

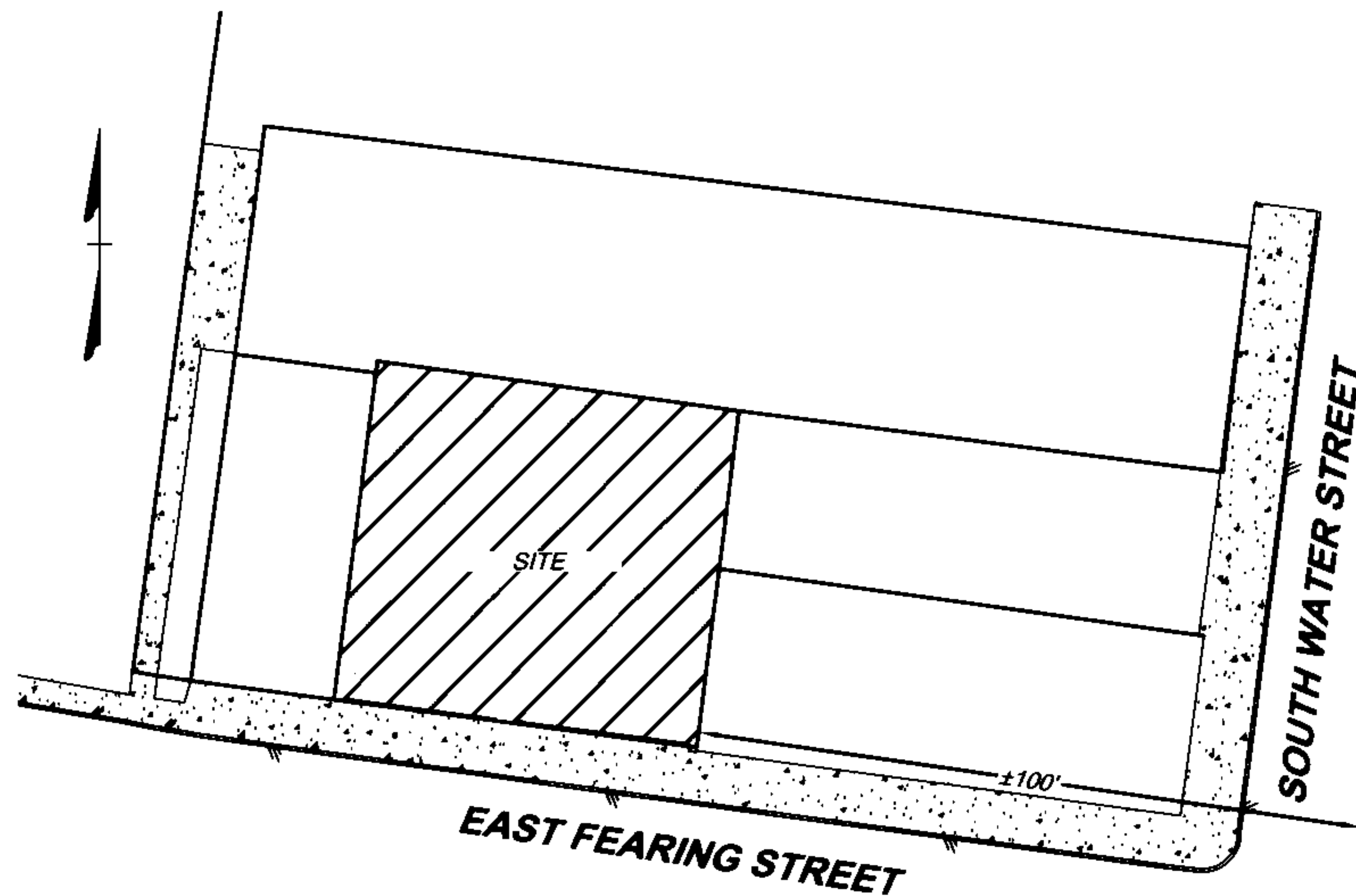
NOTES:

- OWNER: 604 FEARING LLC
4467 CARATOKE HWY
BARCO, NC 27917

PIN: 891308992187 (606 EAST FEARING TAX MAP # 4-A-12)

ZONED: CB (CENTRAL BUSINESS DISTRICT)

AREA:
4-A-12: ±2,662 SQ. FT.
REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL
AREA INFORMATION.
- REFER TO ARCHITECTURAL DRAWINGS FOR DESIGNATIONS FOR COMMON
AREAS AND UNITS.
- THE PROPERTY IS LOCATED IN THE ELIZABETH CITY NATIONAL REGISTER
HISTORIC DISTRICT.
- NO EASEMENT NOTED ON SOURCE DOCUMENTS. SURVEY PERFORMED
WITHOUT ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT ARE NOT
SHOWN.
- SURVEY PERFORMED WITHOUT ABSTRACT OF TITLE. EASEMENTS MAY
EXIST THAT ARE NOT SHOWN.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- AREA COMPUTED BY USING COORDINATE METHOD.
- THE PROPERTY IS LOCATED IN FLOOD ZONE "AE(4)" AND "SHADED X" AS
SHOWN ON FLOOD MAP PANEL 3720891300K DATED DECEMBER 21, 2018.
SUBJECT TO CHANGE BY FEMA.
- USE OF LAND WITHIN AN AREA OF SPECIAL FLOOD HAZARD IS
SUBSTANTIALLY RESTRICTED BY SECTION 12-2 AND 12-2.5(B) OF THE
ELIZABETH CITY UNIFIED DEVELOPMENT ORDINANCE
- A TO B FOLLOWING THE EXISTING BUILDING SEAM.
- B TO C FOLLOWING THE EXISTING BUILDING SEAM.
- C TO D FOLLOWING THE CENTER OF THE PARTY WALL.
- STAIRWELLS, HALLWAYS AND DECK ARE LIMITED COMMON AREAS FOR
THE RESIDENTIAL UNITS
- REFERENCE TO THE CONDOMINIUM DOCUMENTS PREPARED BY MAURER
ARCHITECTURE FOR THE FEARING STREET PROJECT, DATED JUNE 4,
2026, UPON WHICH A DETAILED CONDOMINIUM BREAKDOWN SHALL BE
BASED.
- THE MAINTENANCE OF THE COMMON AREAS SHALL BE THE
RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THIS CONDOMINIUM
DEVELOPMENT.
- REVISED 9-10-2025: CERTIFICATE REVISED PER ATTORNEY COMMENTS.
REVISED 6-11-2026: REVISION PER CITY COMMENTS AND ARCHITECTURAL
REVISIONS
REVISED 6-23-2026: REVISION PER CITY COMMENTS



I, JASON A. MIZELLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION;
DEED DESCRIPTION RECORDED IN DEED BOOK 1355, PAGE 791; THAT THE
BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM
INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; 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.



I, JASON A. MIZELLE, BEING A PROFESSIONAL LAND SURVEYOR UNDER
THE PROVISIONS OF CHAPTER 89C OF THE GENERAL STATUTES OF THE
STATE OF NORTH CAROLINA, HEREBY CERTIFY THAT THIS PLAT OF
606-610 FEARING CONDOMINIUM FULLY AND ACCURATELY DEPICTS THE
LEGAL BOUNDARIES AND THE PHYSICAL LOCATION OF THE UNITS AND
OTHER IMPROVEMENTS RELATIVE TO THOSE BOUNDARIES. THIS PLAT
CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS 1-5, 7, 8, AND 9 OF
NORTH CAROLINA GENERAL STATUTE 47C-2-109(B) AND MEETS THE
REQUIREMENTS OF NCAC TITLE 21, CHAPTER 56 (BOARD RULES).

F(11) C. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF
LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A
NEW STREET OR CHANGE AN EXISTING STREET.

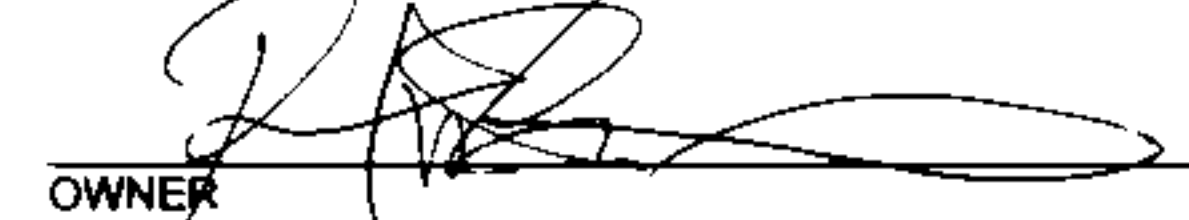
I FURTHER CERTIFY THAT THIS PLAT ACCURATELY DEPICTS THE LEGAL
BOUNDARIES AND PHYSICAL LOCATION OF THE UNITS AND OTHER
IMPROVEMENTS RELATIVE TO THOSE BOUNDARIES IN ACCORDANCE
WITH GS 47C-2-109. AND THIS PLAT CONTAINS ALL OF THE INFORMATION
REQUIRED BY GS 47C-2-109

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER
AND SEAL THIS 29TH DAY OF MAY, 2025; REVISED ON THE 23RD DAY OF
JUNE, 2026


JASON A. MIZELLE, PLS L-4917

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON,
WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF ELIZABETH CITY,
THAT I (WE) HEREBY FREELY ADOPT THIS PLAN OF CONDOMINIUM 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 I (WE) WILL MAINTAIN ALL SUCH AREAS
UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC 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 CITY COUNCIL OF THE CITY OF ELIZABETH CITY IN THE PUBLIC
INTEREST.

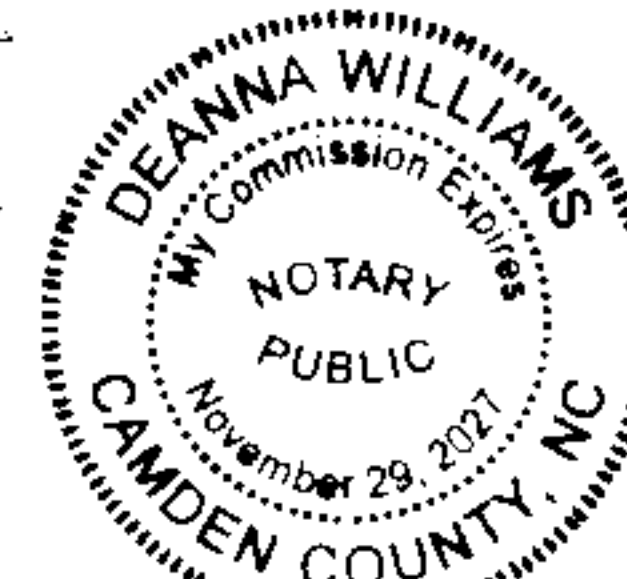

OWNER DATE 7/15/26

I, _____, A NOTARY PUBLIC OF _____ COUNTY, NORTH CAROLINA, DO
HEREBY CERTIFY THAT:

_____ PERSONALLY APPEARED
BEFORE ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____

DATE MY COMMISSION EXPIRES _____



NORTH CAROLINA, PASQUOTANK COUNTY

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


REVIEW OFFICER DATE July 27, 2026

I HEREBY CERTIFY THAT THE CONDOMINIUM SHOWN HEREON HAS BEEN GRANTED FINAL APPROVAL BY THE
ELIZABETH CITY PLANNING DIRECTOR AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE
OF THE REGISTER OF DEEDS WITHIN 60 DAYS OF THE DATE BELOW.


PLANNING DIRECTOR DATE July 22, 2026

SHEET 1 OF 3

CONDOMINIUM PLAT FOR

604 FEARING LLC

BEING THE PROPERTY DESCRIBED IN D.B. 1355, PG. 791
ELIZABETH CITY PASQUOTANK COUNTY NORTH CAROLINA

TIMMONS GROUP

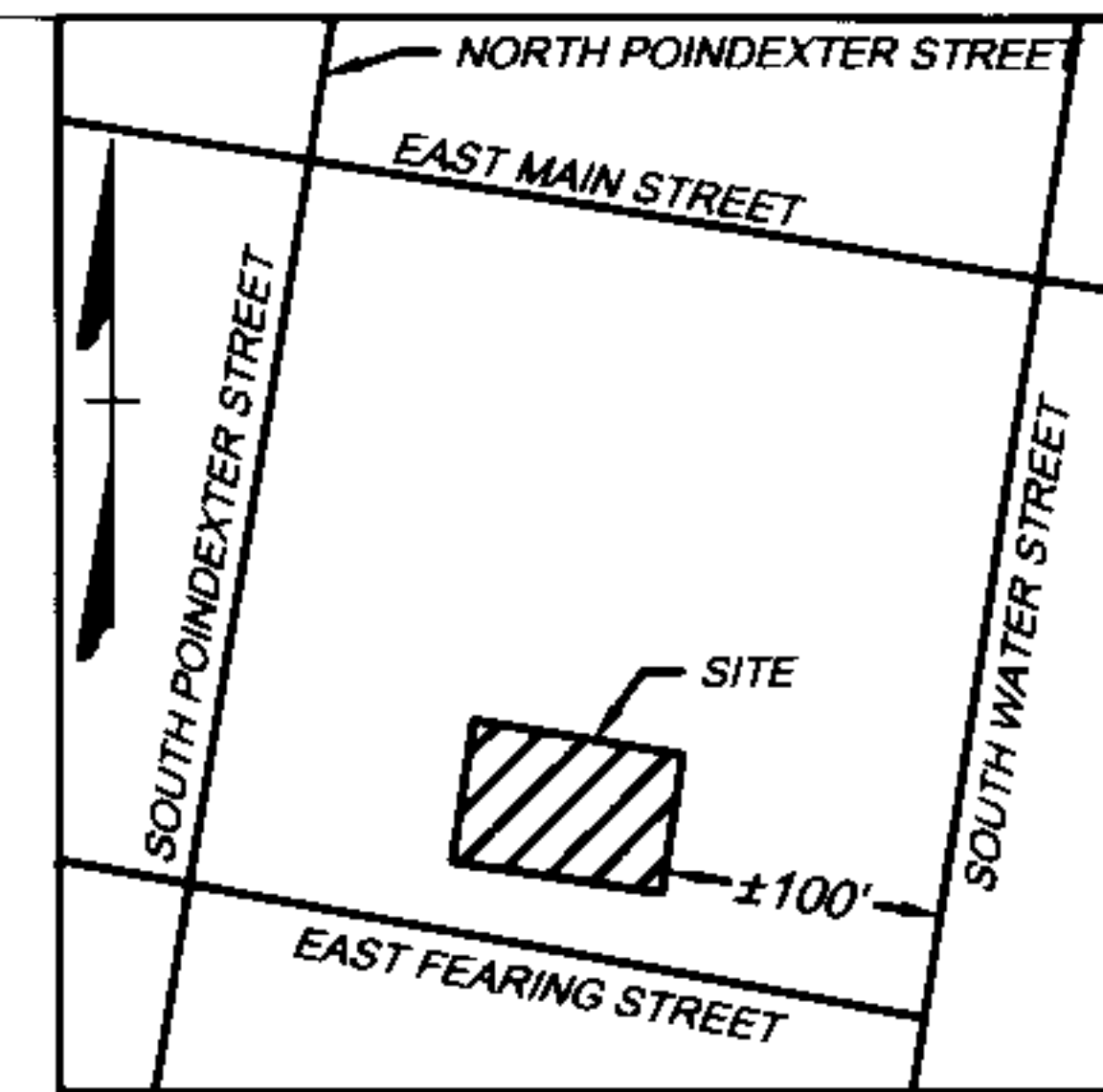
1805 West City Drive, Unit E, Elizabeth City, NC 27909
TEL 252.621.5030 www.timmons.com
North Carolina License Number C-1652

SCALE: NTS	FILE NO: 72335	DATE OF SURVEY: APRIL 2, 2025	DRAFTED: TRA	DATE: MAY 29, 2025	CHECKED: JAM
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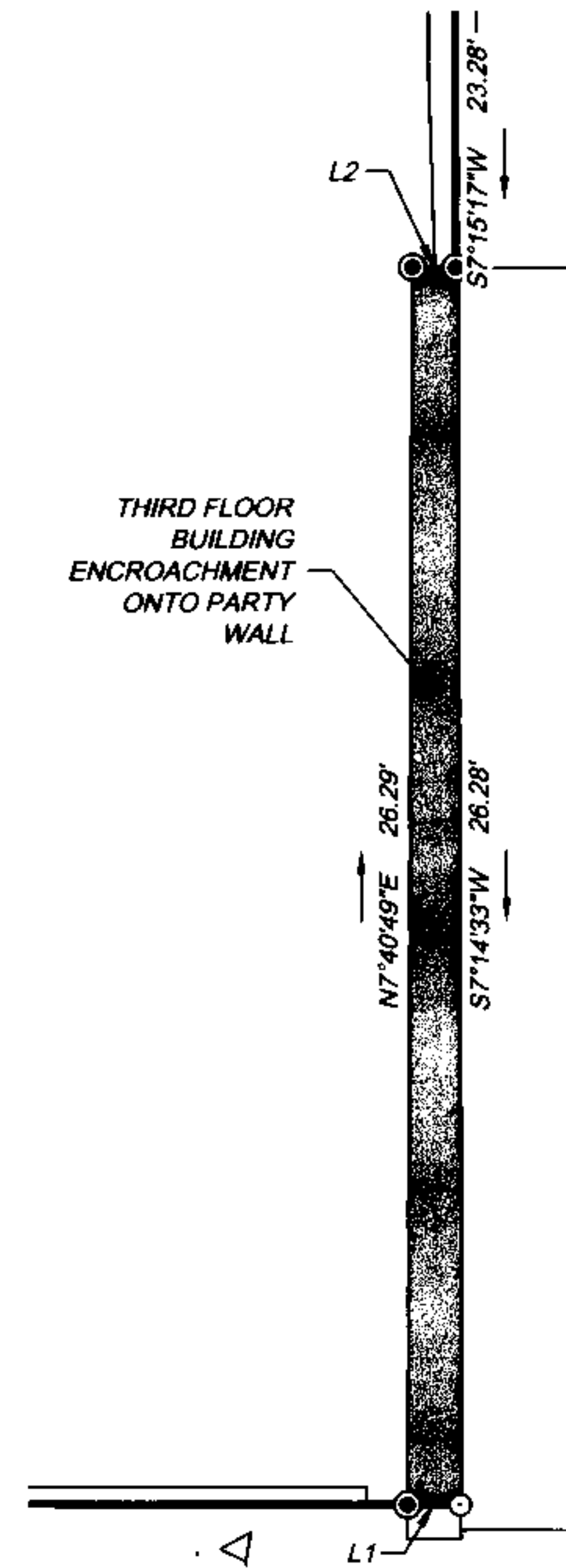
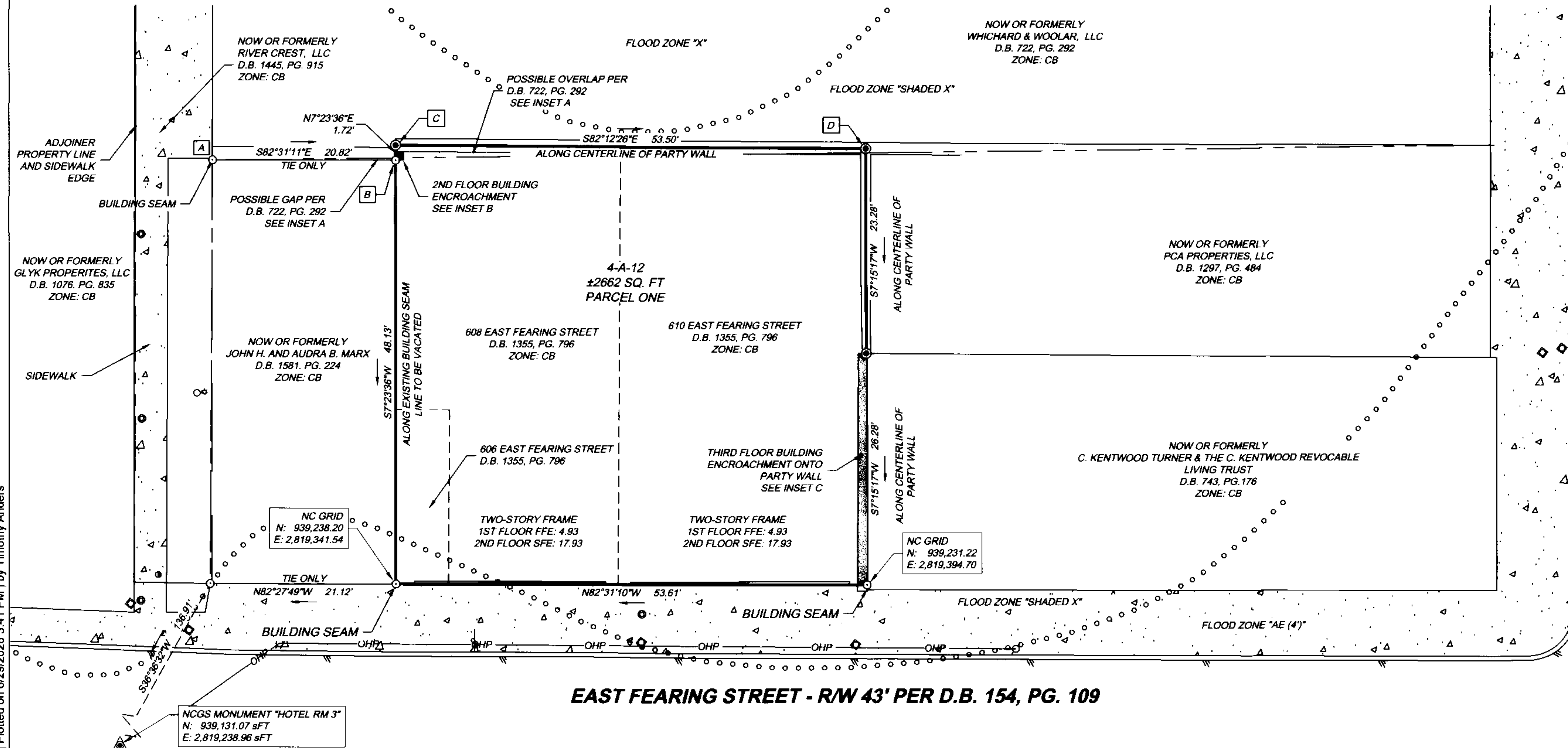
- NOTES:
1. SEE PAGE 1 OF 3 FOR SURVEY CERTIFICATIONS
 2. SEE PAGE 2 OF 3 FOR ADDITIONAL INFORMATION



JASON A. MIZELLE
P.L.S. L-4917

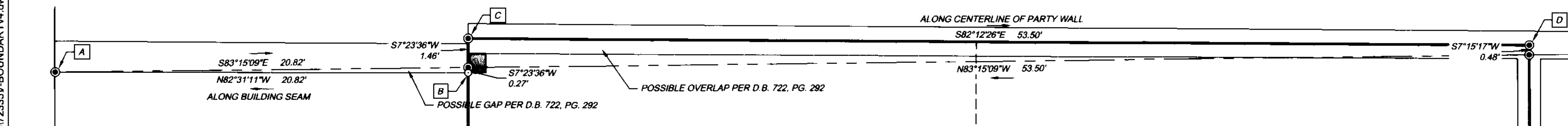


VICINITY MAP
(NOT TO SCALE)



INSET C
(1"=5')

EAST FEARING STREET - RW 43' PER D.B. 154, PG. 109



INSET A
(1"=4')

LEGEND

NCGS MONUMENT	PROPERTY BOUNDARY
BUILDING CORNER	ADJACENT PROPERTY LINES
CALCULATED POINT	PROPERTY TIES
UTILITY POLE	EDGE OF PAVEMENT
GAS METER	EDGE OF CONCRETE
SANITARY CLEANOUT	OVERHEAD POWER
WATER METER	FEMA FLOOD ZONE
ENCROACHMENTS	
BOUNDARY OVERLAP OR GAP	

SCALE 1"=10'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N82°31'10"W	1.12'
L2	S82°14'42"E	0.92'

SHEET 2 OF 3

CONDOMINIUM PLAT FOR

604 FEARING LLC

BEING THE PROPERTY DESCRIBED IN D.B. 1355, PG. 791
ELIZABETH CITY PASQUOTANK COUNTY NORTH CAROLINA

TIMMONS GROUP

1805 West City Drive, Unit E, Elizabeth City, NC 27909
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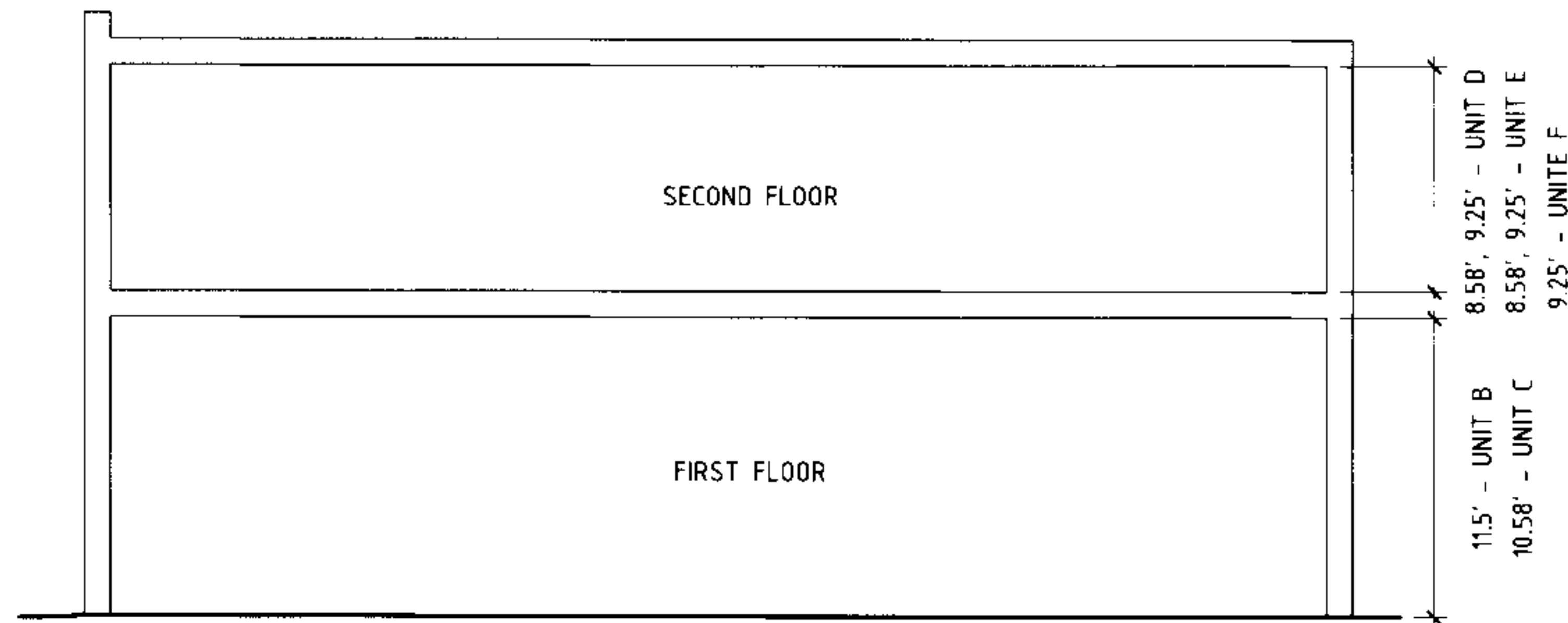
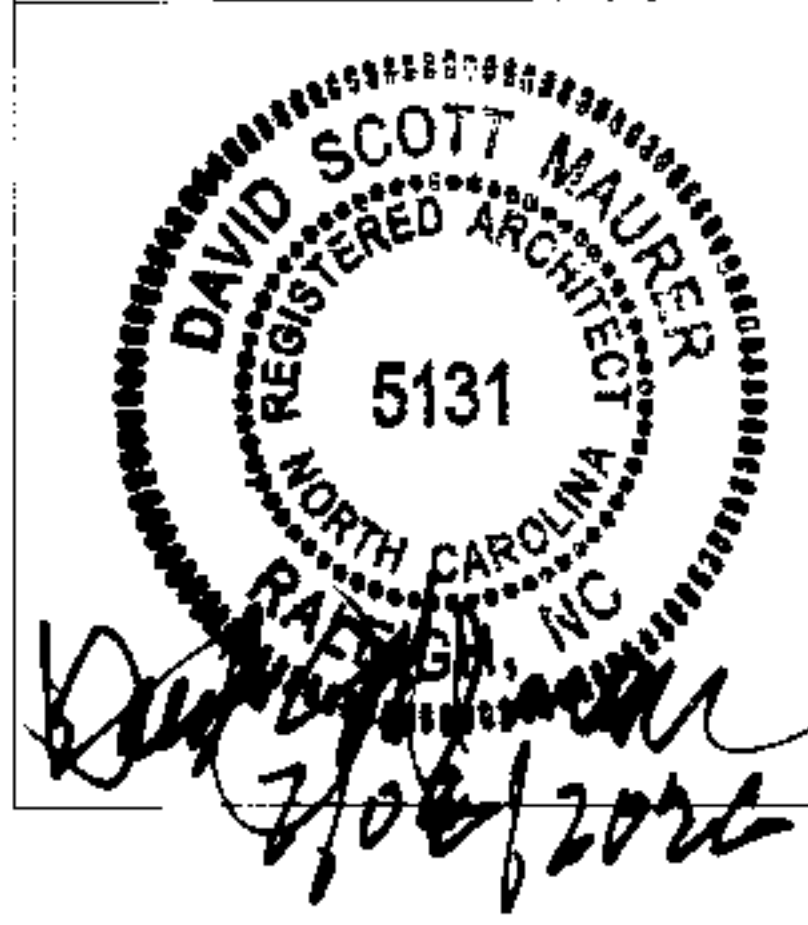
SCALE:	FILE NO:	DATE OF SURVEY:	DRAFTED:	DATE:	CHECKED:
1"=10'	72335	APRIL 2, 2025	TRA	MAY 29, 2025	JAM

This document presented and filed:
07/29/2026 12:19:22 PM
Penny T. Newbern
Penny T. Newbern, Pasquotank County, NC

BOOK 3
PAGE 52 (1)
497070

I, David S. Maurer, an architect licensed under the provisions of Chapter 83A of the General Statutes certify that these plans fully and accurately depict

1. the locations and dimensions of the horizontally limiting boundaries of each unit, to the extent those boundaries lie within or coincide with the boundaries of the building in which the unit is located,
 - a. dimensions indicated are field verified to interior face of walls
2. the location of any vertically limiting boundaries, with reference to established datum,
 - a. finished floor of each level is lower level of vertical boundary,
 - b. upper level indicated by x.x' CH (ceiling height) as upper level of vertical boundary, and
3. an identifying number for each unit.
 - a. 608,610 Units B, C, D, E, F



SCHEMATIC BUILDING SECTION

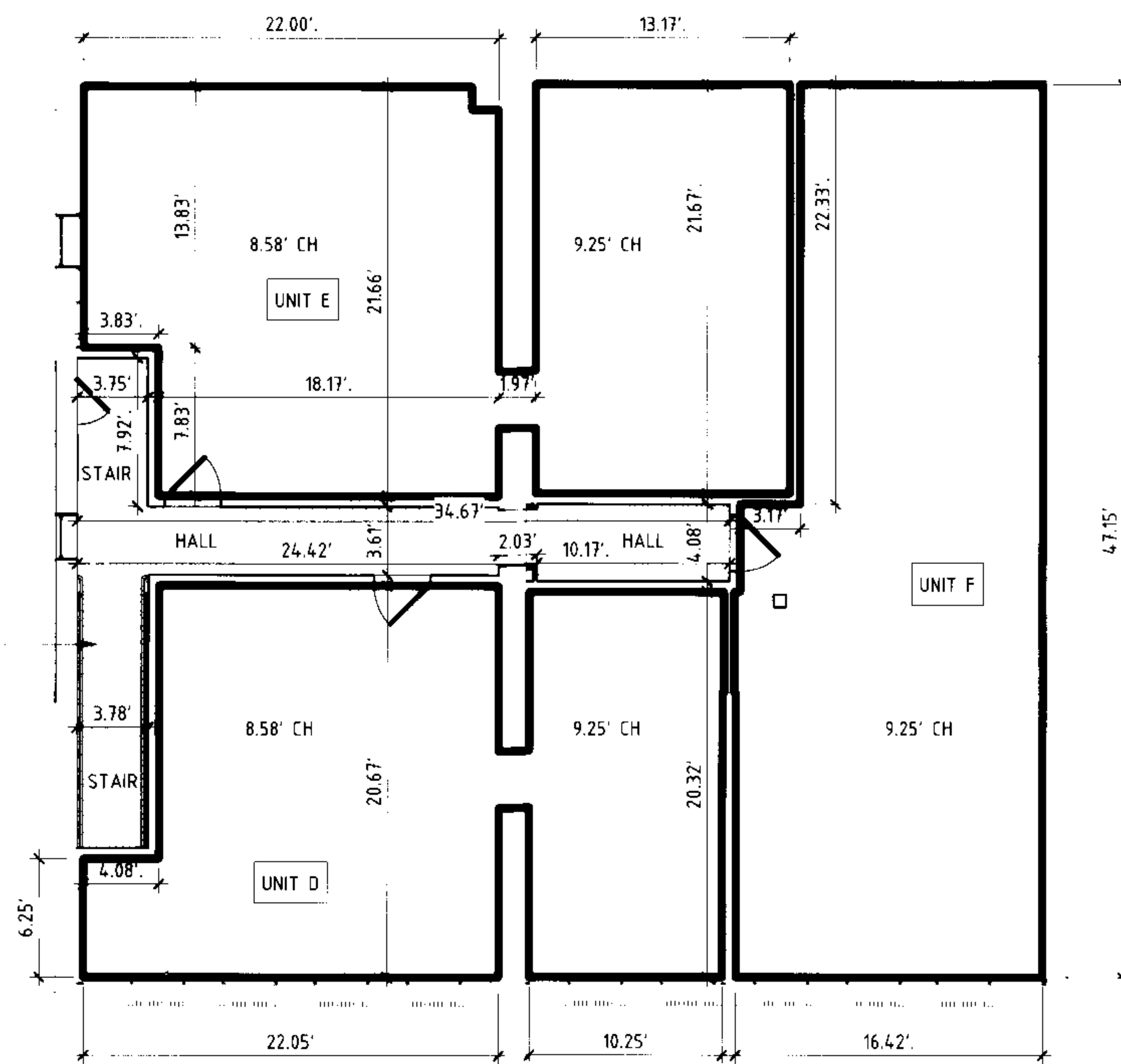
HATCHED AREA REPRESENTS LIMITED COMMON AREAS FOR RESIDENTIAL UNITS D, E, AND F

APPROXIMATE AREA CALCULATIONS, BASED ON FIELD DIMENSIONS TO INSIDE FINISHED FACE OF WALLS FOR UNITS AND COMMON HALLWAY:

UNIT B: 967 SF
UNIT C: 1213 SF
UNIT D: 612 SF
UNIT E: 742 SF
UNIT F: 692 SF
606 EAST FEARING LIMITED COMMON HALLWAY: 248 SF

2 SECOND FLOOR

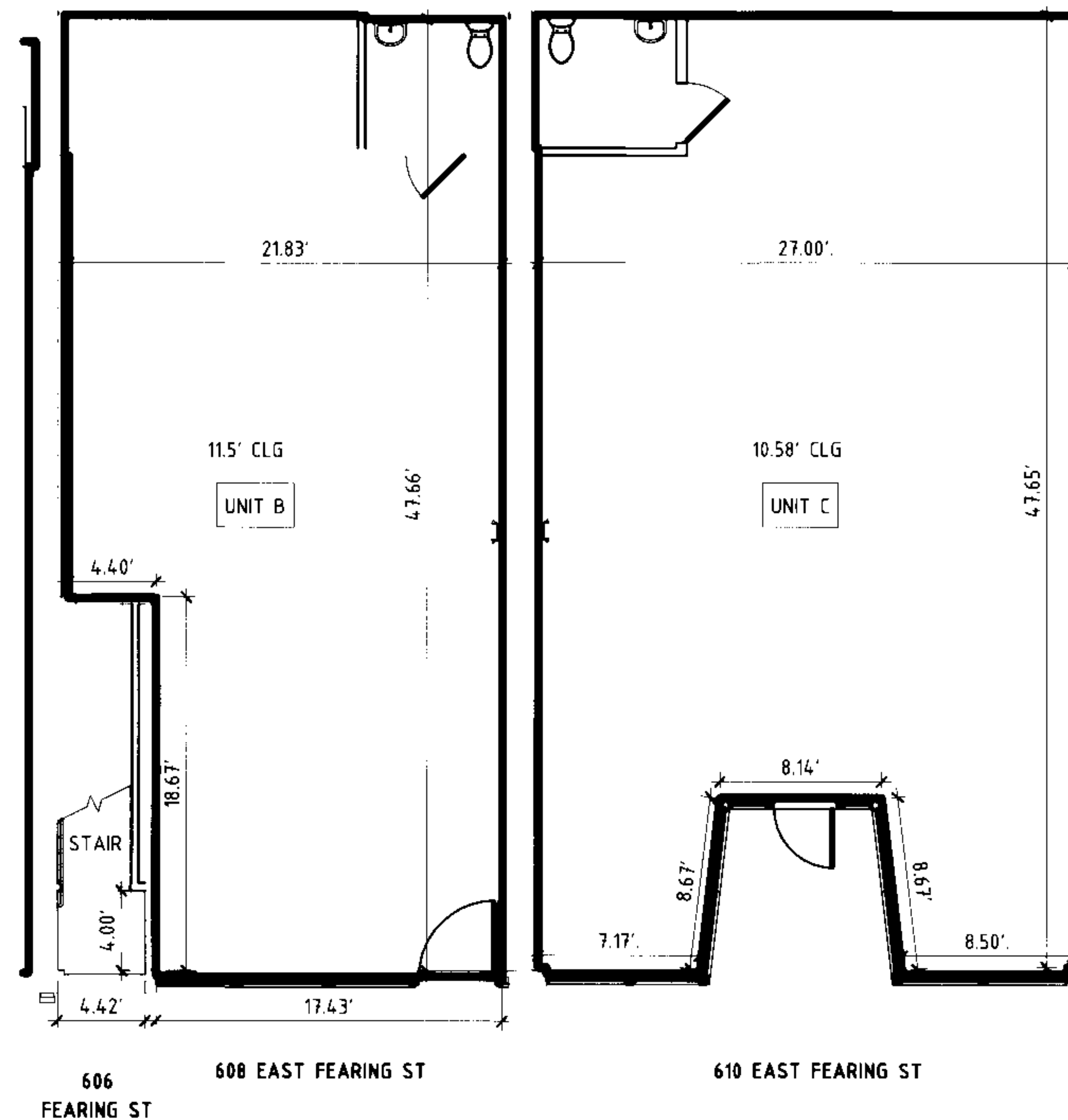
SCALE: 1/8" = 1'-0"



ACCESS AGREEMENT PER
RECORDED AMENDMENT
BK 1581 PG 219-223 (5)
DOC 494687

1 FIRST FLOOR

SCALE: 1/8" = 1'-0"



919 829 4969

115 1/2 E. Hargett St
Suite 300
Raleigh, NC 27601

maurerarchitecture.com

PROJECT TYPE: CONDO DOCUMENTS

604 EAST FEARING CONDOMINIUM

606-610 EAST FEARING ST., ELIZABETH CITY, NC

DATE	06/26/2026
DR.	ML
CH.	DM
PROJ. #	25005.1

REVISIONS		
NO.	DESCRIPTION	DATE

FLOOR PLANS

3 OF 3