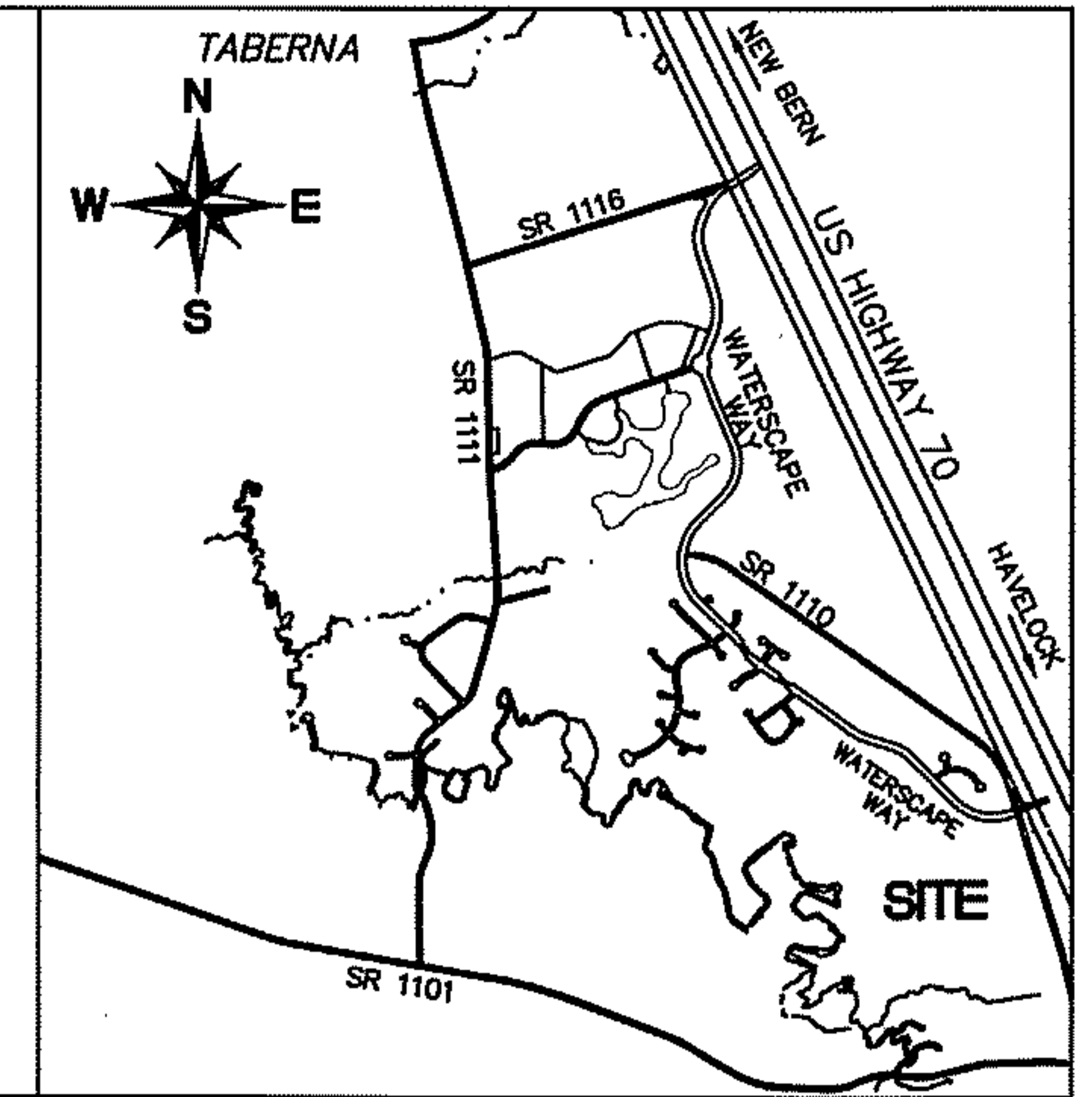


- ALL DISTANCES ARE GROUND HORIZONTAL U.S. SURVEY FEET.
- NO GRID MONUMENT FOUND WITHIN 2000' OF THIS SURVEY.
- THE SOURCE OF TITLE OF THIS PROPERTY IS DEED BOOK 3183, PAGE 671 and PLAT CABINET H, SLIDE 140-A.
- THIS PROPERTY LIES WITHIN ZONE X, NO BASE FLOOD ELEVATION AND ZONE AE, BASE FLOOD ELEVATION BETWEEN 12.0 FEET AND 12.5 FEET; CITY OF NEW BERN, COMMUNITY NUMBER 370074 PANEL 5496, SUFFIX J. MAP NUMBER 3720549600J, EFFECTIVE DATE JULY 02, 2004.
- WATER, ELECTRICAL AND SEWER UTILITIES PROVIDED BY THE CITY OF NEW BERN.
- ELECTRICITY, CABLE T.V., AND TELEPHONE SERVICE IS TO BE INSTALLED UNDERGROUND.
- BUILDING SETBACKS: FRONT = 25', SIDE = 8', REAR = 25' UNLESS OTHERWISE SHOWN ON THE FACE OF THIS PLAT OR IN THE PROTECTIVE COVENANTS OF CAROLINA COLOURS, IF GREATER.
- EASEMENTS: THERE IS A 10' DRAINAGE AND UTILITY EASEMENT CENTERED ALONG EACH SIDE LOT LINE. ADDITIONAL EASEMENTS MAY EXIST.
- DRIVEWAY PERMITS WILL BE REQUIRED PRIOR TO CONSTRUCTION.
- ALL LOT CORNERS ON STREET INTERSECTIONS WILL MAINTAIN A MINIMUM SIGHT DISTANCE OF 70 FEET ALONG THE THROUGH STREET AND 10 FEET ALONG THE SIDE STREET. NO STRUCTURE WILL BE ALLOWED WITHIN THIS TRIANGLE, NO VEGETATION WILL BE ALLOWED MORE THAN 30 INCHES IN HEIGHT IN THIS TRIANGLE.
- ZONING CLASSIFICATION - CITY OF NEW BERN = R-8.



STATE OF NORTH CAROLINA
COUNTY OF CRAVEN

I, Robin Becker, REVIEW OFFICER OF CRAVEN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Robin Becker 11-12-19
REVIEW OFFICER DATE

FILED FOR REGISTRATION AT 1:30 O'CLOCK P.M.
THIS 12 DAY OF NOV 2019
IN PLAT CABINET I, SLIDE 151A
Sally Walden Nepts
REGISTER OF DEEDS OF CRAVEN COUNTY
Sherril B. Richard

TOTAL AREA	30.91 ACRES
TOTAL NUMBER OF LOTS	44
AVERAGE LOT SIZE	24,900 SQ. FT.

Doc No: 10046213
Recorded: 11/12/2019, 01:40:34 PM
Fee Amt: \$126.00 Page 1 of 6
CRAVEN County, North Carolina
Sherril B. Richard Register of Deeds
Bk I Pg 151A

CERTIFICATE OF OWNERSHIP AND DEDICATION

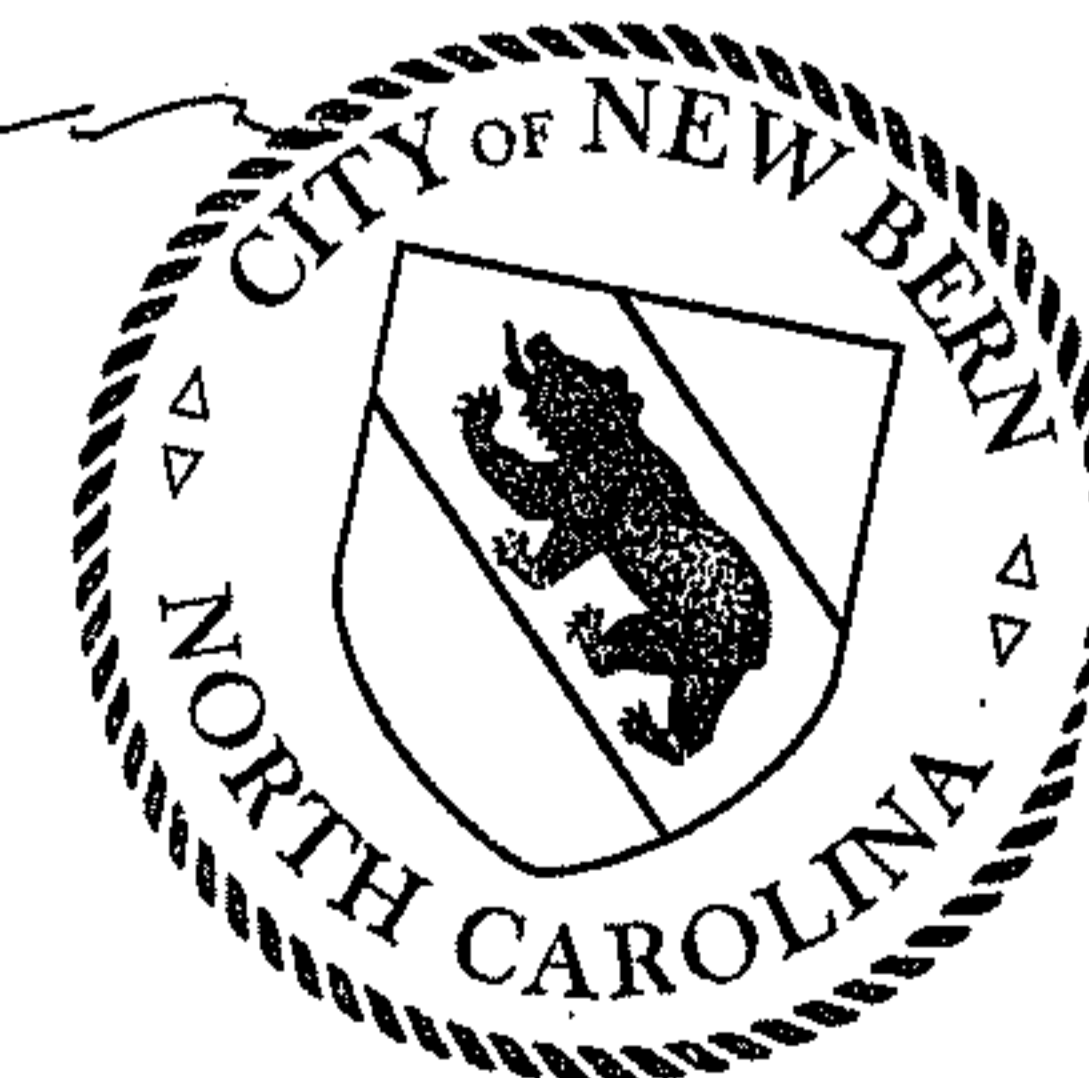
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF NEW BERN, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, COMMON ELEMENTS, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I 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 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.

10/8/19 Overlook Holdings LLC by Suzanne Vincent
DATE OWNER
Suzanne Vincent
NOTARIZED
SUZANNE VINCENT
NOTARY PUBLIC
CRAVEN COUNTY, NC
My Commission Expires 8-15-2023

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 SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE LAWS AND REGULATIONS OF THE CITY OF NEW BERN, SUBJECT TO ITS BEING RECORDED IN THE REGISTER OF DEEDS OFFICE OF CRAVEN COUNTY WITHIN ONE YEAR OF THE DATE BELOW.

Edmund E. Denton
MAYOR
November 7, 2019
DATE
Pamela E. Blanco
CITY CLERK



THE ACTUAL LOCATION OF THE BOUNDARY OF ANY JURISDICTIONAL WETLAND UNDER UNITED STATES AND NORTH CAROLINA LAW MAY VARY FROM TIME TO TIME, DEPENDING ON THE CHANGE IN NATURAL CONDITIONS ON SITE AND CHANGE IN APPLICABLE LAWS AND REGULATIONS. THE WETLANDS LINE AS SHOWN ON THIS PLAT IS ACCURATE AS OF THE DATE OF THIS SURVEY, BUT NO WARRANTY IS GIVEN THAT SUCH LINE MAY NOT BE SUBJECT TO ADJUSTMENT IN ANY DIRECTION IN THE FUTURE. THE WETLANDS, IF ANY, AS SHOWN, IF ANY ON THIS MAP, WERE APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS ON 06/13/2016.

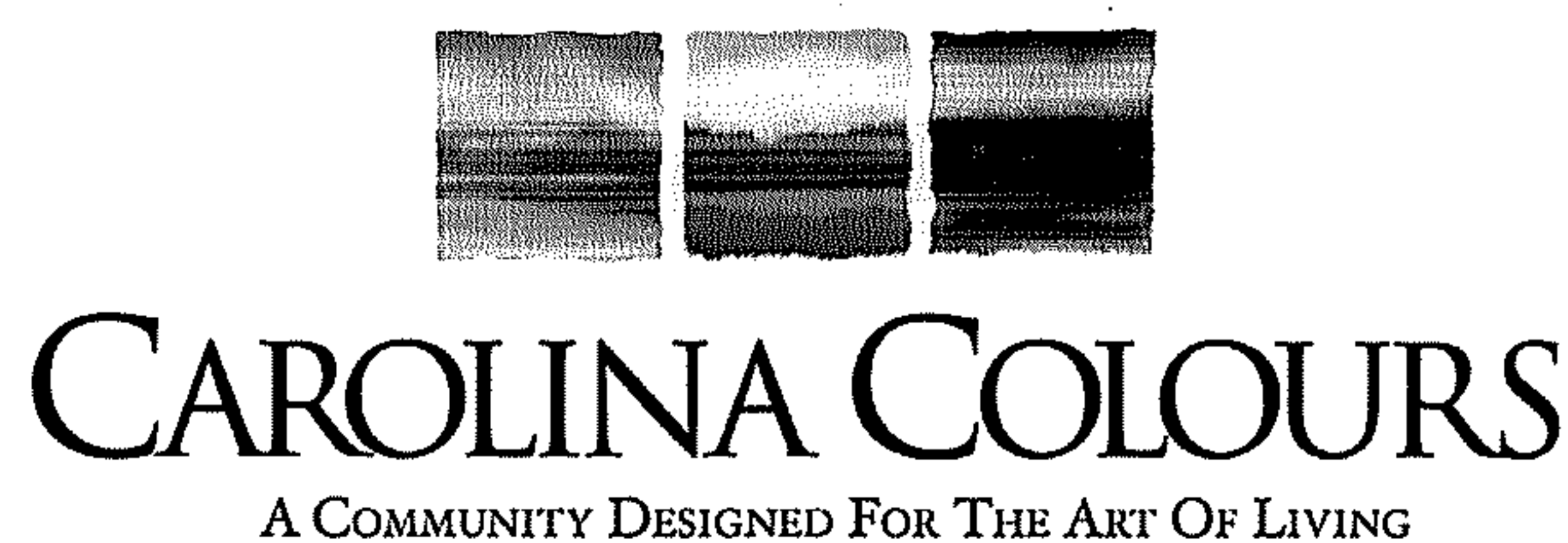
THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Joseph T. Chance
JOSEPH T. CHANCE L-3666
PROFESSIONAL LAND SURVEYOR

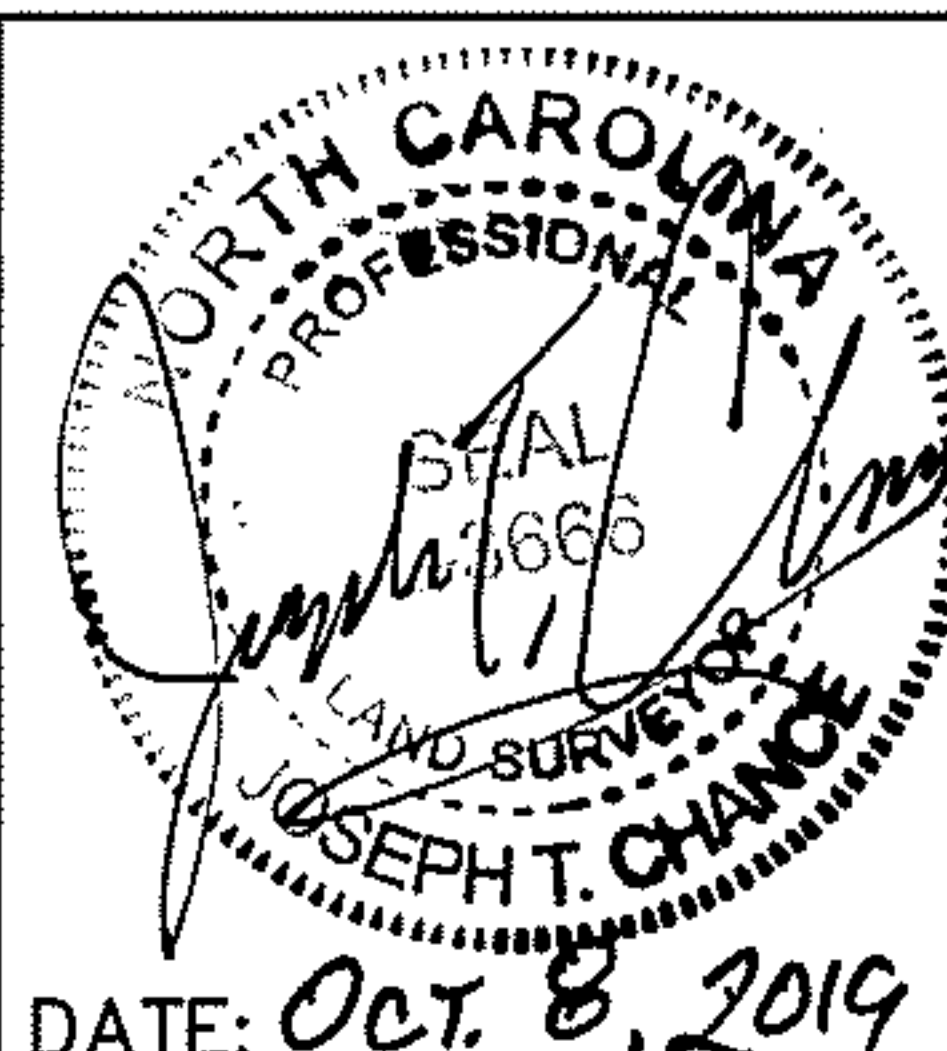
OWNER:
OVERLOOK HOLDINGS LLC
PO BOX 3557
CARY, NC 27519
(252) 636-3700

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 3183 PAGE 671); THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM THE INFORMATION FOUND IN BOOK 2 PAGE 2 THAT 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 THE 8th DAY OF OCTOBER A.D., 2019.

Joseph T. Chance
JOSEPH T. CHANCE L-3666
PROFESSIONAL LAND SURVEYOR

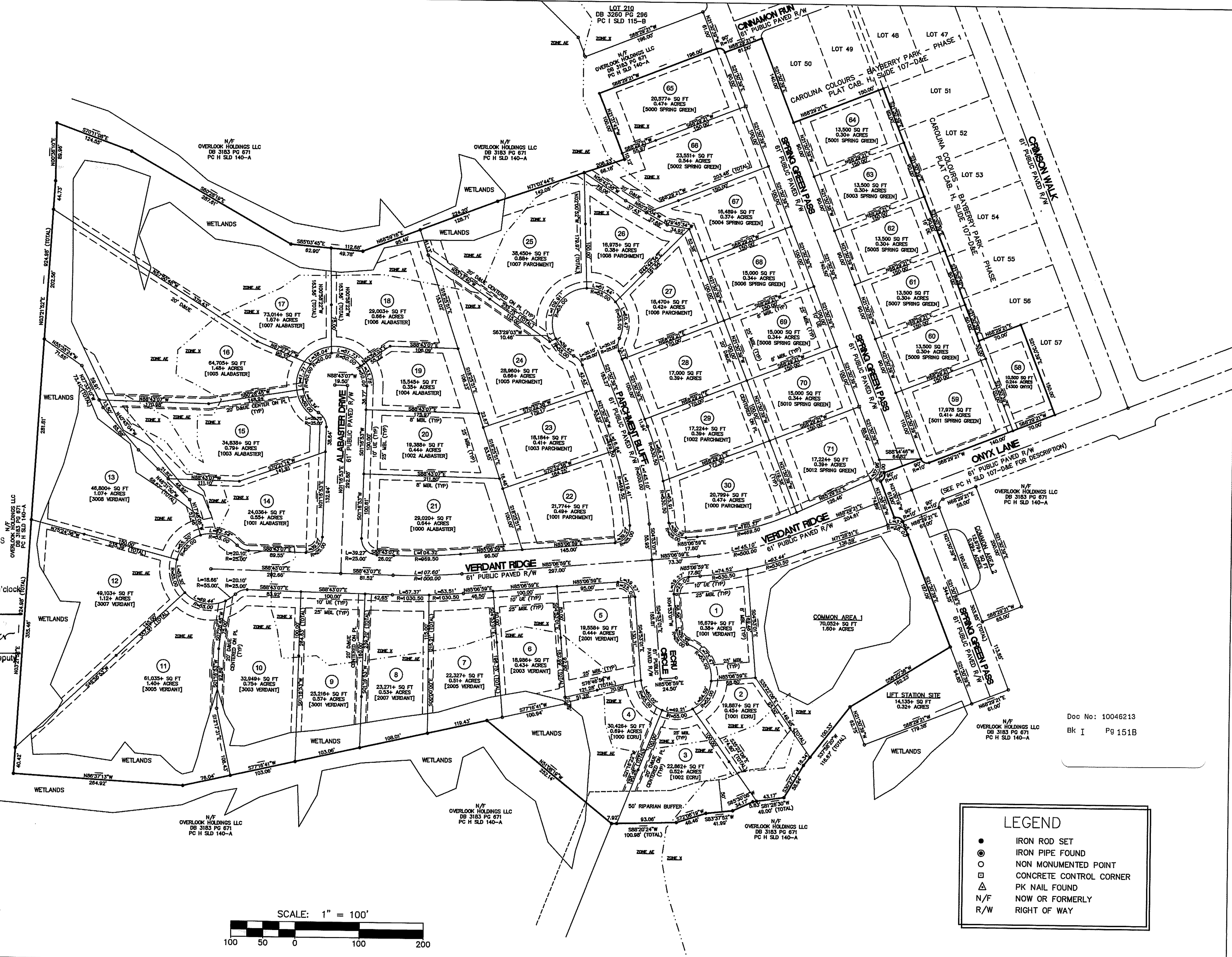


Chance & Associates Inc.
Professional Land Surveying
Joseph T. Chance, PLS
1009 Basil Drive
New Bern, NC 28562
Phone: (252) 636-9540
josephchance@reagan.com
Firm License No. C-3662



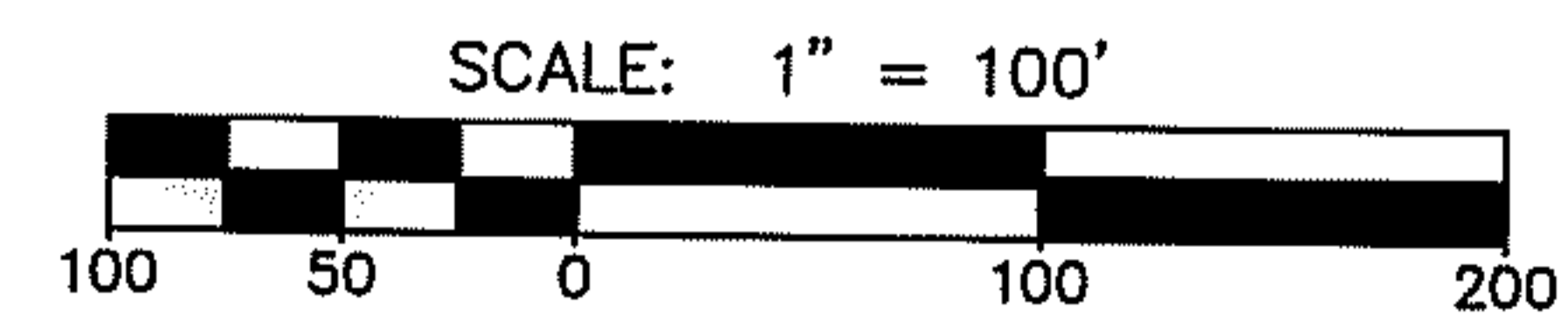
FINAL PLAT
of
CAROLINA COLOURS
VERDANT
OVERLOOK HOLDINGS, LLC
CITY of NEW BERN - No. 7 TOWNSHIP - CRAVEN COUNTY - NORTH CAROLINA
OCTOBER 8, 2019
SCALE: AS NOTED

JOB NUMBER 017
DWG NUMBER 014
SHEET NUMBER 1 of 6
PROJECT SURVEYOR JTC
SURVEYED BY JTC
DRAWN BY JTC
FIELD BOOK 047
COMPUTER FILE Verdant FNL.dwg



REGISTER OF DEEDS
 STATE OF NORTH CAROLINA
 COUNTY OF CRAVEN
 Filed for Registration at 1:40 AM (P.M.) o'clock
 This 12 day of Nov 2019
 Plat Cabinet Slide 151B
 Sherri B. Richard
 Register of Deeds/Assistant/Deputy

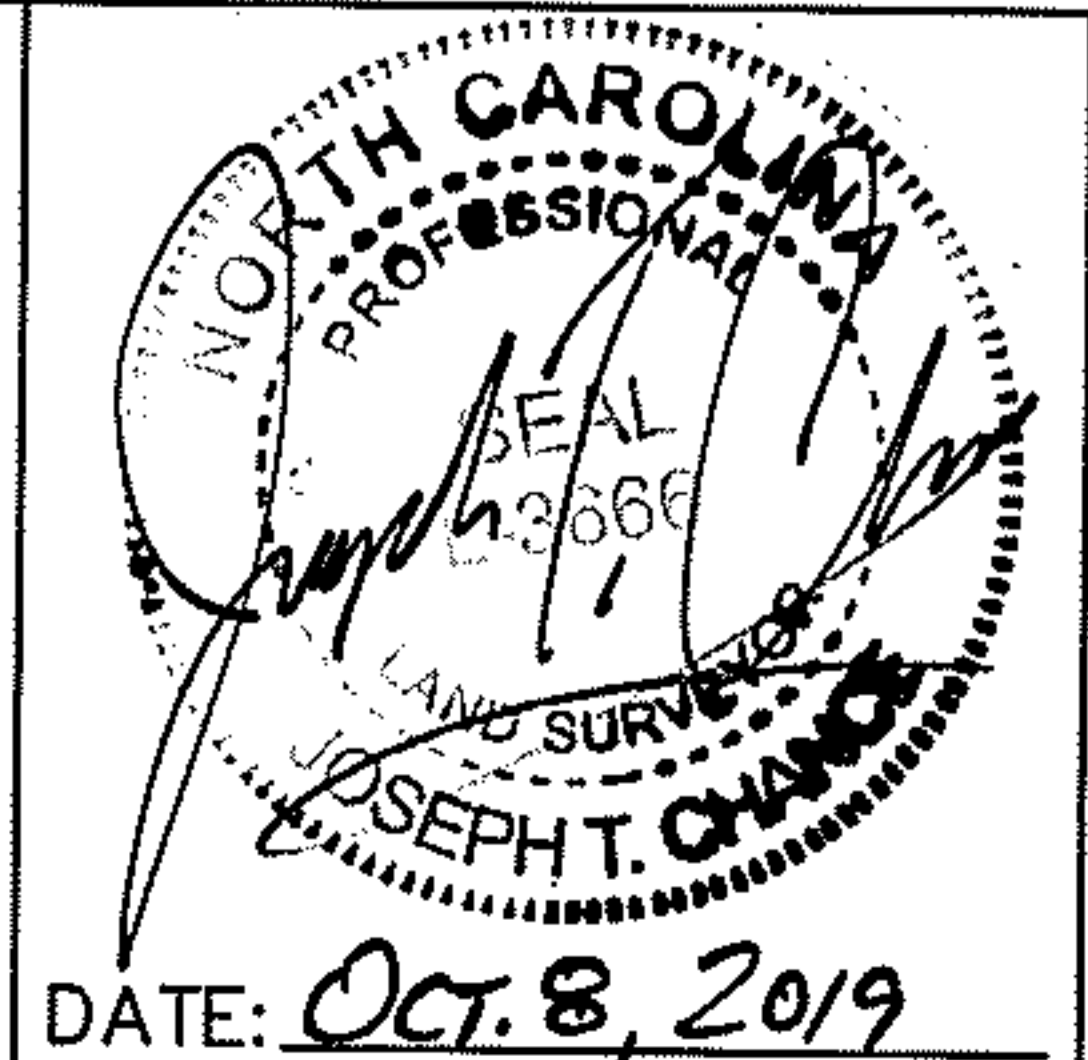
Doc No: 10046213
 Bk I Pg 151B



LEGEND	
●	IRON ROD SET
⊙	IRON PIPE FOUND
○	NON MONUMENTED POINT
⊠	CONCRETE CONTROL CORNER
△	PK NAIL FOUND
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY

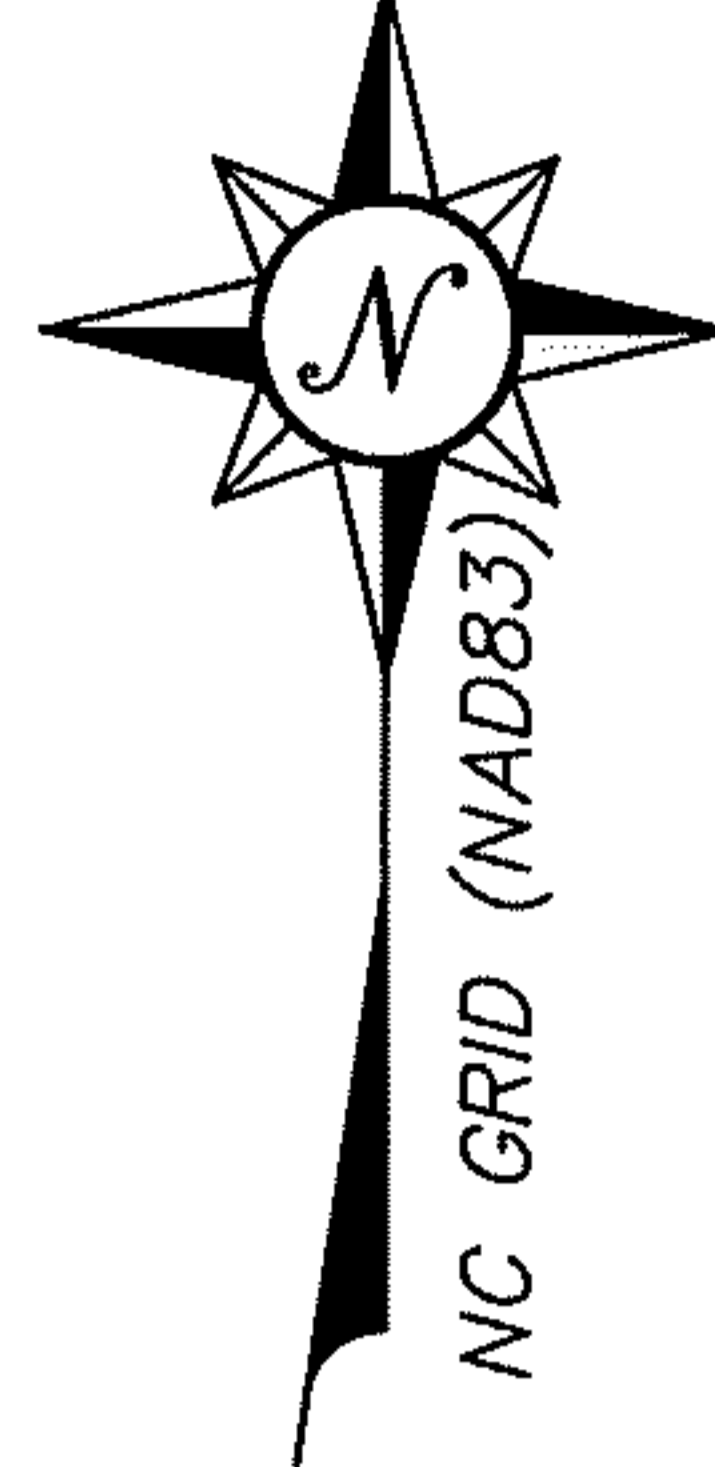


Chance & Associates Inc.
 Professional Land Surveying
 Joseph T. Chance, PLS
 1009 Basil Drive
 New Bern, NC 28562
 Phone: (252) 636-9540
 josephchance@reagan.com
 Firm License No. C-3662



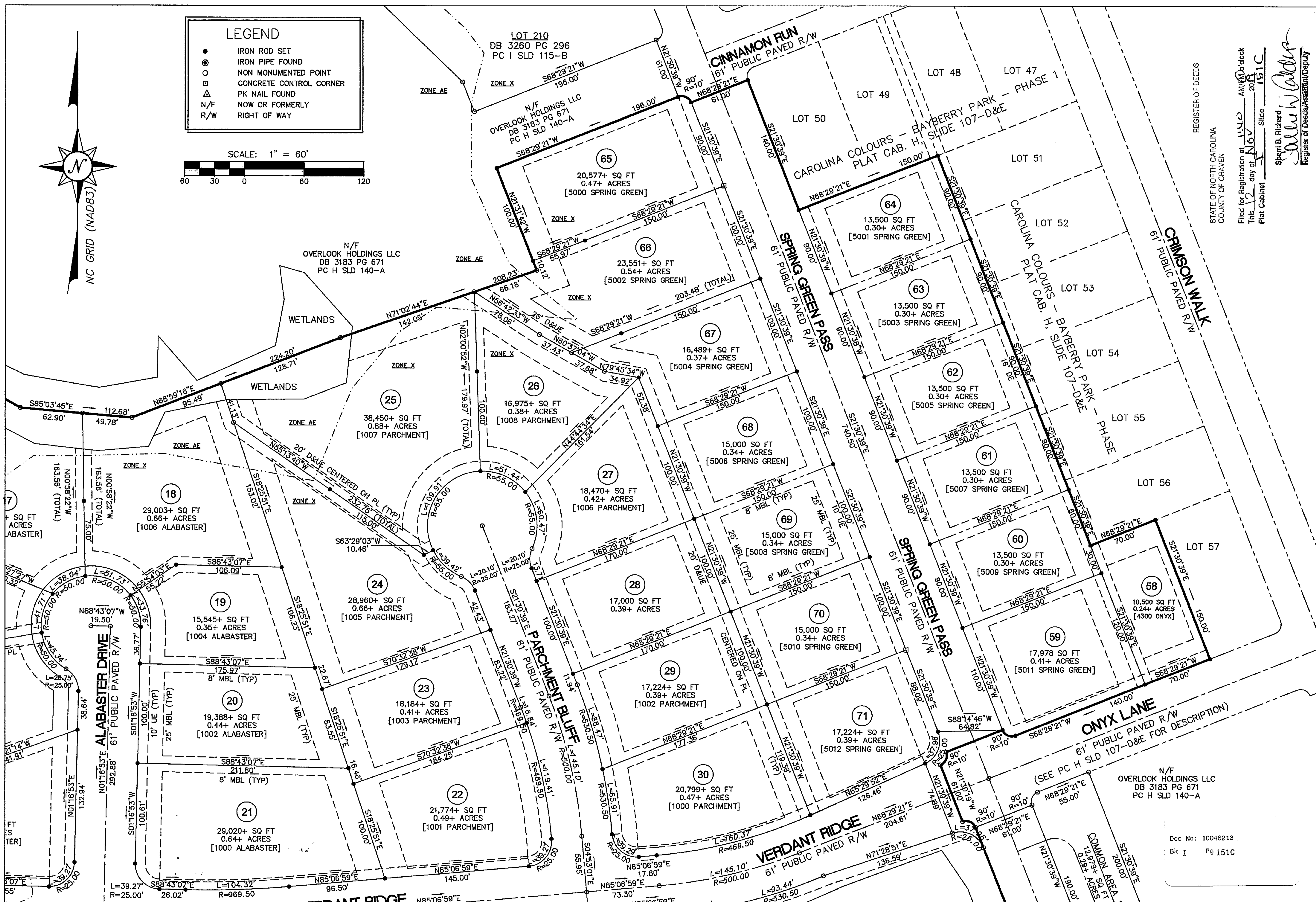
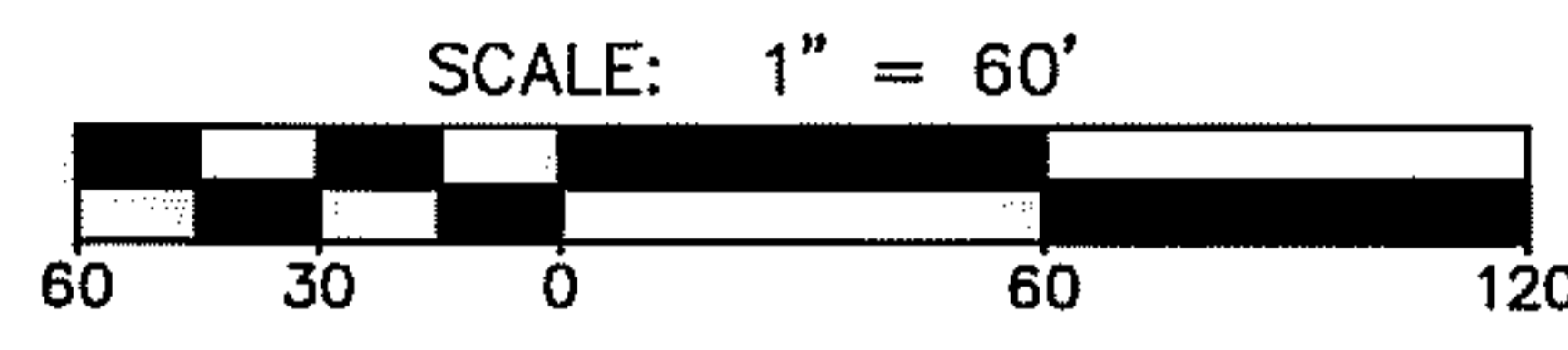
FINAL PLAT
 of
**CAROLINA COLOURS
 VERDANT**
 OVERLOOK HOLDINGS, LLC
 CITY of NEW BERN - No. 7 TOWNSHIP - CRAVEN COUNTY - NORTH CAROLINA
 OCTOBER 8, 2019
 SCALE: 1" = 100'

JOB NUMBER	017
DWG NUMBER	014
SHEET NUMBER	2 of 6
PROJECT SURVEYOR	JTC
SURVEYED BY	JTC
DRAWN BY	JTC
FIELD BOOK	047
COMPUTER FILE	Verdant FNL.dwg



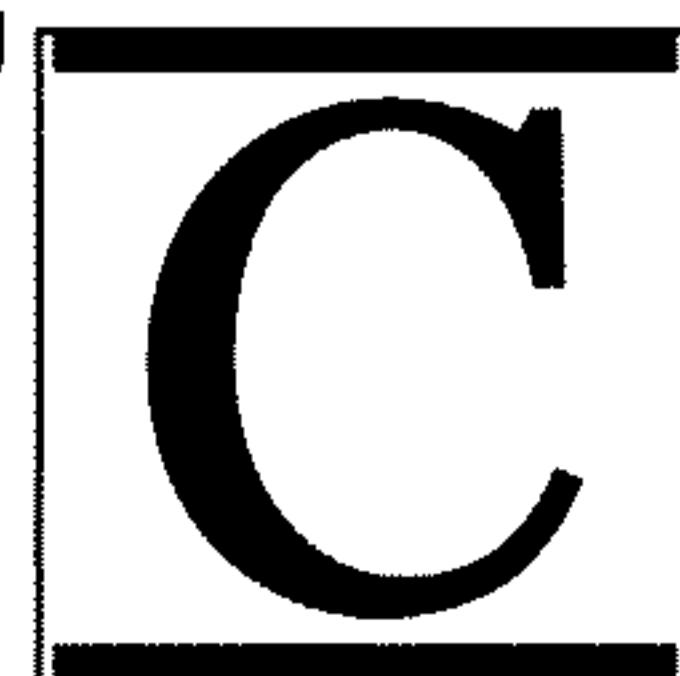
LEGEND

- IRON ROD SET
- IRON PIPE FOUND
- NON MONUMENTED POINT
- △ CONCRETE CONTROL CORNER
- ▲ PK NAIL FOUND
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY



CAROLINA COLOURS
A COMMUNITY DESIGNED FOR THE ART OF LIVING

Chance & Associates Inc.
Professional Land Surveying
Joseph T. Chance, PLS
1009 Basil Drive
New Bern, NC 28562
Phone: (252) 636-9540
josephchance@reagan.com
Firm License No. C-3662



NORTH CAROLINA
PROFESSIONAL SURVEYOR
SEAL
3666
JOSEPH T. CHANCE
DATE: Oct. 8, 2019

FINAL PLAT
of
CAROLINA COLOURS
VERDANT
OVERLOOK HOLDINGS, LLC
CITY of NEW BERN - No. 7 TOWNSHIP - CRAVEN COUNTY - NORTH CAROLINA
OCTOBER 8, 2019
SCALE: 1" = 60'

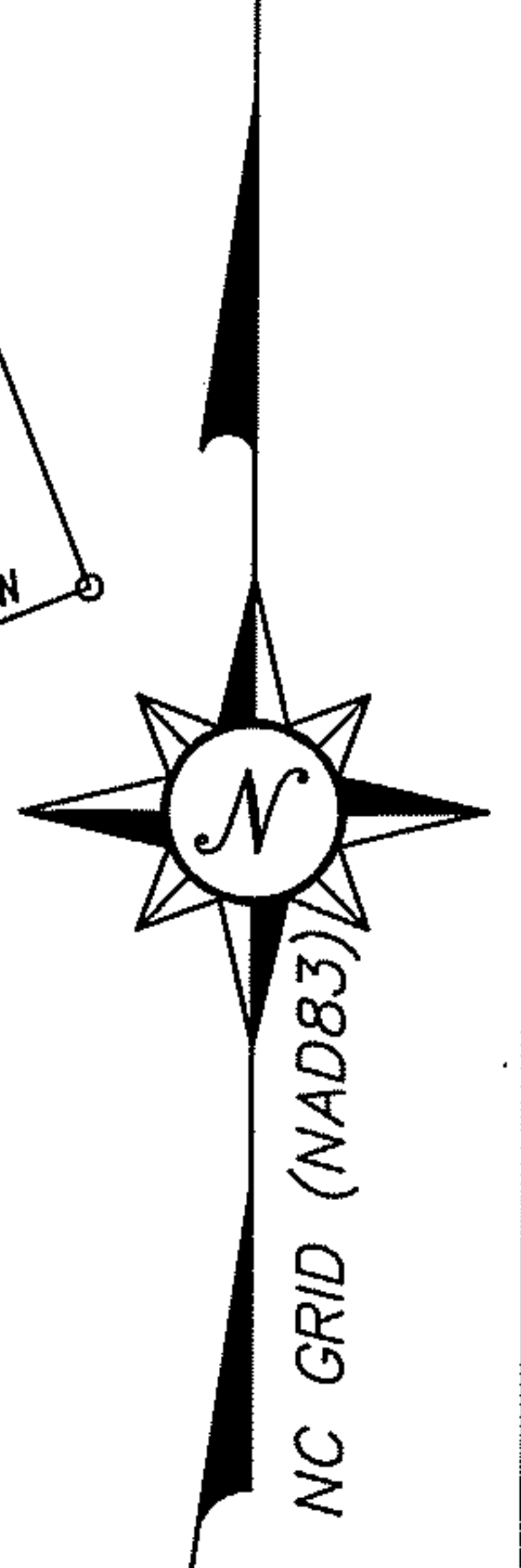
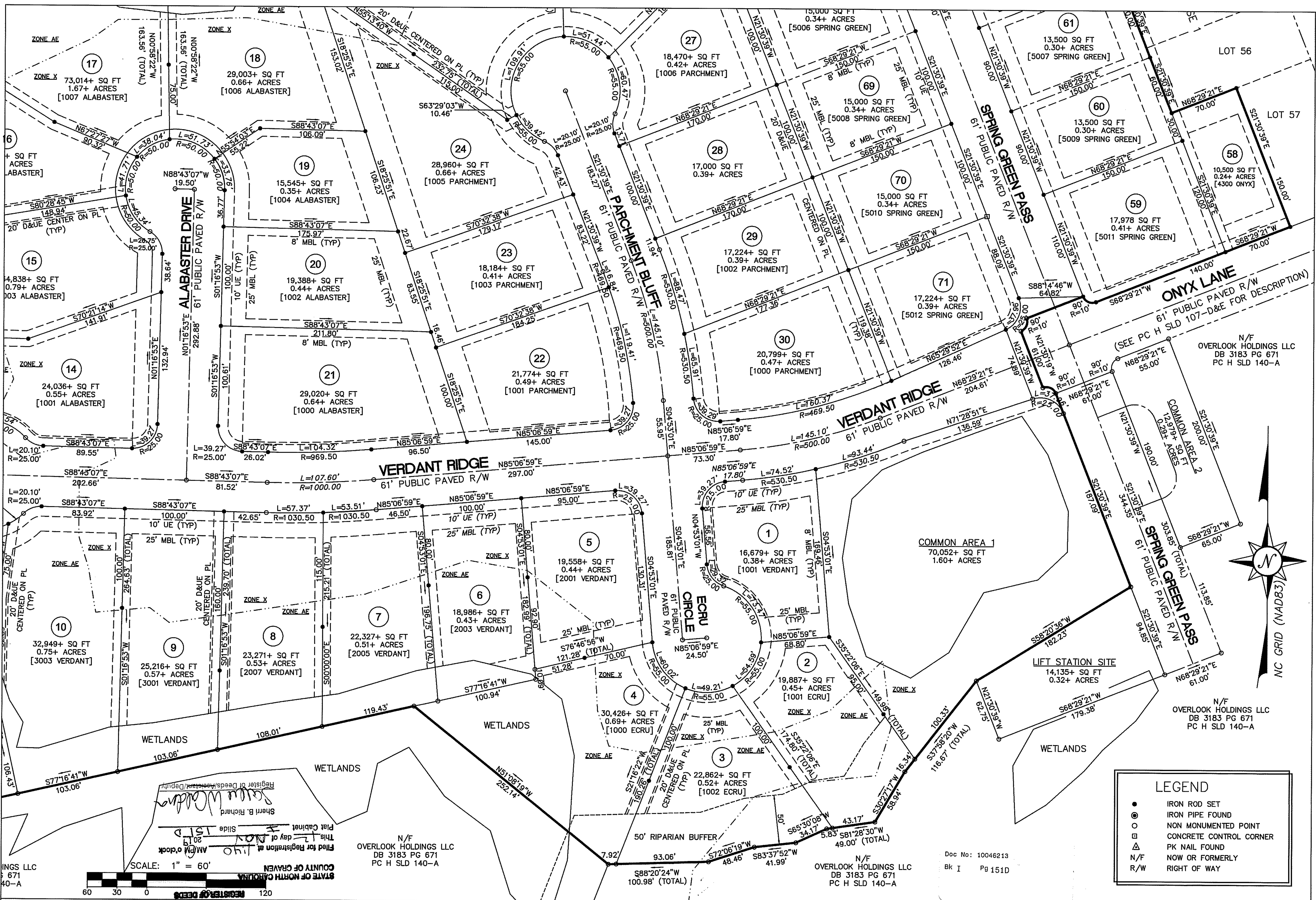
JOB NUMBER	017
DWG NUMBER	014
SHEET NUMBER	3 of 6
PROJECT SURVEYOR	JTC
SURVEYED BY	JTC
DRAWN BY	JTC
FIELD BOOK	047
COMPUTER FILE	Verdant FNL.dwg

Doc No: 10046213
Bk I Pg 151C

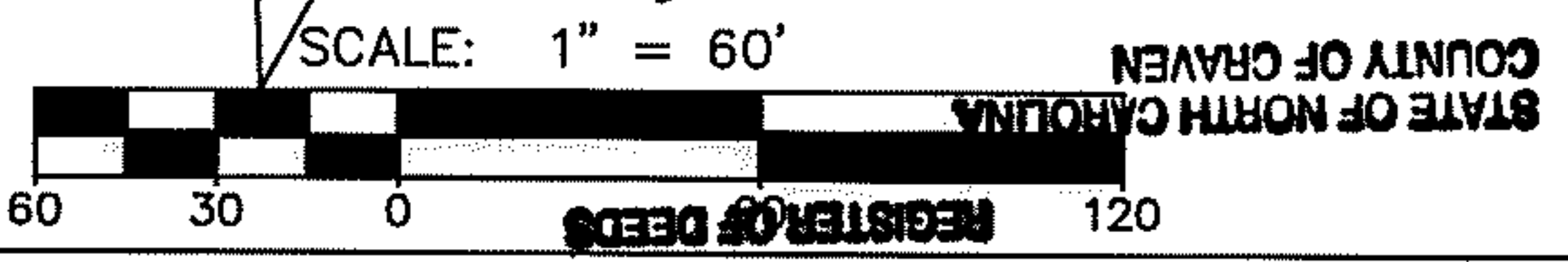
REGISTER OF DEEDS
STATE OF NORTH CAROLINA
COUNTY OF CRAVEN

Filed for Registration at 11:10 AM on 10/08/2019
This 12 day of Nov 2019
Plat Cabinet 151C

Sherril B. Richard
Register of Deeds/Assistant/Deputy



LEGEND	
●	IRON ROD SET
○	IRON PIPE FOUND
○	NON MONUMENTED POINT
□	CONCRETE CONTROL CORNER
△	PK NAIL FOUND
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY



Filed for Registration at
 AM/PM o'clock
 This day of NOV
 2019
 Sherri B. Richard
 State of North Carolina
 Register of Deeds/Deputy
 Filed for Registration at
 AM/PM o'clock
 This day of NOV
 2019
 Sherri B. Richard
 State of North Carolina
 Register of Deeds/Deputy

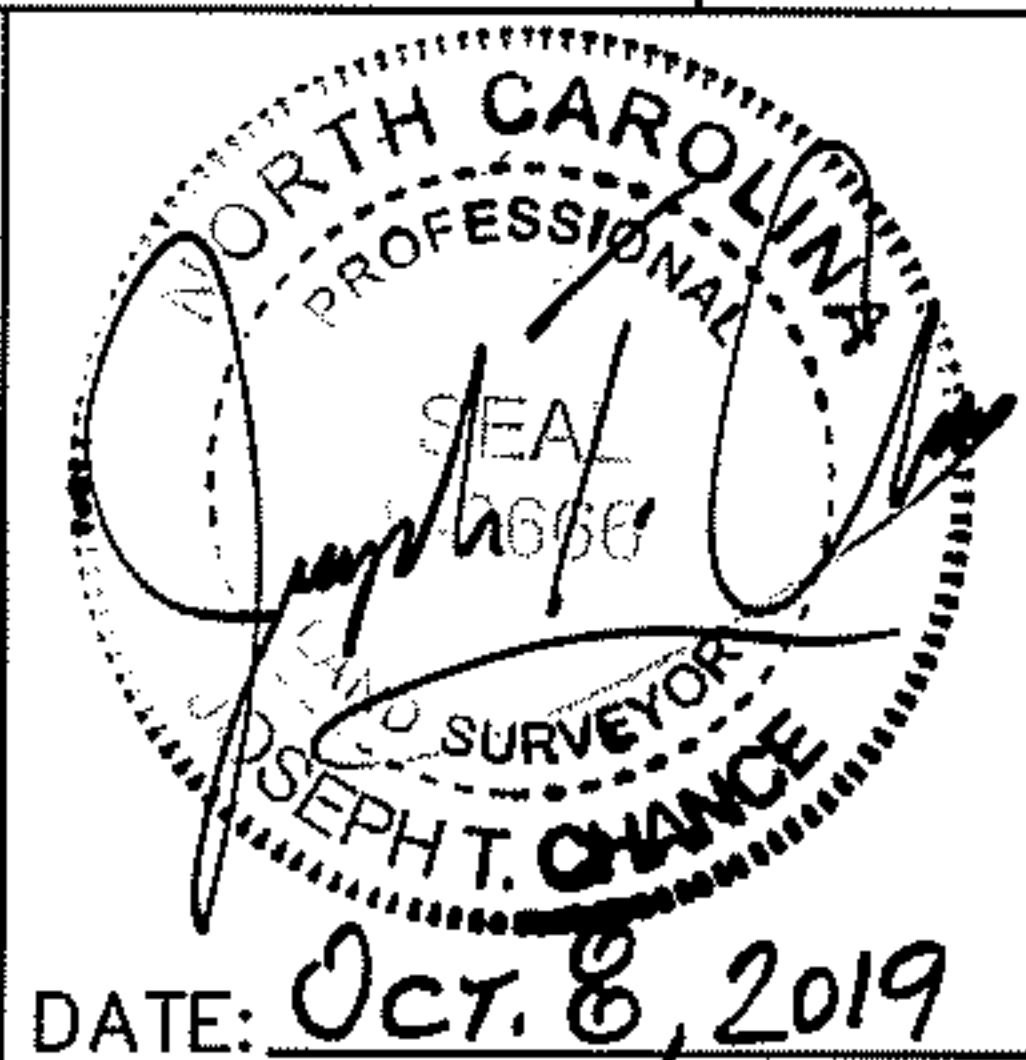
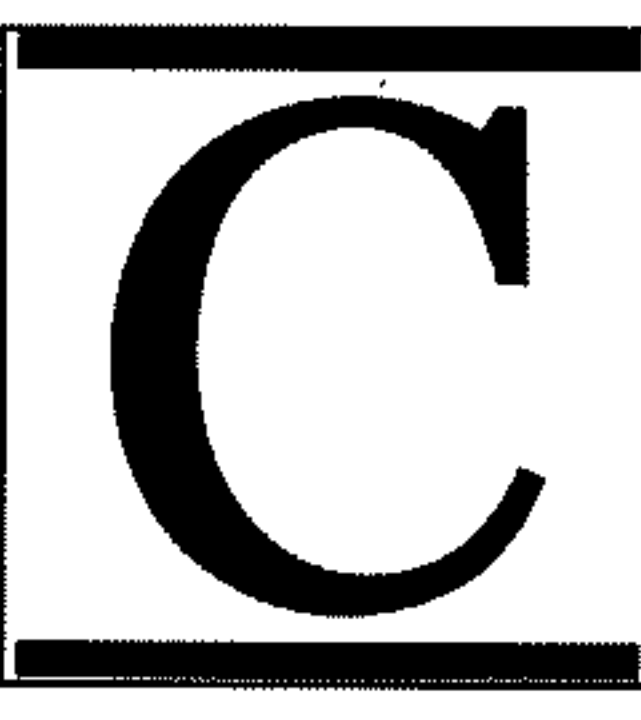
N/F
 OVERLOOK HOLDINGS LLC
 DB 3183 PG 671
 PC H SLD 140-A

N/F
 OVERLOOK HOLDINGS LLC
 DB 3183 PG 671
 PC H SLD 140-A

Doc No: 10046213
 Bk I Pg 151D

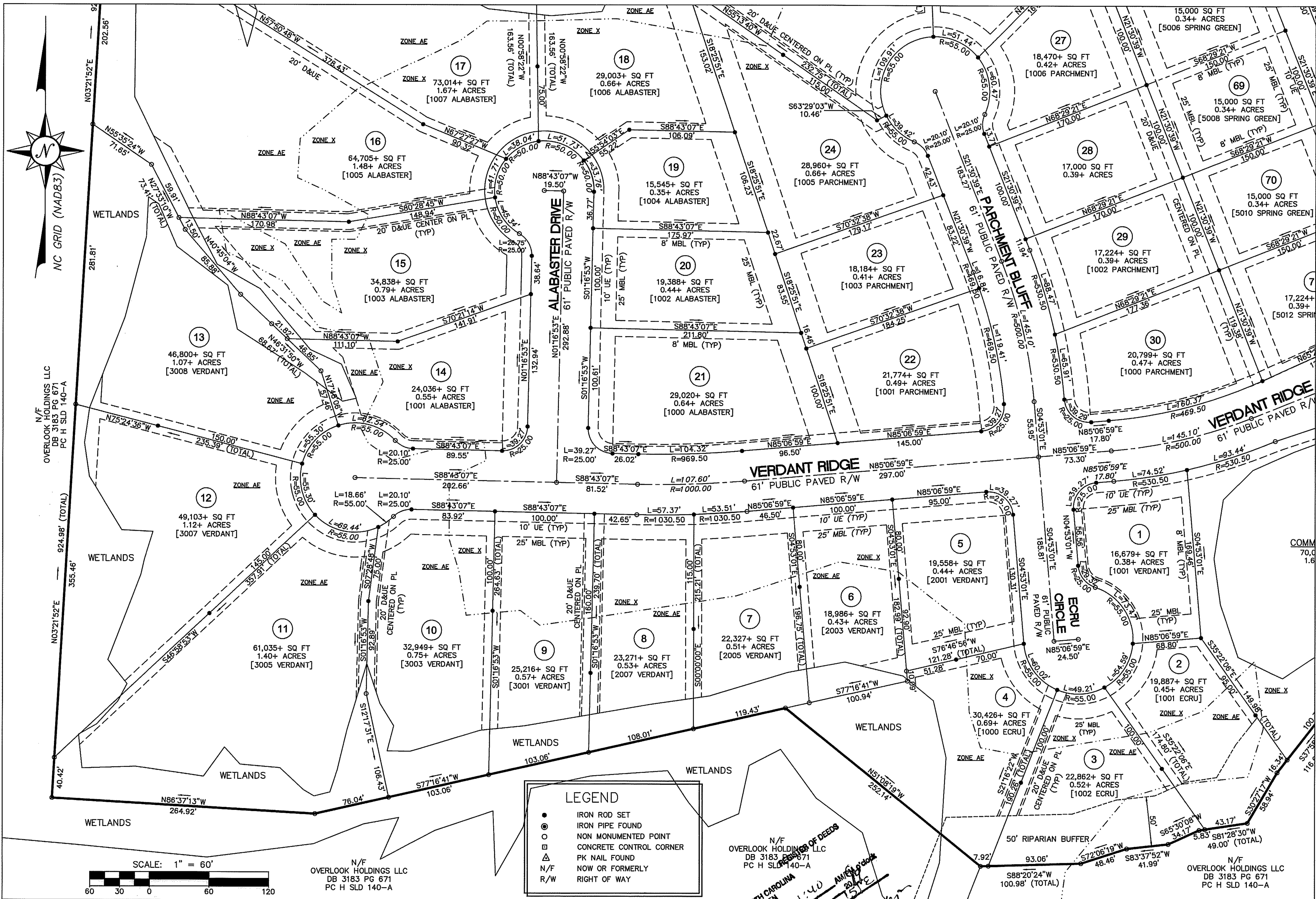
CAROLINA COLOURS
 A COMMUNITY DESIGNED FOR THE ART OF LIVING

Chance & Associates Inc.
 Professional Land Surveying
 Joseph T. Chance, PLS
 1009 Basil Drive
 New Bern, NC 28562
 Phone: (252) 636-9540
 josephthchance@reagan.com
 Firm License No. C-3662



FINAL PLAT
 of
**CAROLINA COLOURS
 VERDANT**
 OVERLOOK HOLDINGS, LLC
 CITY of NEW BERN - No. 7 TOWNSHIP - CRAVEN COUNTY - NORTH CAROLINA
 OCTOBER 8, 2019
 SCALE: 1" = 60'

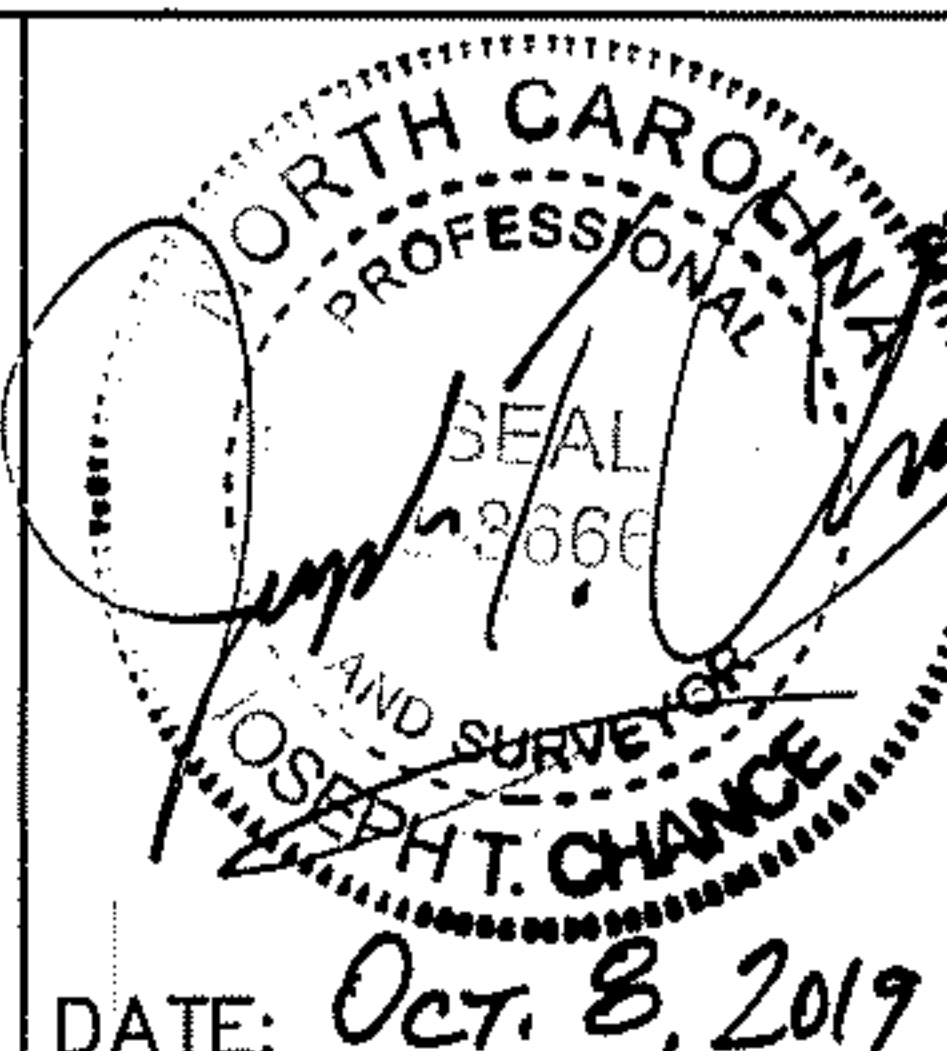
JOB NUMBER	017
DWG NUMBER	014
SHEET NUMBER	4 of 6
PROJECT SURVEYOR	JTC
SURVEYED BY	JTC
DRAWN BY	JTC
FIELD BOOK	047
COMPUTER FILE	Verdant.FNL.dwg



Doc No: 10046213
Blk I Pg 151E

CAROLINA COLOURS
A COMMUNITY DESIGNED FOR THE ART OF LIVING

Chance & Associates Inc.
Professional Land Surveying
Joseph T. Chance, PLS
1009 Basil Drive
New Bern, NC 28562
Phone: (252) 636-9540
joseph.tchance@reagan.com
Firm License No. C-3662



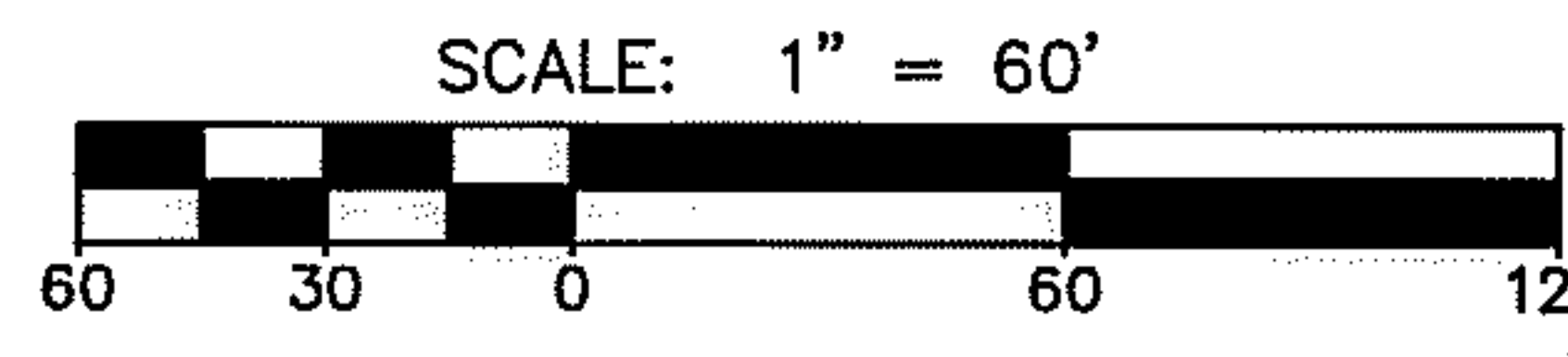
N/F
OVERLOOK HOLDINGS LLC
DB 3183 PG 671
PC H SLD 140-A

Filed for Registration
This day of NOV 2019
Slide 151E
Sherril B. Richard
Register of Deeds/Clerk of Superior Court

CAROLINA COLOURS
VERDANT
OVERLOOK HOLDINGS, LLC

CITY of NEW BERN - No. 7 TOWNSHIP - CRAVEN COUNTY - NORTH CAROLINA
OCTOBER 8, 2019
SCALE: 1" = 60'

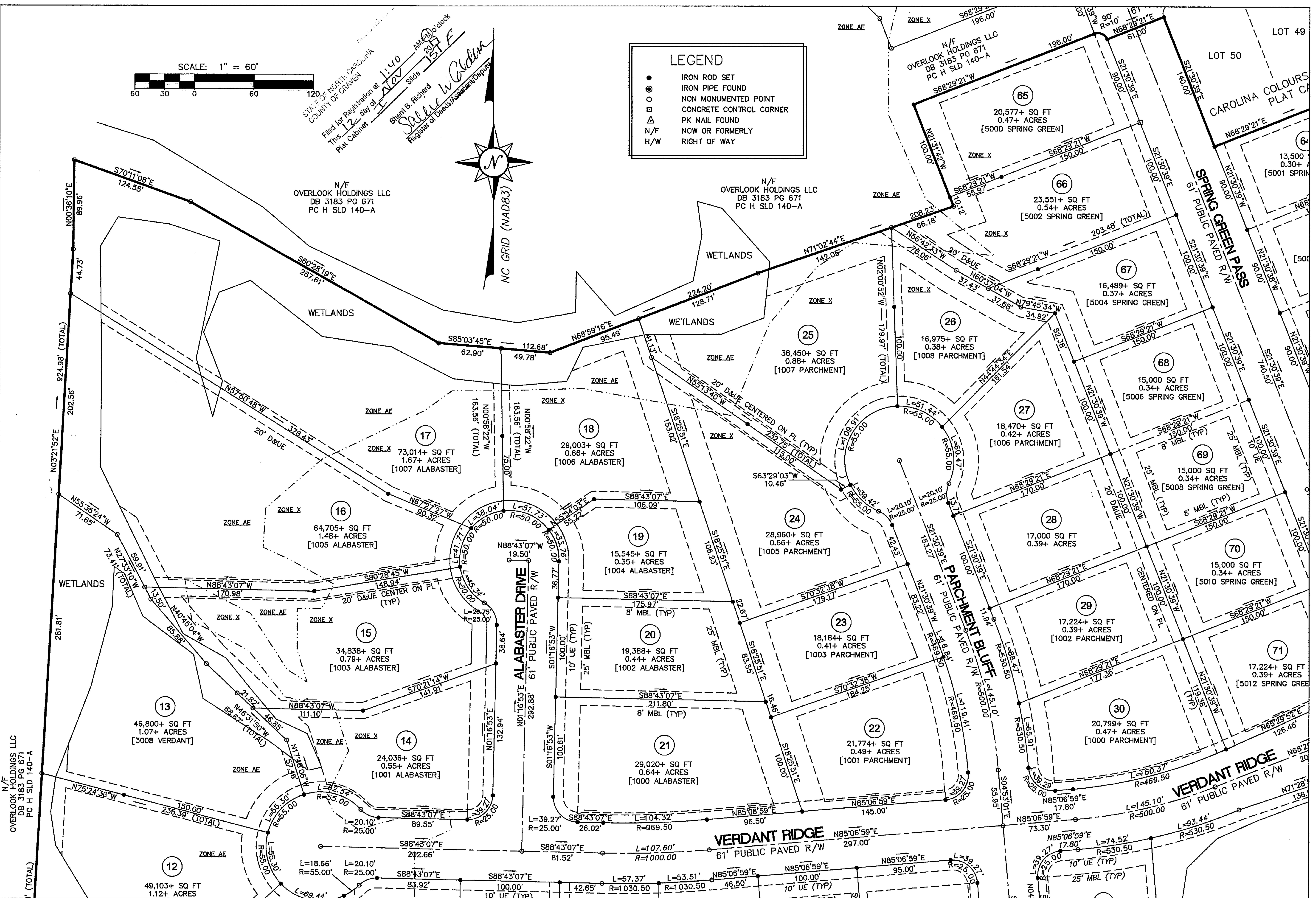
JOB NUMBER 017
DWG NUMBER 014
SHEET NUMBER 5 of 6
PROJECT SURVEYOR JTC
SURVEYED BY JTC
DRAWN BY JTC
FIELD BOOK 047
COMPUTER FILE Verdant FNL.dwg



STATE OF NORTH CAROLINA
 COUNTY OF CRAVEN
 Filed for Registration at
 This 12 day of Nov 2019
 Shyril B. Richard
 Register of Deeds/Assessors/Deputy
 Sally W. Caldwell
 Register of Deeds/Assessors/Deputy

LEGEND

- IRON ROD SET
- IRON PIPE FOUND
- NON MONUMENTED POINT
- CONCRETE CONTROL CORNER
- ⊠ PK NAIL FOUND
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY



Doc No: 10046213
 Bk I Pg 151F

CAROLINA COLOURS
 A COMMUNITY DESIGNED FOR THE ART OF LIVING

Chance & Associates Inc.
 Professional Land Surveying

Joseph T. Chance, PLS
 1009 Basil Drive
 New Bern, NC 28562
 Phone: (252) 636-9540
 josephchance@reagan.com
 Firm License No. C-3662

DATE: Oct. 8, 2019

FINAL PLAT
 of
**CAROLINA COLOURS
 VERDANT**
 OVERLOOK HOLDINGS, LLC
 CITY of NEW BERN - No. 7 TOWNSHIP - CRAVEN COUNTY - NORTH CAROLINA
 OCTOBER 8, 2019
 SCALE: 1" = 60'

JOB NUMBER	017
DWG NUMBER	014
SHEET NUMBER	6 of 6
PROJECT SURVEYOR	JTC
SURVEYED BY	JTC
DRAWN BY	JTC
FIELD BOOK	047
COMPUTER FILE	Verdant FNL.dwg