

Certificate As to Utilities and Dedication

I hereby certify that the plans and specifications for the water and sewer improvements for the Shipwright Point, Section II, subdivision have been reviewed and approved by the Onslow Water and Sewer Authority, that such water and sewer improvements have been constructed, and that the Onslow Water and Sewer Authority hereby accepts the dedication of the water and sewer improvements along with associated easements.

Anthony W. Sydes Date: 8-27-19
Onslow Water and Sewer Authority Official

Certificate of Final Approval. I hereby certify that the subdivision depicted hereon has been granted final approval pursuant to the Subdivision Ordinance of the Town of Swansboro subject to its being recorded in the Office of Register of Deeds within 60 days of the date below.

Anthony W. Sydes 9/16/2019
Town Manager or his designee Date

Certificate of Improvements

I hereby certify that streets, utilities, and other improvements have been installed in an acceptable manner and according to specifications of the Town of Swansboro in the subdivision depicted hereon or that a performance bond or other sufficient surety in the amount of \$55,187.50 and \$135,625.00 (Sidewalk Bond) has been posted with the Town of Swansboro to assure completion of required improvements.

Anthony W. Sydes 9/16/2019
Administrator Date

Drainage and Streets Certificate. I hereby certify that the drainage and street improvements have been installed in accordance with the Town of Swansboro Standards or that a sufficient surety has been provided to cover the cost of construction in accordance with the requirements of the Town of Swansboro Subdivision Ordinance.

Anthony W. Sydes 8-27-19
Authorized Agent Date

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 the Town of Swansboro, that I (we) 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 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 Board of Commissioners of the Town of Swansboro in the public interest.

Deborah J. Hemby 8-27-19
Owner Date

North Carolina, Onslow County

I, *Deborah J. Hemby*, a Notary Public for said County and State, do hereby certify that

Anthony W. Sydes personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of August, 2019.

Deborah J. Hemby
Notary Public

My commission expires 8-19-2020



OWNER'S CERTIFICATION AS TO WATER AND SEWER

I certify (i) that I am the owner of the lands shown on this map and of all of the water and sewer infrastructure located on such lands, (ii) that all required water and sewer improvements have been constructed within the streets and utility easements shown on this map in accordance with plans and specifications approved by Onslow Water and Sewer Authority ("ONWASA"), (iii) that all such water and sewer improvements are hereby dedicated and conveyed to ONWASA, free of liens and encumbrances, (iv) that ONWASA is hereby granted a perpetual easement over all streets and utility easements shown on this map, and (v) that the undersigned warrants to ONWASA for a period of 18 months from the date of this certification that such improvements are free from defects in materials and workmanship.

This 27th day of August, 2019
Anthony W. Sydes Date: 8-27-19
Anthony W. Sydes - President
A. Sydes Construction, Inc.

NOTES:

- All streets are public. (Town of Swansboro)
- Minimum Setbacks:
Front Yard30'
Side Street20'
Side Yard10'
Rear Yard20'
- Sight distance easements shown hereon shall remain as property of homeowners but shall remain free of all structures, trees, shrubbery, and signs, except utility poles, fire hydrants and traffic control signs, which could restrict driver's vision.
- Maintenance for easements outside of Streets rights-of-way will be the responsibility of the homeowner.
- 1/2" Iron Stakes set at ground level at all lot corners, except as noted.
- This site is not affected by any special flood hazard per FEMA CPN 370179 5354 J (City of Swansboro) effective Nov. 3, 2005.
- Minimum Lot Size = 20,000 Sq. Ft.
- Maximum Lot Size = 40,478.5 Sq. Ft.
- All easements are drainage and utility at dimensions shown, unless otherwise noted.
Easements shown as _____ or _____, except along street rights-of-way.
- 10' public drainage, utility easements and landscape buffers are reserved along all street rights-of-way.
- 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.
- All distances are horizontal ground, U.S. survey feet.
- All acreage calculated by coordinates.
- There are no Areas of Environmental Concern (AEC) as defined by Coastal Area Management Act (CAMA) on this site.
- The 50' Stormwater buffer extends from the bank of the stream. The non wetland area of the buffer may be cleared of graded, but must be planted with and maintained in, grass or other vegetative or plant material. No impervious surfaces are allowed within the buffer.
- Before erecting any structure each individual property owner shall verify the structure is not within the 50 foot stormwater setback by measuring from the top of bank of Mill Branch. For definition of top of bank, contact Wilmington Regional NCDENR office Division of Water Quality (910) 796-7215.
- No Register of Deed search done by or furnished to surveyor regarding deed or covenant restrictions.
- Wetlands line delineated by Pittman Soil Consulting: Surveyed by Parker & Associates, Inc. in February 2015, Delineation approved by the U.S.A.C.O.E. on 6/18/15 and expires 6/18/20, unless there is a change in the law or published regulations.
- Fire District White Oak River (Swansboro VFD)
- ISO Rating - 5
- Only one (1) principle structure per lot shall be allowed.
- Lots to be served by ONWASA and underground utilities.

Right-of-way Curve Data

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
1	335.00'	215.37'	111.56'	211.68'	N02°01'30"W	36°50'09"
	285.00'	183.23'	94.91'	180.09'	N02°01'30"W	36°50'09"
2	775.00'	346.83'	176.37'	343.94'	S07°37'21"E	29°38'27"
	725.00'	324.45'	164.99'	321.75'	S07°37'21"E	29°38'27"
3 (Total)	335.00'	146.78'	74.59'	145.61'	N07°21'15"W	25°06'14"
	285.00'	124.87'	63.45'	123.88'	N07°21'15"W	25°06'14"
5	335.00'	254.74'	133.88'	248.65'	N69°43'59"E	43°34'07"
	285.00'	216.72'	113.90'	211.53'	N69°43'59"E	43°34'07"
11	20.00'	28.43'	17.22'	26.10'	S22°05'52"W	81°27'22"
12	20.00'	29.46'	18.14'	26.87'	N60°24'13"W	84°24'07"
13	25.00'	21.03'	11.18'	20.41'	S67°25'21"W	48°11'23"
14	25.00'	21.03'	11.18'	20.41'	S64°23'17"E	48°11'23"
15	20.00'	32.86'	21.50'	29.29'	N63°27'53"E	94°08'39"
16	20.00'	33.71'	22.44'	29.86'	S31°53'58"E	96°35'04"
17	20.00'	31.42'	20.00'	28.28'	N50°11'52"E	90°00'00"
18	20.00'	31.42'	20.00'	28.28'	N39°48'08"W	90°00'00"
19	25.00'	21.03'	11.18'	20.41'	S71°06'11"W	48°11'23"
20	25.00'	21.03'	11.18'	20.41'	S60°42'27"E	48°11'23"

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.

Wetlands Line "A" To "B"

Lot	Bearing	Length	Lot	Bearing	Length
7	S87°27'34"E	18.18'	Open Space #2	S03°20'49"E	23.78'
	N61°54'59"E	25.55'		S04°06'05"E	1.59'
	N50°14'14"E	31.59'		N78°35'53"W	12.54'
8	N50°14'14"E	3.61'		S11°24'07"W	13.45'
	N69°21'00"E	24.53'		S78°35'19"E	15.00'
	S11°24'56"E	30.63'		S27°52'45"E	10.51'
	S14°03'10"E	35.32'		S49°46'50"W	5.35'
7	N79°17'40"W	15.45'		N49°36'41"W	22.82'
	N66°11'24"W	31.30'		N78°18'32"W	26.53'
	S79°41'30"W	18.77'		N60°46'35"W	25.96'
	S54°20'41"W	36.50'		N65°49'50"W	21.38'
	S56°18'21"W	23.05'		N56°44'22"W	31.63'
	S87°41'18"W	2.78'		N77°44'30"W	34.25'
	S87°41'18"W	15.86'		N80°22'26"W	28.18'
Open Space #2	S77°27'43"W	27.22'		S60°42'43"W	26.58'
	S40°04'59"W	22.16'		S72°42'47"W	25.26'
	S07°30'47"W	27.83'		S50°53'42"W	29.18'
	S19°13'09"W	29.92'		S14°53'16"W	24.04'
	S64°43'13"W	22.25'		S11°35'18"E	28.27'
	S57°28'57"W	20.27'		S31°45'29"E	22.60'
	S41°47'04"W	28.88'		S13°47'32"W	24.60'
	S00°43'20"E	45.22'		S21°34'24"W	22.67'
	S09°00'44"W	54.73'		S27°39'45"W	27.18'
	S26°58'20"E	27.82'		S04°56'20"W	17.35'
	S38°40'18"E	34.83'		S36°26'04"W	24.95'
	S26°36'36"E	38.80'		S77°49'19"W	35.79'
	S05°45'45"E	23.58'		S88°59'34"W	32.54'
	S00°50'40"W	29.72'		S35°47'17"W	24.46'
	S10°22'20"W	28.21'		S55°19'10"W	23.07'
	S16°00'21"E	34.22'		S64°35'40"W	17.66'
	S35°38'43"E	20.68'		S00°08'22"W	19.72'
	S57°45'05"E	36.67'		S15°27'59"E	20.28'
	N76°30'20"E	13.31'		S52°16'03"E	24.43'
	N66°41'53"E	36.71'		S72°16'13"E	24.17'
	N61°53'47"E	32.68'		S66°43'57"E	18.53'
	N69°29'06"E	26.55'		S67°27'23"E	15.45'
	N38°04'32"E	24.37'		S72°53'34"E	23.68'
	N72°49'11"E	33.13'		S74°09'32"E	24.28'
	S53°23'37"E	33.54'		S53°09'52"E	20.64'
	S37°41'33"E	30.85'		S86°36'56"W	11.94'
	S67°06'59"E	28.99'		N60°33'16"W	21.03'
	S81°39'54"E	27.25'		N63°31'26"W	26.52'
	S89°13'42"E	28.56'		S73°09'37"W	17.10'
	S38°39'34"E	23.23'		N70°31'12"W	19.14'
	S23°49'25"W	6.57'		N74°56'10"W	27.44'
	S15°59'25"W	9.06'		S81°17'21"W	14.35'

Wetlands Line "C" To "D"

Lot	Bearing	Length
62	N76°24'41"W	13.19'
	N78°45'19"W	32.02'
	S86°41'48"W	22.87'
	S78°30'18"W	35.16'
	S71°13'56"W	24.38'
	N49°41'37"W	25.18'
	N79°29'12"W	26.79'
	N83°14'35"W	24.32'
	S84°40'58"W	5.68'
	N15°05'01"W	11.29'
	N02°28'32"E	3.59'
	S79°59'59"E	10.15'
	N09°58'30"E	6.19'
61	N09°58'30"E	7.27'
	N80°01'30"W	12.30'
	N02°59'09"W	12.54'
	N22°19'41"W	9.77'
	S87°07'42"E	12.37'
	S85°05'16"E	27.62'
	S70°38'25"E	15.95'
	S72°19'26"E	36.56'
	N81°34'51"E	30.75'
	N78°22'25"E	31.63'
	N42°36'19"E	20.66'
	S67°01'05"E	14.48'
	S84°27'59"E	27.96'
	S59°13'15"E	7.13'

Wetlands Line "E" To "F"

Lot	Bearing	Length
20	S61°55'44"E	25.85'
	S83°37'58"W	30.06'

Chord Data

Lot	Curve	Bearing	Distance
1	15	N34°00'29"E	12.11'
1	1	N00°56'49"E	151.81'
2	1	N17°28'15"W	29.55'
3	2	N18°18'34"W	57.70'
4	2	N12°43'48"W	93.17'
SPS	2	N07°50'48"W	38.88'
5	CD5	S72°20'25"W	42.79'
6	CD5	N57°12'46"W	42.44'
7	CD5	N00°08'25"E	53.34'
8	CD5	N62°14'22"E	49.79'
9	CD5	S62°19'23"E	43.28'
Open, 2	2	N00°36'21"W	156.73'
15	3	N02°47'08"E	23.99'
16	3	N08°54'53"W	92.00'
16	5	S84°27'23"W	82.36'
17	Temp CD5	N82°34'39"W	81.00'
19	Temp CD5	N83°46'49"E	79.08'
20	Temp CD5	S42°07'34"E	3.20'
23	5	N77°23'13"E	139.15'
24	5	N59°36'10"E	75.92'
46	5	S55°23'14"W	86.74'
46	3	S10°43'17"E	92.19'
47	3	S01°11'34"W	46.80'
61	2	S00°18'02"E	138.93'
62	2	S13°07'16"E	184.80'
63	1	S14°34'41"E	68.46'
64	1	S09°50'24"W	145.62'
64	16	S07°11'02"E	16.00'

Tract Data

- Total Number of Lots = 43 Residential 1 SPS
- Acreage in Total Tract = 32.40 Ac.
- Acreage in Open Space = 7.11 Ac.
- Linear Feet of Streets = 2,697 L.F.
- Area in Newly Dedicated Right-of-Way = 3.17 Ac.
- Acreage in Other Land Usage = 0.32 Ac. (SPS)
- Current Zone = R-20SF

Deed Ref:

D.B. 4246, Pg. 453
M.B. 69, Pg. 106
PIN#P535401488274

FINAL PLAT

SHIPWRIGHT POINTE, SECTION II

Swansboro Twp., Onslow Co., North Carolina

Owner/Developer:

A. Sydes Construction, Inc.

100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546
(910) 455-6956

DATE: 03/18/19

SCALE: Not to Scale

PARKER & ASSOCIATES, INC.

Engineers - Surveyors - Planners
Jacksonville, North Carolina
P.O. Box 976 - 306 New Bridge Street - 28540
Phone (910) 455-2414 - www.ParkerJacksonville.com
N.C. Firm License Number: F-0108



Vicinity Sketch 1"=2000'

I, Edwin N. Foley, certify that this map was drawn under my supervision from an actual survey (Deed and Plat references as shown hereon), made under my supervision, completed on February, 2016 and June 17, 2019, that the Average Relative Positional Precision is 0.08", 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 20th day of

August AD 2019.

Edwin N. Foley
Edwin N. Foley, P.L.S., L-2884

NORTH CAROLINA.....ONSLow COUNTY

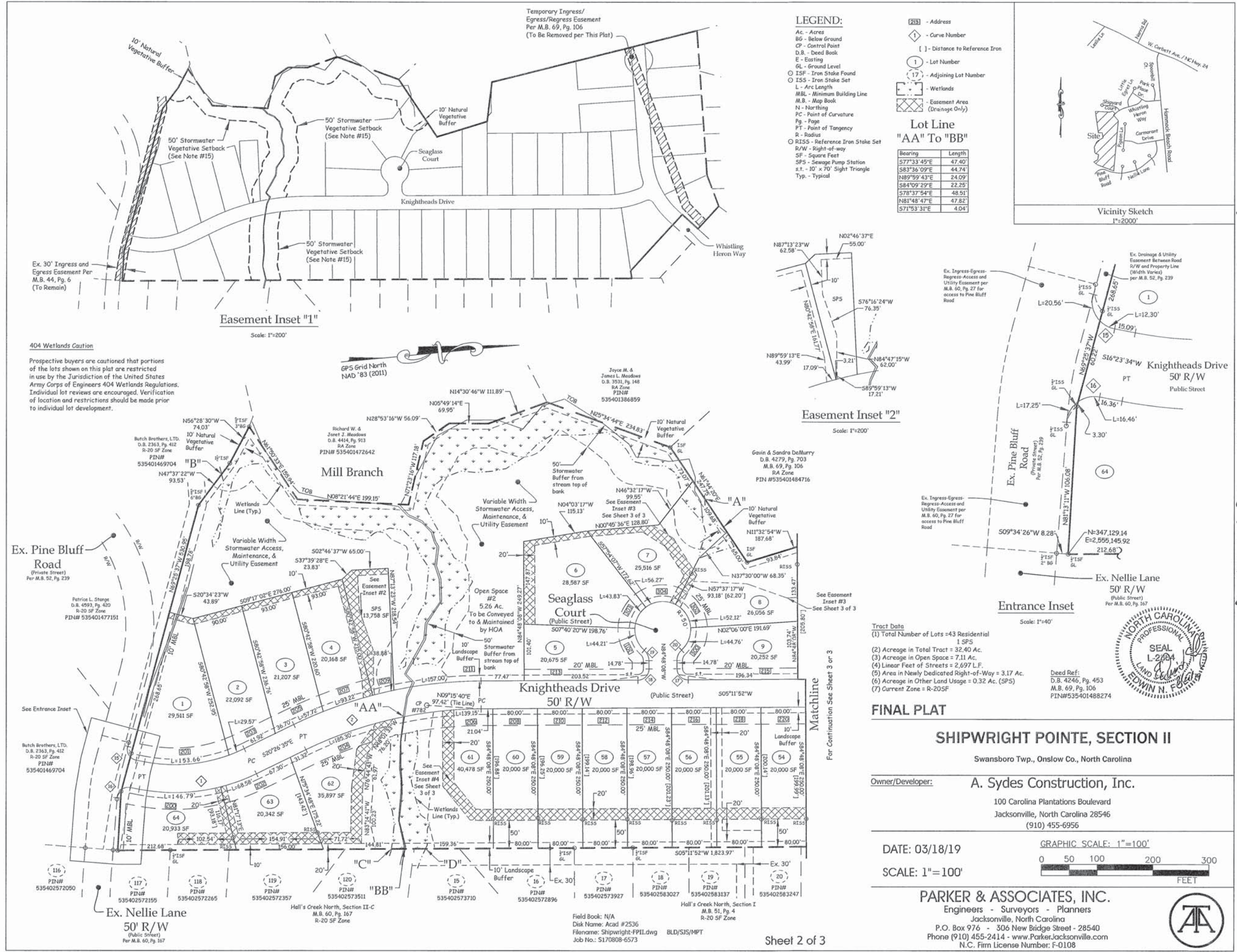
I, *Rhonda Huffman*
Review Officer of Onslow County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Rhonda Huffman 9-16-19
Review Officer Date

NORTH CAROLINA.....ONSLow COUNTY

Doc ID: 014449810001 Type: CRP
Recorded: 09/16/2019 at 11:22:56 AM
Fee Amt: \$63.00 Page 1 of 1
Onslow County, NC
Rebecca L. Pollard Reg. of Deeds
BK 76 PG 235
Cabinet O
Rebecca L. Pollard
By: *Angela B. Totoms* (deputy)
Register of Deeds Onslow County

Z:\Land Projects\Shipwright Pointe\dwg\Shipwright-FPIL.dwg, 8/20/2019 10:28:21 AM, KHV



LEGEND:

- Ac. - Acres
- B.G. - Below Ground
- CP - Control Point
- D.B. - Deed Book
- E - Easting
- GL - Ground Level
- ISF - Iron Stake Found
- ISS - Iron Stake Set
- L - Arc Length
- MBL - Minimum Building Line
- M.B. - Map Book
- N - Northing
- PC - Point of Curvature
- Pg. - Page
- PT - Point of Tangency
- R - Radius
- RISS - Reference Iron Stake Set
- R/W - Right-of-way
- SF - Square Feet
- SPS - Sewage Pump Station
- s.t. - 10' x 70' Sight Triangle
- Typ. - Typical

Lot Line "AA" To "BB"

Bearing	Length
S77°33'45"E	47.40'
S83°36'09"E	44.74'
N89°59'43"E	24.09'
S84°09'25"E	22.25'
S78°37'54"E	48.51'
N81°48'47"E	47.82'
S71°53'31"E	4.04'

Vicinity Sketch
1"=2000'

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SHIPWRIGHT POINTE, SECTION II

Swansboro Twp., Onslow Co., North Carolina

Owner/Developer: A. Sydes Construction, Inc.

100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546
(910) 455-6956

DATE: 03/18/19

SCALE: 1"=100'

GRAPHIC SCALE: 1"=100'

0 50 100 200 300 FEET

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