

CHERRY BRANCH LTD.
(FUTURE DEVELOPMENT)

GENERAL NOTES
SECTION ONE CHERRY BRANCH SOUTH

- 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.
- 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:
 - PAVEMENT WIDTH SHALL BE A MINIMUM OF 20.00 FEET.
 - RIGHTS-OF-WAY AT INTERSECTIONS SHALL HAVE A RADIUS OF 20.00 FEET.
 - RIGHTS-OF-WAY AT CUL-DE-SACS SHALL HAVE A RADIUS OF 80.00 FT. WITH RETURN RADIUS OF 25.00 FEET.
 - ALL INTERSECTIONS SHALL HAVE A 10 FT. BY 70 FT. SIGHT TRIANGLE AS REQUIRED BY NC DEPT. OF TRANSPORTATION.
 - STOP SIGN AND ROAD NAME MARKERS SHALL BE INSTALLED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS:
 - 10 FOOT EASEMENTS ALONG RIGHTS-OF-WAY.
 - 15 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.
 - 20 FOOT EASEMENTS CENTERED ALONG ALL REAR LOT LINES.
 - OTHER EASEMENTS AS SHOWN ON PLAT.
- THIS SUBDIVISION TO BE SERVED BY INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC SYSTEMS.
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 - 10 FOOT SIDE SETBACKS
 - 25 FOOT REAR SETBACKS.
 - 30 FOOT FRONT SETBACKS.
 - 75 FOOT MINIMUM LOT WIDTH AT SETBACK LINE.
- TOTAL ACRES IN CHERRY BRANCH SOUTH SECTION ONE IS 24.0834 ACRES.
- FIGURES IN PARENTHESES () DENOTE LOT SIZE IN SQUARE FOOTAGE.
- DENOTES CONTROL CORNERS.
▲ DENOTES SIGHT TRIANGLES
- TOTAL TOTAL NUMBER OF LOTS IN CHERRY BRANCH SOUTH SECTION ONE IS 37 LOTS.
- THIS SUBDIVISION IS NOT IN A ZONE CONTROLLED BY ZONING REGULATIONS.
- THE TOTAL LENGTH OF STREETS IS 2367.67 LINEAR FEET.
- ALL CORNERS ARE TO BE MARKED WITH IRON PIPES.
- APPROVAL OF THIS SUBDIVISION PLAT BY THE CRAVEN COUNTY BOARD OF COMMISSIONERS 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 1989 IS WITHIN THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. INQUIRIES CONCERNING THAT MATTER SHOULD BE ADDRESSED TO THAT AGENCY.
- ANY PRIVATE WATER SUPPLY SHALL BE LOCATED A MINIMUM HORIZONTAL DISTANCE OF 100 FEET FROM ANY OBVIOUS SOURCE OF CONTAMINATION.
- LOTS THAT BORDER NC 306 ARE RESTRICTED AND PROHIBITED FROM INSTALLATION OF DRIVEWAYS ON ANY VEHICULAR ACCESS TO NC 306.

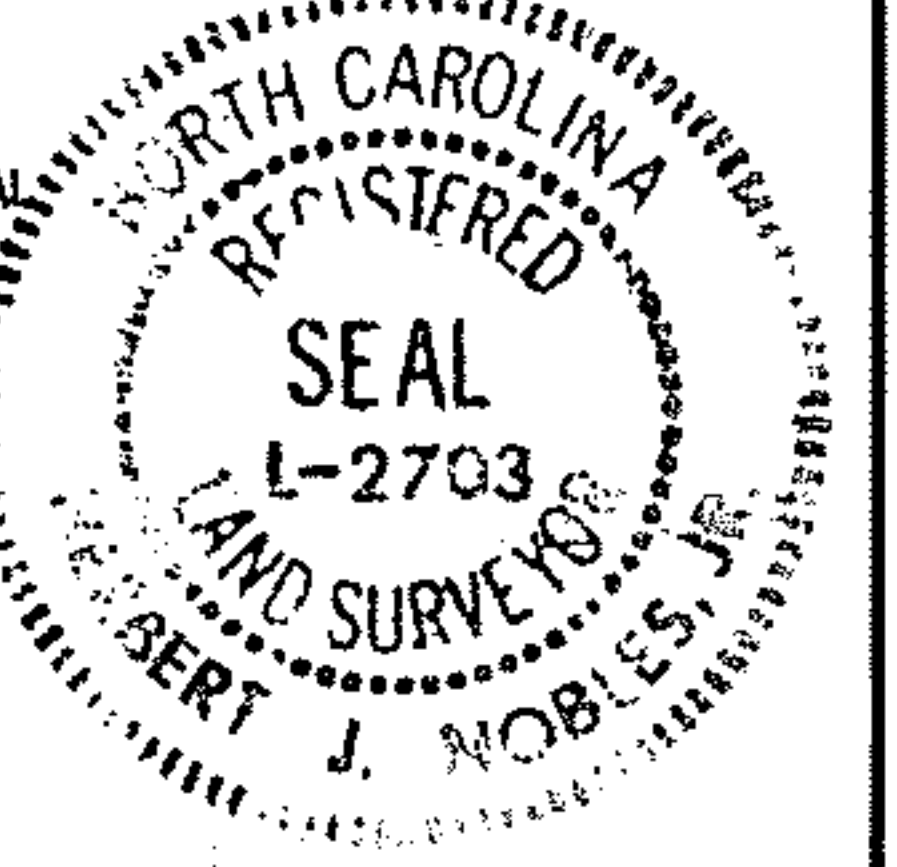
CURVE #	RADIUS	DELTA	ARC LEN	CHORD BEAR.	CHORD DIST.
C-1A	1500.00'	32°04'30"	839.72'	N83°00'43"E	828.80'
C-1B	1500.00'	04°44'18"	124.05'	N64°36'19"E	124.01'
C-1	1500.00'	36°48'48"	963.77'	N80°38'34"E	947.28'
C-2	585.24'	23°40'35"	245.97'	N111°11'44"W	244.72'
C-3	1960.00'	12°34'54"	430.40'	S85°46'37"W	429.54'
C-3A	1960.00'	01°25'02"	48.48'	N88°38'25"W	48.48'
C-3B	1960.00'	11°09'53"	381.93'	S88°04'07"W	381.32'
C-4	1960.00'	11°21'00"	388.27'	N85°09'40"E	387.63'

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD
THE CRAVEN COUNTY PLANNING BOARD HEREBY APPROVES THE FINAL PLAT FOR CHERRY BRANCH SOUTH SECTION ONE.
Charles McKinstry
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.
Earl Wright
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 304, OF THE CRAVEN COUNTY SUBDIVISION ORDINANCE WITH OUR FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED.
OWNER: CHERRY BRANCH LTD.
BY: *Conrad 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 AT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITH MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 12TH DAY OF JANUARY 1994, A.D.
Herbert J. Nobles, Jr.
HERBERT J. NOBLES, JR.
RLS REGISTRATION NUMBER L-2703



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 THESE LOTS IF FOUND NECESSARY WHEN THE IMPROVEMENT PERMIT IS REQUESTED, PROVIDED THIS CERTIFICATION MAY BE OVERRIDDEN BY STATE AND/OR FEDERAL STATUTES AND AUTHORITY.
L. D. Thomas, 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
James 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.
Joseph Squin 5/2/94
LOCAL PERMIT OFFICER

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
NORTH CAROLINA CRAVEN COUNTY
THE FOREGOING CERTIFICATE OF *Lisa D. Thomas* NOTARY PUBLIC, IS CERTIFIED TO BE CORRECTLY FILED FOR REGISTRATION THIS 30th DAY OF JANUARY, 1994, A.D. AT 4:55 A.M./P.M. AND DULY RECORDED IN PLAT CABINET *164E* SLIDE(S) *164E*
Buckelton
REGISTER OF DEEDS

FINAL PLAT
CHERRY BRANCH SOUTH
"SECTION ONE"

TOWNSHIP: 5 CRAVEN COUNTY, N.C.
12 JANUARY 1994
SCALE: 1"=100'
PROJECT ON: 90119 SHEET: 1 OF 1
FILE NO: FINAL
0 50 100 200
SCALE IN FEET

F-164-E

Plot F Slide 164E