

FINAL PLAT FOR SECTION THREE CHERRY BRANCH SOUTH TOWNSHIP NO. 5 CRAVEN COUNTY NORTH CAROLINA

F-187-A

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.

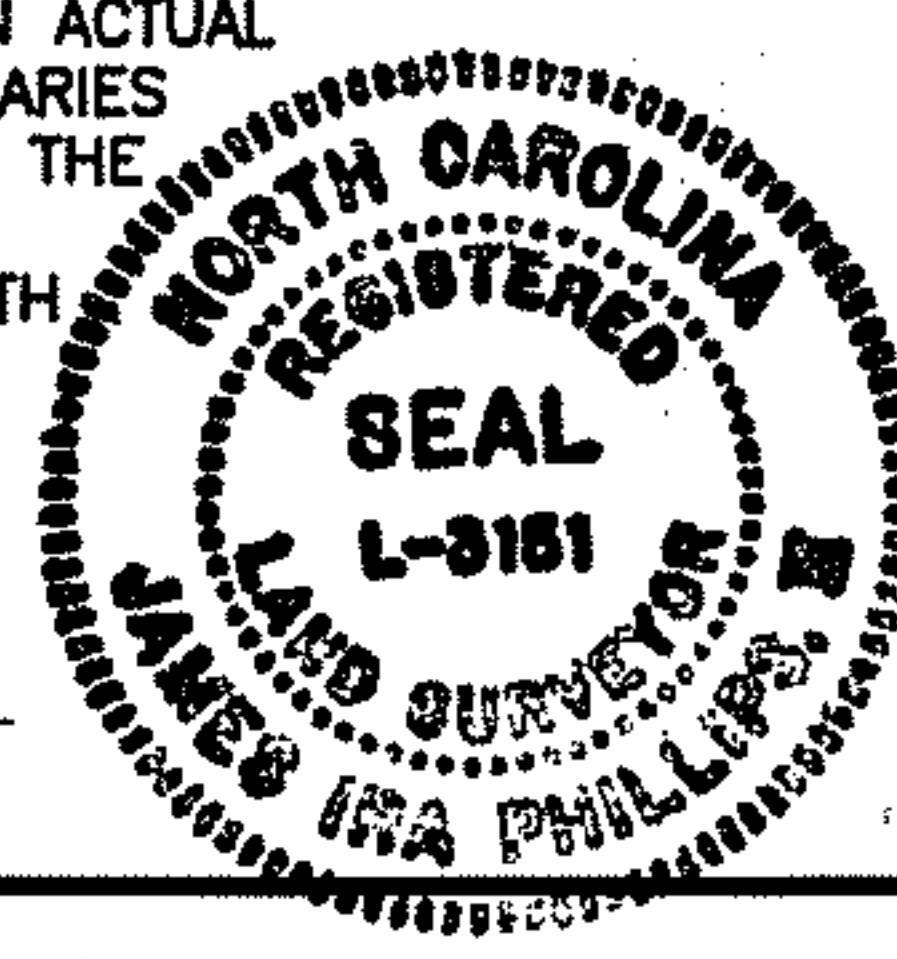
OWNER: CHERRY BRANCH, LTD.

BY: *Donald C. Williams*

DATE: 5/9/95

CERTIFICATE OF SURVEY AND ACCURACY

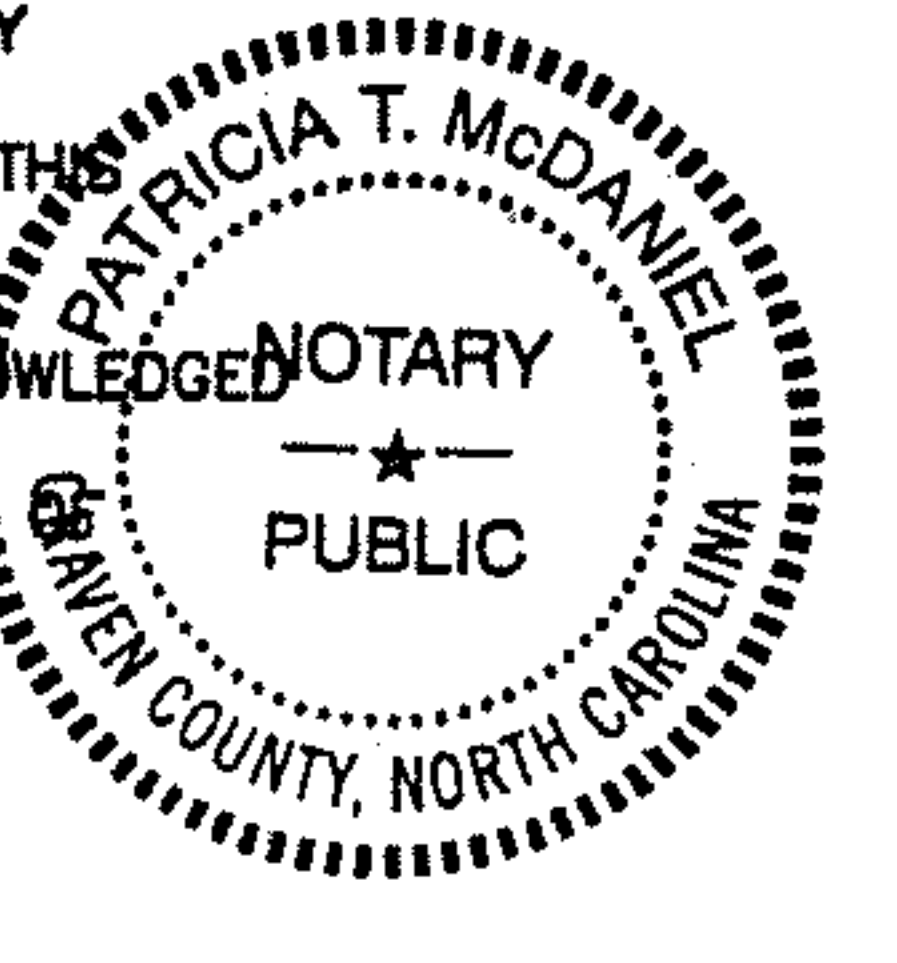
I, JAMES I. PHILLIPS CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF May, 1995, A.D.



NOTARY CERTIFICATE

NORTH CAROLINA CRAVEN COUNTY

I, PATRICIA T. MCDANIEL, A NOTARY PUBLIC OF THIS COUNTY AND STATE AFORESAID, CERTIFY THAT JAMES I. PHILLIPS, A REGISTERED SURVEYOR APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND SEAL THIS 9th DAY OF May, A.D., 1995.



Patricia T. McDaniel
NOTARY PUBLIC
MY COMMISSION EXPIRES 09/28/98

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

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

Charles A. Dickerson
CHAIRMAN, PLANNING BOARD

DATE: 5/12/95

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 THREE.

Dary Bleau
CHAIRMAN, CRAVEN COUNTY BOARD OF COMMISSIONERS

DATE: 5/16/95

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(S) 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.

William B. DeLoach
DIRECTOR, DIVISION OF ENVIRONMENTAL HEALTH
CRAVEN COUNTY HEALTH DEPARTMENT

DATE: 5/12/95

CERTIFICATE OF APPROVAL OF PROPOSED ROAD CONSTRUCTION STANDARDS

DATE: 5/09/95

Carson C. Eumeth
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.

John D. Quinn 5/12/95
LOCAL PERMIT OFFICER DATE

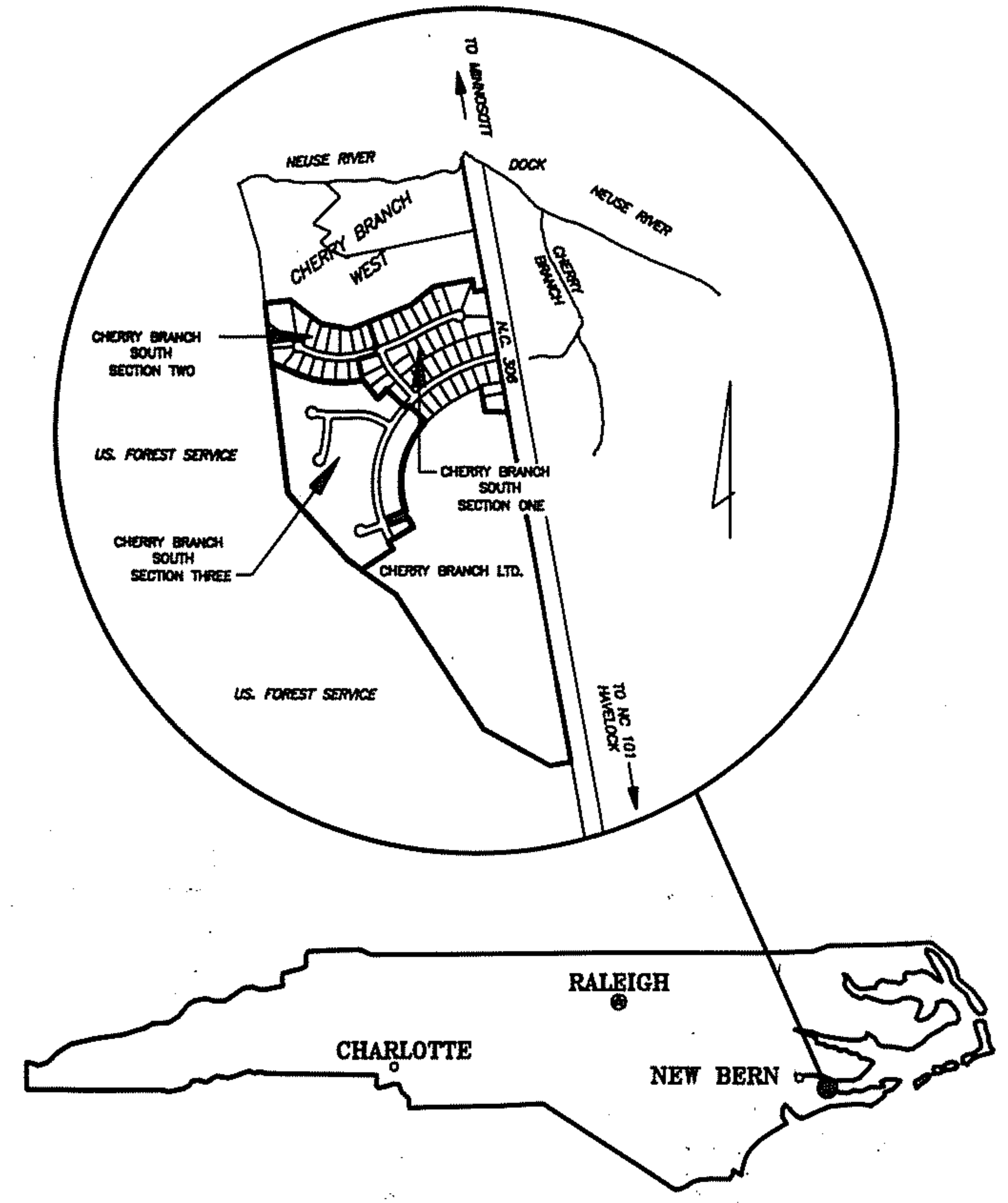
CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
NORTH CAROLINA CRAVEN COUNTY

THE FOREGOING CERTIFICATE OF PATRICIA T. MCDANIEL, A NOTARY PUBLIC, IS CERTIFIED TO BE CORRECT. FILED FOR REGISTRATION THIS 22 DAY OF May, 1995 A.D. AT 2:40 A.M./P.M. AND DULY RECORDED IN PLAT BOOK CABINET 2, SLIDE(S) 187 A-3.

Paul Thompson
REGISTER OF DEEDS

**GENERAL NOTES
SECTION THREE 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 50.00 FEET WITH A RETURN RADIUS OF 25.00 FEET.
 - 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 ACREAGE IN CHERRY BRANCH SOUTH SECTION THREE IS 36.173 ACRES.
- FIGURES IN PARENTHESES () DENOTE LOT SIZE IN SQUARE FOOTAGE.
- DENOTES CONTROL CORNERS.
- THE TOTAL NUMBER OF LOTS IN CHERRY BRANCH SOUTH SECTION THREE IS 44 LOTS.
- THIS SUBDIVISION IS NOT IN A ZONE CONTROLLED BY ZONING REGULATIONS.
- THE TOTAL LENGTH OF STREETS IS 2734 LINEAR FOOT.
- 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 1977 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 SOURCE SHALL BE LOCATED A MINIMUM HORIZONTAL DISTANCE OF 100 FEET FROM ANY OBVIOUS SOURCES OF CONTAMINATION.
- PLOT PLANS FOR ANY GIVEN LOT MAY BE REQUIRED BY THE CRAVEN COUNTY HEALTH DEPARTMENT.
- THERE ARE NO WETLANDS, AS DEFINED UNDER SECTION 404 OF CLEAN WATER ACT, IN CHERRY BRANCH SOUTH, SECTION THREE. REFERENCE IS MADE TO THE U.S. ARMY CORPS OF ENGINEERS "WETLANDS CERTIFICATION" DATED SEPTEMBER 23, 1991 AS SHOWN ON CERTAIN MAP ENTITLED "404 WETLANDS MAP - CHERRY BRANCH WEST - PHASES ONE, TWO & THREE" AS PREPARED BY THOMAS ENGINEERING CONSULTANTS, P.A.
- LOT 150 MAY REQUIRE A PANEL BLOCK TYPE WASTE WATER DISPOSAL SYSTEM.
- THE CRAVEN COUNTY ENVIRONMENTAL HEALTH SECTION SHALL BE CONTACTED PRIOR TO ANY LAND DISTURBING ACTIVITIES FOR INSTRUCTIONS ON SITE PREPARATION FOR THE WASTE WATER TREATMENT DISPOSAL SYSTEM FOR EACH LOT.



--VICINITY MAP--

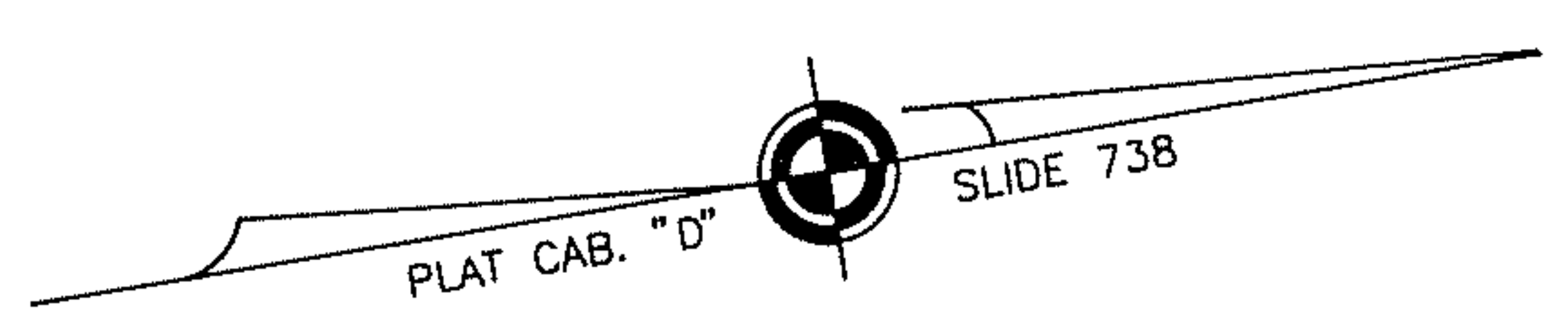
OWNER/DEVELOPER: CHERRY BRANCH, LTD.
805 EAST MAIN STREET
HAVELOCK, N.C. 28532
(919) 447-1529

CONSULTING ENGINEER: THOMAS ENGINEERING CONSULTANTS, P.A.
P.O. BOX 1309, 203 GLENBURNIE DRIVE
NEW BERN, NORTH CAROLINA, 28560
(919) 637-2727

LAND SURVEYOR: JAMES I. PHILLIPS
P.O. BOX 3492
MOREHEAD CITY NORTH CAROLINA, 28557

COVER SHEET		
FINAL PLAT		
SECTION THREE		
CHERRY BRANCH SOUTH		
TOWNSHIP NO. 5	CRAVEN COUNTY	NORTH CAROLINA
SCALE: NONE	PROJ: 94053	DATE: 09 MAY 1995
PLOT: 1:50	FILE: PLATCOVR	SHEET: 1 OF 2

PLC F-187A



(NOW OR FORMERLY)
U.S. FOREST SERVICE

RESERVE
PARCEL
(40803 SF)

CHERRY BRANCH SOUTH
SECTION TWO
PLAT CAB F SLIDE 173A

CHERRY BRANCH LTD.
(FUTURE DEVELOPMENT)

CHERRY BRANCH LTD.
(FUTURE DEVELOPMENT)

CHERRY BRANCH SOUTH
SECTION ONE
PLAT CAB F SLIDE 164E

--- C/L CURVE DATA ---

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	1000.00'	1286.23'	73°41'44"	1199.38'	S25°23'18"W
C-1A	1000.00'	210.63'	12°04'05"	210.24'	S56°12'08"W
C-1B	1000.00'	906.96'	87°16'19"	876.19'	S24°11'09"W
C-1C	1000.00'	168.65'	9°39'46"	168.45'	S06°37'41"E
C-2	385.29'	222.66'	33°06'40"	219.57'	N59°58'02"W
C-3	1260.00'	378.94'	17°13'53"	377.51'	N67°54'25"W
C-3A	1260.00'	231.92'	10°32'45"	231.59'	N71°14'59"W
C-3B	1260.00'	147.02'	6°41'08"	146.94'	N62°38'03"W
C-4	1186.91'	300.42'	14°30'08"	299.62'	S29°54'36"W
C-5	970.00'	615.53'	36°21'30"	605.26'	S64°54'31"E
C-6	1730.00'	113.07'	03°44'41"	113.05'	N60°21'50"E
C-7	1470.00'	34.49'	01°20'59"	34.48'	N62°54'30"E
C-8	1270.00'	29.79'	01°20'59"	29.79'	S62°54'30"W
C-9	770.00'	664.86'	49°25'41"	643.86'	S25°09'01"W
C-10	770.00'	99.85'	07°25'47"	99.78'	S07°44'40"E
C-11	1030.00'	57.39'	03°11'32"	57.38'	S13°03'20"E
C-12	1500.00'	963.77'	36°48'48"	947.28'	N80°38'34"E

--- C/L LINE TABLE ---

COURSE	BEARING	DISTANCE
L-1	N43°24'42"W	134.21'
L-2	S22°39'31"W	111.09'
L-3	N52°50'20"W	20.00'
L-4	S88°12'12"W	210.21'
L-5	N01°47'47"W	20.00'

--- AREA RECAP ---

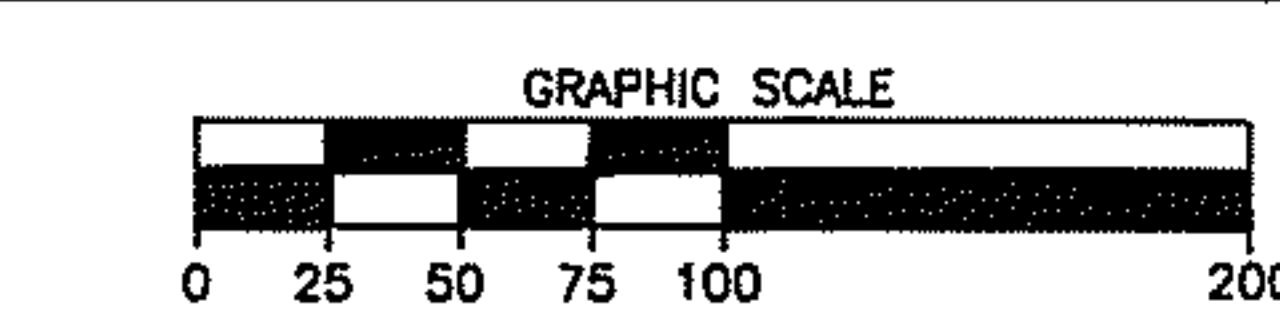
TOTAL LOT AREAS = 3,308 ACRES
AREA WITHIN R/O/W'S = 3,928 ACRES
RESERVE AREA'S = .977 ACRES
TOTAL TRACT AREA = 3673 ACRES

FILED FOR REGISTRATION AT 8:40 A.M. O'CLOCK
THIS May 22, 1995
PLAT CABINET F SLIDE 187A
REGISTER OF DEEDS OF CRAVEN COUNTY

OWNER/DEVELOPER: CHERRY BRANCH LTD.
805 EAST MAIN STREET
HAVELOCK, NORTH CAROLINA 28532
(919) 447-1529
CONSULTING ENGINEER: THOMAS ENGINEERING CONSULTANTS, P.A.
P.O. BOX 1309
NEW BERN, NORTH CAROLINA 28586
(919) 637-2727
LAND SURVEYOR: JAMES I. PHILLIPS
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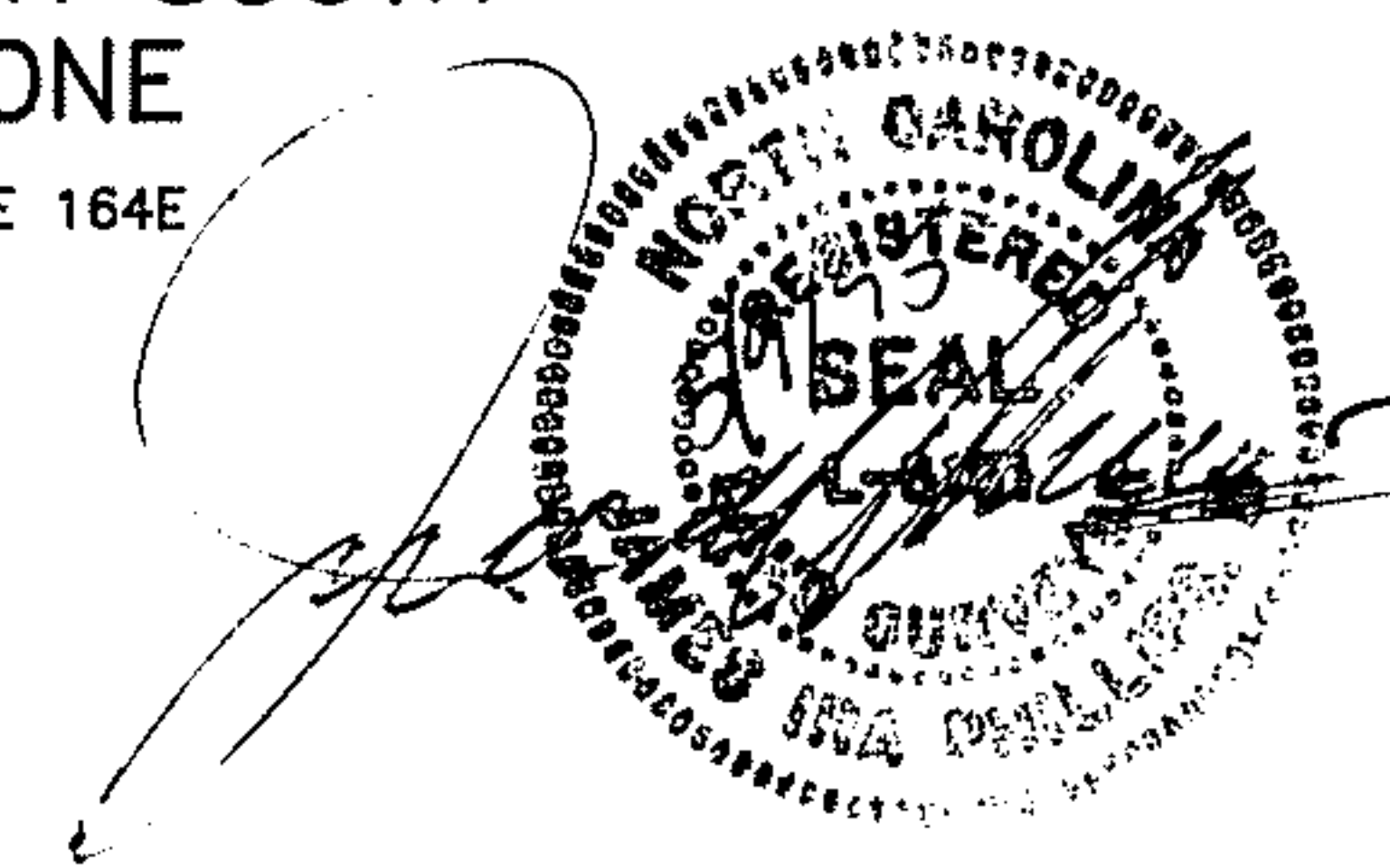
--- FINAL PLAT ---

SECTION THREE
CHERRY BRANCH SOUTH
TOWNSHIP # 5 CRAVEN COUNTY NORTH CAROLINA



SCALE: 1"=100'	PROJ: 94053	DATE: 09 MAY 1995
PLOT: 1=100	FILE: FINPLAT	SHEET: 2 OF 2

LEGEND
CONTROL CORNERS
10' x 70' SIGHT TRIANGLES



F-187-B

Plat F 187-B