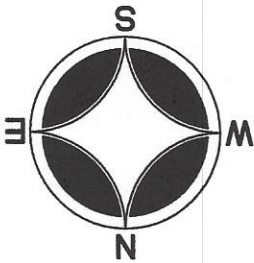


NOTES:

1. SUBDIVISION INFORMATION WAS TAKEN FROM FINAL PLAT of CAROLINA COLOURS, INDIGO LAKES, PHASE 1 by McKIM & CREED, JOSEPH T. CHANCE, PLS dated OCTOBER 12, 2005, JOB NUMBER: 03134, DWG NUMBER: 0023.

2. THE SOURCE OF TITLE OF THIS PROPERTY IS DEED BOOK 3756 PAGE 2094 AND PLAT CABINET H, SLIDE 45-G&H; RESTRICTIVE AND PROTECTIVE COVENANTS RECORDED IN DEED BOOK 2267, PAGE 270 AND DEED BOOK 2430, PAGE 494 AT THE CRAVEN COUNTY REGISTRY, NORTH CAROLINA.

3. THIS PROPERTY LIES WITHIN ZONE X (NO BASE FLOOD ELEVATION), CITY OF NEW BERN, COMMUNITY NUMBER 370074, PANEL 5496, SUFFIX K, MAP NUMBER 3720549600K, EFFECTIVE DATED JUNE 19, 2020.

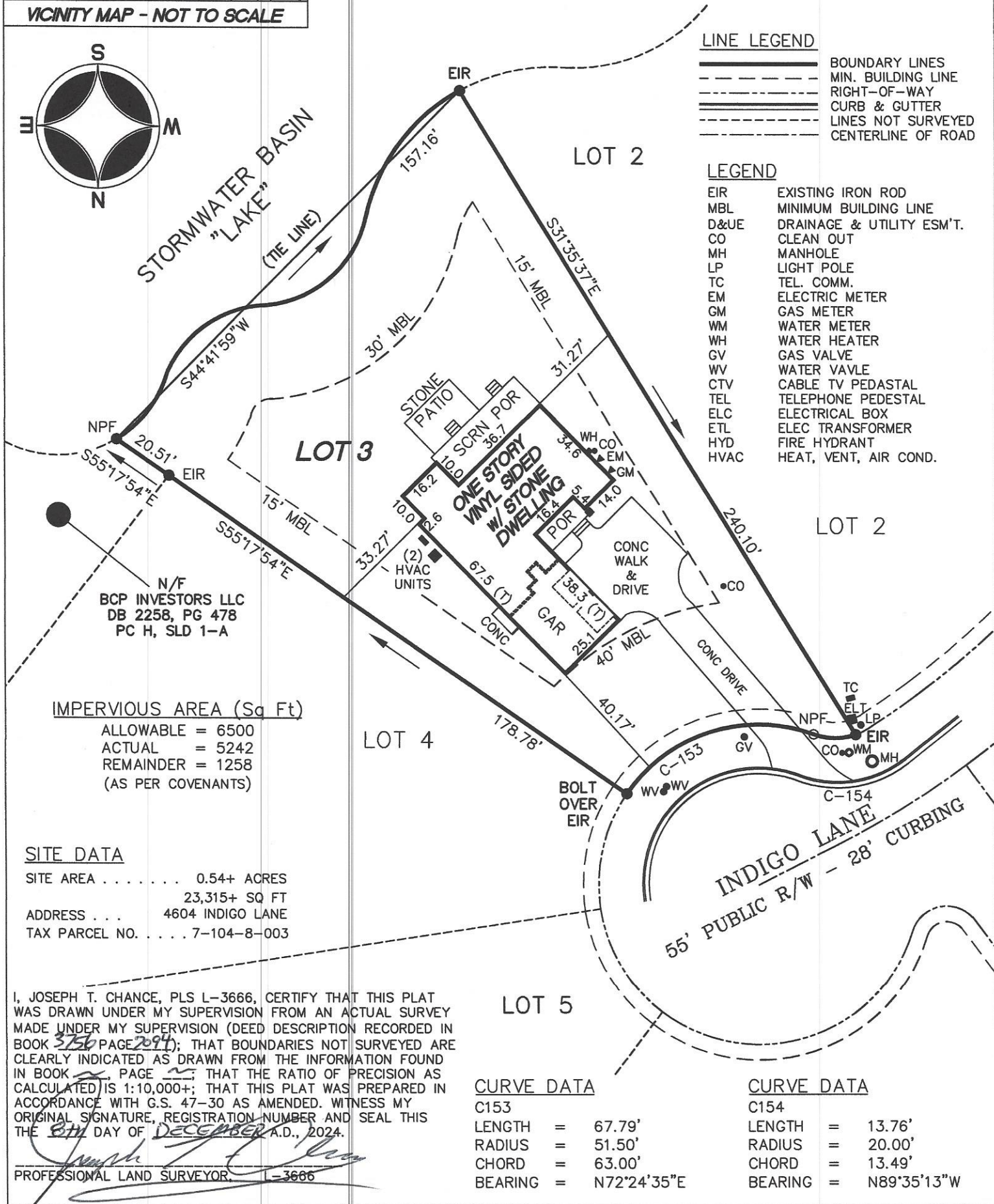


LINE LEGEND

- BOUNDARY LINES
- MIN. BUILDING LINE
- RIGHT-OF-WAY
- CURB & GUTTER
- LINES NOT SURVEYED
- CENTERLINE OF ROAD

LEGEND

- EIR EXISTING IRON ROD
- MBL MINIMUM BUILDING LINE
- D&UE DRAINAGE & UTILITY ESM'T.
- CO CLEAN OUT
- MH MANHOLE
- LP LIGHT POLE
- TC TEL. COMM.
- EM ELECTRIC METER
- GM GAS METER
- WM WATER METER
- WH WATER HEATER
- GV GAS VALVE
- WV WATER VAVLE
- CTV CABLE TV PEDASTAL
- TEL TELEPHONE PEDESTAL
- ELC ELECTRICAL BOX
- ETL ELEC TRANSFORMER
- HYD FIRE HYDRANT
- HVAC HEAT, VENT, AIR COND.



IMPERVIOUS AREA (Sq Ft)

ALLOWABLE = 6500
ACTUAL = 5242
REMAINDER = 1258
(AS PER COVENANTS)

SITE DATA

SITE AREA 0.54+ ACRES
23,315+ SQ FT
ADDRESS . . . 4604 INDIGO LANE
TAX PARCEL NO. 7-104-8-003

I, JOSEPH T. CHANCE, PLS L-3666, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3756 PAGE 2094); THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM THE INFORMATION FOUND IN BOOK 3756, PAGE 2094; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 8TH DAY OF DECEMBER A.D., 2024.

PROFESSIONAL LAND SURVEYOR, L-3666

CURVE DATA

C153
LENGTH = 67.79'
RADIUS = 51.50'
CHORD = 63.00'
BEARING = N72°24'35"E

CURVE DATA

C154
LENGTH = 13.76'
RADIUS = 20.00'
CHORD = 13.49'
BEARING = N89°35'13"W

FINAL AS-BUILT SURVEY

LOT 3
CAROLINA COLOURS - INDIGO LAKES - PHASE 1
McCLAY CUSTOM HOMES

CITY OF NEW BERN - TOWNSHIP No. 7 - CRAVEN COUNTY - NORTH CAROLINA
DECEMBER 7, 2024 JOB # 032-IL1-003

Chance & Associates Inc.
Professional Land Surveying
Joseph T. Chance, PLS
1009 Basil Drive
New Bern, NC 28562
Phone (252)636-9540
josephthance@reagan.com



SCALE: 1" = 40'



Firm License No. C-3662

DATE: DEC. 8, 2024