

CERTIFICATE OF ACCURACY & MAPPING

I, Paul D. Talbot, do certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed descriptions as referenced); that the boundaries not surveyed are clearly indicated; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 11th day of November, A.D., 2019.

This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.



Paul D. Talbot
Paul D. Talbot P.L.S. L-4099

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I, Cameron L. Smith 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 own free consent; establish minimum building setback lines; and dedicate all streets, alleys, walks, parks, waterlines, other sites, improvements, perpetually reserve, and easements to public or private use as designated and noted.

11-5-19
Date Paul D. Talbot
Owner

CERTIFICATE OF IMPROVEMENTS INSTALLATION/GUARANTEE:

I, (we) Cameron L. Smith hereby certify that all improvements have either been installed or guaranteed by an approved security for the MARSH HAVEN subdivision and that the filing fee for this plat has been paid.

11-5-19
Date Paul D. Talbot
Owner/Authorized Agent

STREET DISCLOSURE STATEMENT:

All streets hereon have been offered to the state for dedication and public use, but have not been accepted by the state as of this date. The developer shall immediately petition the North Carolina Department of Transportation to accept street upon construction of the streets and satisfaction of the Department's residency requirements. The developer shall be responsible for maintenance of all streets and protection of rights-of-way until such streets are accepted into the state road system. The developer has provided the County with a maintenance guarantee for these purposes.

11-5-19
Date Paul D. Talbot
Owner

OWNER'S CERTIFICATION AS TO WATER AND/OR SEWER:

I certify (i) that I am the owner of the lands shown on this map and of all of the water and/or sewer infrastructure located on such lands, (ii) that all required water and/or 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/or 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 5 day of NOVEMBER, 2019
By: Paul D. Talbot
Title: OWNER

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATE

APPROVED Trevor Canell
DISTRICT ENGINEER
DATE 1/17/2020

REVIEW OFFICER CERTIFICATE
NORTH CAROLINA ONSLOW COUNTY

I, Rhonda Huffman, Review Officer of Onslow County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Rhonda Huffman
Review Officer
1-17-20
Date

CERTIFICATE OF REGISTRATION
BY THE REGISTER OF DEEDS

STATE OF NORTH CAROLINA



Doc ID: 014603480001 Type: CRP
Recorded: 01/17/2020 at 11:10:42 AM _____ day of _____
Fee Amt: \$105.00 Page 1 of 1 _____ O'clock, ____m.
Onslow County, NC
Rebecca L. Pollard Reg. of Deeds Book _____ at Page _____

BK 77 PG 159
Rebecca L. Pollard Register of Deeds
Angela B. Tate Deputy / Assistant

CERTIFICATE AS TO UTILITIES AND DEDICATION:

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

This 17th day of January, 2019 2020
ONSLOW WATER AND SEWER AUTHORITY
By: Walter D. Giese

CERTIFICATE OF APPROVAL FOR RECORDING:

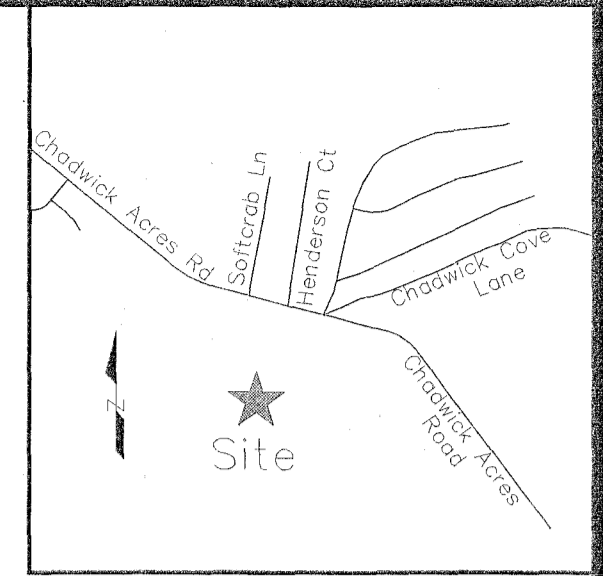
I hereby certify that the subdivision plat shown hereon has been found to comply with Subdivision Regulations of the County of Onslow, North Carolina, and that this plat has been approved by the Onslow County Planning Department for recording in the office of the Register of Deeds of Onslow County.

1/17/2020
Date Austin Brindley
Subdivision Administrator

CERTIFICATION OF SOIL SCIENTIST:

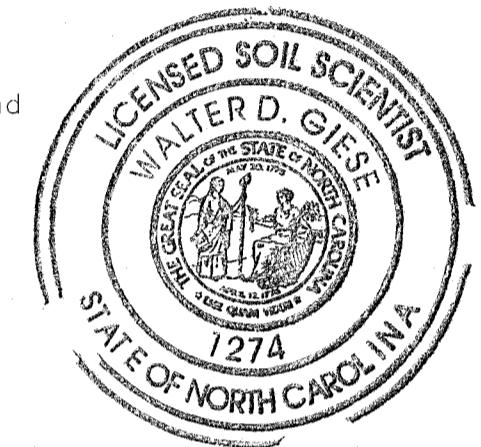
I, Walter D. Giese certify that I am a licensed soil scientist in the State of North Carolina and have evaluated this subdivision and found that the soils within this subdivision property are suitable to accommodate the subsurface wastewater disposal system needs of each of the lots depicted hereon. Prior to the issuance of building permits, the Onslow County Health Department must issue an improvement permits and construction authorizations, as applicable, for the lots shown on this plat.

Walter D. Giese, L.S.
Date 21 Nov 2019



VICINITY MAP
NOT TO SCALE

Legend:
○ Existing Iron Pipe
● Existing Iron Rod
● New Iron Pipe
□ Existing Concrete Monument
[124] Street Address
S.T. 10' X 70' Site Triangle



NOTES:

- Boundary referenced to Deed Book 3561 Page 725; Deed Book 3581 Page 120, references as shown, and existing field conditions.
- A portion of the lots depicted on this plat are located within a Special Flood Hazard Area as referenced on FIRM Map Number 3720428800J dated 11/3/05. Flood Line Shown taken from Onslow County GIS.
- Area computed by coordinate method.
- Wetlands Caution: Prospective buyers are cautioned that portions of the lots shown on this plat are restricted in use by wetlands and waters jurisdiction pursuant to the US Army Corps of Engineers Section 404 regulations. Individual lot reviews to ensure compliance with their Federal laws and regulations are encouraged. Verification of location and restrictions should be made prior to individual lot development.
- Only one (1) principal structure per lot shall be allowed.
- Maintenance for easements outside of NC Department of Transportation rights-of-way are the responsibility of the property owner (or POA).
- Sight distance easements shown hereon shall remain free of all structures, trees, shrubbery and signs, except utility poles, fire hydrants, and traffic control signs.
- Fire District: Turkey Creek ISO Rating: 6
- This development is not within one-half (1/2) mile of a Voluntary Agriculture District.
- No structure or vegetation (except grass) can be located within the utility easements.
- Current Zoning of this development is Zone "R-20".
- Minimum building setback lines are:
Front 25'
Side 8'
Rear 15'
Corner 20'
- The maintenance of the open spaces are the responsibility of the property owner (or POA).
- All notes and Certificates on Sheet 1 apply to all Sheets.

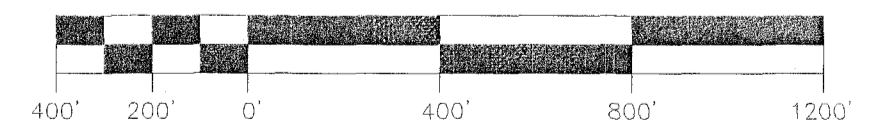
TRACT DATA

Total Acreage: 9.79 Acres
Number of Lots: 19
Smallest Lot = 9,806 SF

Owner / Developer:
Midatlantic IRA, LLC for the Benefit of
Cameron L. Smith IRA
125 South Carrol Street, Suite 250
Frederick, MD 21701

Engineering:
Norris & Tunstall
Consulting Engineers, Inc.
902 Market Street
Wilmington, NC 28401

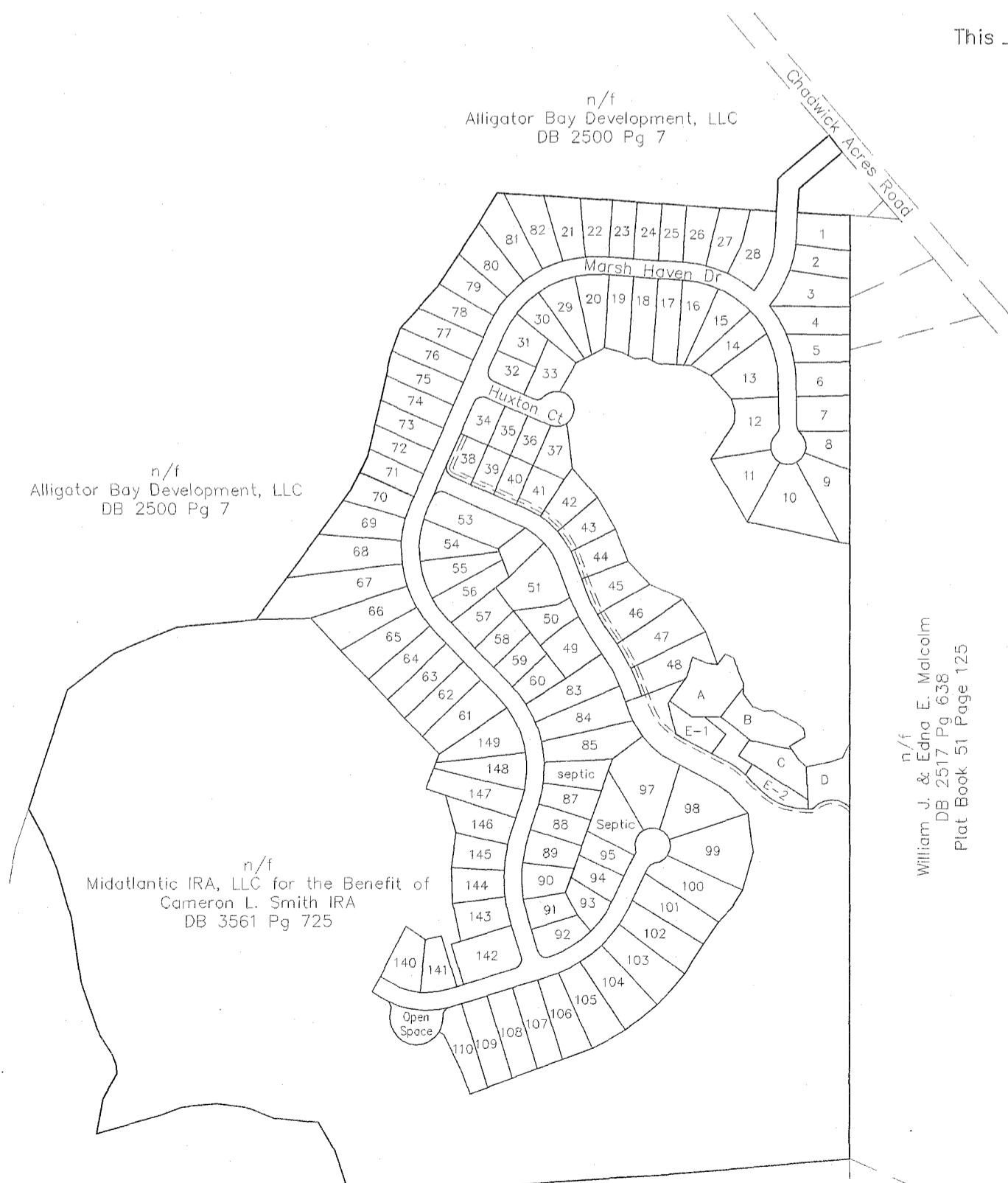
FINAL PLAT
Marsh Haven
Phase 3, Section 2
PRD-Planned Residential Development
Stump Sound Township, Onslow County
North Carolina
November 11, 2019
BAR SCALE 1" = 400'



SHEET 1 OF 5

Talbot Land Surveying, P.C.

16747 U.S. Hwy 17, Suite 118
Hampstead, North Carolina 28443
Firm License C-2722
Phone: (910) 270-9824



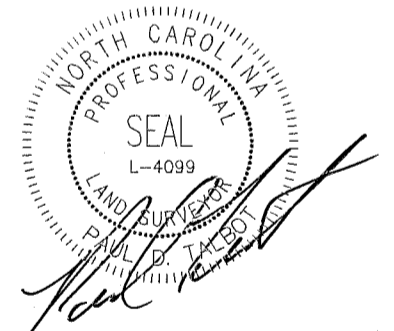
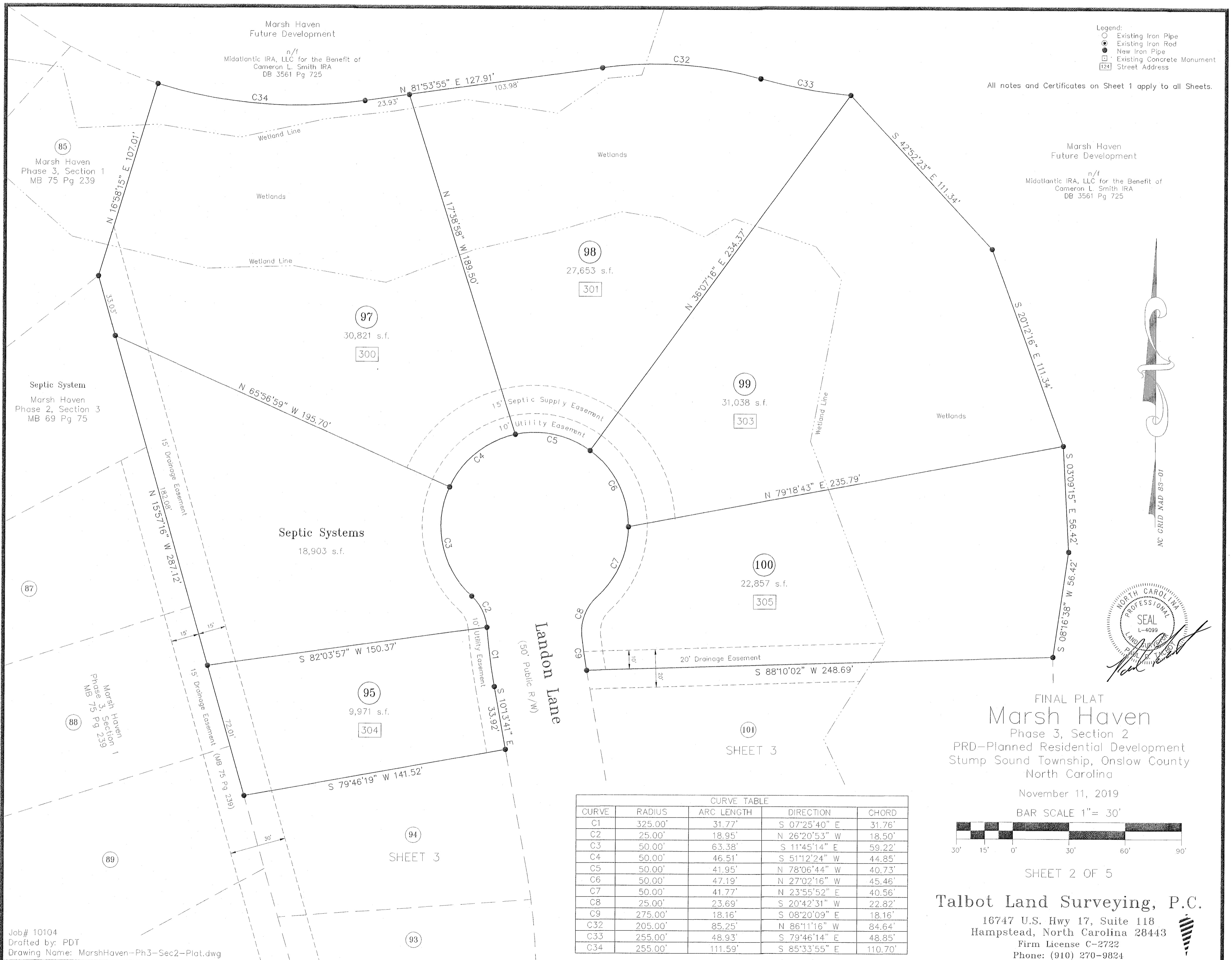
Job# 10104
Drafted by: PDT
Drawing Name: MarshHaven-Ph3-Sec2-Plat.dwg

BK 77 PG 159

- Legend:
- Existing Iron Pipe
 - ⊙ Existing Iron Rod
 - New Iron Pipe
 - Existing Concrete Monument
 - [124] Street Address

All notes and Certificates on Sheet 1 apply to all Sheets.

BK77PG159A



FINAL PLAT
Marsh Haven
 Phase 3, Section 2
 PRD-Planned Residential Development
 Stump Sound Township, Onslow County
 North Carolina

November 11, 2019
 BAR SCALE 1" = 30'

SHEET 2 OF 5
Talbot Land Surveying, P.C.
 16747 U.S. Hwy 17, Suite 118
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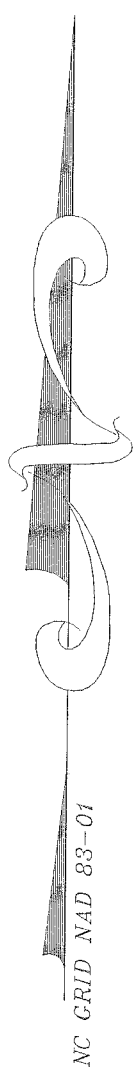
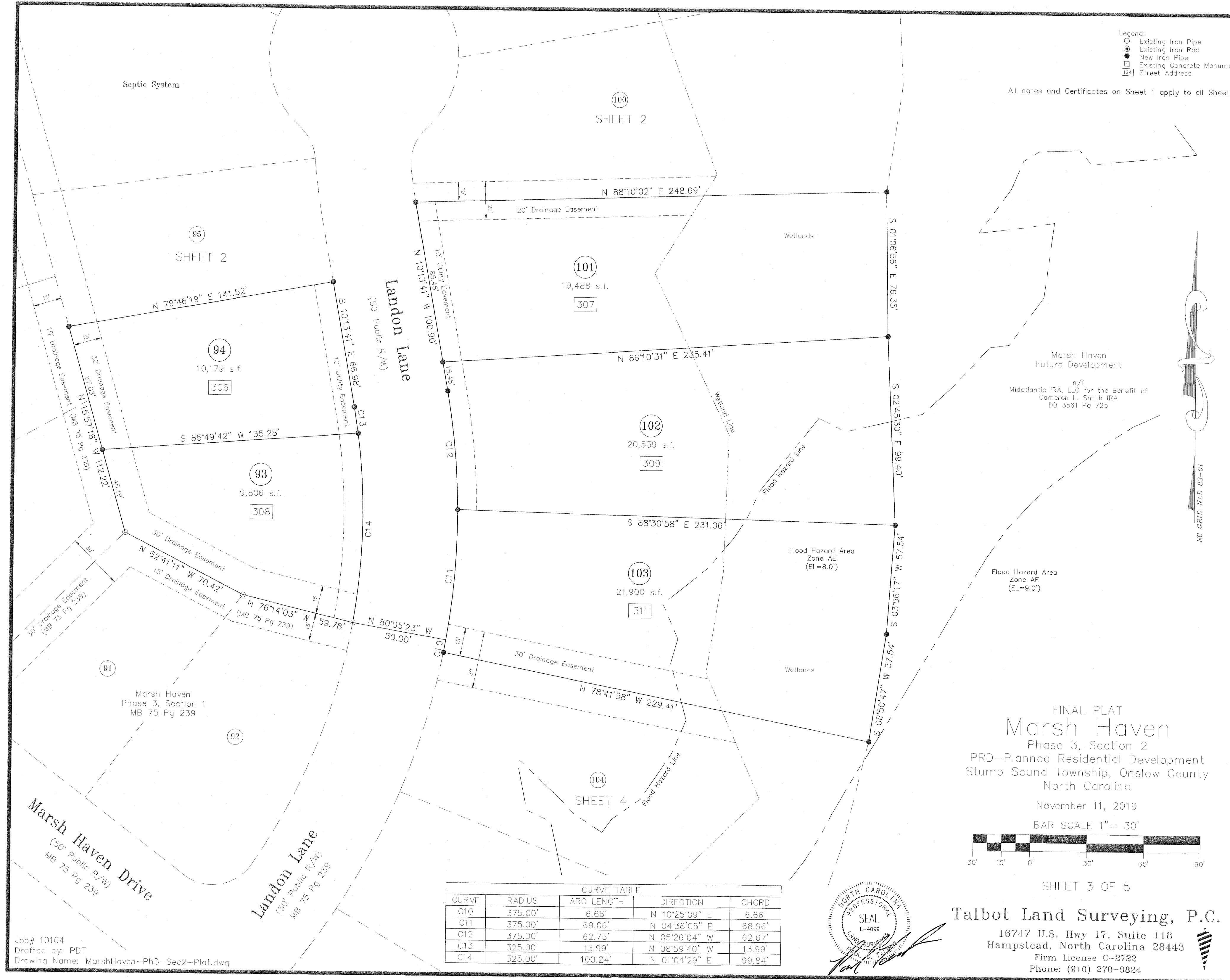
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DIRECTION	CHORD
C1	325.00'	31.77'	S 07°25'40" E	31.76'
C2	25.00'	18.95'	N 26°20'53" W	18.50'
C3	50.00'	63.38'	S 11°45'14" E	59.22'
C4	50.00'	46.51'	S 51°12'24" W	44.85'
C5	50.00'	41.95'	N 78°06'44" W	40.73'
C6	50.00'	47.19'	N 27°02'16" W	45.46'
C7	50.00'	41.77'	N 23°55'52" E	40.56'
C8	25.00'	23.69'	S 20°42'31" W	22.82'
C9	275.00'	18.16'	S 08°20'09" E	18.16'
C32	205.00'	85.25'	N 86°11'16" W	84.64'
C33	255.00'	48.93'	S 79°46'14" E	48.85'
C34	255.00'	111.59'	S 85°33'55" E	110.70'

Job# 10104
 Drafted by: PDT
 Drawing Name: MarshHaven-Ph3-Sec2-Plat.dwg

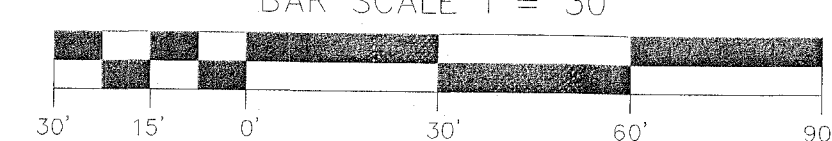
- Legend:
- Existing Iron Pipe
 - Existing Iron Rod
 - New Iron Pipe
 - Existing Concrete Monument
 - 124 Street Address

All notes and Certificates on Sheet 1 apply to all Sheets.

BK77PG-159B



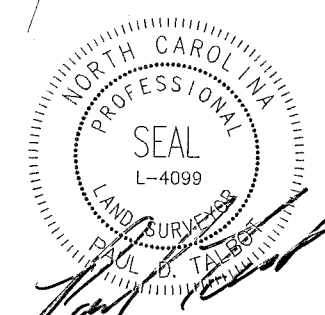
FINAL PLAT
Marsh Haven
 Phase 3, Section 2
 PRD-Planned Residential Development
 Stump Sound Township, Onslow County
 North Carolina
 November 11, 2019
 BAR SCALE 1" = 30'



SHEET 3 OF 5

Talbot Land Surveying, P.C.
 16747 U.S. Hwy 17, Suite 118
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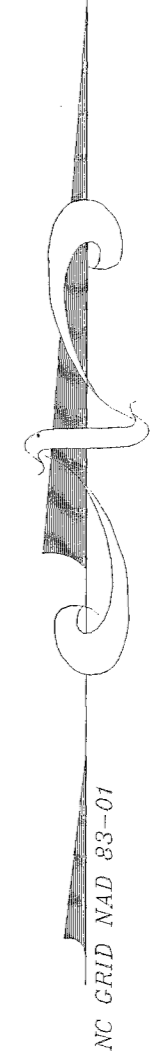
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DIRECTION	CHORD
C10	375.00'	6.66'	N 10°25'09" E	6.66'
C11	375.00'	69.06'	N 04°38'05" E	68.96'
C12	375.00'	62.75'	N 05°26'04" W	62.67'
C13	325.00'	13.99'	N 08°59'40" W	13.99'
C14	325.00'	100.24'	N 01°04'29" E	99.84'



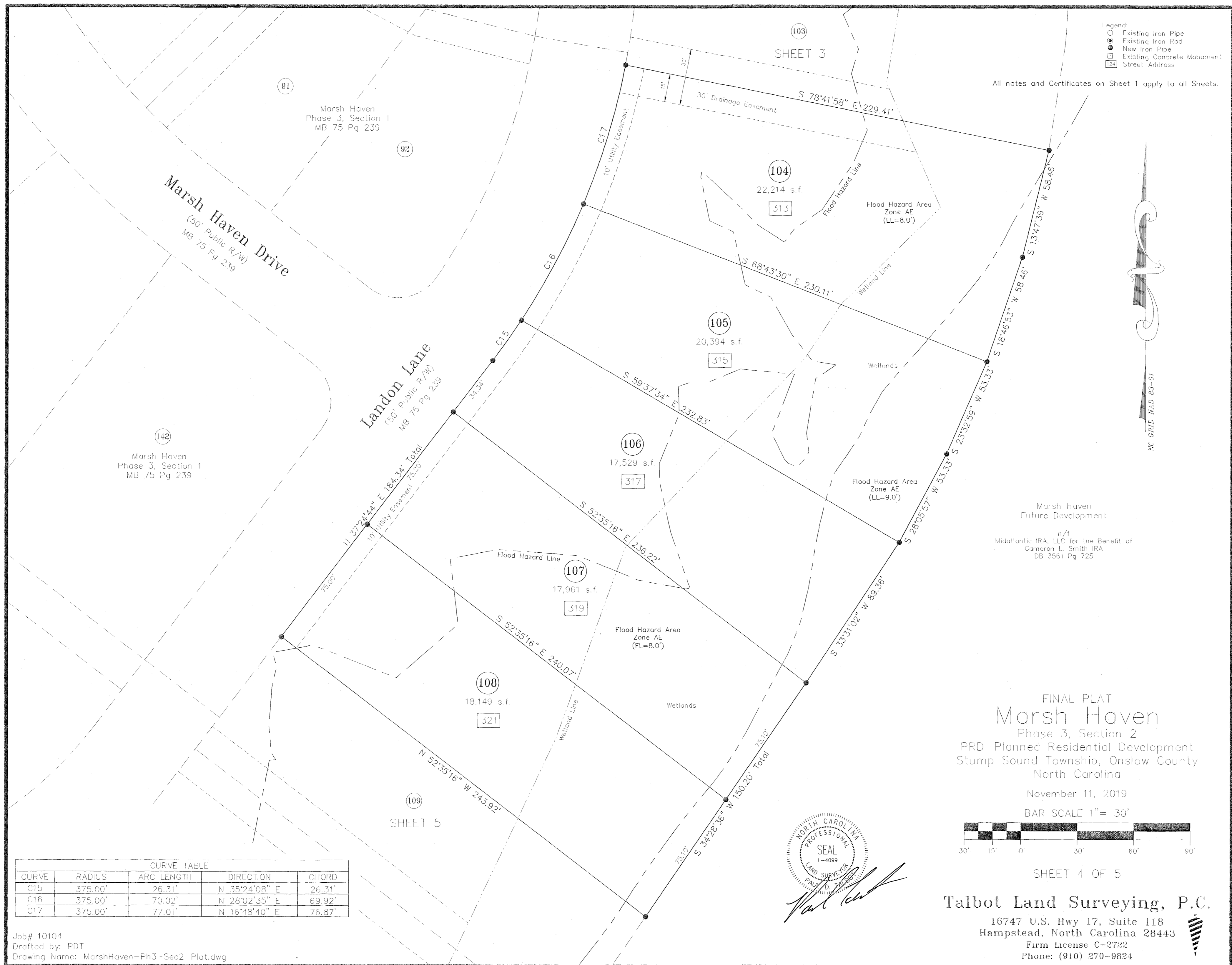
Job# 10104
 Drafted by: PDT
 Drawing Name: MarshHaven-Ph3-Sec2-Plat.dwg

- Legend:
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 - Existing Iron Rod
 - New Iron Pipe
 - Existing Concrete Monument
 - 124 Street Address

All notes and Certificates on Sheet 1 apply to all Sheets.



BK777PG151C



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DIRECTION	CHORD
C15	375.00'	26.31'	N 35°24'08" E	26.31'
C16	375.00'	70.02'	N 28°02'35" E	69.92'
C17	375.00'	77.01'	N 16°48'40" E	76.87'

Job# 10104
 Drafted by: PDT
 Drawing Name: MarshHaven-Ph3-Sec2-Plat.dwg

FINAL PLAT
Marsh Haven
 Phase 3, Section 2
 PRD-Planned Residential Development
 Stump Sound Township, Onslow County
 North Carolina
 November 11, 2019
 BAR SCALE 1" = 30'

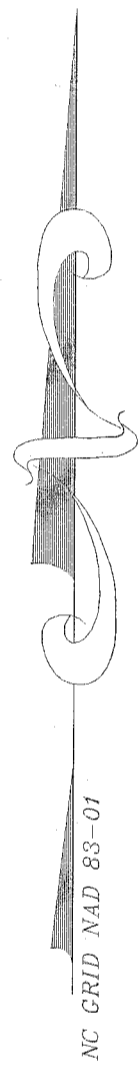
SHEET 4 OF 5
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 - 124 Street Address

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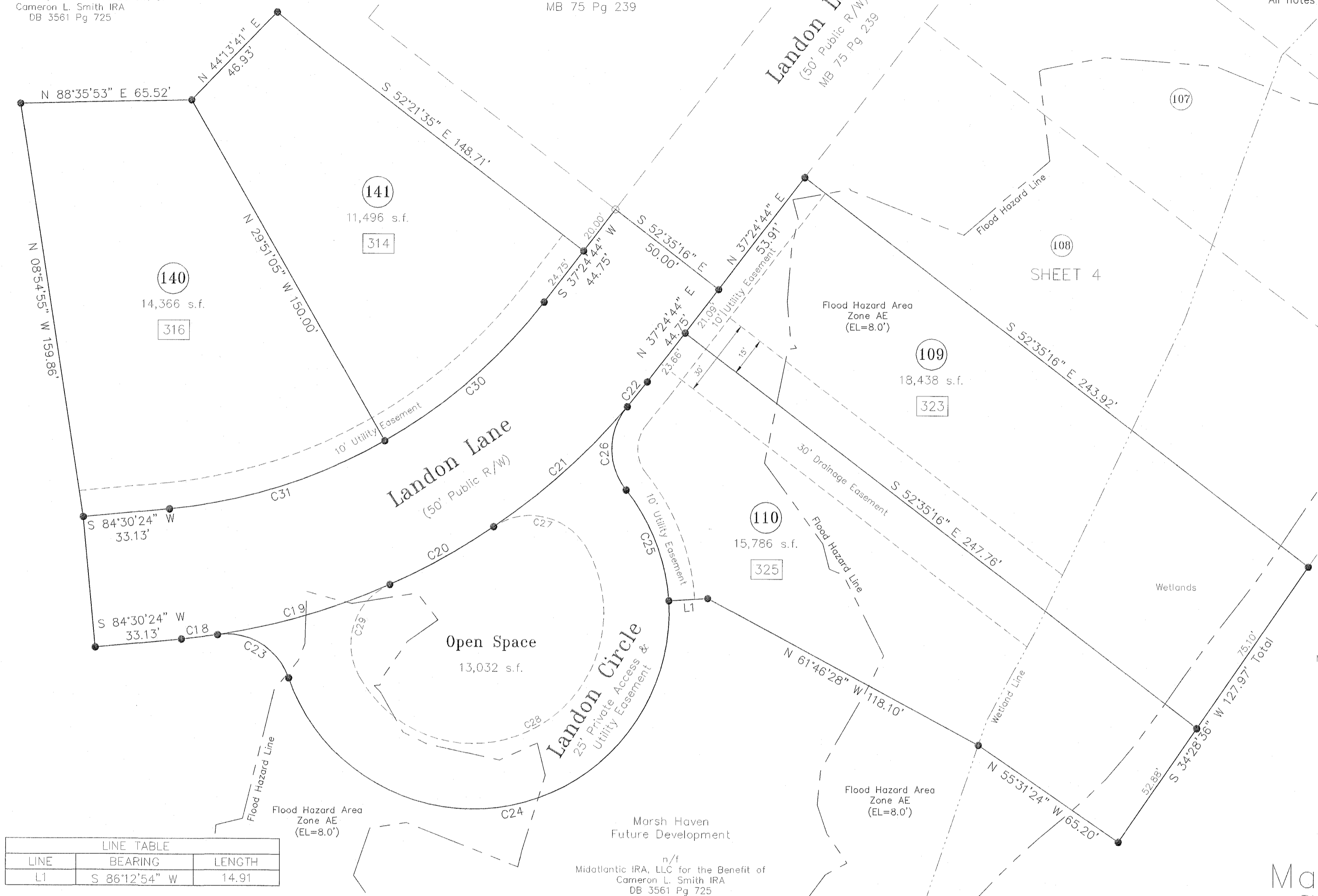
B
K
7
7
P
G
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9
9
D



Marsh Haven
Future Development
n/f
Midatlantic IRA, LLC for the Benefit of
Cameron L. Smith IRA
DB 3561 Pg 725

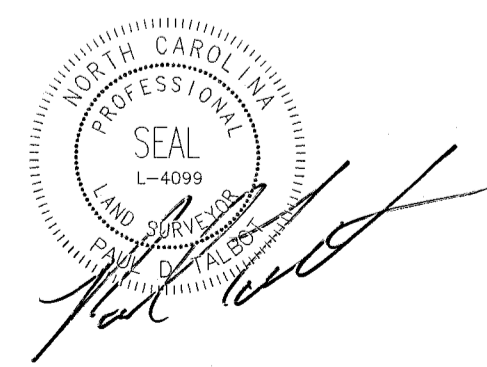
Marsh Haven
Phase 3, Section 1
MB 75 Pg 239

Marsh Haven
Future Development
n/f
Midatlantic IRA, LLC for the Benefit of
Cameron L. Smith IRA
DB 3561 Pg 725

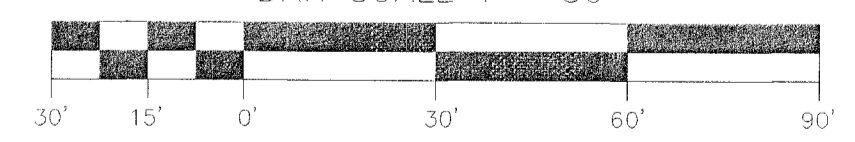


LINE	BEARING	LENGTH
L1	S 86°12'54" W	14.91

CURVE	RADIUS	ARC LENGTH	DIRECTION	CHORD
C18	255.00'	13.95'	N 82°56'22" E	13.95'
C19	255.00'	68.93'	N 73°37'42" E	68.72'
C20	255.00'	45.60'	N 60°45'42" E	45.54'
C21	255.00'	68.93'	N 47°53'42" E	68.72'
C22	255.00'	12.19'	N 38°46'54" E	12.19'
C23	25.00'	34.52'	N 59°04'23" W	31.84'
C24	75.00'	215.02'	N 78°20'53" E	148.59'
C25	75.00'	46.04'	N 21°22'17" W	45.32'
C26	25.00'	34.52'	S 00°35'48" W	31.84'
C27	25.00'	41.43'	N 76°53'25" W	36.85'
C28	50.00'	157.40'	N 60°45'42" E	100.00'
C29	25.00'	41.43'	S 18°24'49" W	36.85'
C30	205.00'	81.35'	N 48°46'50" E	80.82'
C31	205.00'	87.15'	N 72°19'40" E	86.50'



FINAL PLAT
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North Carolina
November 11, 2019
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