I hereby certify that all streets shown on this plat are within the

City of New Bern's planning jurisdiction, all streets and other

completed or that their installation or completion (within 12

months after the date below) has been ensured by the posting

of a performance bond or other sufficient surety, and that the

subdivision shown on this plat is in all respects in compliance

with the New Bern City Code, and therefore this plat has been

approved by the New Bern Board of Aldermen, subject to its

being recorded in the Register of Deeds Office of Craven County

improvements shown on this plat have been installed o

LEGEND IRON PIPE SET (3/4' OPEN END)
CONCRETE CONTROL CORNER CURVE TABLE LINE TABLE NOW OR FORMERLY RIGHT OF WAY IRON PIPE FOUND NAIL FOUND POSTAL ENUMERATION

LINE TABLE

BEARING

N79'54'12"E

S82°48'48"E

S25'40'15"E

N63'04'23"E

N75"19'27"E

N34\*44'37"E

S77'45'17"E

N84'37'34"E

N77'51'43"E

N00'08'55"E

S00°47'57"E

S34'46'41"E

N5816'45"E

N86'45'44"E

S66'31'42"E

N66'46'36"E

N26"14'54"W

N08'53'57"W

N11"13'57"W

N03'43'29"W

N30'23'09"W

N68'46'40"W

S54'36'56"W

N44'57'17"W

<u>N45\*53'47"W</u>

N17'50'55"W

N26'53'01"W

N40'48'58"E

S47\*36'11"E

N66'04'54"E

N83'39'57"E

S33'40'40"E

. Mendie Campbell, REVIEW OFFICER OF CRAVEN COUNTY

THE MAP OR PLAT TO WHICH THIS CERTIFICATION

STATE OF NORTH CAROLINA

THIS & DAY OF Y/ //

Mudie Campbell

FILED FOR REGISTRATION AT 8:250'CLOCK A M

IN PLAT CABINET 5, BLIDE 53-ABCL

REGISTER OF DEEDS OF CRAVEN COUNTY

COUNTY OF CRAVEN

REVIEW OFFICER

 L189
 53.41'
 N72'34'06"W

 L190
 53.48'
 N78'52'56"W

L191 43.59'

LENGTH

6.145 ACRES COMMON SPACE AREA TOTAL NUMBER OF LOTS 1.000 ACRE AVERAGE LOT SIZE 2,558 LF EVANS MILL DRIVE STREET NUMBER 2 315 LF STREET NUMBER 3 466 LF STREET NUMBER 4 451 LF

TOTAL AREA

INCLUDING R/W & COMMON SPACE

122.048 ACRES

GENERAL NOTES

THE SOURCE OF TITLE OF THIS PROPERTY IS D.B.1547 PG. 991, 4. A PORTION OF THIS PROPERTY LIES WITHIN ZONE A6 (AREAS OF THE 100 YEAR FLOOD ZONE; BASE FLOOD ELEVATION 9 WATER AND SEWER UTILITIES PROVIDED BY THE CITY OF NEW BERN.

. ELECTRIC, CABLE T.V., AND TELEPHONE SERVICE IS TO BE INSTALLED UNDERGROUND.

BUILDING SETBACKS : FRONT- 35', SIDE - 15', REAR - 25' UNLESS OTHERWISE SHOWN ON THE FACE OF THE PLAT.

CENTERED ALONG EACH SIDE LINE, AND A 15' UTILITY EASEMENT PARALLEL TO ALL STREETS. ADDITIONAL EASEMENTS MAY EXIST. DRIVEWAY PERMITS WILL BE REQUIRED PRIOR TO CONSTRUCTION. 10. ALL LOT CORNERS ON STREET INTERSECTIONS WILL MAINTAIN A

ALLOWED MORE THAN 30 INCHES IN HEIGHT IN THIS TRIANGLE.

12. THE 9' CONTOUR LINE SHOWN ACROSS LOTS 17-23 IS PLOTTED

13. THE EXTERIOR BOUNDARY HAS NOT BEEN SURVEYED BY McKIM AND CREED ENG. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT HAS BEEN PLOTTED FROM INFORMATION CONTAINED IN A MAP ENTITLED "SURVEY FOR WEYERHAEUSER REAL ESTATE - CRAVEN 32 TRACT LEE'S BRANCH" BY MAYO & ASSOCIATES DATED 3/21/97.

17. THE PARCEL LOCATED SOUTHEAST OF LOT 1, AT THE INTERSECTION OF STONEWALL

CIRCLE & OLD AIRPORT ROAD AND ALSO LABELED " RESERVED FOR FUTURE LIFT STATION" IS INTENDED TO BE DEEDED TO THE CITY OF NEW BERN.

OWNERS ASSOCIATION.

THE ACTUAL LOCATION OF THE BOUNDARY OF ANY JURISDICTIONAL WETLAND UNDER UNITED STATES AND NORTH CAROLINA LAW MAY VARY FROM TIME TO TIME, DEPENDING ON THE CHANGE IN NATURAL CONDITIONS ON SITE AND CHANGE IN APPLICABLE LAWS AND REGULATIONS. THE WETLANDS LINE AS SHOWN ON THIS PLAT IS ACCURATE AS OF THE DATE OF THIS SURVEY, BUT NO WARRANTY IS GIVEN THAT SUCH LINE MAY NOT BE SUBJECT TO ADJUSTMENT IN ANY DIRECTION IN THE FUTURE. WETLAND INFORMATION PLOTTED FROM A MAP PREPARED BY MAYO AND ASSOCIATES. ENTITLED "SURVEY FOR WEYERHAEUSER REAL ESTATE CRAVEN 32 TRACT LEE'S BRANCH (WETLAND LIMITS)" DATED 3-21-97 AND SIGNED BY NORWOOD MARTIN MAYO. THIS MAP WAS ALSO APPROVED BY WILLIAM BIDDLECOME

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.

L-3672

CYEVEN COUNTY, NORTH CAROLINA , DAVID L. JONES, JR. RLS L-3672, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS AND (OR) MAPS REFERENCED ON THIS PLAT; THAT LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES WAS GREATER THAN 1:10,000; THAT THE AREA IS COMPUTED BY COORDINATE METHOD: THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE 8 DAY OF WAY

REGISTERED LAND SURVEYOR,

ALL DISTANCES ARE GROUND HORIZONTAL.
 NO GRID MONUMENT FOUND WITHIN 2000' OF THIS SURVEY.

D.B. 1594 PG. 858 AND P.C. G SLD. 38-F, AND P.C. G SLD. 41-A. FEET) AS SCALED FROM FLOOD INFORMATION RATE MAP, COMMUNITY PANEL NO. 370072 0320 B. MAP INDEX DATE FEBRUARY 16, 1995.

3. EASEMENTS: THERE WILL BE A 20' DRAINAGE AND UTILITY EASEMENT

MINIMUM SIGHT DISTANCE OF 70 FEET ALONG THE THROUGH STREET AND 10 FEET ALONG THE SIDE STREET. NO STRUCTURE WILL BE ALLOWED WITHIN THIS TRIANGLE, NO VEGETATION WILL BE

11. NATIONWIDE PERMITS FOR CROSSING WETLANDS HAVE BEEN ISSUED FOR LOT No. 3 AND LOT No. 4.

FROM FIELD MEASUREMENTS.

AND RECORDED IN PLAT CABINET G, SLIDE 38-F.

14. BENCH MARK INFORMATION SUPPLIED BY MAYO & ASSOCIATES, AND VERIFIED WITH NGS MONUMENT M 111 (24.43' NGVD 29).

15. PRIVATE DRIVE FOR LOTS 5-8 WILL NOT BE MAINTAINED BY THE CITY OF NEW BERN. SEE RESTRICTIVE COVENANTS FOR MAINTENANCE INFORMATION.

16. THIS SUBDIVISION WILL BE ZONED R-15.

18. ALL COMMON WILL BE DEEDED AND MAINTAINED BY EVANS MILL MASTER HOME

(U.S. ARMY CORPS OF ENGINEERS) ON 5/15/97.

Certificate of Ownership and Dedication

Register of Deeds

Certificate of Approval

within one year of the date below.

Division of Highways District Engineer Certificate

District Engineer 5/13/98

state highway system for maintenance.

l hereby certify that the public streets shown on this plat

have been completed, or that a performance bond or that

specifications and standards of the N.C. State Department of

Transportation for acceptance to subdivision streets on the

sufficient surety has been posted to guarantee their:

I hereby certify that I am the owner of the property subdivision regulation jurisdiction of the City of New Bern, that I hereby freely adopt this plan of subdivision and dedicate to public use all areas shown on this plat as streets, alleys, walks, parks, open space, and easements, except those specifically indicated as private, and that I will accepted by the appropriate authority. All property shown as dedicated for a public use shall be deemed to be dedicated for any other public use authorized by law when such other use is approved by the Board of Aldermen in the public interest.

PUBLIC

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JONA CON REVISION INITIAL DATE

CURVE TABLE

S12'23'21"W 72.31'

N21'30'20"W 32.99'

S23'49'45"E 75.46'

S32'05'29"W 35.00'

S27'31'39"E 34.64'

N78'51'43"E 31.02'

S45'08'32"W 45.33'

S55\*47'51"W 59.03'

N10'56'09"W 181.59'

N37'34'20"E 181.59'

S13'30'00"W 375.00'

52.93'

40.53

26.96

21°16′54″ 14°47′02″

77'55'32" 33'54'56" 47'16'40"

S28'26'12"E

S48'51'26"E

S72'50'48"E

N86'03'56"E

N45'59'53"E

N7913'45"E

S80'27'25"E

N69'52'35"E

N89'53'25"E

N43'23'55"E

N58'34'11"

N39**'**25'05"

N82'13'31"E

S75'24'43"E

S46"14'21"1

S46'46'06"E

S44'41'02"E

S65"16'22"E

N75'45'32"E

<u>S45'43'55"</u>F

S29'09'48"E

N68'34'47"E

N34'47'31"E

N39\*26'57"E

N71'31'48"E

S87'07'35"E

S03'37'51"W

S33'03'08"E

N71'05'56"E

N25\*57'08"E

S86\*45'43"E

N51\*08'00"E

N03'36'47"E

N01'21'42"E

N4317'36"E

25.00' S88'42'06"E 8.71' S88'42'06"E

N31'44'34"

32.33' N31\*44'00"E

CURVE LENGTH RADIUS CHORD BEARING CHORD

C24 104.38' 281.02'

C32 33.46' 25.00'

C46 423.46' 251.02'

286,248 SQ.FT.

6.571 ACRES

LOT 31

103,633 SQ.FT.

2.379 ACRES

172.26

50,094 SQ.FT.

1.150 ACRES

[102]

N17'25'44"E

83,162 SQ.FT.

[104]

1.909 ACRES

[107]

35,562 SQ.FT.

0.816 ACRES

51,560 SQ.FT.

1.184 ACRES [103]

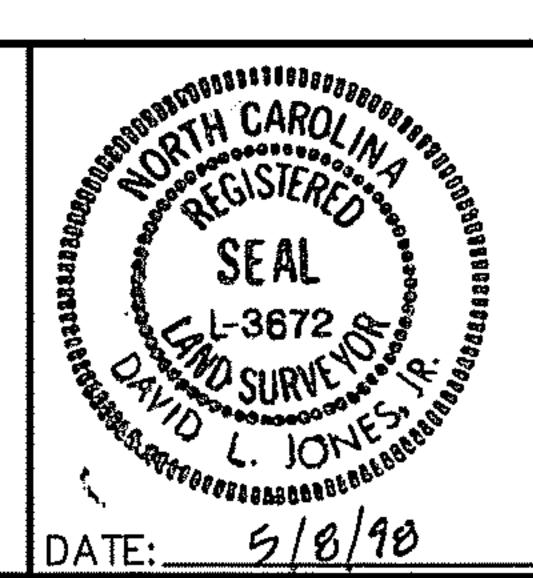
59,690 SQ.FT.

1.370 ACRES

SEE SHEET #3

SCALE: 1" = 100'

ENGINEERS • PLANNERS • SURVEYORS 535 WASHINGTON POST ROAD NEW BERN, NORTH CAROLINA 28560 TELE: (919) 633-5899 FAX: (919) 633-6551



## A SURVEY OF EVANS MILL SUBDIVISION

WEYERHAEUSER REAL ESTATE COMPANY

SHEET 1 OF 4 CITY OF NEW BERN NO. 7 TWSP. CRAVEN COUNTY NORTH CAROLINA

SCALE 1'' = 100'DATE: MAY 8, 1998

FIELD BOOK: SHEET NO.: 1 OF 4

DRAWN BY: DLJ

FIELD CREW:

PROJECT NO. 0910-0090.0W

COMPUTER FILE: FPLAT.DWG PROJECT SURVEYOR: DLJ

6-53-9