

RE-RECORDING — FINAL PLAT

OF

OAK CREEK ESTATES

AT CAROLINA PINES

TOWNSHIP NO. 6 CRAVEN COUNTY NORTH CAROLINA

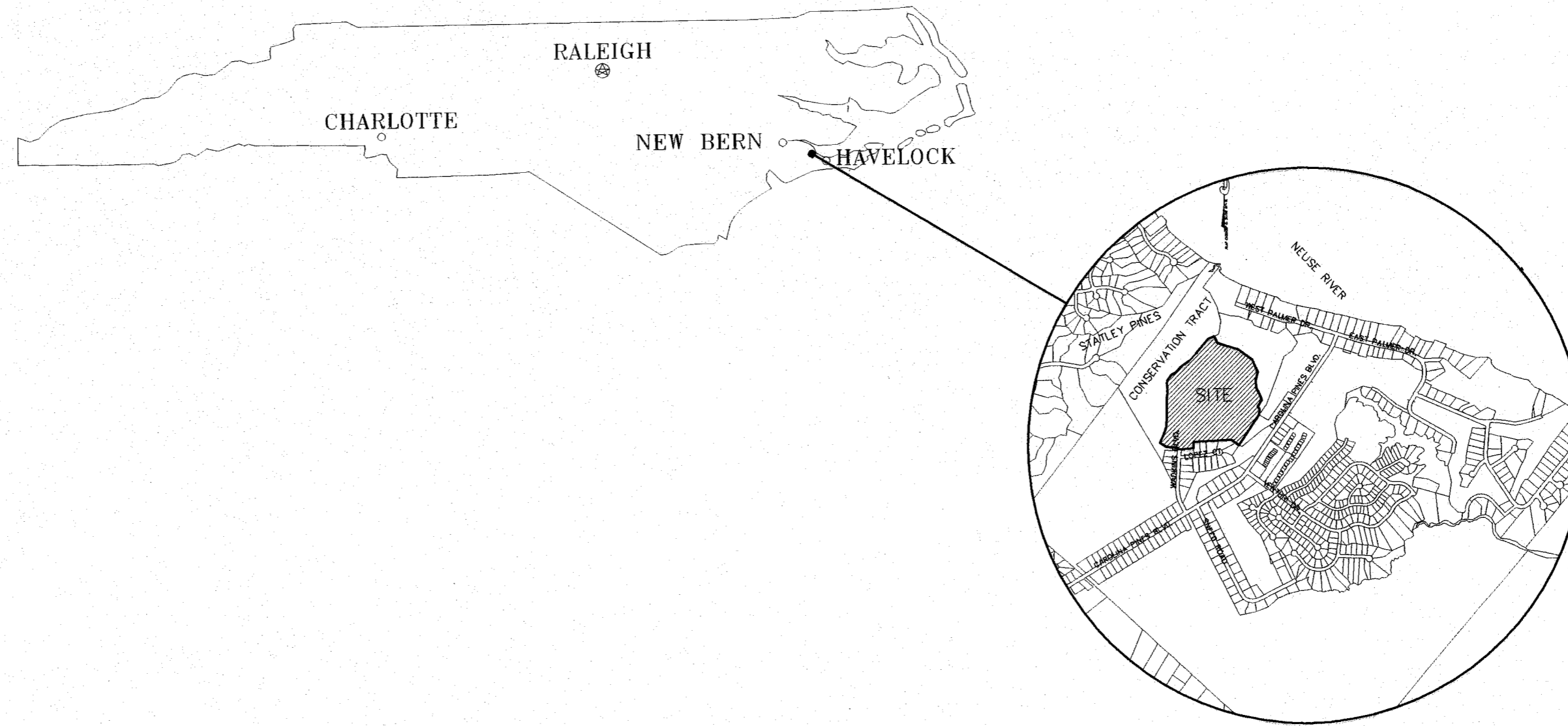


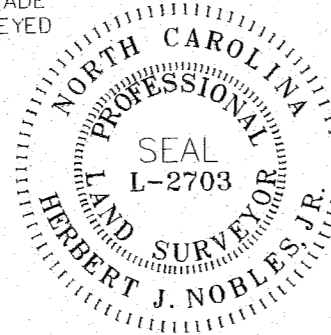
Image ID: 000001339667 Type: CRP
 Recorded: 12/04/2007 at 04:42:09 PM
 Fee Amt: \$63.00 Page 1 of 3
 Craven, NC
 Sherri B. Richard Register of Deeds
BK 2671 pg 210

THIS PLAT IS BEING RE-RECORDED TO CORRECT CLERICAL ERRORS ON AREAS WITHIN THE SUBDIVISION WHICH ARE NOT NUMBERED LOTS. THE RE-RECORDING OF THIS PLAT SHALL NOT REVISE OR CHANGE THE SIZE, LOCATION OR IDENTITY OF ANY NUMBERED LOTS OR ANY BOUNDARY LINES OF ANY NUMBERED LOTS WITHIN THE SUBDIVISION. THIS PLAT SUPERSEDES THE PLATS PREVIOUSLY RECORDED IN PLAT CABINET H, SLIDES 68D, 68E, 68F, 68G, 68H, & 78A IN THE CRAVEN COUNTY REGISTER OF DEEDS OFFICE.

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. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15000. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS

18th DAY OF Dec 2007 D.
Herbert J. Nobles, Jr.
 HERBERT J. NOBLES, JR. PLS #2703



SCHEDULE OF DRAWINGS

SHEET	TITLE
1	COVER
2	MAP SHEET
3	TABLES AND NOTES

STATE OF NORTH CAROLINA
CRAVEN COUNTY

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

Tina Daugherty 12/4/07
 REVIEW OFFICER DATE

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS
CRAVEN COUNTY NORTH CAROLINA

FILED FOR REGISTRATION THIS 4 DAY OF Dec
 2007 A.D. AT 4:42 (AM/PM) AND DULY RECORDED IN PLAT
 CABINET H SLIDE(S) 108A AND BOOK 2671 PAGE 210

Sherri B. Richardly Sallie W. Giddens
 REGISTER OF DEEDS

COVER SHEET

RE-RECORDING - FINAL PLAT
 FOR
OAK CREEK ESTATES @ CAROLINA PINES

TOWNSHIP # 6 CRAVEN COUNTY NORTH CAROLINA

OWNER / DEVELOPER: ELLIS DEVELOPMENT COMPANY
 7601 JEFFERY LANE
 RALEIGH, NC 27603
 (919) 881-1774 FAX: (919) 881-1773

CONSULTING ENGINEER: THOMAS ENGINEERING, P.A. #C-148
 JOHN G. THOMAS, P.E. #10147
 P.O. BOX 1308
 NEW BERN, NORTH CAROLINA 28563
 (252) 637-2727 FAX: (252) 638-2448
 E-MAIL: jthomas74@tcc.com

LAND SURVEYOR: HERBERT J. NOBLES, JR. PLS# L-2703
 186 CAMPEN ROAD
 RAVENHURST, NORTH CAROLINA 28516
 252-745-2511

SCALE: 1" = 100' PROJECT #: 2004005/FINAL DATE: 10/18/07
 PLOT FACTOR: 1:1 (E) PLOT NAME: FINAL SHEET: 01 of 03

CERTIFICATE OF SURVEY AND ACCURACY

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HERBERT J. NOBLES, JR. PLS #2703

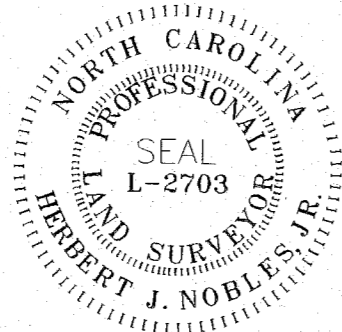
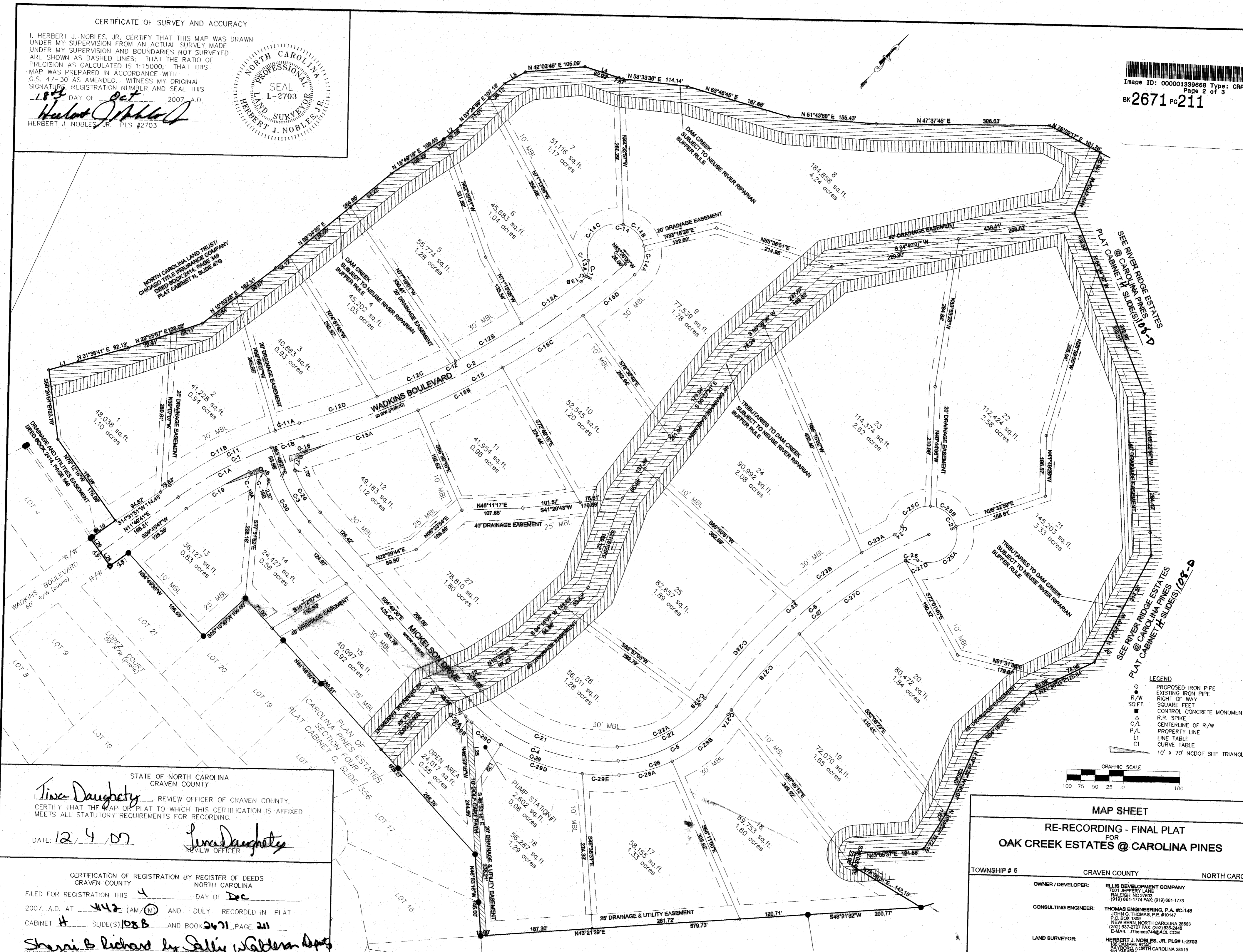


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BK 2671 Pg 211

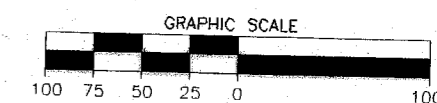


NORTH CAROLINA LAND TRUST/ CHICAGO TITLE INSURANCE COMPANY DEED BOOK 2114 PAGE 348 PLAT CABINET H, SLIDE 476

SEE RIVER RIDGE ESTATES PLAT CABINET K SLIDE(S) 108-D

SEE RIVER RIDGE ESTATES PLAT CABINET H SLIDE(S) 108-D

- LEGEND
- PROPOSED IRON PIPE
 - EXISTING IRON PIPE
 - R/W
 - SQ.FT.
 - SQUARE FEET
 - ▲ CONTROL CONCRETE MONUMENT
 - ▲ R.R. SPIKE
 - C/L
 - CENTERLINE OF R/W
 - P/L
 - PROPERTY LINE
 - L1
 - LINE TABLE
 - C1
 - CURVE TABLE
 - 10' x 70' NCDOT SITE TRIANGLES



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CRAVEN COUNTY
Tina Daughety
REVIEW OFFICER OF CRAVEN COUNTY,
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DATE: 12/4/07
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Sharon B Richard by Sallie Walden Dep
REGISTER OF DEEDS

MAP SHEET
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FOR
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E-MAIL: J.Thomas14@AOL.COM

LAND SURVEYOR: HERBERT J. NOBLES, JR. PLS # L-2703
186 CAMPEN ROAD
26742-0501 NORTH CAROLINA 28615

SCALE: 1" = 100' PROJECT #: 2004005/FINAL DATE: 10/18/07
PLOT FACTOR: 1:1 (E) PLOT NAME: FINAL SHEET: 02 of 03

LINE	LENGTH	BEARING
L1	53.50	N31°20'41"E
L2	39.38	N88°17'46"E
L3	42.54	N18°31'50"E
L4	70.79	N84°48'18"E
L8	40.05	S11°47'44"W
L9	60.00	N78°12'16"W
L10	54.00	N11°47'44"E
L11	17.25	S24°38'09"W
L12	30.44	S24°38'09"W
L17	4.61	N78°12'16"W
L18	5.40	S78°12'16"E
L20	2.10	N08°17'45"E
L22	62.10	S10°32'37"E
L25	108.57	S48°53'18"E
L28	29.83	N78°12'16"W
L29	30.37	N78°12'16"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C-1	248.43	727.15	19°28'02"	245.25	S21°32'12"W
C-1A	188.85	727.15	14°43'29"	188.34	S19°11'22"W
C-1B	59.58	727.15	4°41'40"	59.58	S28°53'54"W
C-2	851.94	1519.00	24°40'48"	848.82	N18°44'22"E
C-3	55.24	259.85	21°01'03"	54.71	S74°18'59"E
C-4	292.80	325.00	51°35'58"	282.72	N89°23'32"E
C-5	208.08	230.00	51°20'11"	198.25	N17°56'29"E
C-6	488.48	888.04	31°38'09"	483.28	S08°05'58"W
C-11	284.90	782.15	19°28'02"	283.88	S21°32'12"W
C-11A	44.88	782.15	3°24'15"	44.88	S89°32'39"W
C-11B	210.21	782.15	16°00'47"	208.63	S19°50'05"W
C-12A	128.76	1488.80	4°87'21"	128.72	N12°07'22"E
C-12B	134.07	1488.80	5°09'37"	134.03	N17°10'51"E
C-12C	182.81	1488.80	6°52'54"	182.75	N22°42'07"E
C-12D	145.58	1488.80	5°36'09"	145.50	N29°26'39"E
C-13	41.70	35.00	88°15'37"	35.28	N24°28'07"W
C-13A	28.71	35.00	47°00'03"	27.81	N38°08'54"W
C-13B	12.99	35.00	21°15'34"	12.61	N00°59'08"W
C-14	218.24	51.00	248°10'58"	85.94	S83°48'33"W
C-14A	55.89	51.00	82°47'18"	55.15	N54°48'39"W
C-14B	55.43	51.00	82°18'28"	52.74	N87°21'30"W
C-14C	108.82	51.00	120°07'13"	88.59	S01°28'41"W
C-15	882.71	1538.80	24°40'48"	887.80	N18°44'22"E
C-15A	208.44	1538.80	7°47'57"	209.27	N27°20'49"E
C-15B	187.31	1538.80	8°15'48"	187.22	N20°19'52"E
C-15C	188.17	1538.80	8°17'59"	188.09	N14°03'35"E
C-15D	118.80	1538.80	4°20'58"	116.77	N08°44'29"E
C-16	5.30	702.15	0°28'58"	5.30	S31°01'48"W
C-17	41.28	25.00	94°37'14"	38.75	S18°29'50"E
C-18A	13.88	25.00	31°48'58"	13.70	S38°15'09"W
C-18B	27.07	25.00	82°02'00"	25.18	S83°10'33"W
C-18	128.87	702.15	10°30'57"	128.89	S17°08'10"W
C-20	86.07	284.65	21°01'03"	85.89	S74°18'58"E
C-21	270.00	300.00	51°33'59"	260.88	N89°23'32"E
C-22	183.88	205.00	51°20'11"	177.80	N17°56'29"E
C-22A	188.80	205.00	47°07'19"	183.89	N09°02'59"E
C-22B	15.08	205.00	4°12'52"	15.08	S05°37'11"E
C-23	447.38	911.04	28°08'06"	442.88	S08°22'28"W
C-23A	86.64	911.04	4°11'28"	86.62	S18°18'48"W
C-23B	148.49	911.04	9°30'19"	148.32	S11°52'52"W
C-23C	232.23	911.04	14°38'18"	231.80	S07°25'27"E
C-24	20.27	25.00	48°21'18"	19.72	N02°48'10"W
C-25	241.14	50.00	278°19'42"	68.70	N67°32'58"W
C-25A	113.38	50.00	128°58'22"	90.80	N05°19'12"E
C-25B	80.81	50.00	89°40'42"	87.13	S85°31'10"W
C-25C	68.86	50.00	78°43'38"	62.07	S12°19'00"W
C-26	21.88	25.00	50°04'00"	21.16	S48°14'33"W
C-27A	9.71	861.04	0°38'40"	9.71	S07°24'14"E
C-27B	180.84	861.04	12°02'29"	180.61	S01°03'39"E
C-27C	228.20	861.04	15°11'07"	227.54	S12°33'08"W
C-27D	0.88	861.04	0°03'31"	0.88	S20°10'27"W
C-28A	97.88	285.00	21°38'59"	97.23	N52°37'07"E
C-28A	15.88	350.00	2°33'59"	15.88	S88°08'30"E
C-28B	15.02	350.00	2°27'34"	15.02	S88°37'18"E
C-28B	130.85	255.00	29°21'22"	129.23	N08°57'04"E
C-29C	85.32	350.00	10°41'34"	85.22	N84°48'10"E
C-29D	153.34	350.00	28°11'58"	152.70	N68°51'25"E
C-29E	85.04	350.00	10°38'49"	84.85	N48°55'59"E
C-30	104.42	284.65	21°01'03"	103.83	S74°18'58"E
C-12	1488.80	861.20	21°38'01"	857.88	S20°28'43"W
C-18	25.00	40.86	89°50'59"	38.52	N89°16'09"E
C-27	416.74	861.04	27°55'49"	416.89	N09°14'07"E
C-28	285.00	228.48	51°20'11"	220.81	N17°56'29"E
C-29	380.00	315.00	51°33'59"	334.47	N89°23'32"E

GENERAL NOTES:

- A PORTION OF THIS PROPERTY, LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ZONE (AE) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD HAZARD BOUNDARY MAPS OF CRAVEN COUNTY, COMMUNITY PANEL NUMBER 3720640400J. EFFECTIVE DATE JULY 02, 2004.
- DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS:
 - 15 FOOT EASEMENTS ALONG RIGHTS-OF-WAY;
 - 15 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES;
 - 15 FOOT EASEMENTS ALONG ALL REAR LOT LINES;
 - OTHER EASEMENTS AS SHOWN ON PLAT.
- THIS SUBDIVISION TO BE SERVED BY PUBLIC WATER SYSTEM AND SEWER SYSTEMS.
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS: SEE MAP
- TOTAL ACREAGE IN OAK CREEK ESTATES @ CAROLINA PINES IS 46.28 ACRES.
- FIGURES IN PARENTHESES () DENOTE LOT SIZE IN SQUARE FOOTAGE.
- DENOTES CONTROL CORNERS.
- THE TOTAL NUMBER OF LOTS IN OAK CREEK ESTATES @ CAROLINA PINES IS 27 LOTS.
- THIS SUBDIVISION IS NOT IN A ZONE CONTROLLED BY ZONING REGULATIONS.
- ALL CORNERS ARE 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 1899 IS WITHIN THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. INQUIRIES CONCERNING THAT MATTER SHOULD BE ADDRESSED TO THAT AGENCY.
- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF CRAVEN COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- ALL UTILITIES, WATER, ELECTRICAL, TELEPHONE, CABLE, ETC., SHALL BE INSTALLED UNDERGROUND.
- THIS TRACT IS SUBJECT TO PERIODIC NOISE FROM AIRCRAFT BASED AT CHERRY POINT MCAS.
- LINEAR FEET IN STREETS IS 2656.81'
- TAX PARCEL ID# = 6-213-10000, DEED BOOK 2356 / PAGE 876

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DATE: 12/4/07

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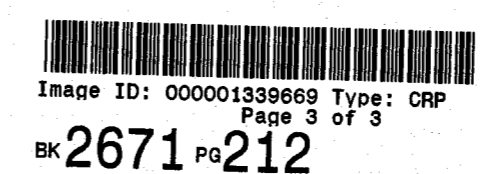
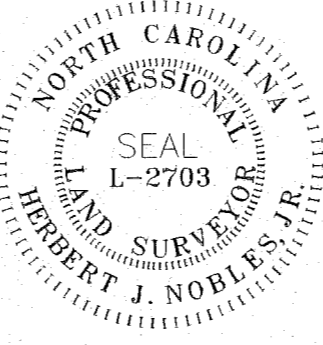
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Harri B. Richard by Sallis W. Abba
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Herbert J. Nobles, Jr.
HERBERT J. NOBLES, JR. PLS #2703



TABLES AND NOTES		
RE-RECORDING - FINAL PLAT FOR OAK CREEK ESTATES @ CAROLINA PINES		
TOWNSHIP # 6	CRAVEN COUNTY	NORTH CAROLINA
OWNER / DEVELOPER:	ELLIS DEVELOPMENT COMPANY 7001 JEFFERY LANE RALEIGH, NC 27603 (919) 861-1774 FAX: (919) 861-1773	
CONSULTING ENGINEER:	THOMAS ENGINEERING, P.A. #C-148 JOHN G. THOMAS, P.E. #10147 P.O. BOX 1309 NEW BERN, NORTH CAROLINA 28563 (252) 637-2727 FAX: (252) 636-2448 E-MAIL: JTHOMAS@T42BAC.COM	
LAND SURVEYOR:	HERBERT J. NOBLES, JR. PLS# L-2703 188 CAMDEN ROAD RALEIGH, NORTH CAROLINA 28516 252-792-2951	
SCALE: 1" = 100'	PROJECT #: 2004005/FINAL	DATE: 10/18/07
PLOT FACTOR: 1:1 (E)	PLOT NAME: FINAL	SHEET: 03 of 03