

Certificate of Ownership and Dedication

I, _____ 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 improvements, perpetually reserve, and easements to public or private use as designated and noted.

Owner/Authorized Agent: [Signature] Date: 7-1-2024

Certificate of Improvements

I hereby certify that all improvements have either been installed or guaranteed by an approved security for the Holly Sands Villas II-C subdivision and that the filing fee for this plan has been paid.

Owner/Authorized Agent: [Signature] Date: 7-1-2024

Certificate for Approval for Recording

I hereby certify that the subdivision plan shown hereon has been found to comply with the Subdivision Regulations of the County of Onslow, North Carolina and that this plan has been approved by the Onslow County Planning Department for recording in the Office of the Register of Deeds of Onslow County.

Subdivision Administrator: [Signature] Date: 7/2/2024

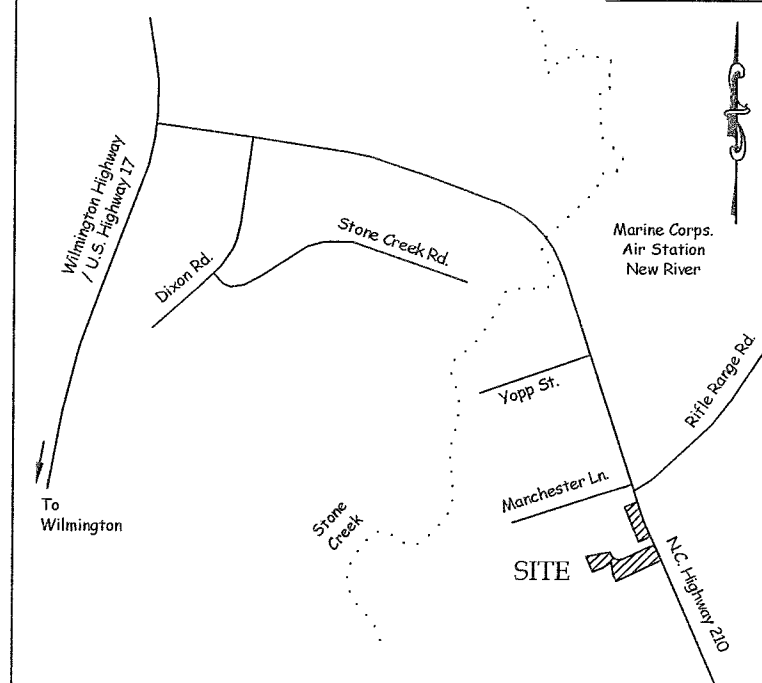
LEGEND:

- Ac. - Acres
CMF - Concrete Monument Found
C.P. - Control Point
D.B. - Deed Book
E. - Easting
ex. - Existing
ISF - Iron Stake Found
ISS - Iron Stake Set
M.B. - Map Book
MBL - Minimum Building Line
Mon - Monument
N - Northing
NGCS - North Carolina Geodetic Survey
Pg. - Page
R/W - Right-of-way
s.t. - 10' x 70' Sight Triangle
Typ - Typical
2 - Curve Number
8A - Lot Number
20 - Adjoining Lot Number
221 - Street Address

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:
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.
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.
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.

[Signature] 06-28-2024
Stacy L. Batchelor, P.L.S., L-4750



Vicinity Sketch Not to scale

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. The developer shall be responsible for maintenance until such streets are conveyed to the homeowner's/property owner's association. In the event that the homeowner's association becomes inactive (or is dissolved), the property owners will be responsible for the long-term maintenance and upkeep and no public entity will assume this responsibility. A performance guarantee has been posted with the County and will be held until the streets are accepted by the property owner's association.

Owner/Authorized Agent: [Signature] Date: 7-1-2024

Chord Data

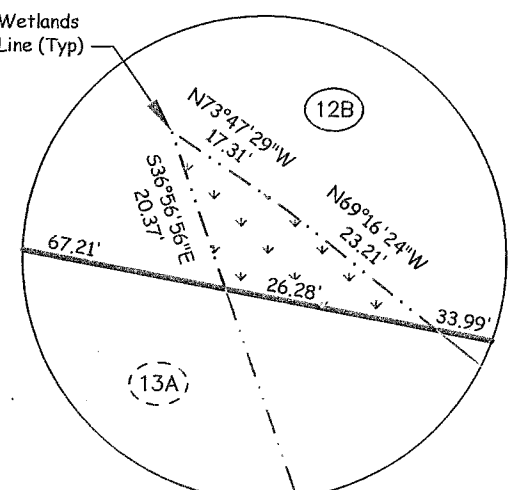
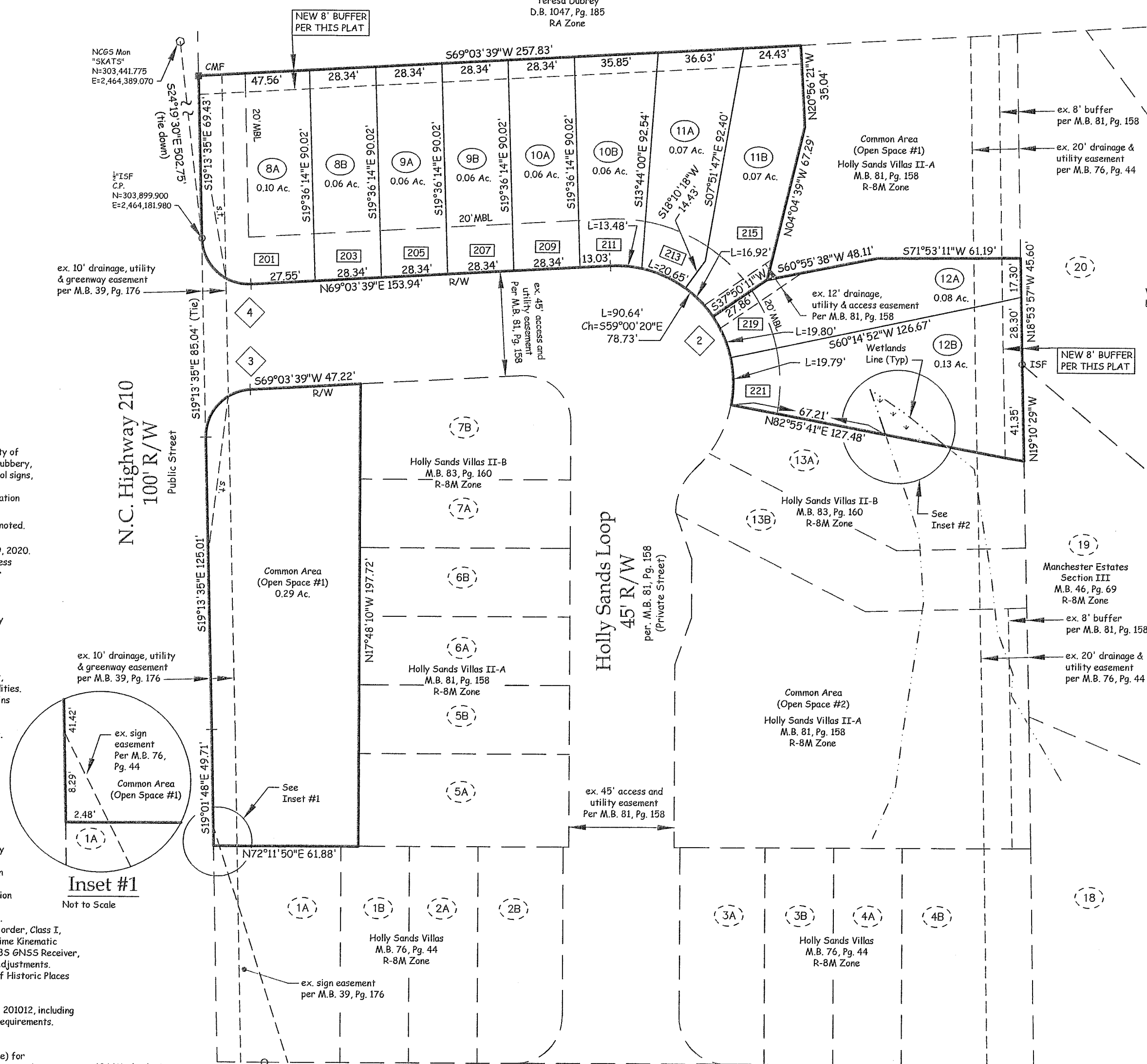
Table with columns: Lot, Curve, Bearing, Distance. Rows include 10B, 11A, 11B, 12A, 12B.

Right-of-Way Curve Data

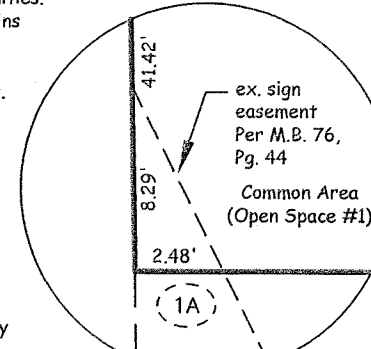
Table with columns: Curve, Radius, Length, Tangent, Chord, Bearing, Delta. Rows include 2 (Total), 3, 4.

Notes:

- 1. All Streets are Private.
2. Minimum Setbacks: Front Yard 20', Side Street 20', Side Yard 5', Rear Yard 15'.
3. 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.
4. Maintenance for easements outside of N.C. Dept. of Transportation rights-of-way will be the responsibility of the homeowner.
5. Iron Stakes set at ground level at all lot corners, except as noted.
6. This site is not affected by any special Flood hazard per FIRM CPN 370340 4360 K, (Onslow County) effective June 19, 2020.
7. All easements are drainage and utility to dimensions shown, unless otherwise noted. Easements shown as [Symbol] or [Symbol], except along street rights-of-way.
8. 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.
9. Smallest Lot Size = 2,950.1 S.F. (Lot 10A)
10. 5' access easement along all lot lines between buildings.
11. Drainage and utility easements are reserved over all of each lot, but outside any building, for building, storm drainage, and utilities.
12. 20' utility & access easement to be centered over all water mains & 10' utility & access easements to be centered over all water services up to & including water meters & sewer clean-outs.
13. Adjoining property information per Onslow County Tax Records.
14. Individual homeowners will be responsible for trash pick-up.
15. All distances are horizontal ground, U.S. survey feet.
16. All acreage calculated by coordinates.
17. There are no Areas of Environmental Concern (AEC) as defined by Coastal Area Management Act (CAMA) on this site.
18. No Register of Deed search done by or furnished to surveyor regarding deed or covenant restrictions.
19. Fire District - Turkey Creek
20. ISO Rating - 4
21. This development is not within one-half (1/2) mile of a Voluntary Agricultural District.
22. No structure or vegetation (except grass) can be located within the utility easements.
23. There shall be no encumbrances on Department of Transportation Streets Rights-of-way.
24. Open spaces to be maintained by the Home Owners Association.
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 R8S GNSS Receiver, NGCS RTK Network Adjustments to NC Grid NAD '83, 2011 Adjustments.
26. There are no properties or buildings on the National Register of Historic Places within this subdivision or adjacent properties.
27. This site is not within the Flight Path Overlay District.
28. This subdivision is subject to State Storm Water Permit SW 8 201012, including the operation and maintenance agreement, and all the permit requirements.
29. Wetlands lines delineated by Hayward PHTman Soil Consulting, surveyed by Tidewater Associates, Inc. in June 2020.
30. Blanket easements are reserved over Common Area (Open Space) for Drainage, Utilities, Cluster Mailbox, Stormwater Pond Maintenance and Access. Common Area (Open Space) to be maintained by and conveyed to Homeowner's Association.
31. Lot 8A will not have direct access onto N.C. Hwy. 210.
32. Cluster mailbox is located in Holly Sands Villas II-A.



Inset #2 Not to Scale



Inset #1 Not to Scale

Final Plat

HOLLY SANDS VILLAS II-C

Stump Sound Twp., Onslow Co., North Carolina

Owner/Developer:

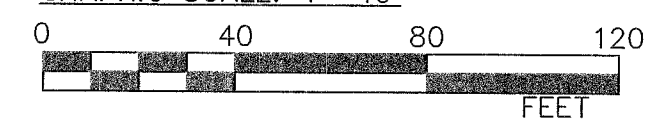
Atlantic Ocean Properties, LLC

2000 New River Inlet Road, Unit 1004
North Topsail Beach, North Carolina 28460

DATE: 02-28-2024

GRAPHIC SCALE: 1"=40'

SCALE: 1"=40'



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.tidewaterinc.com
Firm License Number: F-0108



Manchester Lane

60' R/W

Per M.B. 76, Pg. 44 (Private Road)

Field Book: N/A
Disk Name: Acad#904
Filename: Holly Sands Villas II-C FP SWB
Job No.: S180405-6757

Vertical text on the right edge: BK 86 PG 189