

ENGINEER/SURVEYOR

ROBERT M. CHILES, P.E.
ENGINEERS & CONSULTANTS
P.O. BOX 3496
NEW BERN, NORTH CAROLINA 28564-3496
office@robertmchilespe.com
(252) 637-4702

OWNER/DEVELOPER

Z & R ASSOCIATES, LLC
ZAYTOUM RAINES CONSTRUCTION COMPANY
ATTN. MR. MARVIN RAINES
312 SOUTH FRONT STREET
NEW BERN, NORTH CAROLINA 28560
(252) 633-0106

LOT SIZE

| | | |
|--------|----------------|------------|
| LOT 20 | 11,142 SQ. FT. | 0.26 ACRES |
| LOT 19 | 7,217 SQ. FT. | 0.17 ACRES |
| LOT 18 | 7,231 SQ. FT. | 0.17 ACRES |
| LOT 17 | 7,243 SQ. FT. | 0.17 ACRES |
| LOT 16 | 7,253 SQ. FT. | 0.17 ACRES |
| LOT 15 | 7,257 SQ. FT. | 0.17 ACRES |
| LOT 14 | 7,259 SQ. FT. | 0.17 ACRES |
| LOT 13 | 7,283 SQ. FT. | 0.17 ACRES |
| LOT 12 | 13,499 SQ. FT. | 0.31 ACRES |

NAD 1983 N.C. GRID COORDINATES
N 494620.1022
E 2578908.7170

HARTFORD AVE.

SIGHT TRIANGLE

60' R/W (PUBLIC)

404 WETLANDS

107'0" R/W (PUBLIC)

114.35'

LOT 18

TERRY/KATHRYN MURPHY
1290/0725

LOT 19

DENNIS/MARtha LEONI
0919/0640

OLDE TOWNE SUBDIVISION
PLAT CABINET A SLIDE 169A

LOT 1

21,294 SQ. FT.
0.49 ACRES

LOT 2

18,140 SQ. FT.
0.42 ACRES

LOT 3

17,975 SQ. FT.
0.41 ACRES

LOT 4

18,672 SQ. FT.
0.43 ACRES

LOT 5

17,041 SQ. FT.
0.39 ACRES

LOT 6

27,952 SQ. FT.
0.64 ACRES

LOT 7

22,085 SQ. FT.
0.51 ACRES

LOT 8

22,722 SQ. FT.
0.52 ACRES

LOT 9

23,263 SQ. FT.
0.53 ACRES

LOT 10

23,312 SQ. FT.
0.54 ACRES

LOT 11

25,318 SQ. FT.
0.58 ACRES

LOT 12

14,672 SQ. FT.
0.34 ACRES

LOT 13

14,672 SQ. FT.
0.34 ACRES

LOT 14

13,567 SQ. FT.
0.31 ACRES

LOT 15

12,464 SQ. FT.
0.29 ACRES

LOT 16

11,360 SQ. FT.
0.26 ACRES

LOT 17

11,360 SQ. FT.
0.26 ACRES

LOT 18

11,360 SQ. FT.
0.26 ACRES

LOT 19

11,360 SQ. FT.
0.26 ACRES

LOT 20

11,142 SQ. FT.
0.26 ACRES

LOT 21

19,911 SQ. FT.
0.46 ACRES

LOT 22

11,360 SQ. FT.
0.26 ACRES

LOT 23

11,360 SQ. FT.
0.26 ACRES

LOT 24

11,360 SQ. FT.
0.26 ACRES

LOT 25

11,360 SQ. FT.
0.26 ACRES

LOT 26

17,300 SQ. FT.
0.40 ACRES

LOT 27

18,737 SQ. FT.
0.43 ACRES

LOT 28

19,066 SQ. FT.
0.44 ACRES

LOT 29

17,425 SQ. FT.
0.40 ACRES

LOT 30

33,958 SQ. FT.
0.78 ACRES

LOT 31

32,929 SQ. FT.
0.76 ACRES

LOT 32

34,040 SQ. FT.
0.78 ACRES

LOT 33

35,325 SQ. FT.
0.81 ACRES

LOT 34

35,600 SQ. FT.
0.82 ACRES

LOT 35

35,600 SQ. FT.
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LOT 110

35,600 SQ. FT.
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LOT 111

35,600 SQ. FT.
0.82 ACRES

LOT 112

35,600 SQ. FT.
0.82 ACRES

LOT 113

35,600 SQ. FT.
0.82 ACRES

CERTIFICATE OF OWNERSHIP AND DEDICATION

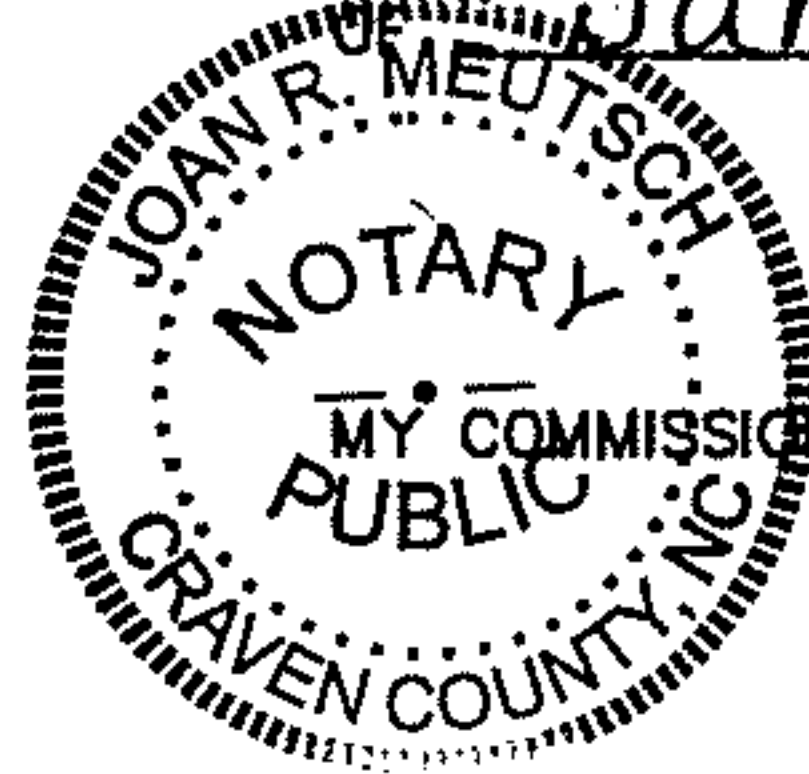
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF NEW BERN, THAT WE HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT WE WILL MAINTAIN ALL SUCH AREAS 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.

DATE 1-20-06
Marvin Raines
Z & R ASSOCIATES, LLC

CERTIFICATE OF NOTARY PUBLIC

NORTH CAROLINA, Craven COUNTY
I, Joan Meutsch, a NOTARY PUBLIC FOR SAID COUNTY AND STATE CERTIFY THAT Marvin Raines PERSONALLY CAME BEFORE ME THIS DAY, AND BEING BY ME DULY SWORN, ACKNOWLEDGED THAT HE IS AN AUTHORIZED REPRESENTATIVE OF Z & R ASSOCIATES, LLC, AND THAT BY AUTHORITY DULY GIVEN ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND NOTARY SEAL, THIS THE 20th DAY OF January, 2006.



Joan R. Meutsch
NOTARY PUBLIC
MY COMMISSION EXPIRES: 08-01-2009

CERTIFICATE OF "MINOR" REVISIONS BY THE NEW BERN PLANNING DEPARTMENT

THIS IS TO CERTIFY THAT SAID MINOR REVISIONS AS FOLLOWS:
* REMOVED 0.55± ACRES FROM POA, ADDED 8' CONSTRUCTION & MAINTENANCE EASEMENT FOR WALL.

WERE CONSIDERED AND APPROVED, UNDER SECTION 15-84(A) OF THE CITY OF NEW BERN LAND USE ORDINANCE AS HAVING NO DISCERNIBLE IMPACT ON NEIGHBORING PROPERTIES OR GENERAL PUBLIC, THIS 20th DAY OF January, 2006.

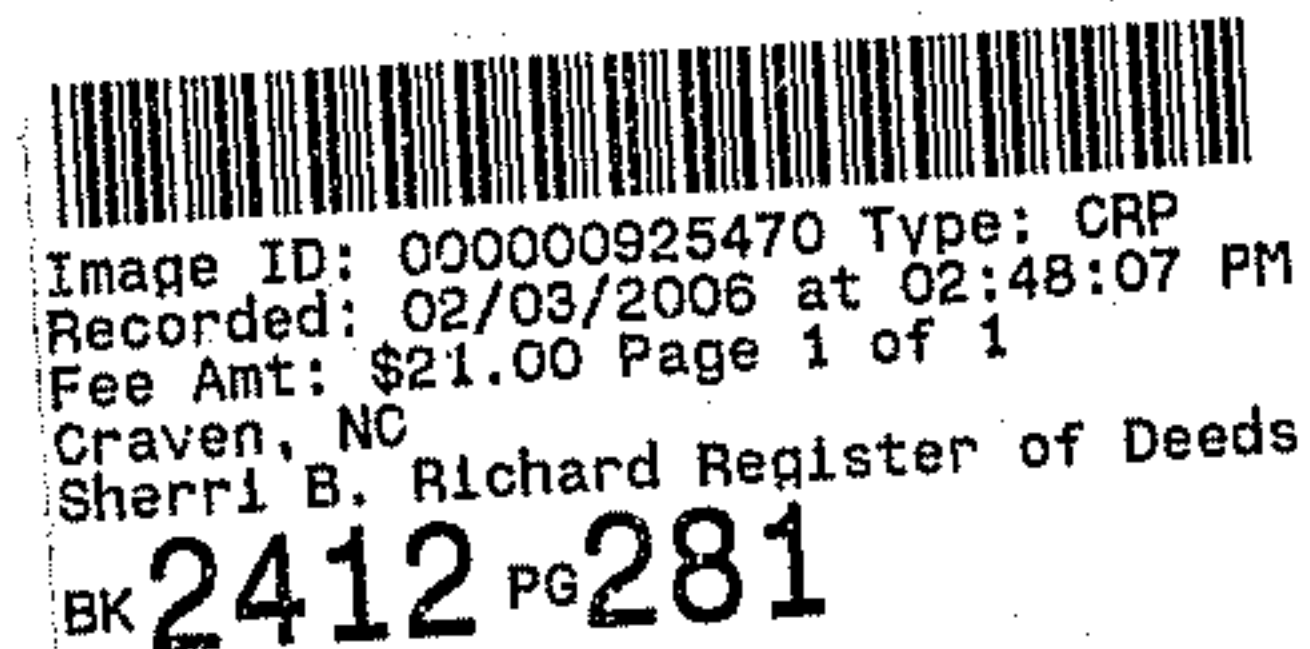
Michael W. Amey
DIRECTOR OF PLANNING

ENGINEER/SURVEYOR

ROBERT M. CHILES, P.E.
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ATTN. MR. MARVIN RAINES
312 SOUTH FRONT STREET
NEW BERN, NORTH CAROLINA 28560
(252) 633-0106



CERTIFICATE OF SURVEY AND ACCURACY

I, ROBERT M. CHILES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION RECORDED IN BOOK PAGE & PLAT CABINET SLIDE; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK N/A, PAGE N/A; 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 20 DAY OF JAN, A.D., 2006.

Professional Land Surveyor seal for Robert M. Chiles, Registration No. 1-1974.

CERTIFICATE OF WETLANDS

I, ROBERT M. CHILES, CERTIFY THAT THE 404 JURISDICTIONAL WETLANDS INDICATED ON THIS PLAT WERE PRESENTED TO THE AREA COORDINATOR FOR THE U.S. ARMY CORPS OF ENGINEERS, WITH THE STATEMENT THAT THE 404 JURISDICTION MAY BE RELIED UPON FOR A PERIOD NOT TO EXCEED THREE YEARS FROM THE ABOVE DATE; THEREFORE THEY MAY BE CONSIDERED "NOT OF PERMANENT NATURE".

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 20 DAY OF JAN, A.D., 2006.

Professional Land Surveyor seal for Robert M. Chiles, Registration No. 1-1974.

CERTIFICATE OF PARCEL STATUS

I, ROBERT M. CHILES, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND THAT MAY REQUIRE A CERTIFICATION OF APPROVAL FROM THE CITY OF NEW BERN BEFORE THE PLAT IS PRESENTED FOR RECORDATION.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 20 DAY OF JAN, A.D., 2006.

Professional Land Surveyor seal for Robert M. Chiles, Registration No. 1-1974.

CERTIFICATE OF REVIEW OFFICER NORTH CAROLINA, CRAVEN COUNTY

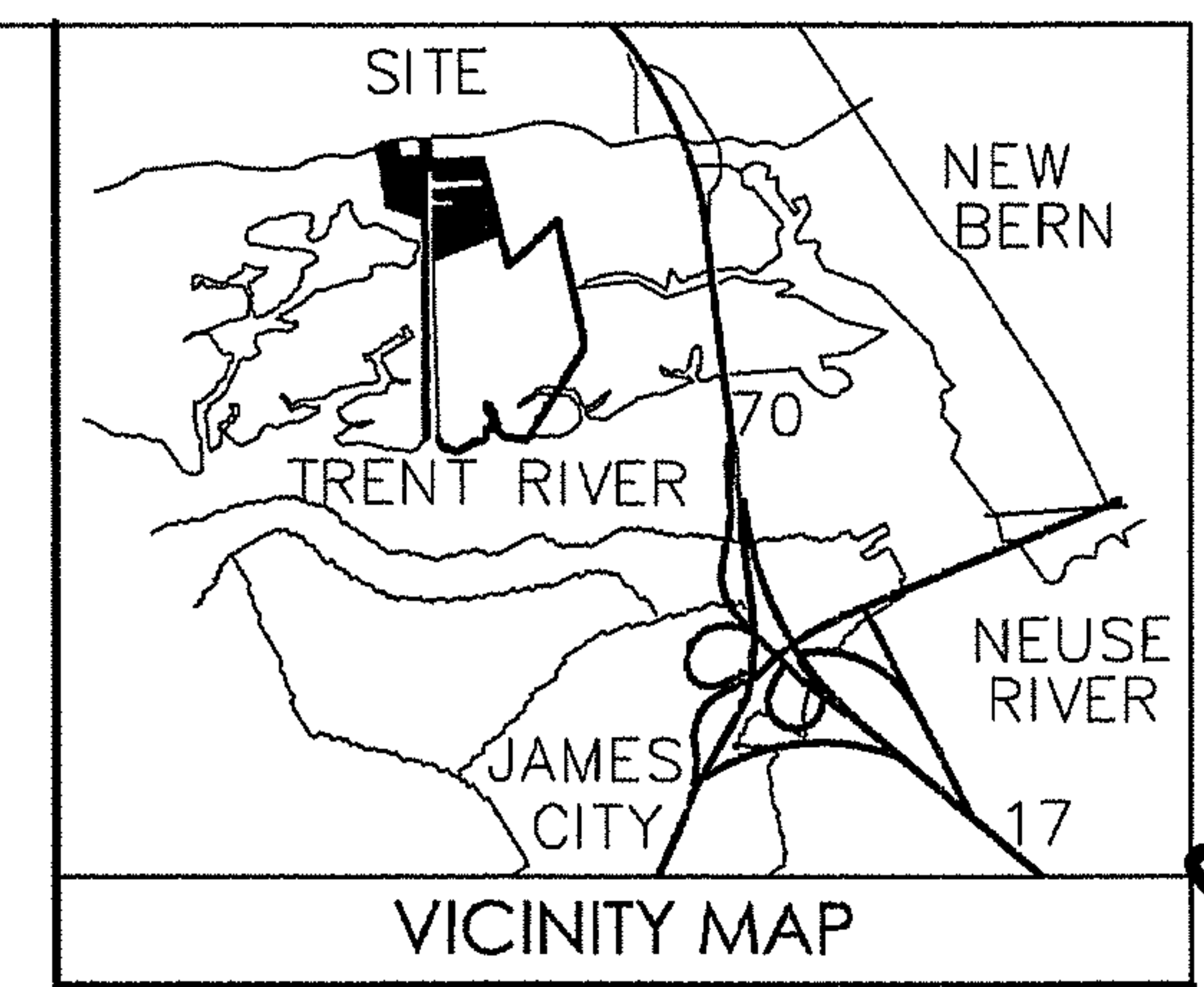
I, Tina Daughety, A REVIEW OFFICER OF CRAVEN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

1/20/06 Tina Daughety
DATE REVIEW OFFICER

CERTIFICATE OF REGISTER OF DEEDS NORTH CAROLINA, CRAVEN COUNTY

FILED FOR REGISTRATION AT 2:48 AM (PM) O'CLOCK
THIS 3rd DAY OF February, 2006
PLAT CABINET H SLIDE 47-A
DEED BOOK 2412 PAGE 281
BECKY THOMPSON REGISTER OF DEEDS

Becky Thompson Anne Strange
REGISTER OF DEEDS / ASSISTANT / DEPUTY



GENERAL NOTES

- 1. AREA IS LOCATED WITHIN FLOOD ZONES X & AE (BFE=8') AS SHOWN ON FIRM PANELS 5479J & 5489J, MAP NUMBERS 3720547900J & 3720548900J EFFECTIVE DATE JULY 2, 2004.
- 2. MINIMUM FINISHED FLOOR ELEVATION TO BE 10'.
- 3. ZONING - R-6, AS SHOWN, CONSISTENT WITH THE CITY OF NEW BERN SUBDIVISION ORDINANCE.
- 4. POSTAL ENUMERATIONS WERE FURNISHED BY THE CITY OF NEW BERN.
- 5. BUILDING ENVELOPE - MINIMUM
A. 25' B.E. FRONT - UNLESS OTHERWISE SHOWN
B. 8' B.E. SIDE - UNLESS OTHERWISE SHOWN
C. 25' B.E. REAR - UNLESS OTHERWISE SHOWN
D. DELINEATED WETLAND LINES
- 6. THE MAXIMUM IMPERVIOUS AREA PERMITTED SHALL BE AS INDICATED IN THE APPROVED STORMWATER MANAGEMENT PLAN AND RESTRICTIVE COVENANTS.
- 7. CONSTRUCTION CONSTRUCTION FOR STREET GRADES, SEWER, WATERLINES, ETC. WILL BE ACCORDING TO CITY OF NEW BERN STANDARDS.
- 8. TREES TREE PLANTING ALONG STREET RIGHT-OF-WAY SHALL BE 30' O.C. EXCEPT WHERE ADEQUATE TREES EXIST.
- 9. ENVIRONMENTAL PROTECTION
A. EROSION AND SEDIMENTATION CONTROL PLAN AND SPECIFICATIONS HAVE BEEN SUBMITTED TO N.C. DEPARTMENT OF ENVIRONMENT, HEALTH AND NATURAL RESOURCES, DIVISION OF LAND RESOURCES, LAND QUALITY AND ISSUED PERMIT NO. CRAVE-2004-028.
B. THE STORMWATER MANAGEMENT PLAN HAS BEEN APPROVED BY THE N.C.D.E.N.R. AND ISSUED SW PERMIT NO. 7040823 DATED MARCH 15, 2005 AND ISSUED PERMIT NO. 23 BY THE CITY OF NEW BERN.
- 10. WETLANDS SHOWN ARE AS DELINEATED AND SURVEYED AND ARE APPROVED BY U.S. ARMY CORPS OF ENGINEERS.
- 11. FOR DEED REFERENCE SEE DEED BOOK 2181, PAGE 8 AND DEED BOOK 2181, PAGE 17, CRAVEN COUNTY REGISTRY.
- 12. NEUSE RIVER BUFFER RULES AND 75' CAMA JURISDICTION LINE APPLY TO LOTS 6 THRU 29.
- 13. ALL BOAT DOCKS SHALL MEET DESIGN FOR SUBDIVISION. ALL BOAT DOCKS REQUIRE APPLICABLE CAMA PERMITS.
- 14. CENTERLINE AS SHOWN IS CENTER OF ROAD AND NOT RIGHT-OF-WAY.
- 15. DEED RESTRICTIONS SHALL BE PLACED ON ALL LOTS WITH JURISDICTIONAL WETLANDS TO PREVENT FUTURE FILL.

REVISED - RERECORDED SHEET 1 OF 2

FINAL PLAN of HIDDEN HARBOR for Z & R ASSOCIATES, LLC
CITY of NEW BERN TOWNSHIP No. 8 CRAVEN CO. NORTH CAROLINA

DATE: 1-19-2006
JOB NO. 2003190
SCALE: 1" = 100'
ROBERT M. CHILES, P.E.
ENGINEERS AND CONSULTANTS
NEW BERN, NORTH CAROLINA

THE "FINAL PLAN OF HIDDEN HARBOR" WAS PREVIOUSLY RECORDED IN PLAT CABINET H, SLIDE 23-B&C AND DEED BOOK 2316, PAGE 630.

H-47-A

LRW2003190.PDF REV. 1-19-06