

Certificate As to Utilities and Dedication

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

This 30th day of October 2020

Onslow Water and Sewer Authority Official

By: Wynne M. R.

Certificate for Approval for Recording

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.

Wynne M. R. 12/1/20
Town Manager or his/her 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 \$10,000 has been posted with the Town of Swansboro to assure completion of required improvements.

Wynne M. R. 12/1/20
Administrator Date

Drainage and Streets Certificate

I hereby certify that the drainage and street improvements have been installed in accordance with the North Carolina Department of Transportation and/or 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.

Wynne M. R. 12/1/20
Administrator 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.

Wynne M. R. 10-29-2020
Owner Date

North Carolina, Onslow County

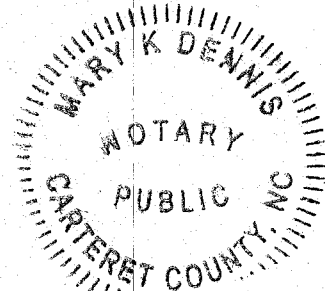
I, Mary K. Dennis a Notary Public for said County and State, do hereby certify that

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 29th day of October 20 20

Mary K. Dennis
Notary Public

My commission expires 6-24 2022



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/or 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 29th day of Oct 2020

Anthony W. Sydes
Anthony W. Sydes - President
A. Sydes Construction, Inc.

Date: 10-29-2020

Notes:

- All streets are public. (Town of Swansboro)
- Minimum Dimensional Setbacks:
R/W Setback 15' Min.
Side Yard Setback 6' Min.
Rear Yard Setback 12' Min.
Periphery Boundary Setback 25' Min.
Building Separation No portion of any principal structure shall be located less than 12 feet from any other principal structure or less than ten feet from any accessory structure as measured to the closest point.
- 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 N.C. Dept. of Transportation rights-of-way will be the responsibility of the homeowner.
- $\frac{1}{8}$ " Iron Pipes 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 5365 L (Town of Swansboro) and 370179 5364 L (Town of Swansboro) effective June 19, 2020.
- Minimum Lot Size = 20,000 Sq. Ft.
- Maximum Lot Size = 27,803 Sq. Ft. (Lot 9)
- 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.
- No Register of Deed search by or furnished to surveyor regarding deed or covenant restrictions.
- Wetlands Information Taken from a Map Entitled "Boundary, 404 Wetlands Delineation & Topographic Survey For: "Prepared by Bell & Phillips Surveying, PLLC, and dated 12/30/14.
- 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'	120.40'	60.86'	119.75'	N 02°44'28" E	20°35'33"
	285.00'	102.43'	51.77'	101.88'	N 02°44'28" E	20°35'33"
2	335.00'	128.50'	65.05'	127.71'	S 81°29'24" W	21°58'37"
	285.00'	109.32'	55.34'	108.65'	S 81°29'24" W	21°58'37"
3	335.00'	54.63'	27.38'	54.57'	N 87°48'25" E	9°20'36"
	285.00'	46.48'	23.29'	46.42'	N 87°48'25" E	9°20'36"
4	325.00'	37.85'	18.95'	37.83'	S 80°17'57" E	6°40'25"
	275.00'	32.03'	16.03'	32.01'	S 80°17'57" E	6°40'25"
5	20.00'	31.15'	19.74'	28.10'	N 57°39'28" E	89°14'27"
6	20.00'	29.91'	18.55'	27.20'	S 29°48'13" E	85°40'56"
7	20.00'	31.42'	20.00'	28.28'	S 58°02'15" W	90°00'00"
8	20.00'	31.42'	20.00'	28.28'	S 31°57'45" E	90°00'00"
9	25.00'	21.03'	11.18'	20.41'	N 59°32'29" W	48°11'23"
10	25.00'	21.03'	11.18'	20.41'	N 72°16'09" E	48°11'23"
11	25.00'	21.03'	11.18'	20.41'	N 31°38'59" W	48°11'23"
12	25.00'	21.03'	11.18'	20.41'	S 85°24'13" E	48°11'23"
13	25.00'	34.06'	20.27'	31.49'	S 31°28'24" W	78°03'24"
14	20.00'	31.42'	20.00'	28.28'	N 51°51'53" W	90°00'00"
15	20.00'	31.42'	20.00'	28.28'	N 38°03'07" E	90°00'00"

Chord Data

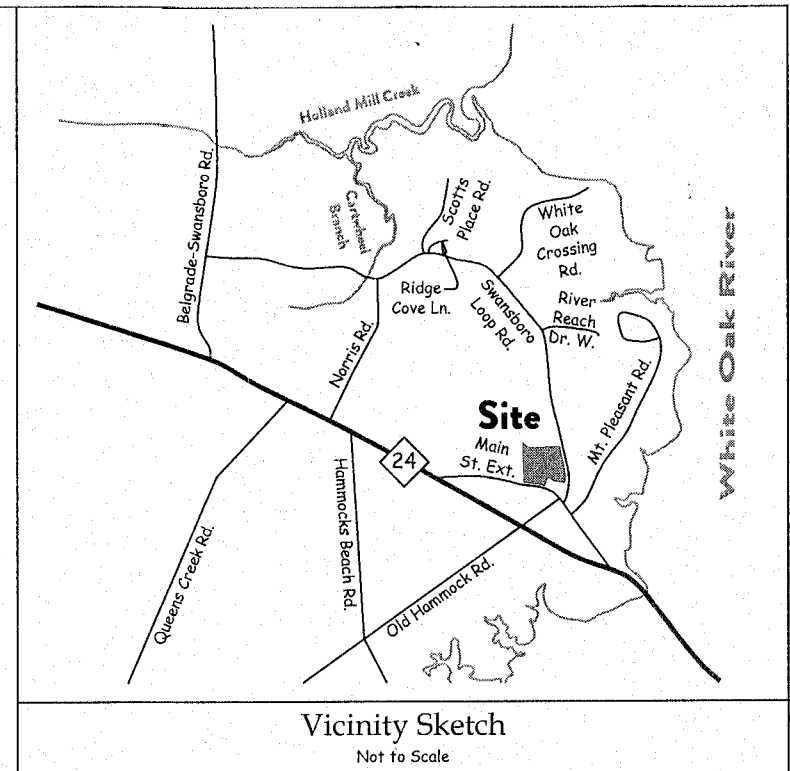
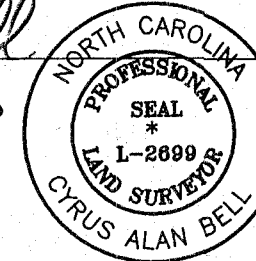
LOT	CURVE	BEARING	DISTANCE
6	1	N 12°25'57" E	6.02'
7	1	N 02°08'11" E	95.95'
	11	N 15°24'47" W	6.84'
8	11	N 39°30'28" W	13.98'
	CD5	N 21°20'20" E	56.51'
9	CD5	N 40°43'59" E	46.43'
10	CD5	S 86°27'17" E	42.49'
11	2	N 76°10'37" E	66.26'
12	2	N 87°09'56" E	62.04'
21	2	S 85°15'44" W	71.60'
22	1	S 00°52'37" E	77.91'
	2	S 74°16'26" W	37.50'
23	1	S 09°25'09" W	42.28'
27	CD5	N 78°50'50" E	51.01'
28	CD5	S 45°21'53" E	42.44'
29	CD5	S 04°51'54" W	42.44'
30	CD5	S 55°05'40" W	42.44'
31	9	N 52°07'22" W	14.35'
	CD5	N 67°37'07" W	53.25'
32	9	N 76°13'04" W	6.46'

FILE: 19501
COGO: 04177A.crd
Project: 04177
Filename: 04177A Final.dwg JJS
Job No.: S180406-6759

I, Cyrus Alan Bell, Professional Land Surveyor L-2669, certify to one 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:
- 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.
 - That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
 - That the survey is a control survey.
 - That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
- ☐ D. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or 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.

Cyrus Alan Bell
Cyrus Alan Bell, P.L.S., L-2669



I, Cyrus Alan Bell, 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 10/22/20, that the ratio of precession or positional accuracy 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 23rd day of OCTOBER

Cyrus Alan Bell AD 2020.
Cyrus Alan Bell, P.L.S., L-2669

NORTH CAROLINA.....ONSLow COUNTY
I, Angelia Hagopian
Review Officer of Onslow County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Angelia Hagopian 12-8-2020
Review Officer Date

NORTH CAROLINA.....ONSLow COUNTY

Omega K. Jarman by Bell & Phillips
Register of Deeds Onslow County

Doc ID: 015051040001 Type: CRP
Recorded: 12/08/2020 at 03:01:45 PM
Fee Amt: \$42.00 Page 1 of 1
Onslow County, NC
Omega K. Jarman Reg. of Deeds

BK 79 PG 98
Cabinet 0

Tract Data
(1) Total Number of Lots = 37
(2) Acreage in Total Tract = 21.95 Ac.
(3) Acreage in Open Space = 4.49 Ac.
(4) Linear Feet of Streets = 1,763 L.F.
(5) Area in Newly Dedicated Right-of-Way = 2.16 Ac.
(6) Acreage in Other Land Usage = 0 Sq.Ft.
(7) Current Zone = R-20SF

Deed Ref.:
D.B. 4797, Pg. 783
M.B. 28, Pg. 1
P.I.N. #536518300106

FINAL PLAT

Sheet 1 of 2

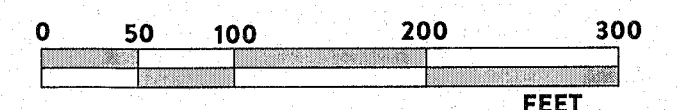
SWANSGATE
A Residential Cluster Development
Town of Swansboro, Onslow County, North Carolina

Owner/Developer:

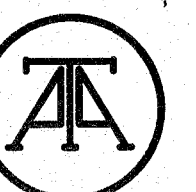
A. Sydes Construction, Inc.
100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546
(910) 455-6956

DATE: 10/15/2020

SCALE: 1"=100'

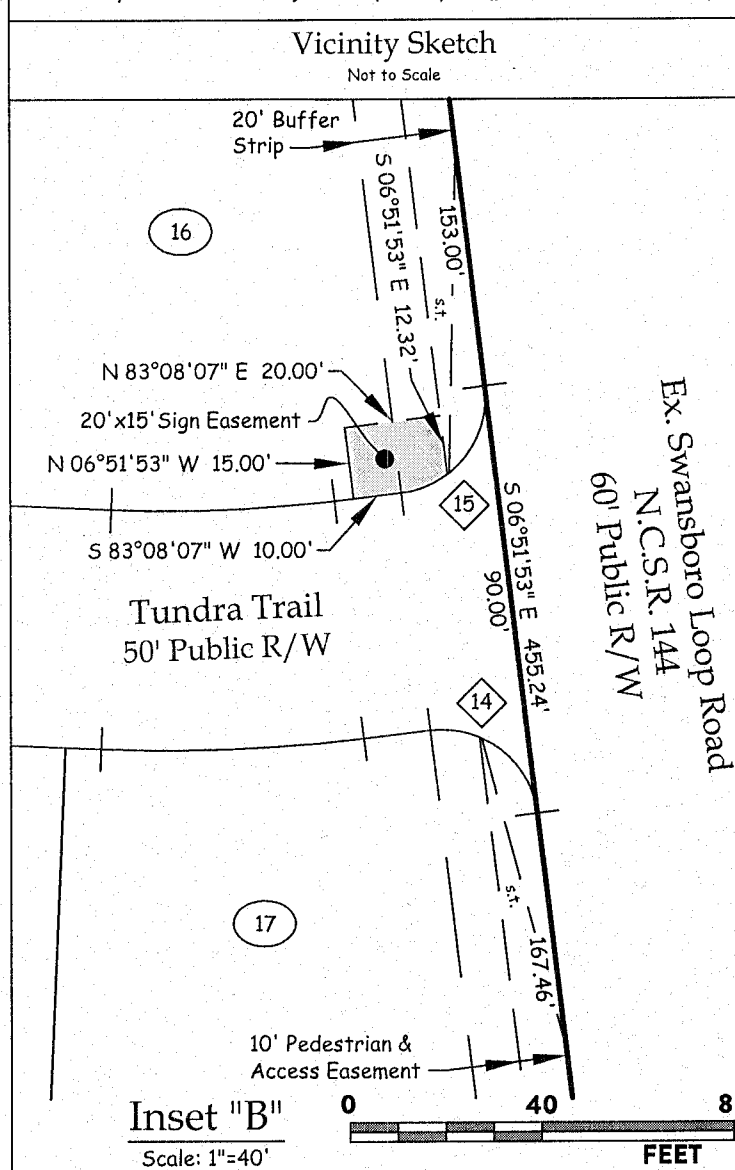
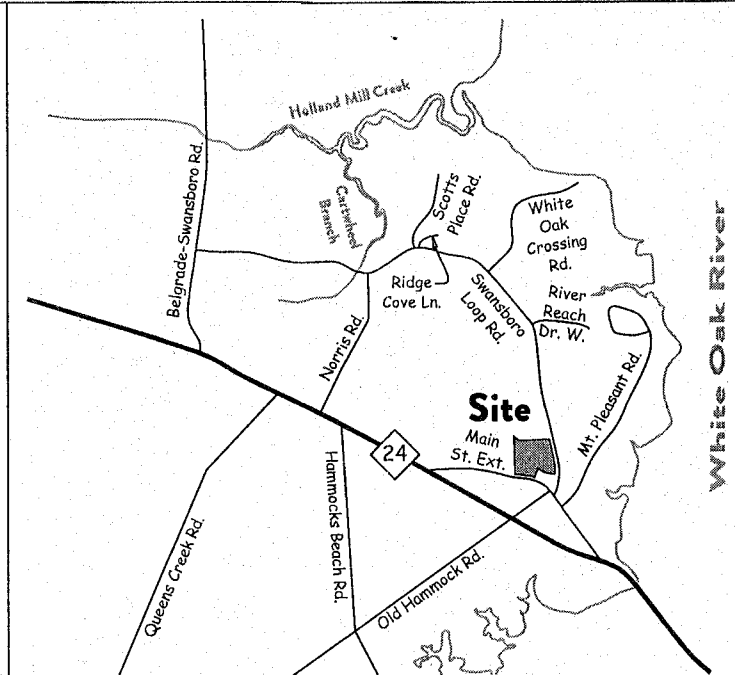
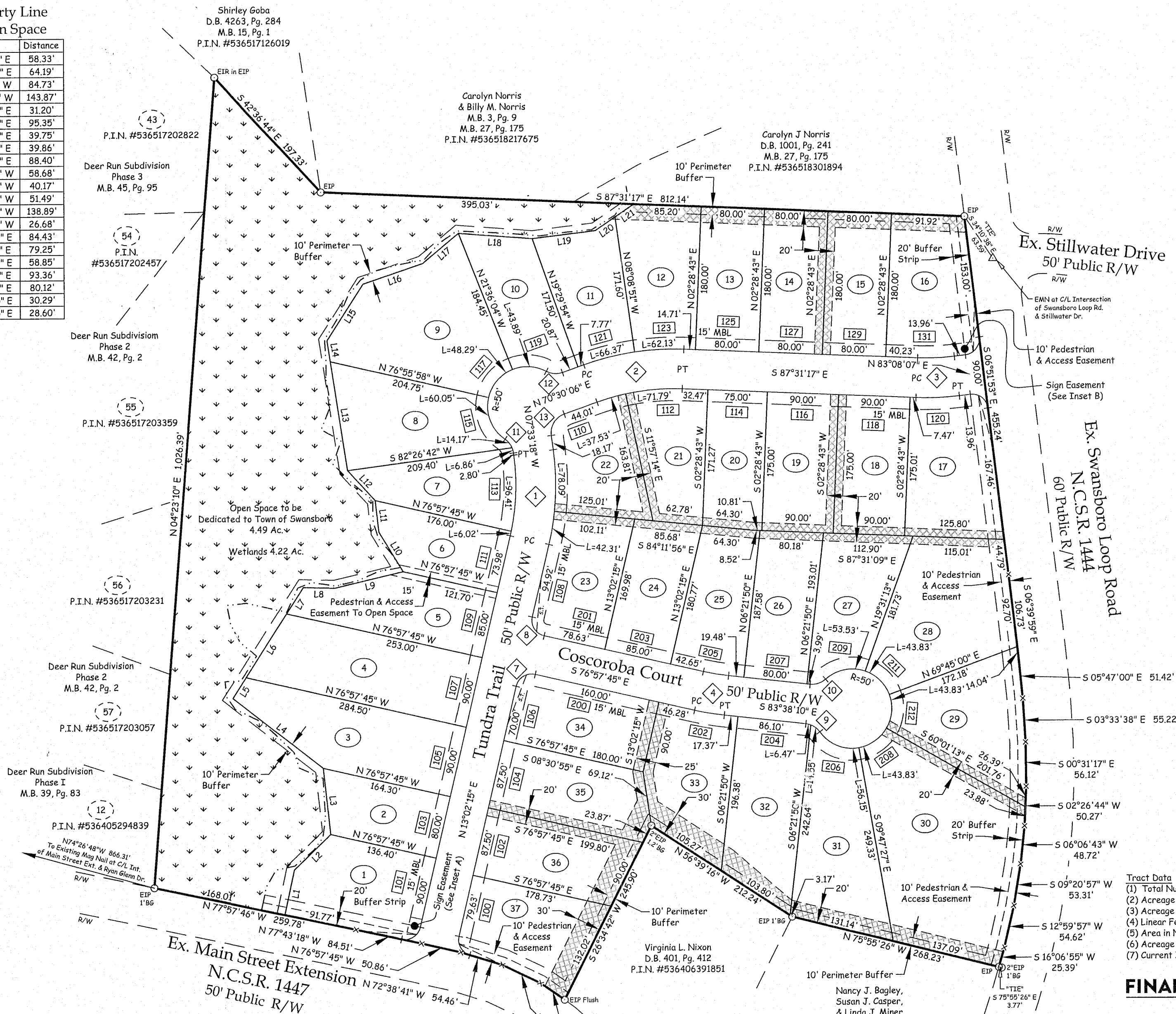


BELL AND PHILLIPS
Engineers - Surveyors - Planners
Cedar Point, North Carolina
604E Cedar Point Blvd.
Phone (252) 393-6101 - www.BellandPhillips.com
N.C. Firm License Number: F-0108



Rear Property Line Along Open Space

Line	Bearing	Distance
L1	N 12°02'14" E	58.33'
L2	N 45°40'28" E	64.19'
L3	N 06°11'19" W	84.73'
L4	N 52°04'21" W	143.87'
L5	N 32°19'39" E	31.20'
L6	N 32°19'39" E	95.35'
L7	N 32°19'39" E	39.75'
L8	S 88°41'56" E	39.86'
L9	N 76°35'14" E	88.40'
L10	N 30°58'55" W	58.68'
L11	N 06°43'46" W	40.17'
L12	N 42°24'45" W	51.49'
L13	N 08°49'50" W	138.89'
L14	N 08°49'50" W	26.68'
L15	N 32°44'24" E	84.43'
L16	N 71°23'21" E	79.25'
L17	N 50°08'33" E	58.85'
L18	S 85°37'14" E	93.36'
L19	N 83°07'13" E	80.12'
L20	N 55°47'05" E	30.29'
L21	N 55°47'05" E	28.60'



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- Deed Ref.:
D.B. 4797, Pg. 783
M.B. 28, Pg. 1
P.I.N. #536518300106

FINAL PLAT

Sheet 2 of 2

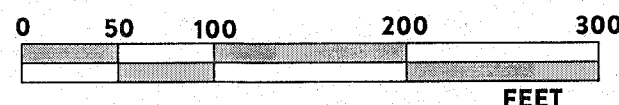
SWANSGATE A Residential Cluster Development Town of Swansboro, Onslow County, North Carolina

Owner/Developer:

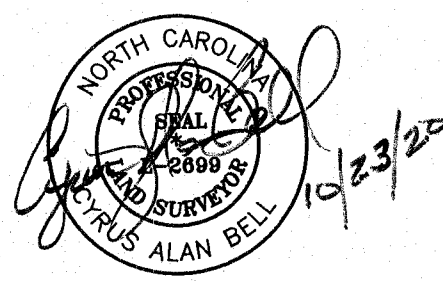
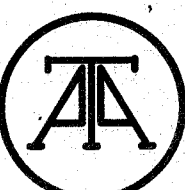
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FILE: 19501
COGO: 04177A.crd
Project: 04177
Filename: 04177A Final.dwg JJS
Job No.: S180406-6759

Legend:

- Ac. - Acreage
- B-B - Back of Curb to Back of Curb
- BG - Below Ground
- BOC - Back of Curb
- C/L - Centerline
- Conc. - Concrete
- D.B. - Deed Book
- EIP - Existing Iron Pipe
- EIR - Existing Iron Rod
- Ex. - Existing
- M.B. - Map Book
- MBL - Minimum Building Line
- N.C.S.R. - North Carolina State Road
- NIP - New Iron Pipe
- PC - Point of Curvature
- PT - Point of Tangency
- Pg. - Page
- R/W - Right-of-way
- 12 - Adjoiner's Lot Number
- 23 - Lot Number
- 3 - Curve Number
- Wetlands
- Public Drainage Easement (See Plat For Widths)
- 123 - Street Address

