FINAL PLAT
OF
CREEKSIDE VILLAGE
SECTION ONE-B
A PLANNED UNIT DEVELOPMENT

CITY OF NEW BERN
TOWNSHIP NO. 7, CRAVEN COUNTY, NORTH CAROLINA

#-161-S

CERTIFICATE OF SURVEY AND ACCURACY

CRAVEN COUNTY, NORTH CAROLINA
I, BRAD L. SUITT, PLS #-3767, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOK 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 THAT 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 31ST DAY OF MARCH, A.D., 2004.

BRAD L. SUITT
PROFESSIONAL LAND SURVEYOR. L-3767

NORTH CAROLINA PROFESSIONAL SEAL L-3767 BRAD L. SUITT

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS

CRAVEN COUNTY NORTH CAROLINA
FILED FOR REGISTRATION THIS 5 DAY OF May
2004 A.D. AT 15:06 AM/PM AND DULY RECORDED IN PLAT
CABINET G SLIDE(S) 191-A

Becky Thompson - Marianne Roach
REGISTER OF DEEDS Deputy

STATE OF NORTH CAROLINA
CRAVEN COUNTY

Lisa Dunphy REVIEW OFFICER OF CRAVEN COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE: 5/5/04
Lisa D Dunphy
REVIEW OFFICER

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF NEW BERN'S PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR 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 SUITFICIENT 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 WITHIN ONE YEAR OF THE DATE BELOW.

DATE: 4/27/04
Vicki Graham CITY CLERK
MAYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATIONS OF THE CITY OF NEW BERN, THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREA SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREA UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT 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.
OWNER: GENE DUNN CONSTRUCTION
BY: GENE DUNN, PRESIDENT

DATE: 4-22-2004

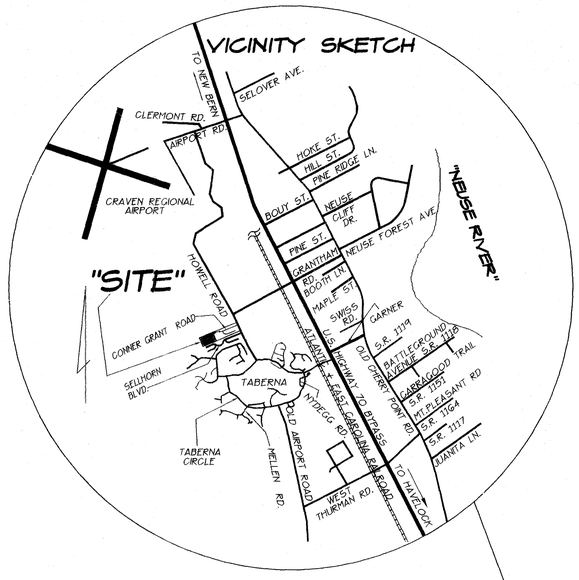
NOTARY CERTIFICATE

NORTH CAROLINA CRAVEN COUNTY

I, LISA D. THOMAS, A NOTARY PUBLIC OF CRAVEN COUNTY, DO HEREBY CERTIFY THAT GENE DUNN APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, A.D.

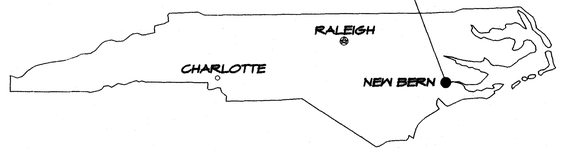
Lisa D. Thomas
LISA D. THOMAS
MY COMMISSION EXPIRES 01/28/2009

LISA D. THOMAS NOTARY PUBLIC CRAVEN CO., N.C.



CURVE TABLE

CURVE	RADIUS	LENGTH	DIRECTION	DISTANCE
C-40	280.00	44.46	N 66°38'07" E	44.39
C-41	280.00	57.85	N 74°17'41" E	57.70
C-42	204.50	40.46	N 73°48'27" E	40.21
C-43	25.00	27.41	S 30°12'22" W	27.75
C-44	285.50	13.42	N 62°27'48" E	12.92
C-45	25.00	20.80	S 27°20'15" E	20.21
C-46	50.00	28.71	N 36°26'47" W	28.42
C-47	50.00	58.55	N 00°22'12" E	57.60
C-48	50.00	44.66	N 76°41'32" E	81.14
C-49	50.00	2.89	S 47°26'56" E	2.89
C-50	25.00	20.80	N 64°39'45" W	20.21
C-51	25.00	39.27	N 41°30'00" E	35.36
C-52	25.00	39.27	N 48°11'19" W	35.78
C-53	25.00	39.27	S 41°30'00" W	35.36
C-54	25.00	39.27	S 48°30'00" E	35.36
C-55	25.00	39.27	S 41°30'00" W	35.36
C-56	25.00	39.27	S 48°30'00" E	35.36
C-57	25.00	39.27	N 41°30'00" E	35.36
C-58	25.00	39.27	N 48°30'00" W	35.36



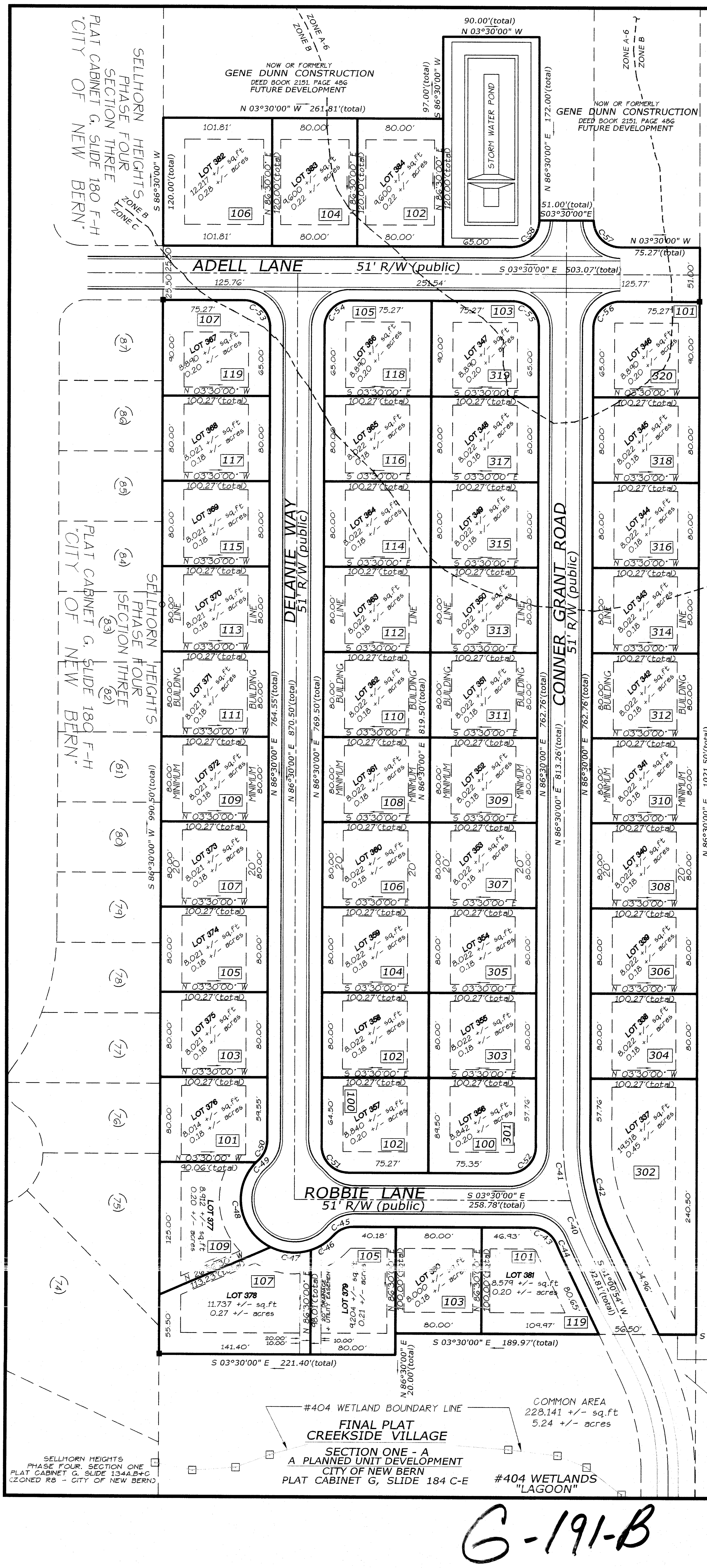
DEVELOPER: GENE DUNN CONSTRUCTION
GENE DUNN CONSTRUCTION
907 SLAUGHTERHOUSE ROAD
NEW BERN, NC. 28562
252.633.2056

CONSULTING ENGINEER: THOMAS ENGINEERING, P.A.
403-C AIRPORT ROAD
P.O. BOX 1309
NEW BERN, NORTH CAROLINA 28563
252.637.2727 - FAX: 252.636.2448

FINAL PLAT
CREEKSIDE VILLAGE
SECTION ONE - B
A PLANNED UNIT DEVELOPMENT
CITY OF NEW BERN
TOWNSHIP NO. 7 CRAVEN COUNTY NORTH CAROLINA
DATE: 3/31/2004. SHEET: 1 OF 2

BRAD L. SUITT & ASSOC., P. A.
LAND SURVEYING - SITE PLAN DESIGN
ENVIRONMENTAL PLANNING - COMMERCIAL - RESIDENTIAL
NEW BERN, NC. 28561
505 JIMMIE'S CREEK ROAD
P.O.B. 12142
(252)635-3933
FAX 635-1346
CAD2718

GRAPHIC SCALE
5 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



GENERAL NOTES

1. THIS PROPERTY SCALED IN ZONE C, B + A-6 PER FLOOD INSURANCE RATE MAP COMMUNITY #370072, PANEL NUMBER 320-B, EFFECTIVE DATE: MAY 4, 1987.
   THIS REPORT IN NO WAY SUPERSEDES THE ABOVE REFERENCED FIRM.
2. STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED TO PUBLIC STANDARDS AS REQUIRED BY CITY OF NEW BERN SUBDIVISION REGULATIONS. THE FOLLOWING RESTRICTIONS SHALL ALSO APPLY:
   A. PAVEMENT WIDTH SHALL BE A MINIMUM OF 22.00 FEET WITH WITH 2'-6" CURB AND GUTTER.
   B. RIGHTS-OF-WAY AT INTERSECTIONS SHALL HAVE A MINIMUM RADII OF 25.00 FEET.
   D. STOP SIGN AND ROAD NAME MARKERS SHALL BE INSTALLED IN ACCORDANCE WITH CITY 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. A. SEWER: COMMUNITY SANITARY SEWER SYSTEM
   B. WATER: COMMUNITY WATER SYSTEM
5. ■ DENOTES CONCRETE CONTROL MONUMENTS
6. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
   A. 8 FOOT SIDE SETBACKS
   B. 20 FOOT REAR SETBACKS.
   C. 20 FOOT FRONT SETBACKS.
7. THE TOTAL LENGTH OF STREETS IS: 2,692' L.F.
8. THE TOTAL NUMBER OF LOTS = 48.
9. TOTAL ACREAGE IN SECTION ONE-B IS 568,879 +/- sq.ft 13.05 +/- acres
10. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES, UNLESS OTHERWISE NOTED. LOT CORNERS FALLING IN WATER ARE TO BE MARKED BY WITNESS CORNERS SET AT THE TOP OF BANK.
11. APPROVAL OF THIS SUBDIVISION PLAT BY THE CITY OF NEW BERN BOARD OF ALDERMEN 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 1899 IS WITHIN THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. INQUIRIES CONCERNING THAT MATTER SHOULD BE ADDRESSED TO THAT AGENCY.
12. THIS SUBDIVISION IS IN THE R-8 ZONE.
13. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
14. TREE PLANTINGS SHALL COMPLY WITH SECTION 15-382 OF LAND USE ORDINANCE.

"CRAVEN COUNTY"

TABULATION

1. LOTS	9.35 ACRES
(AVERAGE LOT SIZE = 8,000 SF)	
2. COMMON AREAS	
B.STORMWATER FACILITY	.40 ACRES
A.OPEN SPACE	0.00 ACRES
3. ROADS	3.30 ACRES
TOTAL	13.05 ACRES

STATE OF NORTH CAROLINA
CRAVEN COUNTY

Tina Daughety, REVIEW OFFICER OF CRAVEN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 5 / 5 / 04

Tina Daughety
REVIEW OFFICER

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS
CRAVEN COUNTY NORTH CAROLINA

FILED FOR REGISTRATION THIS 5 DAY OF May 2004 A.D. AT 1506 (AM/PM) AND DULY RECORDED IN PLAT CABINET G SLIDE(S) 191-B

Becky Thompson · Michelle X Doll
REGISTER OF DEEDS

FLOOD ZONE LINES AS SCALED FROM REFERENCED FIRM MAP.

NOW OR FORMERLY
ELIZABETH S. RABELER
DEED BOOK 1507, PAGE 919
TRACT "B"

PLAT CABINET G, SLIDE 134A-C.

LEDGEND

●	= EXISTING IRON PIPE
EIP	= EXISTING IRON PIPE
O	= NEW IRON PIPE
R/W	= RIGHT OF WAY
SQ.FT.	= SQUARE FEET
■	= CONTROL CONCRETE MONUMENT
△	= P.K. NAIL
	= UTILITY POLE
MBL	= MINIMUM BUILDING LINE
C/L	= CENTERLINE OF EXISTING PAVEMENT
P/L	= PROPERTY LINE
C 1	= CURVE TABLE
L1	= LINE TABLE
P/L	= PROPERTY LINE
	= 10'X70' NCDOT SIGHT TRIANGLE

102 INDICATES CITY OF NEW BERN ASSIGNED STREET ADDRESS

3/31/2004

"CRAVEN COUNTY"

FINAL PLAT

CREEKSIDE VILLAGE

SECTION ONE - B

A PLANNED UNIT DEVELOPMENT

CITY OF NEW BERN

TOWNSHIP NO. 7 CRAVEN COUNTY NORTH CAROLINA

DATE: 3/31/2004. SHEET: 2 OF 2

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FAX 635-1346

CAD2778

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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G-191-B