORWOOD MARTIN MAYO, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK ____ PAGE ____ CRAVEN COUNTY, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED.

WITNESS MY HAND AND SEAL THIS 23 DAY OF April 1990.

Norwood Martin Mayo
REGISTERED LAND SURVEYOR
NO. L-1546

NORTH CAROLINA REGISTERED SEAL L-1546 LAND SURVEYOR NORWOOD MARTIN MAYO

NOTARY CERTIFICATE

NORTH CAROLINA CRAVEN COUNTY

I, MARY ELIZABETH DANIELS, A NOTARY PUBLIC OF CRAVEN COUNTY, N.C., CERTIFY THAT NORWOOD MARTIN MAYO, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 25 DAY OF April 1990.

Mary Elizabeth Daniels
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY. 9, 1994.

MARY ELIZABETH DANIELS NOTARY PUBLIC CRAVEN COUNTY, N.C.

CERTIFICATE OF APPROVAL WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS

I HEREBY CERTIFY THAT THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN LAKEMERE - PHASE TWO SUBDIVISION MEET NECESSARY PUBLIC HEALTH REQUIREMENTS AND ARE HEREBY APPROVED.

5-1-90 — COUNTY HEALTH OFFICER

CERTIFICATE OF APPROVAL DESIGN AND INSTALLATION OF STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS IN THE LAKEMERE - PHASE TWO SUB DIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS AND STANDARDS OF THE TOWN OF RIVER BEND OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF RIVER BEND HAVE BEEN RECEIVED AND THAT THE FILING FEE FOR THIS PLAT IN THE AMOUNT OF $150 HAS BEEN PAID.

5-15-90 — MAYOR - TOWN OF RIVER BEND

CERTIFICATE OF APPROVAL BY PLANNING BOARD

THE PLANNING BOARD OF THE TOWN OF RIVER BEND HEREBY APPROVES THE FINAL PLAT FOR LAKEMERE - PHASE TWO SUBDIVISION.

5/3/90 — CHAIRMAN - PLANNING BOARD, TOWN OF RIVER BEND

CERTIFICATE OF LOCAL COASTAL AREA MANAGEMENT OFFICER

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

4-27-90 — LOCAL PERMIT OFFICER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE TOWN OF RIVER BEND, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN COUNCIL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF CRAVEN COUNTY, N.C.

5-15-90 — MAYOR - TOWN OF RIVER BEND

CERTIFICATE OF REGISTER OF DEEDS

NORTH CAROLINA CRAVEN COUNTY

THE FOREGOING CERTIFICATE OF MARY ELIZABETH DANIELS, A NOTARY PUBLIC OF CRAVEN COUNTY, N.C. IS CERTIFIED TO BE CORRECT.
FILED FOR REGISTRATION THIS 17 DAY OF May 1990 AT 1:47 o'clock P.M. AND DULY RECORDED IN PLAT CABINET E AT SLIDE 87

REGISTER OF DEEDS

OWNER - DEVELOPER: LAKEMERE, INC.
40 SHORELINE DRIVE
NEW BERN, NORTH CAROLINA 28560
919-637-9770

CONSULTING ENGINEER; LAND SURVEYOR: THOMAS AND MAYO, P.A.
P.O. BOX 1309
NEW BERN, NORTH CAROLINA 28560
919-637-2727

final plan

Lakemere

a planned unit development

PHASE TWO

TOWNSHIP NO. 8 . RIVER BEND . CRAVEN COUNTY, N.C.
APRIL 17, 1990 . 1" = 50' . JOB NO. 86-132

50 30 10 0 50 100 150
SCALE IN FEET

SHEET OF

86132

— LINE TABLE —

COURSE	BEARING	DISTANCE
"A"	S05° 35' 17" E	20.00'
"B"	S84° 24' 43" W	20.38'

NOTE:
* CA = CENTRAL ANGLE OR DELTA ANGLE

58-7

F 87