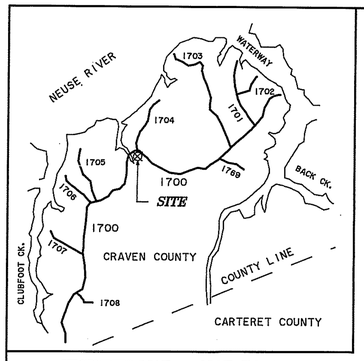


VICINITY MAP – NOT TO SCALE

MAGNETIC 1946

I, CYRUS ALAN BELL, REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION REGULATED BY THE CRAVEN COUNTY SUBDIVISION ORDINANCE.

Cyrus Alan Bell 9/4/98
CYRUS ALAN BELL, R.L.S.

LEGEND:
E.C.M.–OLD EXISTING CONCRETE MONUMENT
E.I.P.–EXISTING IRON PIPE
○ –NEW IRON ROD UNLESS DENOTED OTHERWISE
△ –EXISTING P–K NAIL OR EXISTING MAG NAIL UNLESS DENOTED OTHERWISE
+ –NONMONUMENTED POINT
□ –CONCRETE CONTROL MONUMENT
WL–404 WETLANDS
UL–UPLANDS

REFERENCES:
DEEDS AND PLATS PROVIDED BY WEYERHAEUSER COMPANY
PLAT ENTITLED: "BATE LUMBER CO. T.T. GOODING TRACT", SURVEY BY: B.M. POTTER, C.E., MAP BY: ALBERT R. BELL, C.E.; DATED: OCTOBER 1946.

STATE OF NORTH CAROLINA
COUNTY OF Craven

I, Mendie Campbell, REVIEW OFFICER OF Craven COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

9/19/99 — M. Campbell
DATE — REVIEW OFFICER

FILED FOR REGISTRATION ON THE 19 DAY OF Sept, 1999 ~~1998~~
AT 10:43 (A.M./P.M.) AND DULY RECORDED IN PLAT CABINET G, SLIDE 71-H.
REGISTER OF DEEDS

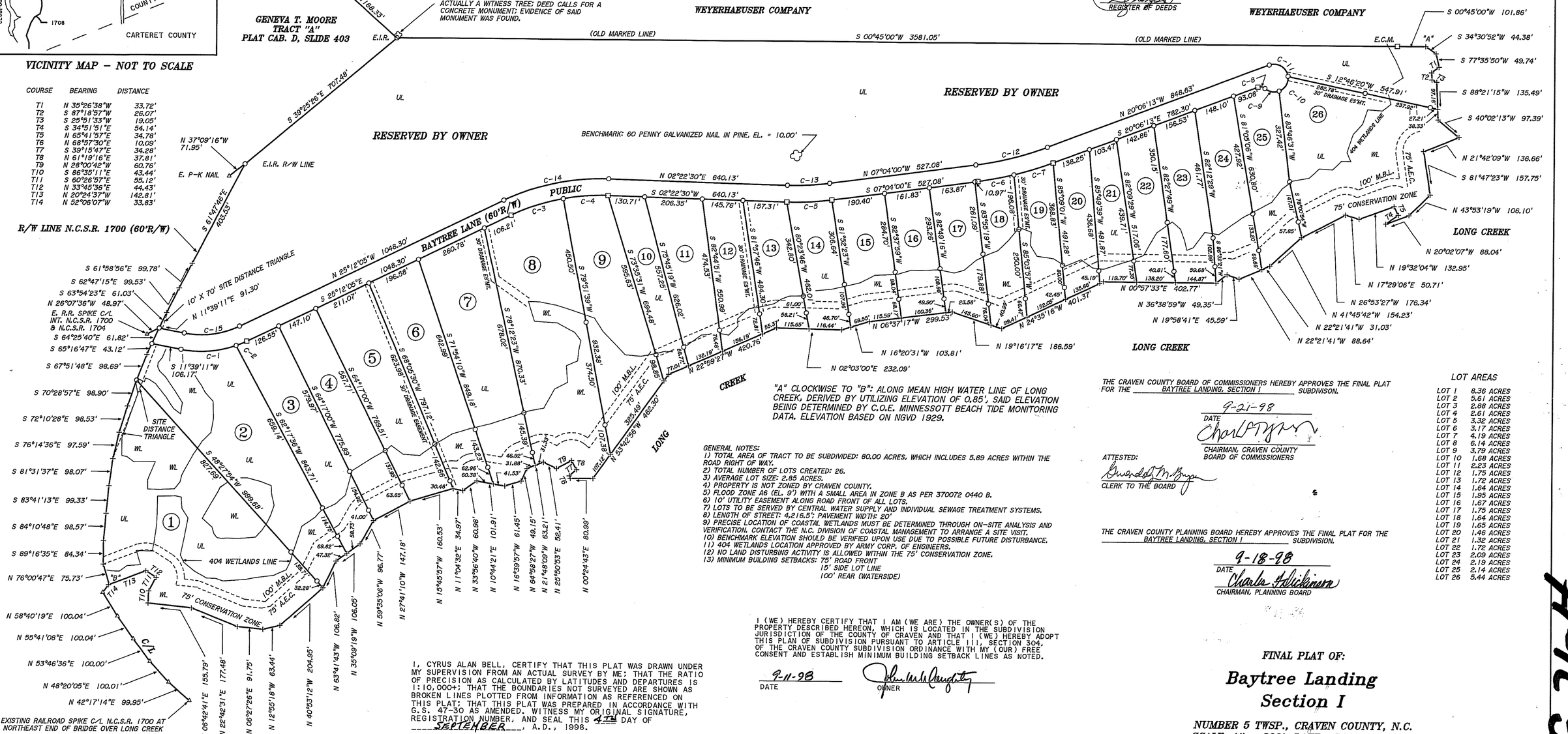
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED PUBLIC SUBDIVISION ROAD
MINIMUM DESIGN STANDARDS CERTIFICATION

APPROVED A.C. Barnett
DISTRICT ENGINEER

DATE 9-17-98

NOTE: PLAT CAB. D, SLIDE 403 CALLS FOR 24" PINE AS BEING THE CORNER; 24" PINE IS ACTUALLY A WITNESS TREE; DEED CALLS FOR A CONCRETE MONUMENT; EVIDENCE OF SAID MONUMENT WAS FOUND.



"A" CLOCKWISE TO "B": ALONG MEAN HIGH WATER LINE OF LONG CREEK, DERIVED BY UTILIZING ELEVATION OF 0.85', SAID ELEVATION BEING DETERMINED BY C.O.E. MINNESSOTT BEACH TIDE MONITORING DATA. ELEVATION BASED ON NGVD 1929.

THE CRAVEN COUNTY BOARD OF COMMISSIONERS HEREBY APPROVES THE FINAL PLAT FOR THE BAYTREE LANDING, SECTION I SUBDIVISON.

9-21-98
DATE
CHAIRMAN, CRAVEN COUNTY BOARD OF COMMISSIONERS

ATTESTED:
CLERK TO THE BOARD

THE CRAVEN COUNTY PLANNING BOARD HEREBY APPROVES THE FINAL PLAT FOR THE BAYTREE LANDING, SECTION I SUBDIVISION.

9-18-98
DATE
Charles Hickinson
CHAIRMAN, PLANNING BOARD

LOT AREAS

LOT 1	8.36 ACRES
LOT 2	5.61 ACRES
LOT 3	2.88 ACRES
LOT 4	2.61 ACRES
LOT 5	3.32 ACRES
LOT 6	3.17 ACRES
LOT 7	4.19 ACRES
LOT 8	6.14 ACRES
LOT 9	3.79 ACRES
LOT 10	1.68 ACRES
LOT 11	2.23 ACRES
LOT 12	1.75 ACRES
LOT 13	1.72 ACRES
LOT 14	1.64 ACRES
LOT 15	1.95 ACRES
LOT 16	1.67 ACRES
LOT 17	1.75 ACRES
LOT 18	1.64 ACRES
LOT 19	1.65 ACRES
LOT 20	1.46 ACRES
LOT 21	1.32 ACRES
LOT 22	1.72 ACRES
LOT 23	2.09 ACRES
LOT 24	2.19 ACRES
LOT 25	2.14 ACRES
LOT 26	5.44 ACRES

GENERAL NOTES:
1) TOTAL AREA OF TRACT TO BE SUBDIVIDED: 80.00 ACRES, WHICH INCLUDES 5.89 ACRES WITHIN THE ROAD RIGHT OF WAY.
2) TOTAL NUMBER OF LOTS CREATED: 26.
3) AVERAGE LOT SIZE: 2.85 ACRES.
4) PROPERTY IS NOT ZONED BY CRAVEN COUNTY.
5) FLOOD ZONE A6 (EL. 9') WITH A SMALL AREA IN ZONE B AS PER 370072 0440 B.
6) 10' UTILITY EASEMENT ALONG ROAD FRONT OF ALL LOTS.
7) LOTS TO BE SERVED BY CENTRAL WATER SUPPLY AND INDIVIDUAL SEWAGE TREATMENT SYSTEMS.
8) LENGTH OF STREET: 4,216.5'; PAVEMENT WIDTH: 20'
9) PRECISE LOCATION OF COASTAL WETLANDS MUST BE DETERMINED THROUGH ON–SITE ANALYSIS AND VERIFICATION. CONTACT THE N.C. DIVISION OF COASTAL MANAGEMENT TO ARRANGE A SITE VISIT.
10) BENCHMARK ELEVATION SHOULD BE VERIFIED UPON USE DUE TO POSSIBLE FUTURE DISTURBANCE.
11) 404 WETLANDS LOCATION APPROVED BY ARMY CORP. OF ENGINEERS.
12) NO LAND DISTURBING ACTIVITY IS ALLOWED WITHIN THE 75' CONSERVATION ZONE.
13) MINIMUM BUILDING SETBACKS: 75' ROAD FRONT
15' SIDE LOT LINE
100' REAR (WATERSIDE)

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF CRAVEN AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION PURSUANT TO ARTICLE III, SECTION 304, OF THE CRAVEN COUNTY SUBDIVISION ORDINANCE WITH MY (OUR) FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED.

9-11-98 — John Mark Naughty
DATE — OWNER

I, CYRUS ALAN BELL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY ME; 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 PLOTTED FROM INFORMATION AS REFERENCED ON THIS PLAT; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 4TH DAY OF SEPTEMBER, A.D., 1998.

Cyrus Alan Bell
NORTH CAROLINA REGISTERED SEAL L-2699 LAND SURVEYOR CYRUS ALAN BELL

I HEREBY CERTIFY THAT THIS WATER SUPPLY AND SEWAGE TREATMENT SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION IN THIS SUBDIVISION FULLY MEETS 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.

DIRECTOR
DIVISION OF ENVIRONMENTAL MANAGEMENT
CRAVEN COUNTY HEALTH DEPARTMENT

THIS SUBDIVISION CONFORMS TO THE STANDARDS OF THE NORTH CAROLINA COASTAL AREA MANAGEMENT ACT OF 1974 AND A PORTION(S) OR ALL OF THE SUBDIVISION LOCATED WITHIN ANY AREA OF ENVIRONMENTAL CONCERN IS DULY NOTED AT THE APPROPRIATE LOCATION ON THIS PLAT.

LOCAL PERMIT OFFICER

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 OVERIDDEN BY STATE AND/OR FEDERAL STATUTES AND AUTHORITY.

THIS THE 15TH DAY OF Sept, 1998.

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C–1	375.15'	102.53'	200.18'	30°34'21"	197.81'	S 03°37'59"E
C–2	375.15'	20.59'	41.13'	6°16'55"	41.11'	S 22°03'38"E
C–3	744.23'	99.05'	196.94'	15°09'42"	196.36'	S 17°37'14"E
C–4	744.23'	80.95'	161.26'	12°24'53"	160.94'	S 03°49'57"E
C–5	979.55'	80.89'	161.42'	9°26'30"	161.24'	S 02°20'45"E
C–6	1221.89'	65.54'	130.96'	6°08'27"	130.90'	S 10°08'14"E
C–7	1221.89'	73.62'	147.07'	6°53'46"	146.98'	S 16°39'20"E
C–8	25.00'	15.08'	27.13'	62°10'55"	25.82'	S 10°59'14"W
C–9	50.00'	30.15'	54.26'	62°10'55"	51.64'	S 10°59'14"W
C–10	50.00'	39.60'	66.98'	76°45'13"	62.08'	S 58°28'50"E
C–11	50.00'	63.14'	90.10'	103°14'47"	78.39'	N 31°31'10"E
C–12	1161.89'	132.76'	264.38'	13°02'13"	263.81'	N 13°35'07"W
C–13	919.55'	75.94'	151.53'	9°26'30"	151.36'	N 02°20'45"W
C–14	804.23'	197.36'	387.07'	27°34'35"	383.35'	N 11°24'48"W
C–15	315.15'	105.00'	202.72'	36°51'16"	199.24'	N 06°46'27"W

FINAL PLAT OF:

Baytree Landing Section I

NUMBER 5 TWSP., CRAVEN COUNTY, N.C.
SCALE: 1" = 200', DATE: APRIL 10, 1998
REVISED: SEPTEMBER 1, 1998

SURVEYED BY:
ALAN BELL SURVEYING, P.A.
604E CEDAR POINT BLVD.
SWANSBORO, N.C.
(252)–393–6101

OWNER:
WEYERHAEUSER REAL ESTATE COMPANY
119 MIDDLE ST.
NEW BERN, N.C.
(919)–633–6100

200 0 200 400 600
GRAPHIC SCALE – FEET

JOB NO, COGO, & GRAPHIC FILE: 97020
LAYERS: 62,65,66,71

G-71-H

G 71-H