

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 (South) ... 30' B-B
Water Wagon Trail 30' B-B
Retreat Court 26' B-B
Secession 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 rights-of-way will be the responsibility of the homeowner.
- 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 = 10,050 S.F. (Lots 593-595)
- All easements are drainage and utility at dimensions shown, unless otherwise noted. Easements shown as or , except along street rights-of-way.
- 10' drainage and utility easements are reserved along all street rights-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.
- Wetlands line taken from maps entitled "TRACT 2 ONSLOW 19 & PORTION OF ONSLOW 19 TRACT" dated September 23, 2013 by Parker & Associates, Inc., Delineated by Land Management Group, Inc. and signed by the U.S.A.C.O.E. on January 2, 2014 and expires January 2, 2019, unless there is a change in the law or published regulations. Wetlands are in the process of being updated.
- Fire District - Northwest Onslow (Richlands)
- ISO Rating - 9E
- 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 Rights-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 R8S GNSS Receiver, NCGS RTK Network Adjustments to NC Grid NAD'83, 2011 Adjustments.
- This subdivision is subject to State Storm Water Permit SW8 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.

Chord Data

Lot	Curve	Bearing	Distance
468	3	N34°06'54"E	63.84'
469	3	N25°20'05"E	81.60'
470	3	N17°07'25"E	54.41'
492	3	S14°05'36"W	4.63'
493	3	S18°15'22"W	71.59'
494	3	S25°39'28"W	63.96'
495	3	S33°03'33"W	71.59'
496	3	S37°28'06"W	9.16'
500	8	N34°48'54"E	85.26'
501	8	N28°27'47"E	86.49'
502	8	N22°18'49"E	79.79'
503	8	N16°36'06"E	74.67'
563	8	S16°48'07"W	67.94'
564	8	S21°41'26"W	72.80'
565	8	S26°28'41"W	65.03'
566	8	S31°15'54"W	72.79'
567	8	S35°52'51"W	60.09'
569	6	S48°28'41"E	41.53'
570	6	S39°30'19"E	63.28'
571	6	S28°39'59"E	63.28'
572	6	S22°06'40"E	13.48'
582	7	S76°22'21"W	64.93'
583	7	N89°47'53"W	57.87'
584	7	N79°06'15"W	37.16'
584	CDS	S67°19'12"W	16.31'
585	CDS	N71°36'12"W	52.53'
Common 1	CDS	N28°07'23"W	20.43'
586	CDS	N05°17'20"E	36.85'
587	CDS	N52°35'30"E	43.33'
588	CDS	S63°43'13"E	61.58'
588	7	S84°04'00"E	61.07'
589	7	N78°12'47"E	65.23'
590	6	N24°59'42"W	40.29'
591	6	N38°41'27"W	95.48'
592	6	N50°10'57"W	18.39'

Certificate of Ownership and Dedication

I, Anthony 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; 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.

Anthony W. Sydes
Date: 11-1-2022 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 rights-of-way until such time that the streets are accepted into the NCDOT system for maintenance, and a financial guarantee has been posted with the County and will be held until the streets are accepted into the NCDOT system for maintenance.

Anthony W. Sydes
Owner/Authorized Agent Date: 11-1-2022

Certificate of Improvements

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

Anthony W. Sydes
Owner/Authorized Agent Date: 11-1-2022

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 1st day of Nov, 2022.
Anthony W. Sydes
Anthony W. Sydes, President
A. Sydes Construction, Inc.

Right-of-Way Curve Data

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
3	525.00'	221.08'	112.20'	219.45'	N25°54'15"E	24°07'39"
	475.00'	200.02'	101.52'	198.55'	N25°54'15"E	24°07'39"
6	335.00'	181.78'	93.19'	179.56'	N36°29'12"W	31°05'25"
	285.00'	154.65'	79.28'	152.76'	N36°29'12"W	31°05'25"
7 (Total)	255.00'	165.20'	85.62'	162.33'	N87°37'04"E	37°07'09"
	205.00'	132.81'	68.83'	130.50'	N87°37'04"E	37°07'09"
8	825.00'	347.41'	176.32'	344.85'	N25°54'15"E	24°07'39"
	775.00'	326.36'	165.63'	323.95'	N25°54'15"E	24°07'39"
22	20.00'	31.42'	20.00'	28.28'	N82°58'05"E	90°00'00"
23	20.00'	31.42'	20.00'	28.28'	S07°01'55"E	90°00'00"
24	20.00'	31.42'	20.00'	28.28'	N24°03'30"E	90°00'00"
25	20.00'	31.42'	20.00'	28.28'	N65°56'30"W	90°00'00"
26	25.00'	20.57'	10.91'	19.99'	S81°30'17"W	47°08'25"
27	25.00'	21.72'	11.60'	21.05'	S50°36'24"E	49°47'20"

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

Kristen R. Spivakis
District Engineer

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.

[Signature]
Subdivision Administrator Date: 11/1/22

Certificate As to Utilities and Dedication

I hereby certify that the plans and specifications for the water improvements for Bennett Place, Section V-A 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 1st day of NOVEMBER, 2022

[Signature]
Onslow Water and Sewer Authority Official
By: [Signature], PE

Wetlands Line "A" to "B"

Lot	Bearing	Length
Common Area #1	N24°51'08"E	26.66'
	N40°26'40"E	46.33'
	N24°39'21"E	35.05'
	N69°37'15"W	33.99'
	N08°11'29"W	40.51'
	N87°42'27"W	63.15'
	N80°17'51"W	36.17'
	S36°58'30"W	62.32'
	S46°10'54"W	58.43'
	N24°46'51"W	45.96'
	N40°30'33"W	47.18'
	N58°59'20"W	63.52'
	N11°48'32"W	58.00'
	S38°27'11"W	90.15'
	S37°54'58"W	63.83'
	S34°15'36"W	35.71'
	S48°33'52"W	62.28'
	S31°51'28"W	73.65'
	S57°42'59"W	27.12'
	S25°28'36"W	61.17'
	N66°04'41"E	36.70'
	S25°26'45"E	55.70'
	S47°48'53"E	8.12'

Tract Data
50 Lots + 2 Common Area
26.90 Acres Total
12,187 s.f. Avg. Lot Size
10,050 s.f. Smallest Lot Size (Lot 593-595)
2,273 L.F. Streets
R-10 Zone
Deed Ref: Portion of D.B. 2995, Pg. 76
M.B. 54, Pg. 188

FINAL PLAT

**BENNETT PLACE, SECTION V-A PART I AT STATESIDE
A Planned Residential Development**

Richlands Twp., Onslow Co., North Carolina

Owner / Developer:

A. Sydes Construction, Inc.

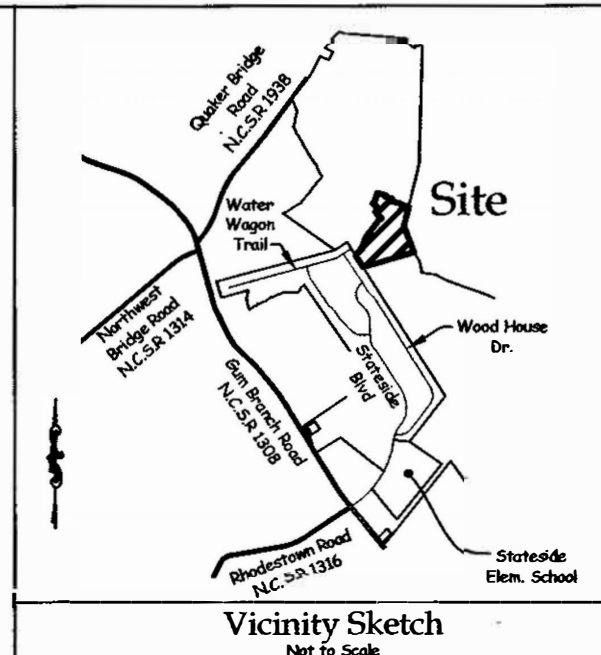
100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546
(910) 455-6956

DATE: 08/08/2022

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



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 10-3-2022, 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 21st day of OCTOBER AD 2022.

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

NORTH CAROLINA ONSLOW COUNTY

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

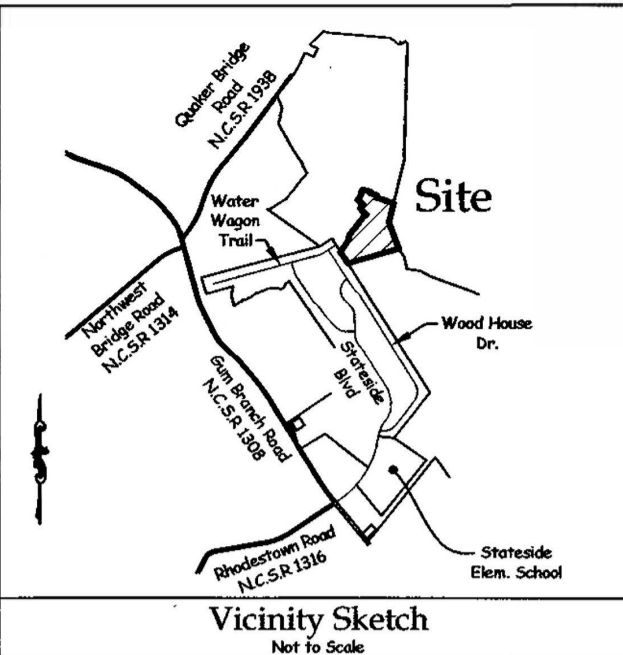
[Signature]
Review Officer Date: 11-1-2022

NORTH CAROLINA ONSLOW COUNTY

Doc ID: 016152240002 Type: CRP
Recorded: 11/01/2022 at 04:55:49 PM
Fee Amt: \$42.00 Page 1 of 2
Onslow County, NC
Omega K. Jarman Reg. of Deeds
BK 83 pg 26-27

Register of Deeds Onslow County
Omega K. Jarman
By [Signature] deputy

B
K
8
3
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- Legend:**
- ac - Acres
 - CP - Control Point
 - D.B. - Deed Book
 - Ex. - Existing
 - GL - Ground Level
 - ISF - Iron Stake Found
 - L - Arc Length
 - MBL - Minimum Building Line
 - PC - Point of Curvature
 - Pg. - Page
 - PT - Point of Tangent
 - RISF - Reference Iron Stake Found
 - RISS - Reference Iron Stake Set
 - R/W - Right-of-way
 - s.t. - 10'x70' Sight Triangle
 - [] - Distance to Reference Iron
 - (374) - Adjoining Lot Number
 - ◇ - Curve Number
 - (497) - Lot Number
 - 701 - Street Address
 - ▨ - Drainage Easement

- Control Points**
- CP #36
PK Nail Set
N=411,759.08
E=2,455,106.94
 - S52°01'55"E 350.00'
 - CP #70
PK Nail Set
N=411,543.75
E=2,455,382.87
 - S35°39'50"E 436.13'
 - CP #49
PK Nail Set
N=411,189.42
E=2,455,637.14
 - S83°57'48"W 299.80'
 - CP #152
PK Nail Set
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E=2,455,339.00

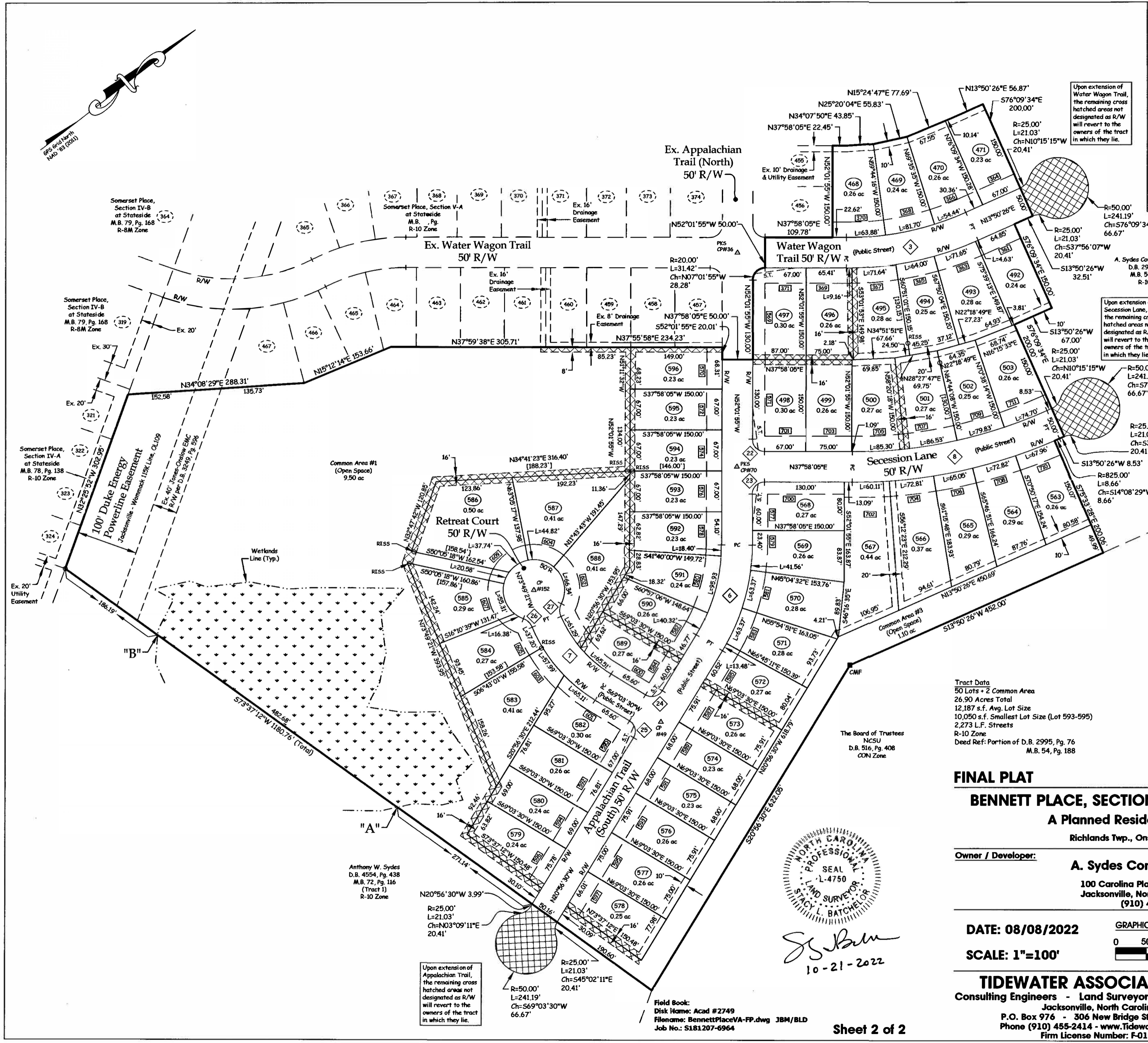
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A Planned Residential Development
 Richlands Twp., Onslow Co., North Carolina

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

DATE: 08/08/2022 **GRAPHIC SCALE: 1"=100'**
SCALE: 1"=100'

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10-21-2022

Field Book:
 Disk Name: Acad #2749
 Filename: BennettPlaceVA-FP.dwg JBM/BLD
 Job No.: S181207-6964

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