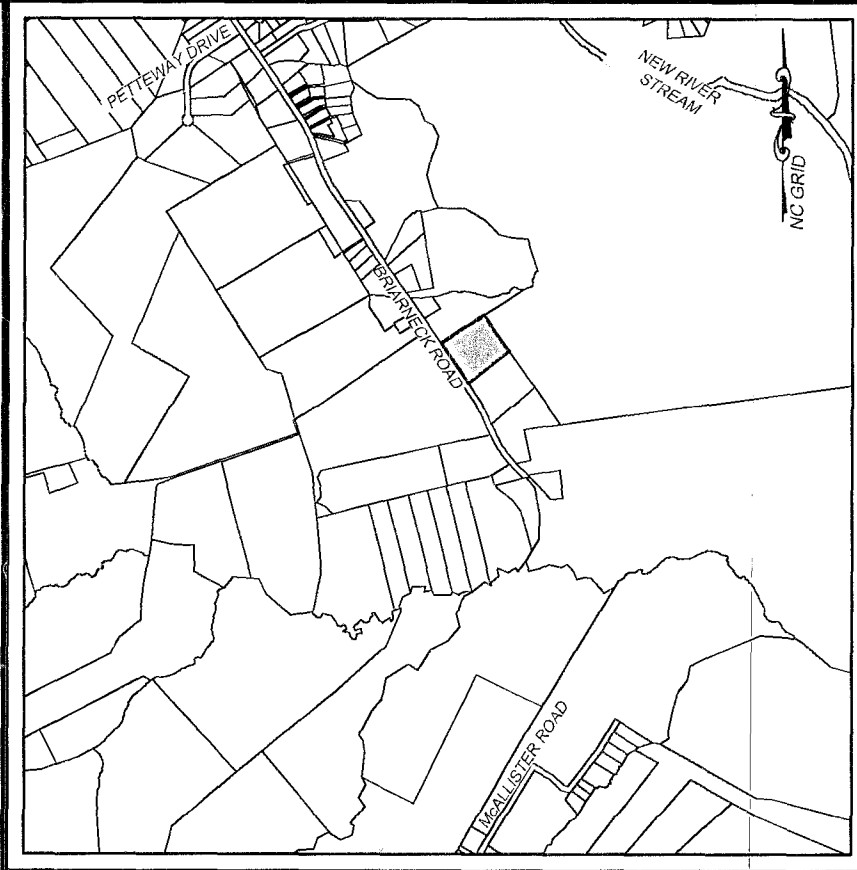


GENERAL NOTES

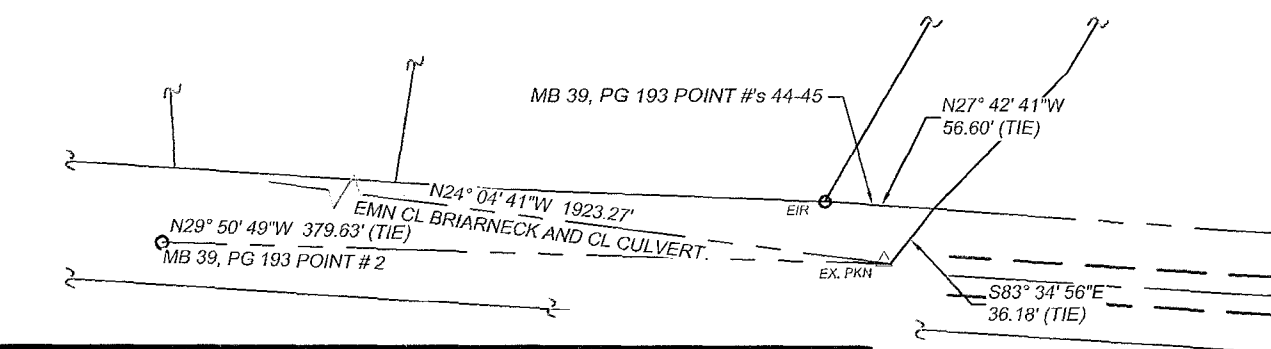
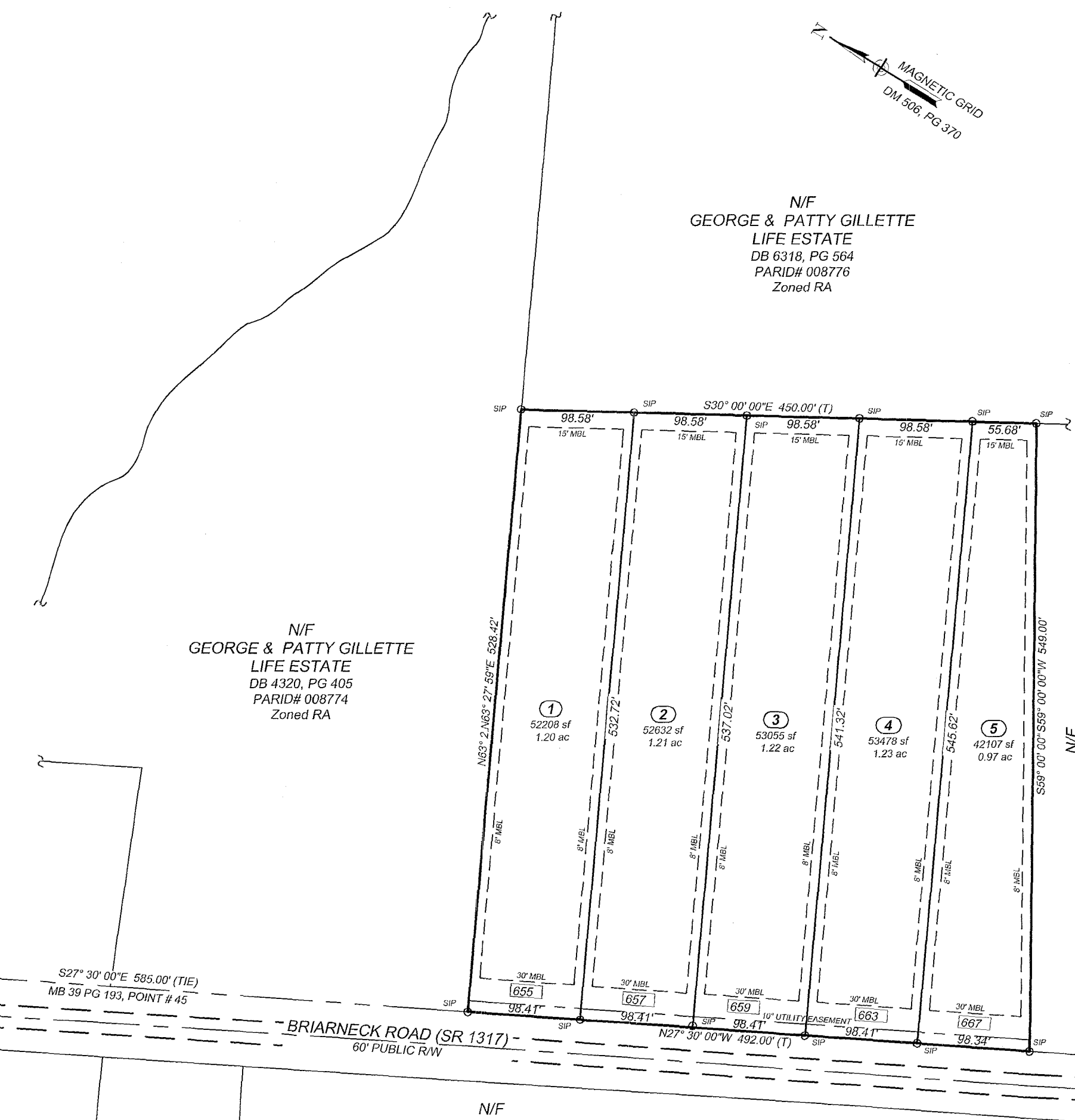
- BOUNDARY DATA IS AS PROVIDED ON THE "BOUNDARY SURVEY MAP - BRIARNECK ESTATES" AS PREPARED BY HERBERT J. NOBLES, JR., PLS. (#L-2703) DATED JANUARY 29, 2026, AND AS RECORDED IN MAP BOOK 90, PAGE 97 OF THE ONSLOW COUNTY REGISTRY.
- ALL PROPOSED CORNERS ARE TO BE MARKED WITH IRON PIPES UNLESS OTHERWISE NOTED.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS:
 - 10 FOOT EASEMENTS ALONG RIGHTS-OF-WAY.
 - 10 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.
 - 10 FOOT EASEMENTS CENTERED ALONG ALL REAR LOT LINES.
 - OTHER EASEMENTS AS SHOWN ON PLAT.
- FLOOD LINES DRAWN FROM AN ELECTRONIC OVERLAY OF THE DIGITAL FLOOD MAP FEMA CPN 3720435900K (ONSLAW COUNTY) EFFECTIVE DATE JUNE 19, 2020. AS PROVIDED AND SHOWN, THIS PROJECT SHALL WITHIN ZONE "X" AS ESTABLISHED BY FEMA. THIS REPORT IN NO WAY SUPERCEDES THE ABOVE MENTIONED FIRM.
- THIS TRACT IS NOT SUBJECT TO 404 WETLANDS AND/OR OTHER AREAS OF ENVIRONMENTAL CONCERN.
- THERE ARE NO NCGS MONUMENTS WITHIN 2000' OF SITE.
- THIS SITE IS NOT WITHIN THE FLIGHT PATH OVERLAY DISTRICT.
- 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 THE STREAM AS SHOWN ON THE PLAN. FOR DEFINITION OF TOP OF BANK, CONTACT WILMINGTON REGIONAL NCDENR OFFICE DIVISION OF WATER QUALITY 910.796.7215.
- THIS SUBDIVISION CONTAINS NO KNOWN PROPERTY OR BUILDINGS WITHIN OR ADJACENT TO THE SUBDIVISION THAT IS LOCATED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
- INDIVIDUAL MAILBOXES WILL BE UTILIZED.
- ALL PROPOSED ELECTRICAL, CABLE, TELEPHONE, AND OTHER COMMUNICATION WIRING SHALL BE INSTALLED UNDERGROUND.
- MAINTENANCE FOR EASEMENTS OUTSIDE OF NC DEPARTMENT OF TRANSPORTATION RIGHTS-OF-WAY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR PROPERTY OWNER'S ASSOCIATION.
- NO STRUCTURE OR VEGETATION (EXCEPT GRASS) MAY BE LOCATED WITHIN UTILITY EASEMENTS.
- THERE SHALL BE NO ENCUMBRANCES ON DEPARTMENT OF TRANSPORTATION STREETS RIGHTS OF WAY.
- SIGHT DISTANCE EASEMENTS SHOWN HEREON SHALL REMAIN FREE OF ALL STRUCTURES, TREES, SHRUBBERY, AND SIGNS, EXCEPT UTILITY POLES, FIRE HYDRANTS, AND TRAFFIC CONTROL SIGNS.
- THIS DEVELOPMENT IS WITHIN ONE-HALF (1/2) MILE OF A VOLUNTARY AGRICULTURAL DISTRICT (VAD) TAX PARCEL ID# 57-4, 57-2-1, 57-5-2, 57-9, 57-5-17, 57-34.
- THERE ARE NO AREAS OF ENVIRONMENTAL CONCERN (AEC) AS DEFINED BY THE COASTAL AREA MANAGEMENT ACT (CAMA) ON THIS SITE.
- ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.
- ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.
- NO LAND DISTURBING ACTIVITY ARE REQUIRED BY THE DEVELOPER, THEREFORE, NO SEDIMENTARY AND EROSION CONTROL APPROVAL OR NCDQG STORMWATER PERMITS ARE REQUIRED.



VICINITY MAP
1" = 2000'

SITE DATA

BRIARNECK ESTATES	
PROPERTY REFERENCES	
DEED REFERENCE.....	DEED BOOK 506, PAGE 370, DEED BOOK 6497, PAGE 121
MAP REFERENCE.....	MAP BOOK 90, PAGE 97
TAX MAP.....	TAX MAP 57, PARCEL 4.3
ADDRESS.....	0 BRIARNECK RD, JACKSONVILLE, NC 28540
PIN.....	43590334624
PARCEL ID#.....	008772
ZONING & USE DATA	
ZONE.....	RA
SEWER.....	INDIVIDUAL SEPTIC
WATER.....	ONWASA
FIRE DISTRICT.....	RHODES TOWN
ISO RATING.....	4
PROPOSED SITE AREA TABULATIONS	
ACREAGE IN LOTS.....	5.82 AC.
OPEN SPACE.....	0.00 AC.
RIGHT-OF-WAY.....	0.00 AC.
TOTAL PHASE ACREAGE.....	5.82 AC.
NUMBER OF LOTS.....	5
AVERAGE LOT SIZE.....	50,696 SF
SMALLEST LOT SIZE.....	42,107 SF (LOT 5)
LINEAR FEET OF STREET.....	0.00 LF.
SETBACKS	
FRONT YARD.....	30'
SIDE STREET.....	20'
SIDE YARD.....	6'
REAR YARD.....	15'
OTHER SETBACKS ARE NOTED	



CERTIFICATION OF SOIL SCIENTIST

I, R. HAYWOOD PITTMAN, II, CERTIFY THAT I AM A LICENSED SOIL SCIENTIST IN THE STATE OF NORTH CAROLINA AND HAVE EVALUATED THIS SUBDIVISION AND FOUND THAT THE SOILS WITHIN THIS SUBDIVISION PROPERTY ARE SUITABLE TO ACCOMMODATE THE SUBSURFACE WASTEWATER DISPOSAL SYSTEM NEEDS OF EACH OF THE LOTS DEPICTED HEREON. THE OWNER/DEVELOPER HAS ELECTED TO PERMIT THE ON-SITE WASTEWATER SYSTEMS FOR EACH LOT IN THIS SUBDIVISION USING THE ENGINEERED OPTION PERMIT (EOP) AS DEFINED BY G.S. 130A-334(16). PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THE ONSLOW COUNTY ENVIRONMENTAL HEALTH DEPARTMENT MUST PERFORM A COMPLETENESS REVIEW OF A NOTICE OF INTENT TO CONSTRUCT AS SUBMITTED BY THE APPLICANT OF EACH LOT WITHIN THE SUBDIVISION AS SHOWN ON THIS PLAT.

[Signature] DATE: 2-9-26

SIGNATURE/SEAL DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, NOLAN W. JONES, 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, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, WATER LINES, OTHER SITES, IMPROVEMENTS, PERPETUALLY RESERVE, AND EASEMENTS TO PUBLIC OR PRIVATE USE AS DESIGNATED AND NOTED.

[Signature] DATE: 2-9-26

OWNER / PRESIDENT: NOLAN COMMERCIAL CONTRACTORS, INC. DATE:

CERTIFICATE OF 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, AND THAT THIS PLAT HAS BEEN APPROVED BY THE ONSLOW COUNTY PLANNING DEPARTMENT FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF ONSLOW COUNTY.

[Signature] DATE: 2/9, 2026

SUBDIVISION ADMINISTRATOR DATE

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON IS X IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

FLOOD HAZARD PANELS NO: 3702043590 K AND

EFFECTIVE DATE: 06/19/2020

[Signature] DATE: 2-6, 2026.

SURVEYOR DATE

CERTIFICATE OF SURVEY & ACCURACY

I, HERBERT J. NOBLES, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME FROM DESCRIPTION FOUND IN DEED BOOK 506, PAGE 370, ONSLOW COUNTY REGISTER OF DEEDS. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN MAP BOOK 90, PAGE(S) 97 THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15000. THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND REGISTRATION NUMBER AND SEAL, THIS 6 DAY OF FEBRUARY, 2026.

[Signature]

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-2703

SEAL
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR
HERBERT J. NOBLES, JR.
L-2703

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

FINAL PLAT

BRIARNECK ESTATES

MINOR SUBDIVISION

RICHLANDS TOWNSHIP ONSLOW COUNTY NORTH CAROLINA

OWNER
NOLAN COMMERCIAL CONTRACTORS, INC.
745 RAMSEY ROAD, SUITE F
JACKSONVILLE, NC 28546

SCALE: 1" = 100' DATE: 02/03/2026
PROJECT #: 2020_007 SHEET: 1 of 1

TYPICAL ELEMENT SYMBOLOLOGY

○ EIP	EXISTING IRON PIPE	HYD	FIRE HYDRANT
○ EIR	EXISTING IRON ROD	WM	WATER METER
● SIP	SET/NEW IRON PIPE	WV	WATER VALVE
△ EMAG	EXISTING 'MAG' NAIL	OHU	OVERHEAD UTILITIES
△ SMAG	SET/NEW 'MAG' NAIL	SOFT	SQUARE FEET
△ EPK	EXISTING 'PK' NAIL	AC	ACRES
△ SPK	SET/NEW 'PK' NAIL	LF	LINE TABLE
□ ECM	EXISTING CONCRETE MONUMENT	CF	CURVE TABLE
□ SCM	SET/NEW CONCRETE MONUMENT	10' x 70' SIGHT TRIANGLE	
■ CC	CONTROL CORNER	—	PROPERTY BOUNDARY LINE
× (NP)	NON-MONUMENTED POINT	—	PARCEL LINE
— (TM)	TOTAL DISTANCE	###	ADDRESS
— (TIE)	TIE LINE	100' FT	100 YEAR FLOOD LINE
— (RW)	RIGHT OF WAY	WL	404 WETLANDS
— (CL)	CENTERLINE	VB	50' VEGETATED SETBACKS
— (PL)	PROPERTY LINE		
— (MBL)	MINIMUM BUILDING LINE		
— (DUE)	DRAINAGE & UTILITY EASEMENT		
— (ESMT)	EASEMENT		
— (CDS)	CUL-DE-SAC		

STATE OF NORTH CAROLINA
ONSLOW COUNTY

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

DATE: 02/09/2026 REVIEW OFFICER: Susan Bass

Doc ID: 017811470001 Type: CRP
Recorded: 02/09/2026 at 03:58:53 PM
Fee Amt: \$21.00 Page 1 of 1
Onslow County, NC
Omega K. Jarman Reg. of Deeds

BK 90 PG 110

[Signature]
REGISTER OF DEEDS ONSLOW COUNTY

P. O. Box 1309, New Bern, NC 28563
www.ThomasEngineeringPA.com
Office: 252.637.2727 Fax: 252.636.2448

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