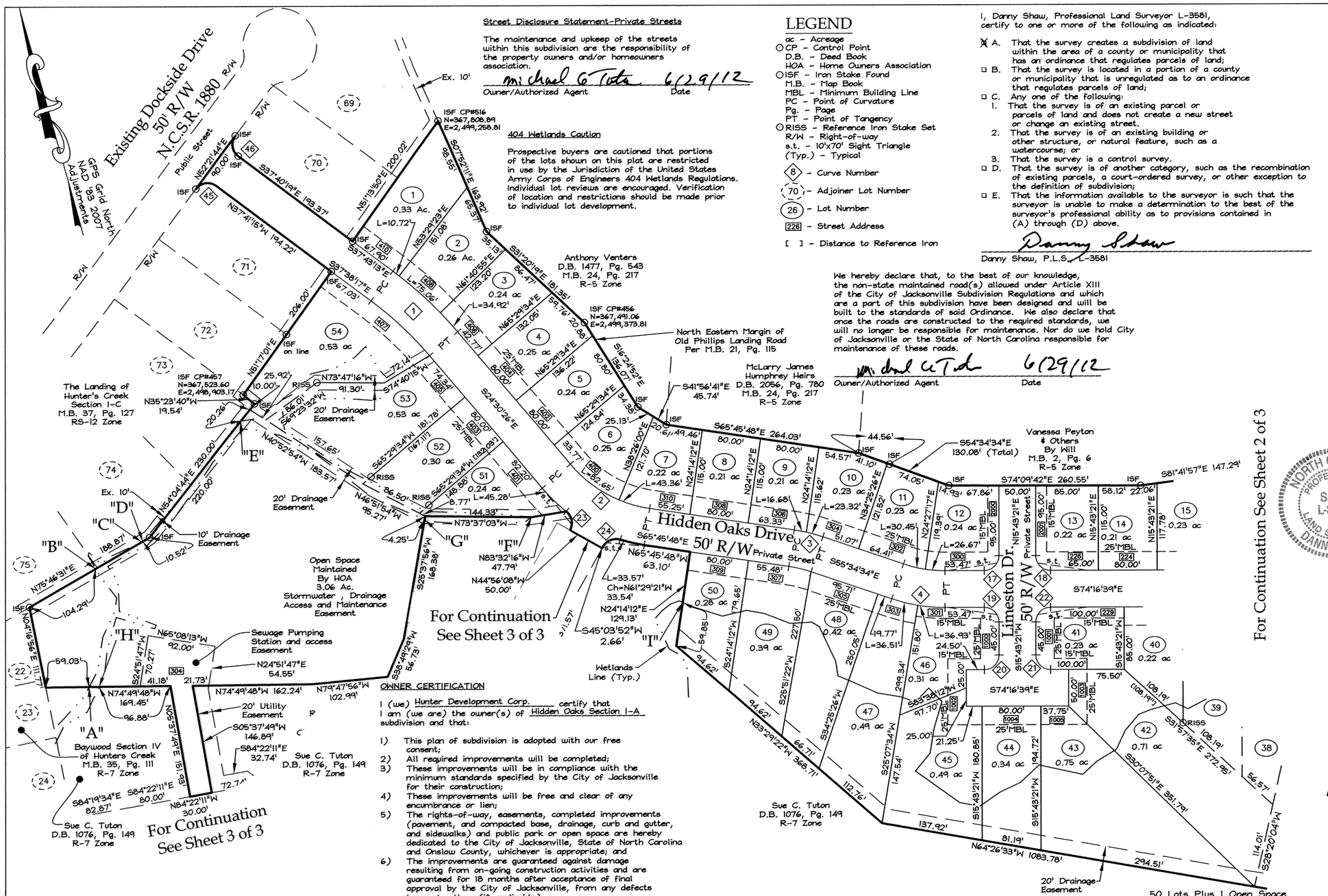


Street Disclosure Statement-Private Streets

The maintenance and upkeep of the streets within this subdivision are the responsibility of the property owners and/or homeowners association.

Michael G Tuton 6/29/12
Owner/Authorized Agent Date

404 Wetlands Caution

Prospective buyers are cautioned that portions of the lots shown on this plat are restricted in use by the Jurisdiction of the United States Army Corps of Engineers 404 Wetlands Regulations. Individual lot reviews are encouraged. Verification of location and restrictions should be made prior to individual lot development.

LEGEND

ac - Acreage
⊙CP - Control Point
D.B. - Deed Book
HOA - Home Owners Association
⊙ISF - Iron Stake Found
M.B. - Map Book
MBL - Minimum Building Line
PC - Point of Curvature
Pg. - Page
PT - Point of Tangency
⊙RISS - Reference Iron Stake Set
R/W - Right-of-way
s.t. - 10'x70' Sight Triangle
(Typ.) - Typical
(8) - Curve Number
(70) - Adjoiner Lot Number
(26) - Lot Number
[226] - Street Address
[ ] - Distance to Reference Iron

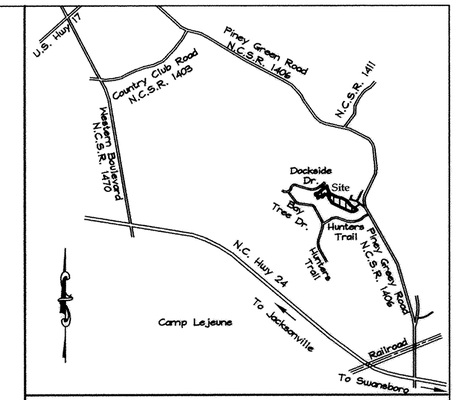
I, Danny Shaw, Professional Land Surveyor L-3581, certify to one or more of the following as indicated:

☒ A. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
☐ B. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
☐ C. Any one of the following:
1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
3. That the survey is a control survey.
☐ D. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;
☐ E. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (A) through (D) above.

Danny Shaw
Danny Shaw, P.L.S., L-3581

We hereby declare that, to the best of our knowledge, the non-state maintained road(s) allowed under Article XIII of the City of Jacksonville Subdivision Regulations and which are a part of this subdivision have been designed and will be built to the standards of said Ordinance. We also declare that once the roads are constructed to the required standards, we will no longer be responsible for maintenance. Nor do we hold City of Jacksonville or the State of North Carolina responsible for maintenance of these roads.

Michael G Tuton 6/29/12
Owner/Authorized Agent Date



Vicinity Sketch
Not to scale

I, Danny Shaw, certify that this map was drawn under my supervision from an actual survey (Deed and Plat references as shown hereon), with control corners set, made under my supervision, completed on 6-29-12, that the ratio of precision prior to adjustments is 1:10,000, that the boundaries not surveyed are shown as broken lines drawn from sources noted, that this map was prepared in accordance with G.S. 47-30 as amended, this map was prepared for recording purposes.

Witness my original signature, license number and seal this 29 day of JUNE AD 2012.

NORTH CAROLINA PROFESSIONAL SEAL L-3581 LAND SURVEYOR DANNY SHAW

Danny Shaw
Danny Shaw, P.L.S., L-3581

NORTH CAROLINA.....ONSLOW COUNTY

I, Jane Holland, Review Officer of Onslow County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Jane Holland 6/29/12
Review Officer Date

NORTH CAROLINA.....ONSLOW COUNTY

Doc ID: 009859570001 Type: CRP
Recorded: 06/29/2012 at 12:19:48 PM
Fee Amt: $63.00 Page 1 of 1
Onslow County, NC
Rebecca L. Pollard Reg. of Deeds
BK 64 PG 179
Cabinet N

Rebecca L Pollard by Bob K. Glass
Register of Deeds Onslow County

For Continuation See Sheet 2 of 3

OWNER CERTIFICATION

I (we) Hunter Development Corp. certify that I am (we are) the owner(s) of Hidden Oaks Section I-A subdivision and that:

1) This plan of subdivision is adopted with our free consent;
2) All required improvements will be completed;
3) These improvements will be in compliance with the minimum standards specified by the City of Jacksonville for their construction;
4) These improvements will be free and clear of any encumbrance or lien;
5) The rights-of-way, easements, completed improvements (pavement, and compacted base, drainage, curb and gutter, and sidewalks) and public park or open space are hereby dedicated to the City of Jacksonville, State of North Carolina and Onslow County, whichever is appropriate; and
6) The improvements are guaranteed against damage resulting from on-going construction activities and are guaranteed for 18 months after acceptance of final approval by the City of Jacksonville, from any defects in construction, (if applicable).
7) All water and sewer infrastructure with associated easements are dedicated to Onslow Water and Sewer Authority.

Michael G Tuton 6/29/12
Owner Date

North Carolina, ~~Onslow~~ JONES County

I, Rachel M. Hawley a Notary Public for said County and State, do hereby certify that Michael G. Tuton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of JUNE, 2012.

RACHEL M. HAWLEY NOTARY PUBLIC JONES COUNTY, NC

Rachel M. Hawley
Notary Public

My commission expires October 16, 2016

CITY CLERK CERTIFICATION

I, Carmen K. Miracle, the City Clerk of Jacksonville, North Carolina, do hereby certify that the Jacksonville Planning Department, approved this plat for recording at the Office of the Register of Deeds of Onslow County, North Carolina. (The City accepted the dedication of the streets, sidewalks, other public facilities, easements, rights-of-way, and public parks; however, the City assumes no responsibility to open or maintain the same, until, in the opinion of the governing body of the City of Jacksonville, it is in the public interest to do so.), if applicable.

6/29 2012

Carmen K. Miracle
City Clerk

City Seal

CITY OF JACKSONVILLE N.C. NORTH CAROLINA

Field Book: N/A
Disk Name: ACAD 2191
Filename: Hidden Oaks 1-fp.dwg ELB
Job No.: 5080806-4561

ETJ SUBDIVISION CERTIFICATION

The maintenance and upkeep of the streets within this subdivision are the responsibility of the property owners within the subdivision and /or the homeowners association. In order for the streets to be included in the North Carolina Department of Transportation system, the citizens within the subdivision must submit a petition as set forth by the North Carolina Department of Transportation.

FINAL PLAT

SHEET 1 OF 3

HIDDEN OAKS SECTION I-A AT HUNTER'S CREEK

White Oak Twp., Onslow Co., North Carolina

Owner/Developer:
Hunter Development Corporation
P.O. Box 1066
Jacksonville, North Carolina 28541
(910) 577-1441

DATE: 02/28/12
SCALE: 1"=100'

GRAPHIC SCALE: 1"=100'
0 50 100 200 300
FEET

Parker & Associates, Inc.
Consulting Engineers - Land Surveyors - Land Planners
P.O. Box 976 - 28541-0976
306 New Bridge Street - 28540
Jacksonville, North Carolina
Phone (910) 455-2414 - Fax (910) 455-3441
Firm License Number: F-0108

Shaping Horizons

BK64 PG179

404 Wetlands Caution

Prospective buyers are cautioned that portions of the lots shown on this plat are restricted in use by the Jurisdiction of the United States Army Corps of Engineers 404 Wetlands Regulations. Individual lot reviews are encouraged. Verification of location and restrictions should be made prior to individual lot development.

Street Disclosure Statement-Private Streets

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Michael G Tuton 6/29/12
Owner/Authorized Agent Date

LEGEND

ac - Acreage
D.B. - Deed Book
ISF - Iron Stake Found
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MBL - Minimum Building Line
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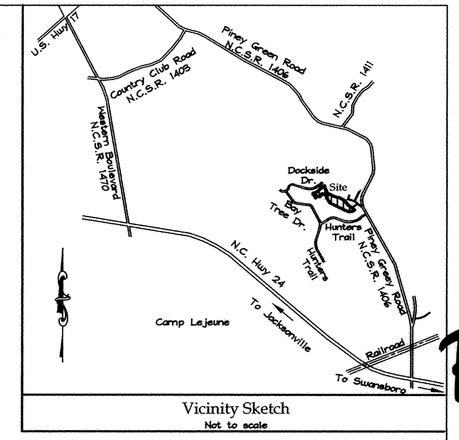
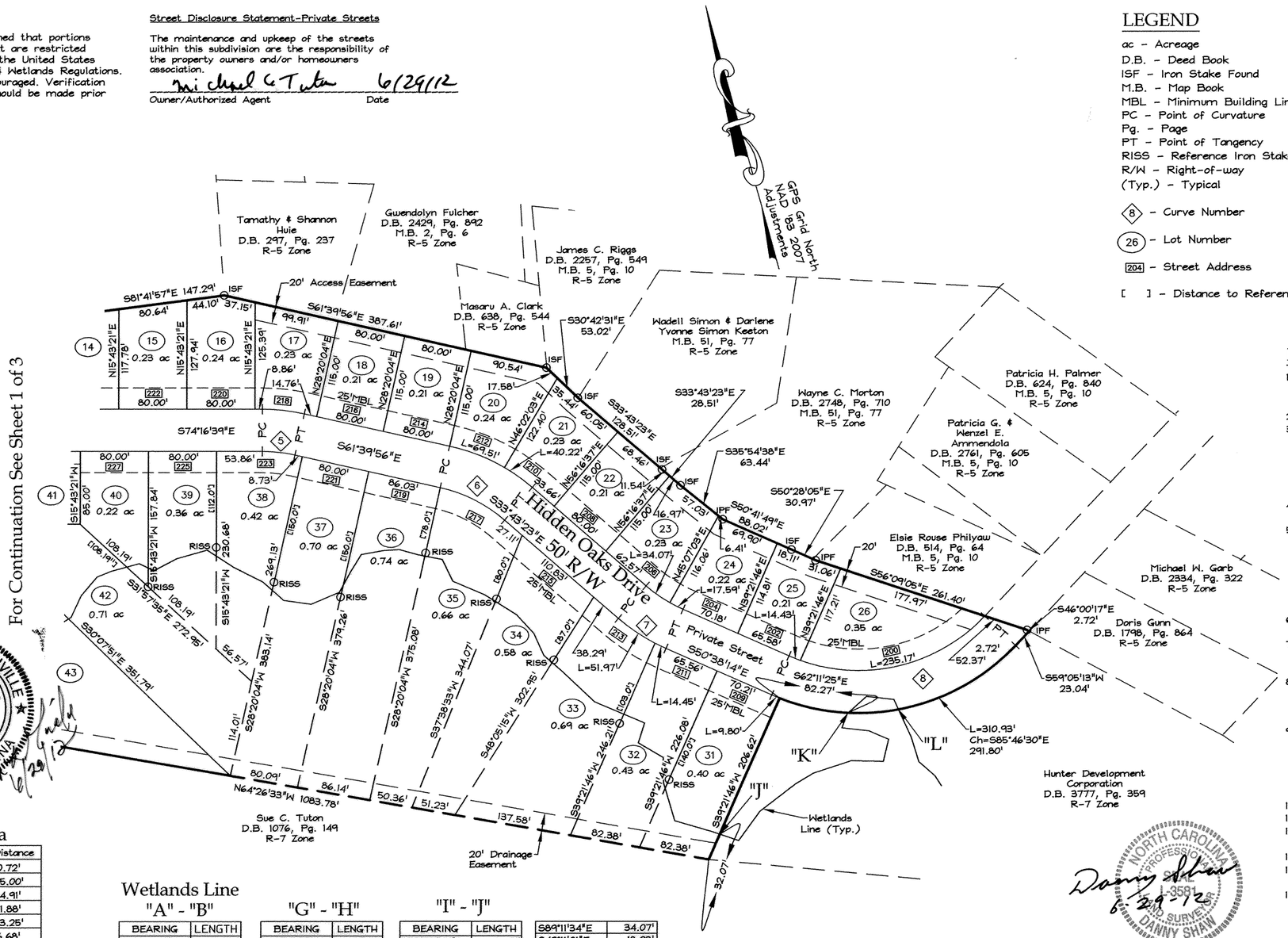
Pg. - Page
PT - Point of Tangency
RISS - Reference Iron Stake Set
R/W - Right-of-way
(Typ.) - Typical
◇8 - Curve Number
(26) - Lot Number
[204] - Street Address
[ ] - Distance to Reference Iron



Vicinity Sketch
Not to scale



NOTES:

1. Building setback lines are established within the guidelines of the City of Jacksonville zoning ordinance, dated August 22, 1972.
2. All streets are private, unless designated otherwise.
3. Minimum Building Setbacks: (R-7 Zone)

Corner Lots:	Interior Lots:
Front yard - 25'	Front yard - 25'
Rear yard - 7'	Rear yard - 15'
Side yard - 7'	Side yard - 7'
Side street - 15'	

4. Building setback lines should be verified by the current City of Jacksonville Zoning Map prior to building construction.
5. Property lying beyond streets rights-of-way and within bounds of sight triangles shall remain as property of homeowners, but shall have no plantings, shrubbery, or other obstructions which will impede drive's vision (This does not include Public Utilities, or street markers, traffic signs and controls.) The homeowner should ensure that all applicable standards of the City of Jacksonville are met.
6. 1/2" Iron Stakes set at ground level at all lot corners, except as noted.
7. This project is not within any special flood hazard per FEMA CPN 370178 4396J & 5306J (City of Jacksonville). Effective November 3, 2005.
8. All easements are drainage and utility at dimensions shown, unless otherwise noted. Easements shown as ═══ or ═══
9. All Easements are dedicated for public use, unless specifically noted otherwise. Public use means that public entities and the general public may use the easement, but does not mean or imply that any entity does or will use, or does or will maintain any feature (drainage or utilities, etc.) inside the easement.
10. All distances are horizontal ground, U.S. survey feet.
11. All acreage calculated by coordinates.
12. There are no Areas of Environmental Concern (AEC) as defined by Coastal Area Management Act (CAMA) on this site.
13. Lot coverage shall not exceed 50%.
14. All stop signs shall be R1-1 30"x30" and installed to MUTCD Standards.
15. Prior to receiving a Certificate of Occupancy, the street lights closest to the property lines of the lot in question shall be installed and functioning properly.
16. No Register of Deed search done by or furnished to surveyor regarding deed or covenant restrictions.
17. Wetlands lines surveyed on 03/03/09, and signed by the U.S.C.O.E. on 05/01/2009.
18. Public service and safety agencies have rights of access on the private streets in this development, are held harmless from any claims for damage resulting from normal use to provide public services, and may discontinue services unless streets and drives are adequately maintained.

CITY OF JACKSONVILLE NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL L-3581 LAND SURVEYOR DANNY SHAW 6-29-12

Chord Data

Lot	Curve	Bearing	Distance
1	1	S37°05'42"E	10.72'
2	1	S32°24'51"E	75.00'
3	1	S26°24'46"E	34.91'
6	2	S38°02'13"E	81.88'
7	2	S58°39'54"E	43.25'
9	3	S63°38'22"E	16.68'
10	3	S58°32'45"E	23.31'
11	4	S60°33'38"E	30.41'
12	4	S69°54'41"E	26.65'
20	6	S52°48'56"E	69.23'
21	6	S38°50'40"E	40.17'
23	7	S39°18'04"E	34.02'
24	7	S47°45'29"E	17.58'
25	8	S52°40'06"E	14.43'
26	8	S87°48'23"E	222.30'
31	8	N51°44'40"W	9.80'
32	7	N48°47'49"W	14.45'
33	7	N40°20'23"W	51.85'
46	4	N69°34'32"W	36.89'
47	4	N60°13'29"W	36.47'
51	2	N30°16'22"W	45.21'

Wetlands Line

"A" - "B"

BEARING	LENGTH
N43°12'30"E	25.26'
N24°24'07"E	46.10'
N40°25'50"E	40.15'
N22°46'47"E	17.38'
N22°12'01"W	35.30'
N14°23'24"W	13.29'

"C" - "D"

BEARING	LENGTH
N61°22'40"E	1.42'
N56°24'08"E	0.42'

"E" - "F"

BEARING	LENGTH
S83°10'22"E	25.81'
N66°36'48"E	39.94'
N76°39'08"E	19.49'
N56°12'24"E	33.95'
S88°09'11"E	33.87'
N77°34'58"E	29.30'
N61°50'11"E	21.65'
S14°25'33"E	36.71'
S27°06'05"E	14.46'
N72°33'29"E	29.93'
S40°33'11"E	12.41'
S65°35'52"W	37.71'
S64°12'33"W	25.16'
N70°05'24"W	46.07'
N75°36'06"W	33.48'
N89°56'47"W	29.31'
S84°52'54"W	22.80'
S10°22'57"W	25.45'
S40°33'02"E	89.14'
S47°26'03"E	70.51'
S45°21'13"E	62.04'
S72°13'30"E	94.87'
S68°45'31"E	49.50'

"G" - "H"

BEARING	LENGTH
N51°54'03"W	77.12'
N35°49'24"W	62.39'
N38°12'20"W	40.94'
N47°46'22"W	48.35'
N61°06'08"W	29.65'
N69°13'12"W	21.80'
S56°45'05"W	33.71'
S59°12'09"W	26.28'
S49°23'34"W	44.19'
S52°20'13"W	41.74'
S59°37'00"W	60.51'
S85°33'04"W	21.94'
S74°41'03"W	36.49'
S18°13'34"E	23.33'
S10°44'36"W	15.54'
S13°02'18"W	26.39'
S53°35'01"E	53.57'
S37°55'38"W	5.31'
N57°45'17"W	54.51'
S31°40'08"W	42.79'
S22°41'45"W	39.24'
S41°02'58"W	16.25'

"I" - "J"

BEARING	LENGTH
S50°20'20"E	14.23'
S56°35'47"E	42.72'
S87°31'12"E	33.31'
S64°39'56"E	24.68'
S52°57'38"E	37.96'
S77°32'07"E	29.23'
S44°28'04"E	11.95'
S09°28'04"E	52.52'
S07°13'00"W	20.13'
S51°17'32"E	28.98'
S49°34'11"E	29.79'
S64°42'04"E	33.74'
S53°20'21"E	19.25'
N58°58'53"E	26.47'
S28°16'09"E	25.78'
S32°09'19"W	38.64'
S24°37'06"W	32.88'
S55°27'37"W	31.43'
S39°13'48"E	29.05'
S38°47'43"E	44.47'
S63°17'35"E	27.56'
N71°10'56"E	34.33'
N80°42'53"E	30.15'
N62°57'23"E	34.51'
S62°08'44"E	60.83'
N63°03'47"E	25.78'
N74°43'40"E	31.32'
N40°58'14"E	28.17'
N56°12'34"E	28.47'
N84°03'10"E	17.90'

"K" - "L"

BEARING	LENGTH
N63°44'32"E	28.72'
S68°15'39"E	32.29'
S09°06'11"E	12.97'

S89°11'34"E	34.07'
S49°11'01"E	18.93'
N78°14'59"E	30.15'
S89°50'06"E	37.16'
S41°38'59"E	37.57'
S47°48'26"E	37.67'
S32°51'19"E	32.66'
S66°20'28"E	32.58'
N82°44'45"E	36.01'
N44°24'19"E	26.62'
N47°05'27"E	24.25'
S84°18'56"E	26.27'
S77°58'54"E	18.86'
S59°00'27"E	22.61'
S63°16'31"E	29.20'
S10°24'09"E	28.46'
S51°28'14"E	40.48'
S42°31'14"E	44.11'
S27°14'34"E	29.85'
S06°45'55"E	28.36'
S33°16'47"E	28.07'
S31°16'36"E	52.95'
S51°19'59"E	63.74'
S33°11'58"W	24.62'
S43°45'20"E	34.05'
S14°38'11"W	30.40'
S00°57'06"E	45.76'
S58°13'54"E	46.00'
S55°47'23"E	9.06'

Right-of-Way Curve Data

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
1	525.00'	120.70'	60.62'	120.43'	N31°05'37"W	13°10'21"
	475.00'	109.20'	54.84'	108.96'	N31°05'36"W	13°10'21"
2	225.00'	162.01'	84.70'	158.53'	S45°08'07"E	41°15'22"
	175.00'	126.01'	65.88'	123.30'	S45°08'07"E	41°15'22"
3	225.00'	40.01'	20.06'	39.95'	N60°40'11"W	10°11'14"
	175.00'	31.12'	15.60'	31.07'	N60°40'11"W	10°11'14"
4	225.00'	73.44'	37.05'	73.11'	S64°55'36"E	18°42'05"
	175.00'	57.12'	28.82'	56.87'	S64°55'36"E	18°42'05"
5	225.00'	49.53'	24.86'	49.43'	N67°58'17"W	12°36'43"
	175.00'	38.52'	19.34'	38.44'	N67°58'17"W	12°36'43"
6	225.00'	109.73'	55.98'	108.65'	N47°41'40"W	27°56'33"
	175.00'	85.35'	43.54'	84.50'	N47°41'40"W	27°56'33"
7	225.00'	66.42'	33.45'	66.18'	S42°10'49"E	16°54'51"
	175.00'	51.66'	26.02'	51.47'	S42°10'49"E	16°54'51"
8	253.50'	310.93'	178.41'	291.80'	S85°46'30"E	70°16'33"
	203.50'	249.60'	143.22'	234.25'	S85°46'30"E	70°16'33"
17	20.00'	31.42'	20.00'	28.28'	N60°43'21"E	90°00'00"
18	20.00'	31.42'	20.00'	28.28'	S29°16'39"E	90°00'00"
19	20.00'	31.42'	20.00'	28.28'	N29°16'39"W	90°00'00"
20	20.00'	31.42'	20.00'	28.28'	N60°43'21"E	90°00'00"
21	20.00'	31.42'	20.00'	28.28'	S29°16'39"E	90°00'00"
22	20.00'	31.42'	20.00'	28.28'	S60°43'21"W	90°00'00"
23	20.00'	28.31'	17.11'	26.01'	N04°30'47"E	81°06'09"
24	20.00'	27.13'	16.12'	25.10'	S83°55'29"W	77°43'14"
45	20.00'	31.41'	19.99'	28.28'	N82°38'16"W	89°58'57"
46	20.00'	31.40'	19.98'	28.27'	N07°31'34"E	89°56'55"

50 Lots Plus 1 Open Space
23.89 Acres
Deed Ref: D.B. 3777, Pg. 359
R-7 Zone

Field Book: N/A
Disk Name: ACAD 2191
Filename: Hidden Oaks 1-fp.dwg ELB
Job No.: S080806-4561

FINAL PLAT SHEET 2 OF 3

HIDDEN OAKS SECTION I-A AT HUNTER'S CREEK

White Oak Twp., Onslow Co., North Carolina

Owner/Developer:
Hunter Development Corporation
P.O. Box 1066
Jacksonville, North Carolina 28541
(910) 577-1441

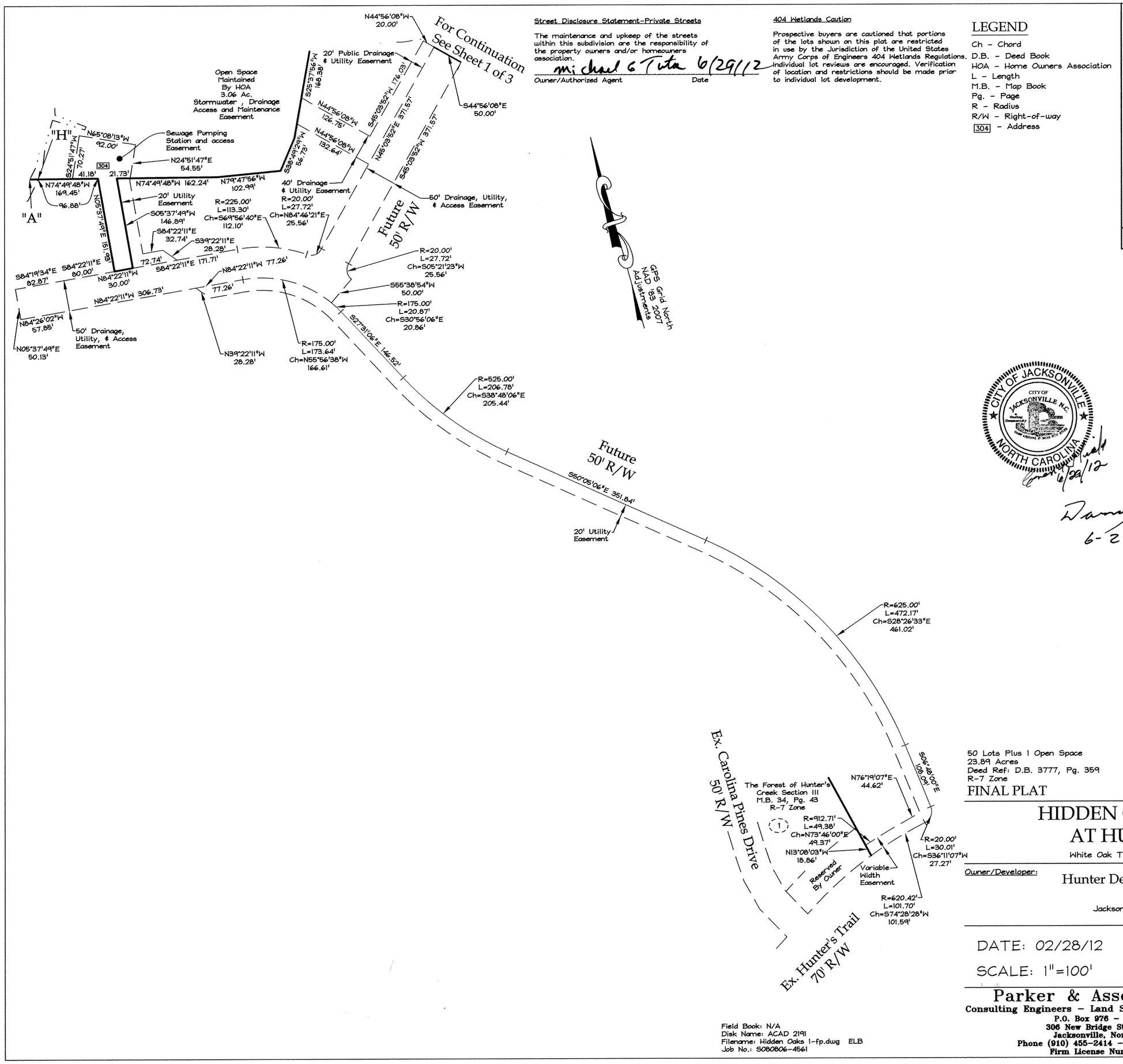
DATE: 02/28/12
SCALE: 1"=100'

GRAPHIC SCALE: 1"=100'
0 50 100 200 300
FEET

Parker & Associates, Inc.
Consulting Engineers - Land Surveyors - Land Planners
P.O. Box 976 - 28541-0976
306 New Bridge Street - 28540
Jacksonville, North Carolina
Phone (910) 455-2414 - Fax (910) 455-3441
Firm License Number: F-0108

Shaping Horizons

BK 64 PG 179A



Street Disclosure Statement-Private Streets

The maintenance and upkeep of the streets within this subdivision are the responsibility of the property owners and/or homeowners association.

Michael G Tuta 6/29/12

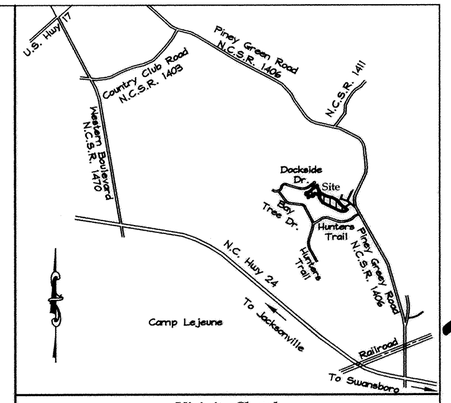
Owner/Authorized Agent Date

404 Wetlands Caution

Prospective buyers are cautioned that portions of the lots shown on this plat are restricted in use by the Jurisdiction of the United States Army Corps of Engineers 404 Wetlands Regulations. Individual lot reviews are encouraged. Verification of location and restrictions should be made prior to individual lot development.

LEGEND

Ch - Chord
D.B. - Deed Book
HOA - Home Owners Association
L - Length
M.B. - Map Book
Pg. - Page
R - Radius
R/W - Right-of-way
304 - Address



Vicinity Sketch
Not to scale

CITY OF JACKSONVILLE NORTH CAROLINA

6/29/12

Danny Shaw 6-29-12

NORTH CAROLINA PROFESSIONAL SEAL L-3581 LAND SURVEYOR DANNY SHAW

BK64 PG179B

50 Lots Plus 1 Open Space
23.89 Acres
Deed Ref: D.B. 3777, Pg. 359
R-7 Zone

FINAL PLAT

SHEET 3 OF 3

HIDDEN OAKS SECTION I-A AT HUNTER'S CREEK

White Oak Twp., Onslow Co., North Carolina

Owner/Developer:

Hunter Development Corporation

P.O. Box 1066
Jacksonville, North Carolina 28541
(910) 577-1441

DATE: 02/28/12

SCALE: 1"=100'

GRAPHIC SCALE: 1"=100'

0 50 100 200 300 FEET

Field Book: N/A
Disk Name: ACAD 2191
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Firm License Number: F-0108

Shaping Horizons

:\Land Projects 3\Hidden Oaks at Hunter's Creek\dwg\Hidden Oaks 1-fp.dwg, 6/29/2012 9:10:44 AM, ELB