

Certificate As to Utilities and Dedication

I hereby certify that the plans and specifications for the water improvements for Sterling Farms Phase 3-D subdivision have been reviewed and approved by the Onslow Water and Sewer Authority...

This 19th day of May, 2020

Onslow Water and Sewer Authority Official

Signature of Onslow Water and Sewer Authority Official

Certificate for Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the County of Onslow, North Carolina...

Signature of Subdivision Administrator: Matthew A. Stuart, Date: 5/20/20

Certificate of Ownership and Dedication

I, Anthony W. Sydes, hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Onslow and that I hereby adopt this plan of subdivision with my free consent...

Signature of Anthony W. Sydes, Date: 5-19-20

Street Disclosure Statement-Private Streets

All streets hereon are intended for private use and have been identified for conveyance to a homeowner's association for the subdivision.

Signature of Owner/Authorized Agent: Chris W. Sydes, Date: 5-19-20

Certificate of Improvements

I hereby certify that all improvements have either been installed or guaranteed by an approved security for the Sterling Farms Phase 3-D subdivision and that the filing fee for this plat has been paid.

Signature of Owner/Authorized Agent: Chris W. Sydes, Date: 5-19-20

OWNER'S CERTIFICATION AS TO WATER

I certify (i) that I am the owner of the lands shown on this map and of all of the water infrastructure located on such lands, (ii) that all required water improvements have been constructed within the streets and/or utility easements shown on this map...

This 19th day of May, 2020

Signature of Anthony W. Sydes, Date: 5-19-20

Wetlands Line "A" - "B"

Table with 3 columns: Lot, Bearing, Length. Contains data for Wetlands Line A-B.

Wetlands Line "C" - "D"

Table with 3 columns: Lot, Bearing, Length. Contains data for Wetlands Line C-D.

Wetlands Line "E" - "F"

Table with 3 columns: Lot, Bearing, Length. Contains data for Wetlands Line E-F.

Wetlands Line "G" - "H"

Table with 3 columns: Lot, Bearing, Length. Contains data for Wetlands Line G-H.

Future R/W

Table with 3 columns: Lot, Bearing, Length. Contains data for Future Right-of-Way.

Wetlands Line "G" - "H"

Table with 3 columns: Lot, Bearing, Length. Contains data for Wetlands Line G-H.

Wetlands Line "I"

Table with 3 columns: Lot, Bearing, Length. Contains data for Wetlands Line I.

Wetlands Line "J"

Table with 3 columns: Lot, Bearing, Length. Contains data for Wetlands Line J.

Wetlands Line "K"

Table with 3 columns: Lot, Bearing, Length. Contains data for Wetlands Line K.

Table with 3 columns: Lot, Bearing, Length. Contains data for Wetlands Line K.

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Wetlands Line "G" - "H"

Table with 3 columns: Lot, Bearing, Length. Contains data for Wetlands Line G-H.

Wetlands Line "I"

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Wetlands Line "J"

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Wetlands Line "K"

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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.

Field Book: N/A, Disk Name: ACAD #2805, Filename: SF3D-fp.dwg, MPT, Job No.: S190624-7110

I, Edwin N. Foley, Professional Land Surveyor L-2884, certify to one of the following as indicated:

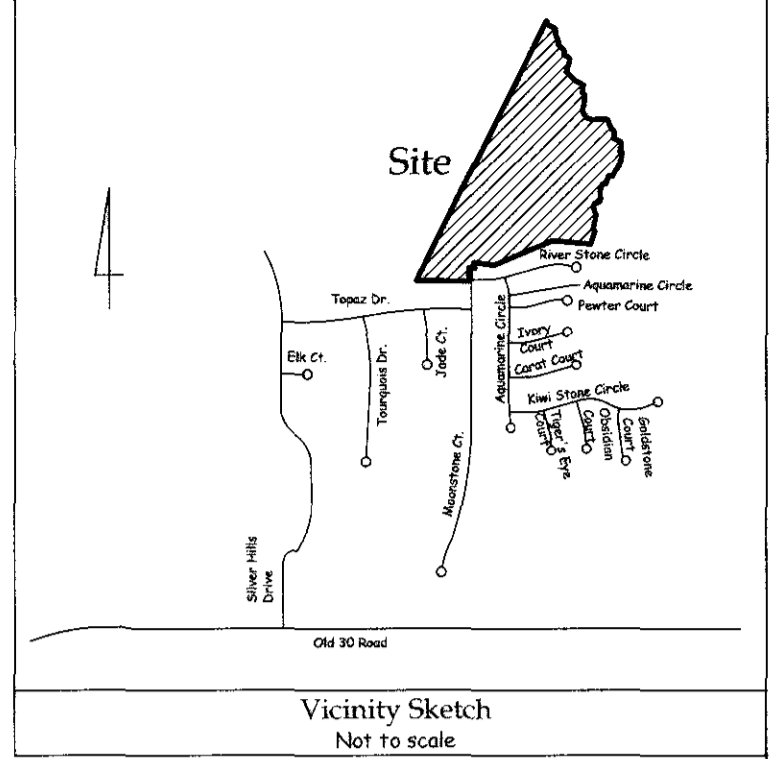
- a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
c. Any one of the following:
1. 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...

Signature of Edwin N. Foley, Date: 5/10/2020

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

NOTES:

- 1. All streets are private.
2. Minimum Setbacks: Front Yard 20', Side Street 20', Side Yard 8', Rear Yard 15'.
3. Pavement Width: Moonstone Court - 20', Amethyst Court - 20', Black Pearl Circle - 20'.
4. 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.
5. Only one principal structure and/or use shall be permitted per lot.
6. 1/2" Iron Stakes set at ground level at all lot corners, except as noted.
7. This site is not affected by any special flood hazard per FEMA CPN 370340 5308 J (Onslow County) effective Nov. 2, 2005. There is no Preliminary Flood on this site.
8. Smallest lot size = 10,000 S.F. (Lot 703, 704, 707, 713, 714)
9. All easements are drainage and utility at dimensions shown, unless otherwise noted. Easements shown as == or ===, except along street rights-of-way.
10. 15' drainage and utility easements are reserved along all street rights-of-way and 7.5' drainage and utility easements along side and rear lot lines within new lots on this plat.
11. 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.
12. All distances are horizontal ground, U.S. survey feet.
13. All acreage calculated by coordinates.
14. There are no Areas of Environmental Concern (AEC) as defined by Coastal Area Management Act (CAMA) on this site.
15. No Register of Deed search done by or furnished to surveyor regarding deed or covenant restrictions.
16. Wetlands lines delineated by Pittman Soil Consulting and surveyed by Parker and Associates, Inc. in Jan. 2019.
17. Fire District - Hubert.
18. ISO Rating - 9E.
19. Common Areas (Open Spaces), stormwater ponds, landscaping, signage, sidewalks to be maintained by and to be conveyed to Home Owners Association.
20. This site is not within the Flight Path Overlay District.
21. Lots 654-683, 702-708 are all beyond 6 miles from the Hubert Volunteer Fire Station B, which places them within a "No Cover" area for insurance rating purposes.
22. This development is not within one-half (1/2) mile of a Voluntary Agricultural District.
23. There are no NCGS monuments within 2000' of site.
24. No structure or vegetation (except grass) can be located within the utility easements.
25. The GPS portion of the boundary work was performed to third order, Class I, FGCC specifications. The coordinates were obtained by Real Time Kinematic Differential GPS Observations using Trimble Survey Grade 5800 GPS Unit, NCGS RTK Network Adjustments to NC Grid NAD 83, 2011 Adjustments.



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 April 21, 2020, 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 19th day of May, 2020.

Signature of Edwin N. Foley, Date: 5/10/2020

NORTH CAROLINA, ONSLOW COUNTY

Signature of Carol Normile, Date: 5/20/2020

NORTH CAROLINA, ONSLOW COUNTY

Barcode and document information: Doc ID: 014758470001, Type: CRP, Recorded: 05/20/2020 at 09:36:50 AM, Fee Amt.: \$63.00, Page 1 of 1, Onslow County, NC, Rebecca L. Pollard Reg. of Deeds, BK 78 Pg 98.

Handwritten notes: Cabinet 0, Copy RED

69 Lots + 3 Common Areas, 43.00 Acres, Deed Ref: D.B. 4148, Pg. 742, R-10 Zone

FINAL PLAT

STERLING FARMS PHASE 3-D

White Oak Twp., Onslow Co., North Carolina

Owner/Developer: Clearly Development, Inc.

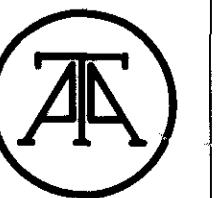
100 Carolina Plantation Blvd., Jacksonville, NC 28546, (910) 455-6956

DATE: 5-27-2020

SCALE: No 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



Wetlands Line Lot Tie Down

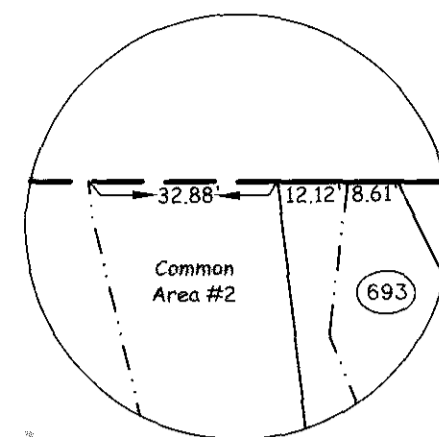
Label	Between Lots	Bearing	Length
"WD1"	697/698	S64°55'13"E	22.86'
"WD2"	647/648	S68°05'52"E	152.50'
"WD3"	649/650	S68°05'52"E	226.84'
"WD4"	651/652	S66°26'34"E	2.79'
"WD5"	708/709	N56°12'52"W	16.69'

Wetlands Line Lot Tie Down

Label	Between Lots	Bearing	Length
"WD6"	652/653	S40°44'47"E	415.73'
"WD7"	654/655	S16°51'05"E	385.46'
"WD8"	656/657	N82°29'33"E	272.83'
"WD9"	658/659	N73°08'55"E	444.84'
"WD10"	660/661	S87°38'10"E	315.81'

Wetlands Line Lot Tie Down

Label	Between Lots	Bearing	Length
"WD11"	663/664	N73°08'55"E	150.89'
"WD12"	665/667	N24°37'42"E	39.06'
"WD13"	668/669	S49°00'03"E	185.46'
"WD14"	670/671	N49°17'39"E	123.27'
"WD15"	671/672	N17°21'48"W	143.66'



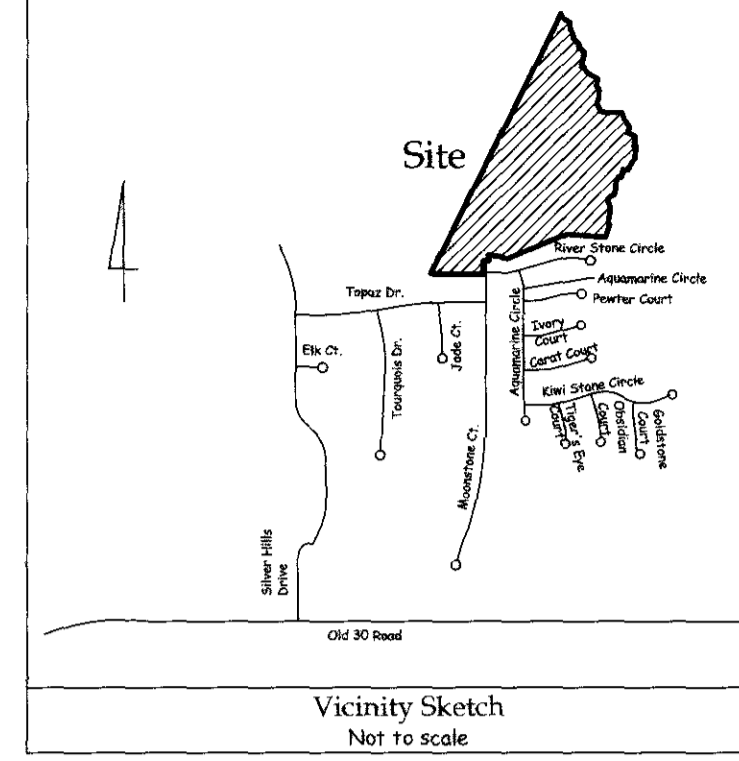
Inset #1

Not to Scale

Legend:

- ac - Acres
- AG - Above Ground
- D.B. - Deed Book
- GL - Ground Level
- IPF - Iron Pipe Found
- ISF - Iron Stake Found
- L - Arc Length
- M.B. - Map Book
- MBL - Minimum Building Line
- Pg. - Page
- PC - Point of Curvature
- PKF - PK Nail Found
- PT - Point of Tangency
- R - Radius
- RISS - Reference Iron Stake Set
- s.t. - 10'x70' Sight Triangle
- Typ. - Typical
- [] - Distance to Reference Iron

- 192 - Address
- Curve Label
- 698 - Lot Number
- Wetlands



Vicinity Sketch

Not to scale

Weyehauser Company
Onslow 24 Tract 6
D.B. 952, Pg. 81
Wooded/Farmland
RA Zone

Sterling Farms Phase 2
M.B. 58, Pg. 7

Sterling Farms Phase 3-A
M.B. 64, Pg. 122

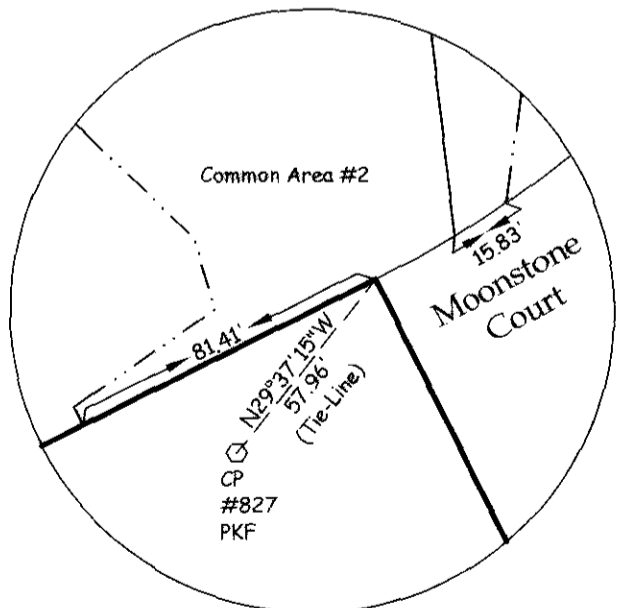
Sterling Farms Phase 3-A
M.B. 64, Pg. 122

Chord Data

Lot	Curve	Bearing	Distance
647	4	N46°52'35"E	225.09'
648	4	N24°43'26"E	33.48'
652	5	N34°51'18"E	130.01'
653	5	N59°26'52"E	117.02'
654	5	N72°07'04"E	10.43'
655	CD5	S68°27'59"E	17.03'
656	CD5	N71°29'51"E	50.35'
657	CD5	N16°52'44"E	41.29'
657	CD5	N36°16'29"W	48.13'
663	7	N17°40'19"W	7.30'
664	7	N26°15'35"W	68.93'
665	7	N39°10'00"W	45.69'
666	8	N40°22'49"W	28.07'
667	8	N21°46'48"W	103.86'
668	8	N14°24'00"E	150.30'
669	8	N38°27'08"E	18.22'
670	CD5	N72°37'44"E	28.90'
671	CD5	N07°40'54"E	74.77'
671	CD5	N74°02'04"W	54.94'
672	CD5	S45°01'00"W	46.36'
673	9	N28°57'25"W	85.98'
673	9	S32°38'41"E	138.81'
674	8	S25°06'33"W	57.51'
674	8	S11°30'34"W	63.26'
675	8	S02°44'26"E	63.26'
676	8	S17°22'49"E	66.70'
677	8	S33°06'54"E	72.92'
678	8	S42°49'14"E	13.22'
678	7	S35°41'33"E	61.40'
679	7	S21°57'55"E	36.54'
682	3	S72°55'31"W	2.64'
683	3	S67°22'57"W	63.07'
684	3	S56°44'20"W	63.07'
685	3	S46°05'44"W	63.07'
686	3	S35°27'06"W	63.07'
687	3	S26°00'58"W	48.78'
688	2	S19°25'32"W	29.38'
689	2	S11°37'38"W	63.07'
690	2	S00°59'02"W	63.07'
691	2	S10°16'43"E	70.38'
692	2	S22°26'11"E	73.64'
693	2	S29°12'48"E	6.64'
693	1	S19°32'12"E	103.07'
Common Area #3	1	S06°59'23"E	23.38'
694	2	N04°16'35"W	123.51'
695	2	N14°57'38"E	70.10'
699	3	N23°10'58"E	12.96'
700	3	N34°53'54"E	105.06'
701	3	N55°45'08"E	104.88'
702	3	N69°39'33"E	35.30'
707	5	S72°14'43"W	10.72'
708	5	S66°24'31"W	58.48'
709	5	S52°45'45"W	103.00'
710	5	S37°45'32"W	74.52'
711	5	S26°41'05"W	56.69'
714	4	S22°17'17"W	3.90'
715	4	S32°48'44"W	102.12'
716	4	S51°54'53"W	90.35'
716	1	N27°42'08"W	24.57'
716	2	N23°10'21"W	66.67'

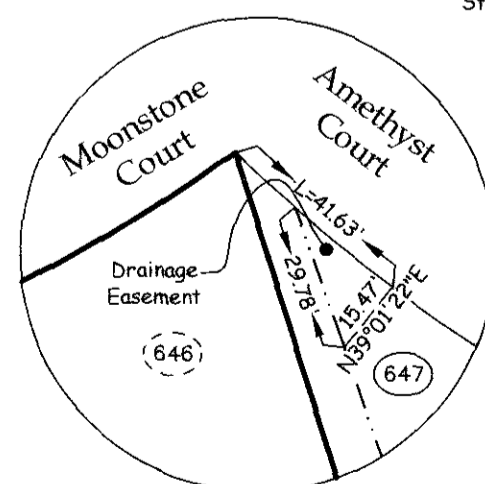
Right-of-way Curve Data

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
1	340.00'	148.91'	75.67'	147.72'	N17°13'35"W	25°05'36"
2	290.00'	127.01'	64.54'	126.00'	N17°13'35"W	25°05'36"
3	340.00'	306.65'	164.64'	296.36'	S03°56'08"E	51°40'31"
4	290.00'	261.55'	140.43'	252.78'	S03°56'08"E	51°40'31"
5	340.00'	304.10'	163.07'	294.07'	S47°31'31"W	51°14'47"
6	290.00'	259.38'	139.09'	250.82'	S47°31'31"W	51°14'47"
7	340.00'	286.20'	152.19'	277.82'	N46°01'01"E	48°13'46"
8	290.00'	244.11'	129.81'	236.97'	N46°01'01"E	48°13'46"
9	340.00'	304.10'	163.07'	294.07'	S47°31'31"W	51°14'47"
10	290.00'	259.38'	139.09'	250.82'	S47°31'31"W	51°14'47"
11	205.00'	122.19'	62.29'	121.02'	N30°34'43"W	27°27'16"
12	205.00'	98.23'	50.08'	97.29'	N30°34'43"W	27°27'16"
13	255.00'	379.66'	234.92'	345.55'	S01°39'12"E	85°18'18"
14	205.00'	305.21'	188.85'	277.80'	S01°39'12"E	85°18'18"
15	255.00'	143.08'	73.48'	141.21'	S32°55'34"E	32°08'58"
16	205.00'	115.03'	59.07'	113.53'	S32°55'34"E	32°08'58"
17	20.00'	32.63'	21.26'	29.13'	S72°22'38"E	93°29'32"
18	20.00'	31.42'	20.00'	28.28'	N28°08'55"E	90°00'00"
19	25.00'	21.03'	11.18'	20.41'	S40°56'48"E	48°11'23"
20	20.00'	31.42'	20.00'	28.28'	N28°08'55"E	90°00'00"
21	25.00'	21.03'	11.18'	20.41'	N82°45'24"W	48°11'23"
22	17.00'	27.93'	16.79'	25.72'	N08°25'38"W	80°01'19"
23	25.00'	21.03'	11.18'	20.41'	S65°05'38"W	48°11'22"
24	20.00'	42.43'	35.74'	34.91'	N78°10'02"E	121°32'27"



Inset #2

Not to Scale



Inset #3

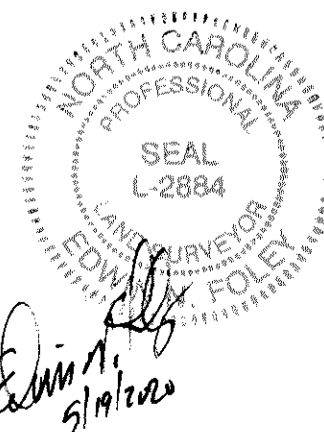
Not to Scale

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Control Points

- PKF #827 N=381,102.76
E=2,506,933.57
- N05°14'23"W 47.20'
- PKF #5036 N=381,055.76
E=2,506,937.88



69 Lots + 3 Common Areas
43.00 Acres
Deed Ref: D.B. 4148, Pg. 742
R-10 Zone

There is no Lot 666

FINAL PLAT

STERLING FARMS
PHASE 3-D

White Oak Twp., Onslow Co., North Carolina

Owner/Developer:

Clearly Development, Inc.

100 Carolina Plantation Blvd.

Jacksonville, NC 28546

(910) 455-6956

DATE: 1-27-2020

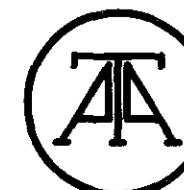
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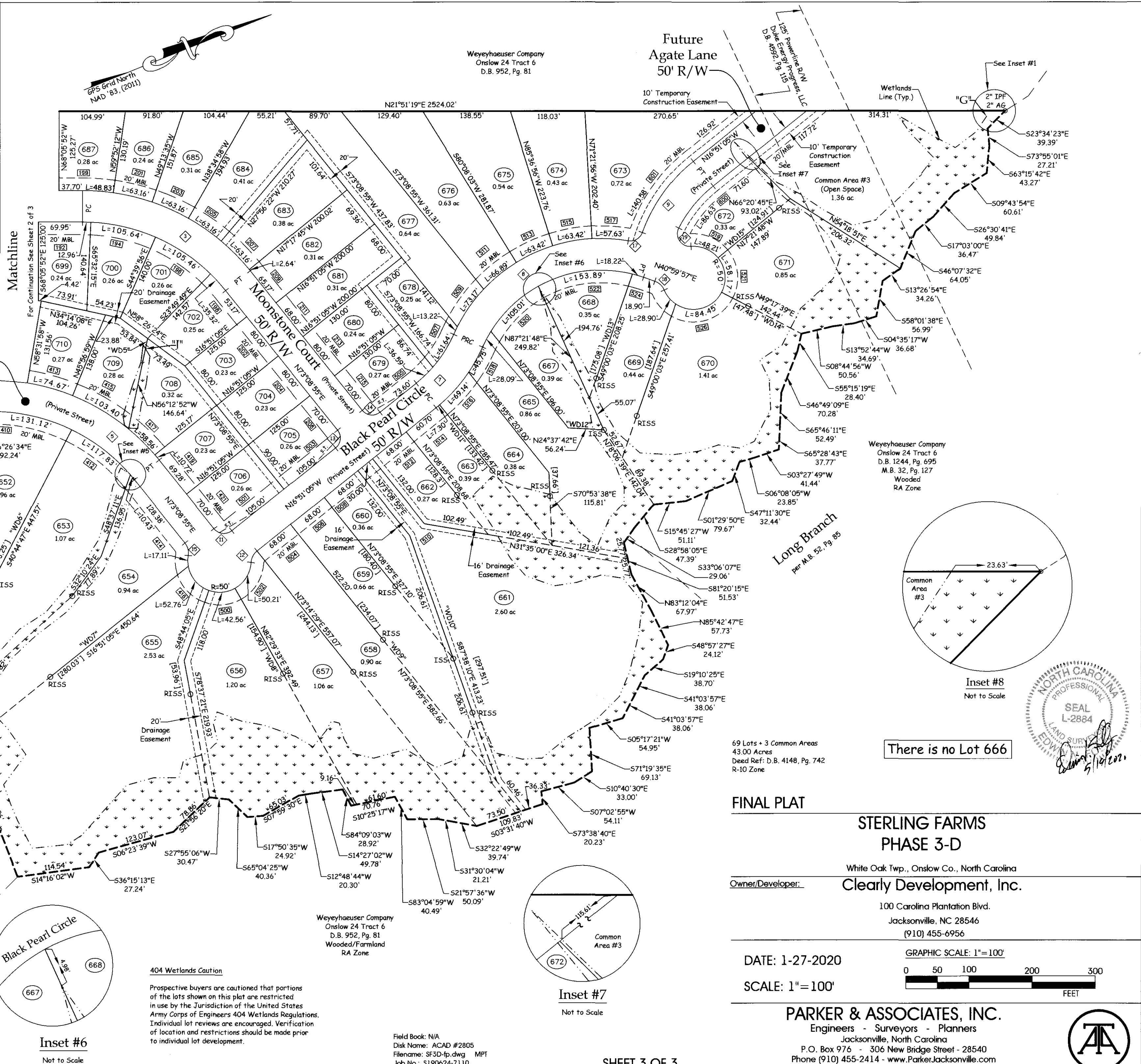
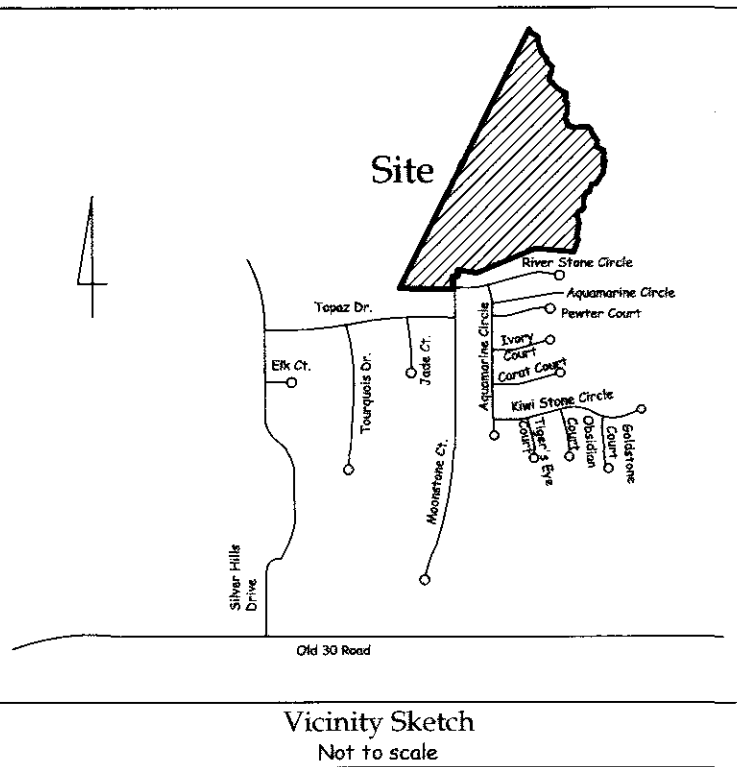
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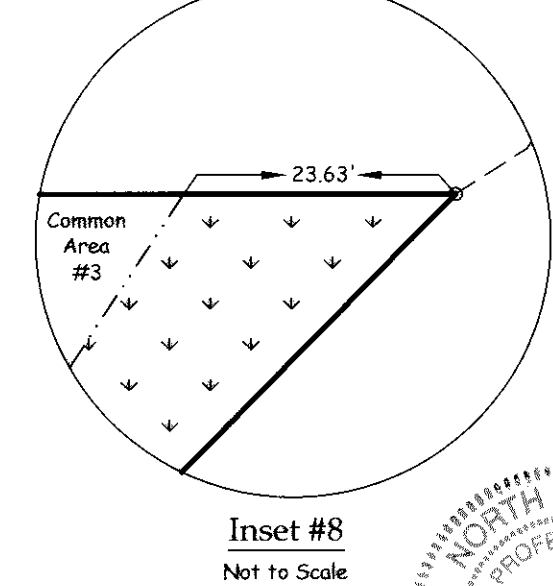
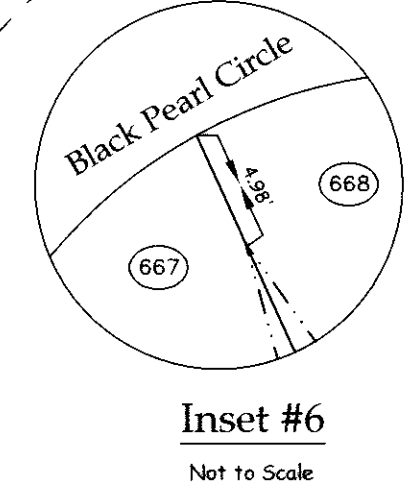
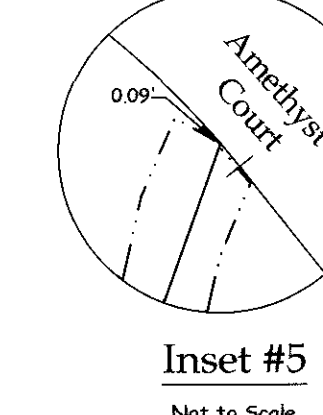
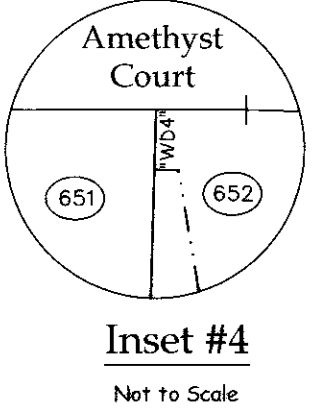
PARKER & ASSOCIATES, INC.

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

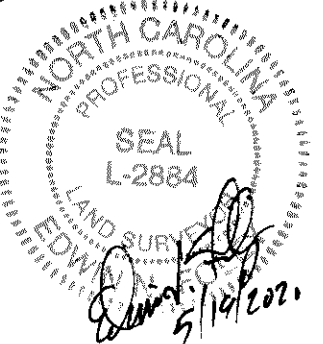




- Legend:**
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 - AG - Above Ground
 - D.B. - Deed Book
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 - s.t. - 10'x70' Sight Triangle
 - Typ. - Typical
 - WD - Wetlands Line Lot Tie Down
 - [] - Distance to Reference Iron
- 433 - Address
 - 6 - Curve Label
 - 710 - Lot Number
 - Wetlands



There is no Lot 666



69 Lots - 3 Common Areas
43.00 Acres
Deed Ref: D.B. 4148, Pg. 742
R-10 Zone

Weyehauser Company
Onslow 24 Tract 6
D.B. 952, Pg. 81
Wooded/Farmland
RA Zone

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Field Book: N/A
Disk Name: ACAD #2805
Filename: SF3D-fp.dwg MP
Job No.: S190624-7110

FINAL PLAT

**STERLING FARMS
PHASE 3-D**

White Oak Twp., Onslow Co., North Carolina

Owner/Developer:

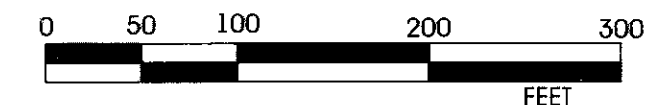
Clearly Development, Inc.

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DATE: 1-27-2020

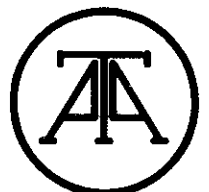
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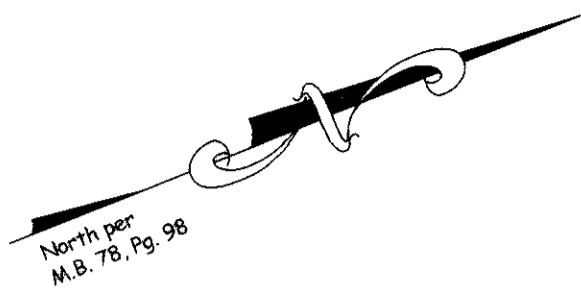
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PARKER & ASSOCIATES, INC.
Engineers - Surveyors - Planners

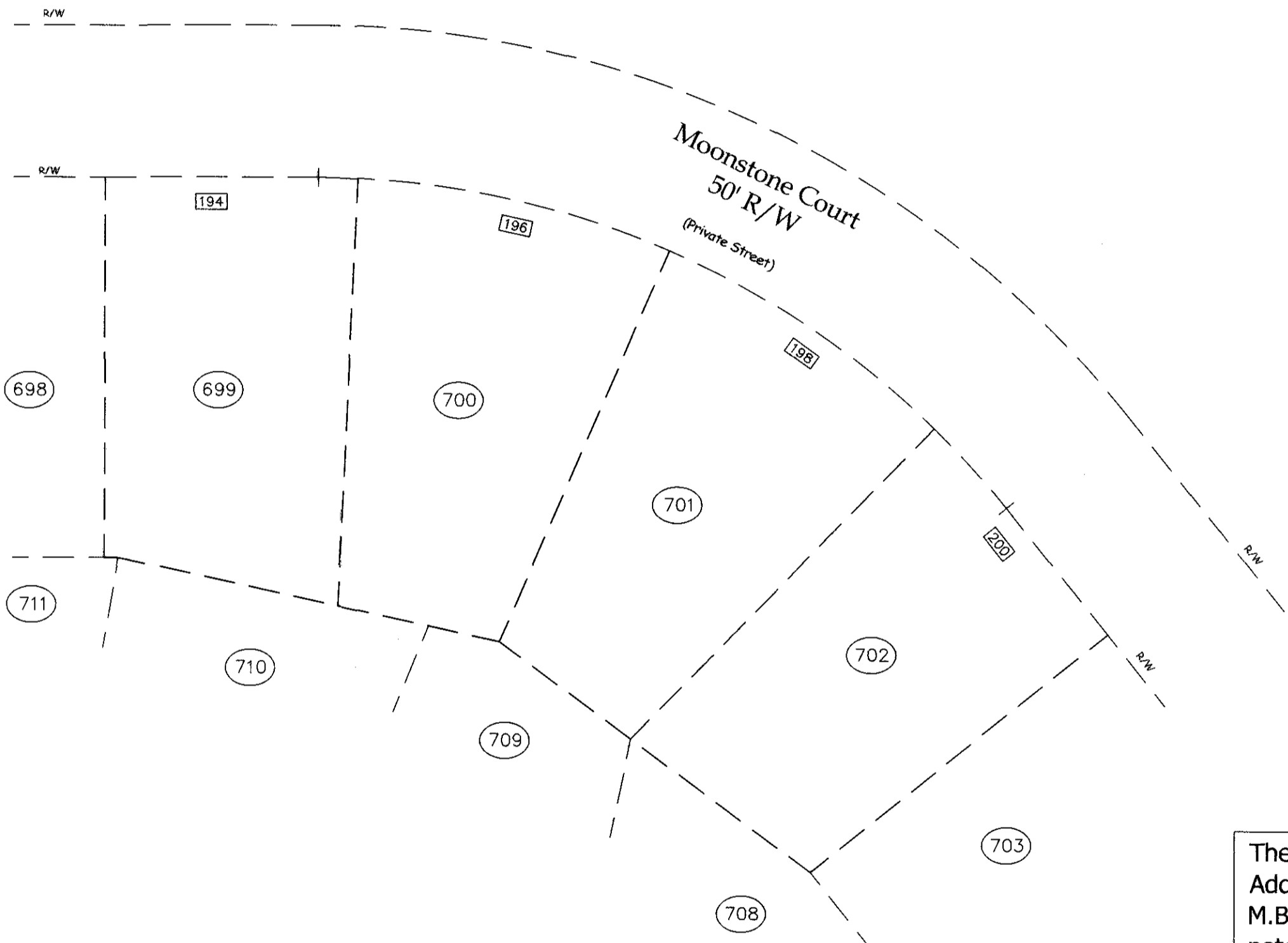
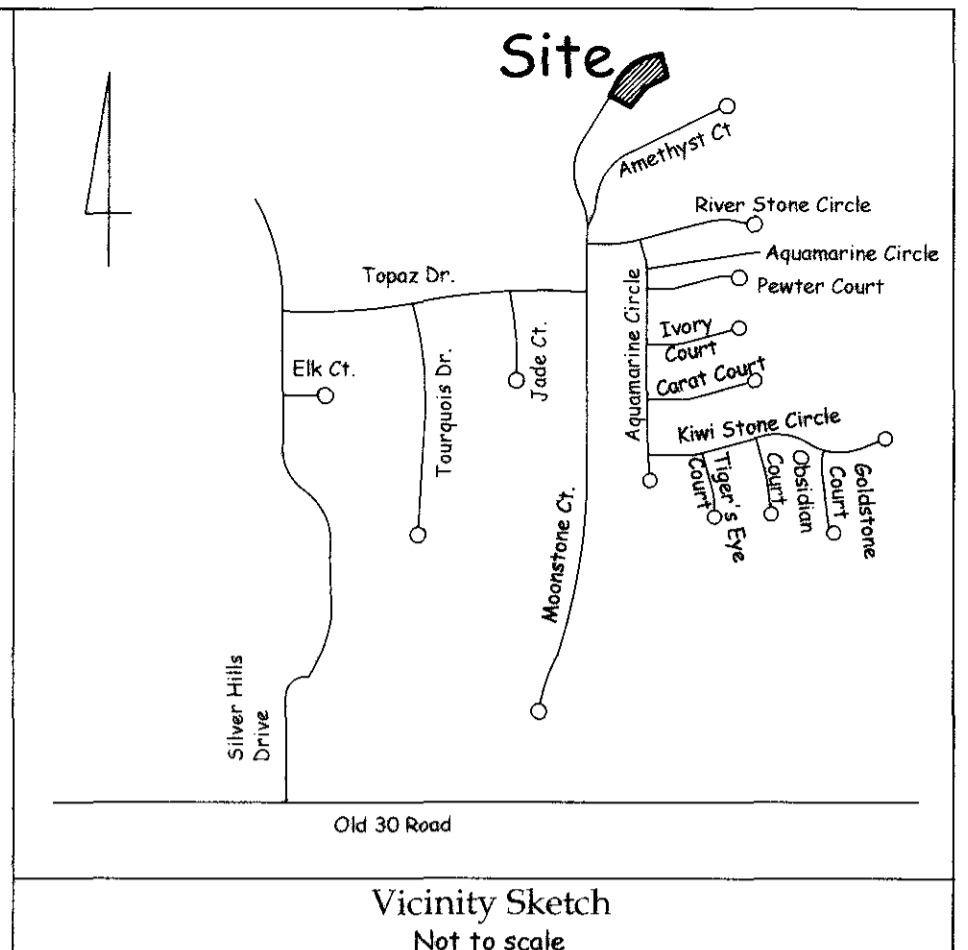
Jacksonville, North Carolina
P.O. Box 976 - 306 New Bridge Street - 28540
Phone (910) 455-2414 - www.ParkerJacksonville.com
N.C. Firm License Number: F-0108





Legend:

- M.B. - Map Book
- Pg. - Page
- R/W - Right-of-Way
- 196 - Address
- 700 - Lot Number



I, Edwin N. Foley, certify that this map was drawn under my supervision from Plat references as shown hereon, that the ratio of precision prior to adjustments is N/A, 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 10th day of JULY AD 2020.

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

NORTH CAROLINA.....ONSLOW COUNTY

Doc ID: 014828690001 Type: CRP
Recorded: 07/10/2020 at 10:27:20 AM
Fee Amt: \$21.00 Page 1 of 1
Onslow County, NC
Rebecca L. Pollard Reg. of Deeds

BK 78 Pg 161 **COPY CABINET 0 ABT**

Register of Deeds Onslow County

The Purpose of this plat is to correct the Street Addresses for Lots 699-702, as recorded in M.B. 78, Pg. 98. See M.B. 78, Pg. 98 for all other notes, certifications, charts and Lot information.

I, Edwin N. Foley, Professional Land Surveyor L-2884, 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:
 1. 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. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.
 2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
 3. That the survey is a control survey. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights or ownership.
 4. 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.

Edwin N. Foley 7/10/2020
Edwin N. Foley, P.L.S., L-2884

Field Book: N/A
Disk Name: ACAD #2805
Filename: SF3D-fp-Correction.dwg MPT
Job No.: N/A

**PLAT OF CORRECTION
STERLING FARMS PHASE 3-D
LOTS 699-702**

White Oak Twp., Onslow Co., North Carolina
Owner/Developer: Clearly Development, Inc.
100 Carolina Plantation Blvd.
Jacksonville, NC 28546
(910) 455-6956

DATE: 7/2/2020
SCALE: 1" = 40'
GRAPHIC SCALE: 1" = 40'
0 40 80 120 FEET

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

