

Notes:

- All streets are public. (North Carolina Department of Transportation)
- Minimum Setbacks:
 Front Yard 25' (Exceeds County Requirements)
 Side Street 20'
 Side Yard 8'
 Rear Yard 15'
- Pavement Width:
 Appalachian Trail N. 26' B-B
 Maritime Way 26' B-B
 Miranda Court 26' B-B
 Barlowe Lane 26' B-B
 Montgomery Drive 26' B-B
 Gulley Lane 26' B-B
- 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 right-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 FIRM CPN #370340 4451 K, (Onslow County) Effective 6/19/2020
- Smallest lot size = 8,370 S.F. (Lot 709)
- All easements are drainage and utility at dimensions shown, unless otherwise noted. Easements shown as ===== or -----, except along street right-of-way.
- 10' drainage and utility easements are reserved along all street right-of-way within new lots on this plat.
- 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.
- Blanket easements are reserved over Common Area (Open Space) for Drainage, Utilities, Landscaping, Stormwater Pond Maintenance and Access. Common Area (Open Space) to be maintained by and conveyed to Homeowner's Association.
- 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 done by or furnished to surveyor regarding deed or covenant restrictions.
- There are no wetlands on this site.
- Fire District - Half Moon
- ISO Rating - 4
- This development is not within one-half (1/2) mile of a Voluntary Agricultural District.
- There are no NCGS monuments within 2000' of site.
- No structure or vegetation (except grass) can be located within the utility easements.
- There shall be no encumbrances on Department of Transportation Streets Right-of-way.
- The GPS portion of the boundary/control 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 RBS GNSS Receiver, NCGS RTK Network Adjustments to NC Grid NAD'83, 2011 Adjustments.
- This subdivision is subject to State Storm Water Permit SWB 210509, including the Operation and Maintenance Agreement, and all the Permit requirement.
- There are no properties or buildings on the National Register of Historic Places within this subdivision or adjacent properties.
- This site is not within the Flight Path Overlay District.
- Cluster mailbox is located at the Stateside Amenity Site.
- Only NCDOT approved materials allowed within NCDOT R/W.

Chord Data

Lot	Curve	Bearing	Distance
716	CDS	S55°01'14"W	32.37'
717	CDS	N83°19'11"W	40.11'
718	CDS	N36°36'21"W	40.77'
719	CDS	N13°09'16"E	45.04'
720	CDS	N71°17'31"E	53.96'
720	77	N77°43'07"E	30.15'
721	77	N44°21'45"E	9.56'
728	50	N67°52'53"W	109.61'
729	50	S86°08'35"W	74.50'
729	CDS	S30°23'05"W	5.06'
730	CDS	S67°25'56"W	56.13'
731	CDS	N52°46'50"W	43.27'
732	CDS	N03°42'39"W	39.76'
733	CDS	N45°21'32"E	43.27'
734	CDS	S82°34'07"E	44.51'
735	50	N82°26'35"E	60.12'
736	50	S84°10'00"E	58.80'
737	50	S70°13'10"E	65.04'
738	50	S57°38'04"E	46.74'
740	51	N40°36'26"E	20.33'
741	51	S40°32'20"W	24.70'

Right-of-way Curve Data

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
50 (Total)	255.00'	231.21'	124.24'	223.37'	N78°21'04"W	51°57'03"
	205.00'	185.88'	99.88'	179.57'	N78°21'04"W	51°57'03"
51 (Total)	335.00'	29.26'	14.64'	29.25'	N40°08'56"E	5°00'17"
	285.00'	24.89'	12.46'	24.89'	N40°08'56"E	5°00'17"
52	230.00'	20.18'	10.10'	20.17'	S40°08'16"W	5°01'38"
71	20.00'	29.66'	18.32'	27.02'	N85°08'16"E	84°58'22"
72	20.00'	33.17'	21.84'	29.50'	S04°51'44"E	95°01'38"
73	20.00'	31.80'	20.39'	28.56'	S82°04'12"W	91°06'30"
74	20.00'	31.03'	19.62'	28.01'	N07°55'48"W	88°53'30"
75	25.00'	21.03'	11.18'	20.41'	S80°13'58"E	48°11'23"
76	25.00'	21.03'	11.18'	20.41'	S51°34'43"W	48°11'23"
77	35.00'	40.75'	23.04'	38.49'	N69°52'19"E	66°42'44"
84	20.00'	31.03'	19.62'	28.01'	N07°55'48"W	88°53'30"
85	20.00'	31.80'	20.39'	28.56'	S82°04'12"W	91°06'30"
86	20.00'	31.03'	19.62'	28.01'	N07°55'48"W	88°53'30"
87	20.00'	31.80'	20.39'	28.56'	S82°04'12"W	91°06'30"
88	20.00'	31.03'	19.62'	28.01'	N07°55'48"W	88°53'30"
89	20.00'	31.80'	20.39'	28.56'	S82°04'12"W	91°06'30"

These subdivision plans have been reviewed for compliance with current Department of Transportation minimum subdivision construction standards and are hereby approved as submitted.

Winston A. Spivack 1/21/2025
 District Engineer

Certificate of Ownership and Dedication

I (we) hereby certify that I (we) are the owners of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent establish the minimum building lines and dedication of all streets, alleys, walks, parks, conservation space and other areas to public or private use as noted. All roads and drainage easements are dedicated for public utility purposes, further I (we) certify the land as shown hereon is located within the subdivision jurisdiction of Onslow County.

2/5/25 *Chad H. Sydes* h. Sydes R
 Date Owners



Street Disclosure Statement

All proposed streets depicted hereon have been offered to the State for dedication to public use but have not been accepted by the State as of this date. Following their construction, the developer shall immediately petition the North Carolina Department of Transportation to accept each street upon meeting the Department's street acceptance requirements. The Developer shall be responsible for maintaining all streets and right-of-way until such time that the streets are accepted into the NCDOT system for maintenance, and a financial guarantee which meets the County and will be held until the streets are accepted into the NCDOT system for maintenance.

Chad H. Sydes 2/5/25
 Owner/Authorized Agent Date

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 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.

J.P.B. 2/17/2025
 Subdivision Administrator Date

Certificate As to Utilities and Dedication

I hereby certify that the plans and specifications for the water improvements for Somerset Place, Section V-B Part I at Stateside 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 6th day of February 2025
 Onslow Water and Sewer Authority Official

By: *[Signature]*

Certificate of Improvements

I hereby certify that all improvements have either been installed or guaranteed by an approved security for the Somerset Place, Section V-B Part I at Stateside subdivision and that the filing fee for this plat has been paid.

Chad H. Sydes 2/5/25
 Owner/Authorized Agent Date

I, Stacy L. Batchelor, Professional Land Surveyor L-4750, certify to one of the following as indicated:

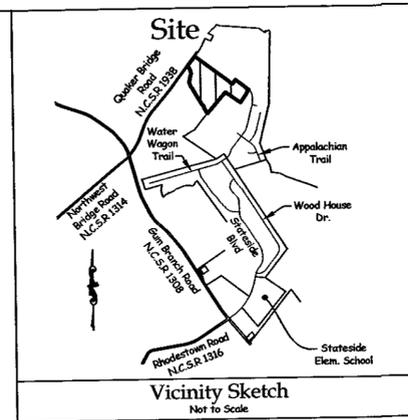
- a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- c. Any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

Stacy L. Batchelor 01-10-2025
 Stacy L. Batchelor, P.L.S., L-4750

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 in accordance with plans and specifications approved by Onslow Water and Sewer Authority ("ONWASA"), (iii) that all such water 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 5th day of Feb. 2025
Anthony W. Sydes 2/5/25
 Anthony W. Sydes, President
 A. Sydes Construction, Inc.



I, Stacy L. Batchelor, 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 12/18/2024, 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 10th day of JANUARY AD 2025.
Stacy L. Batchelor
 Stacy L. Batchelor, P.L.S., L-4750

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

Kary Ray 2/17/25
 Review Officer Date

NORTH CAROLINA.....ONSLow COUNTY

 Doc ID: 017400940002 Type: CRP
 Recorded: 02/07/2025 at 11:42:43 AM
 Fee Amt: \$42.00 Page 1 of 2
 Onslow County, NC
 Omega K. Jarman Reg. of Deeds
 BK 88 PG 44-45

Omega K. Jarman
 by *Sheela Bonner* Deputy
 Register of Deeds Onslow County

Tract Data
 54 Lots + 1 Common Area
 19.30 Acres Total
 1.46 Ac. Open Space
 11,777 s.f. Avg. Lot Size
 8,371 s.f. Smallest Lot Size (Lot 709)
 2,697 L.F. Streets
 R-10 Zone
 Deed Ref: Portion of D.B. 2995, Pg. 76
 M.B. 54, Pg. 188

FINAL PLAT

SOMERSET PLACE, SECTION V-B PART I AT STATESIDE

A Planned Residential Development
 Richlands Twp., Onslow Co., North Carolina

Owner / Developer: **A. Sydes Construction, Inc.**

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

DATE: 11/22/2024

SCALE: Not to Scale

TIDEWATER ASSOCIATES, INC.
 Consulting Engineers - Land Surveyors - Land Planners
 Jacksonville, North Carolina
 P.O. Box 976 - 306 New Bridge Street - 28540
 Phone (910) 455-2414 - www.TidewaterENC.com
 Firm License Number: F-0108



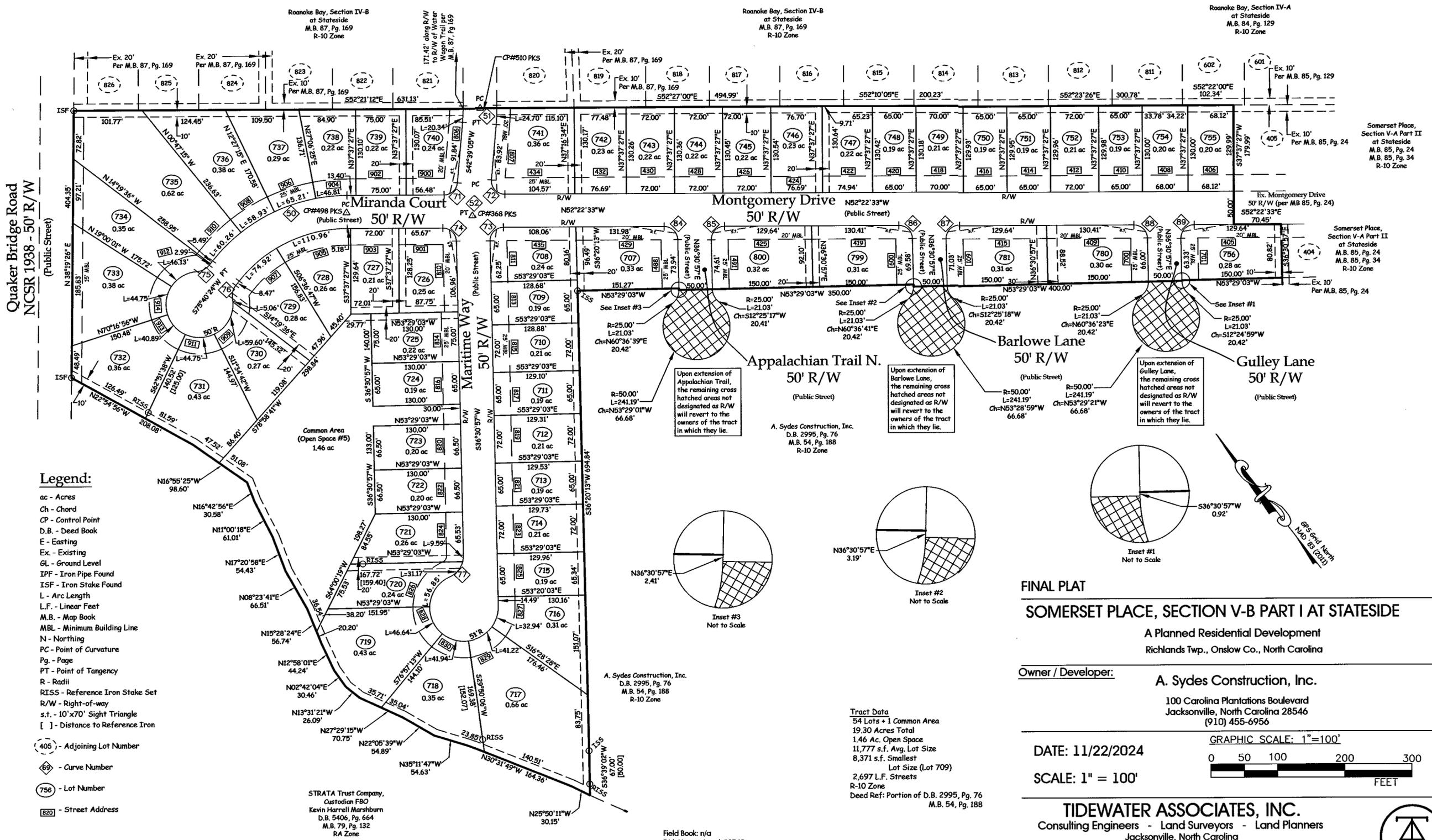
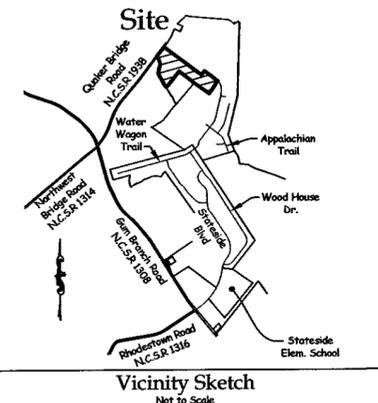
B K 8 8 P G 4 4



Stacy L. Batchelor
01-10-2025

Control Points

- CP#510 PKS
N = 414,273.149
E = 2,453,998.634
S41°54'41"W 160.03'
- CP#368 PKS
N = 414,154.058
E = 2,453,891.737
N52°22'33"W 186.99'
- CP#498 PKS
N = 414,268.209
E = 2,453,743.640



- Legend:**
- ac - Acres
 - Ch - Chord
 - CP - Control Point
 - D.B. - Deed Book
 - E - Easting
 - Ex. - Existing
 - GL - Ground Level
 - IPF - Iron Pipe Found
 - ISF - Iron Stake Found
 - L - Arc Length
 - L.F. - Linear Feet
 - M.B. - Map Book
 - MBL - Minimum Building Line
 - N - Northing
 - PC - Point of Curvature
 - Pg. - Page
 - PT - Point of Tangency
 - R - Radii
 - RISS - Reference Iron Stake Set
 - R/W - Right-of-way
 - s.t. - 10' x 70' Sight Triangle
 - [] - Distance to Reference Iron
 - (405) - Adjoining Lot Number
 - 69 - Curve Number
 - 756 - Lot Number
 - 820 - Street Address

Field Book: n/a
Disk Name: Acad #2749a
Filename: Somerset VB Part I-fp JWL
Job No.: S210902-7858

B
K
8
8
P
4
5

FINAL PLAT
SOMERSET PLACE, SECTION V-B PART I AT STATESIDE

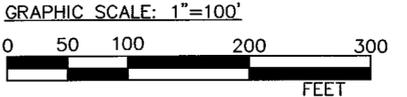
A Planned Residential Development
Richlands Twp., Onslow Co., North Carolina

Owner / Developer:

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

DATE: 11/22/2024

SCALE: 1" = 100'



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