

**Notes:**

- All streets are public. (North Carolina Department of Transportation)
- Minimum Setbacks:  
 Front Yard ..... 25' (Exceeds County Requirements)  
 Side Street ..... 20'  
 Side Yard ..... 5'  
 Rear Yard ..... 15'
- Pavement Width:  
 Stanly Lane ..... 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.
- 3/4" 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 513, 518, 520, 538, 540, & 542).
- 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 "WETLANDS DELINEATION SURVEY FOR WEYERHAUSER REAL ESTATE DEVELOPMENT COMPANY - PORTION OF ONSLOW 19 TRACT" dated June 29, 2007 as provided by McKim & Creed. Surveyed by Parker & Associates, Inc. in October 2013. Delineation approved 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.
- 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 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.

**404 Wetlands Caution**

Prospective buyers are cautioned that portions of the lots shown on this plat are restricted in use by the Jurisdiction of the United States Army Corps of Engineers 404 Wetlands Regulations and by the jurisdiction of the State of North Carolina's Water Quality Regulations. Individual lot reviews are encouraged. Verification of location and restrictions should be made prior to individual lot development.

**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.

9-8-23 [Signature]  
 Date Owners

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

[Signature]  
 District Engineer

**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.

9-8-23 [Signature]  
 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.

9-11-23 [Signature]  
 Subdivision Administrator Date

**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 III of 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 11<sup>th</sup> day of September 2023

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 Bennett Place, Section V-A Part III of Stateside subdivision and that the filing fee for this plat has been paid.

9-8-23 [Signature]  
 Owner/Authorized Agent Date

**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 8<sup>th</sup> day of Sept 2023  
[Signature] Date: 9-8-23  
 Anthony W. Sydes, President  
 A. Sydes Construction, Inc.

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.

08-30-2023 [Signature]  
 Stacy L. Batchelor, P.L.S., L-4750



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 07/27/2023, 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 30<sup>th</sup> day of August AD 2023.  
[Signature]  
 Stacy L. Batchelor, P.L.S., L-4750

NORTH CAROLINA..... ONSLOW COUNTY

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

9/11/2023 [Signature]  
 Review Officer Date

Doc ID: 016850030002 Type: CRP  
 Recorded: 09/11/2023 at 04:16:55 PM  
 Fee Amt: \$42.00 Page 1 of 2  
 Onslow County, NC  
 Omega K. Jarman Reg. of Deeds  
 BK 85 PG 22-23  
[Signature]  
 Register of Deeds Onslow County

**Tract Data**  
 41 Lots + Common Area  
 16.72 Acres Total  
 2.00 Acres Common Area  
 13,637.71 s.f. Avg. Lot Size  
 10,050.00 s.f. Smallest Lot Size (Lots 513, 518, 520, 538, 540 & 542)  
 1,554 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 III 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

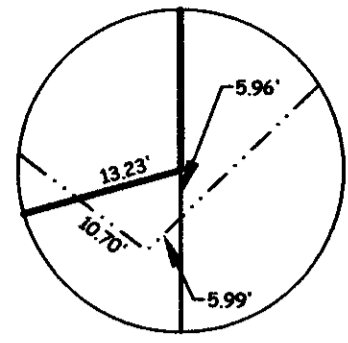
**DATE: 07/27/2023**

**SCALE: Not to Scale**

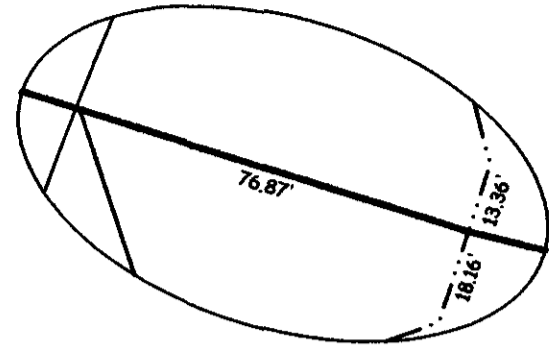
**TIDEWATER ASSOCIATES, INC.**  
 Consulting Engineers - Land Surveyors - Land Planners  
 Jacksonville, North Carolina  
 P.O. Box 976 - 306 New Bridge Street - 28540  
 Phone (910) 455-2414 - www.tidewaterinc.com  
 Firm License Number: F-0108



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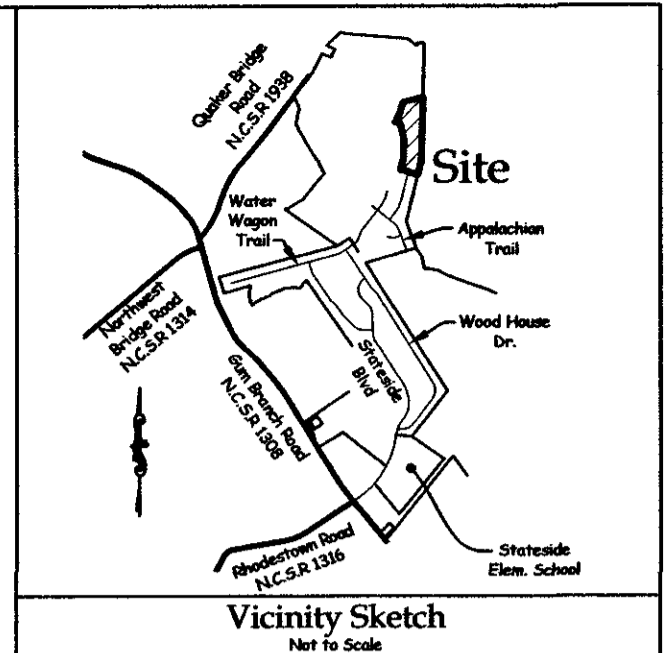


**Inset #1**  
Not to Scale

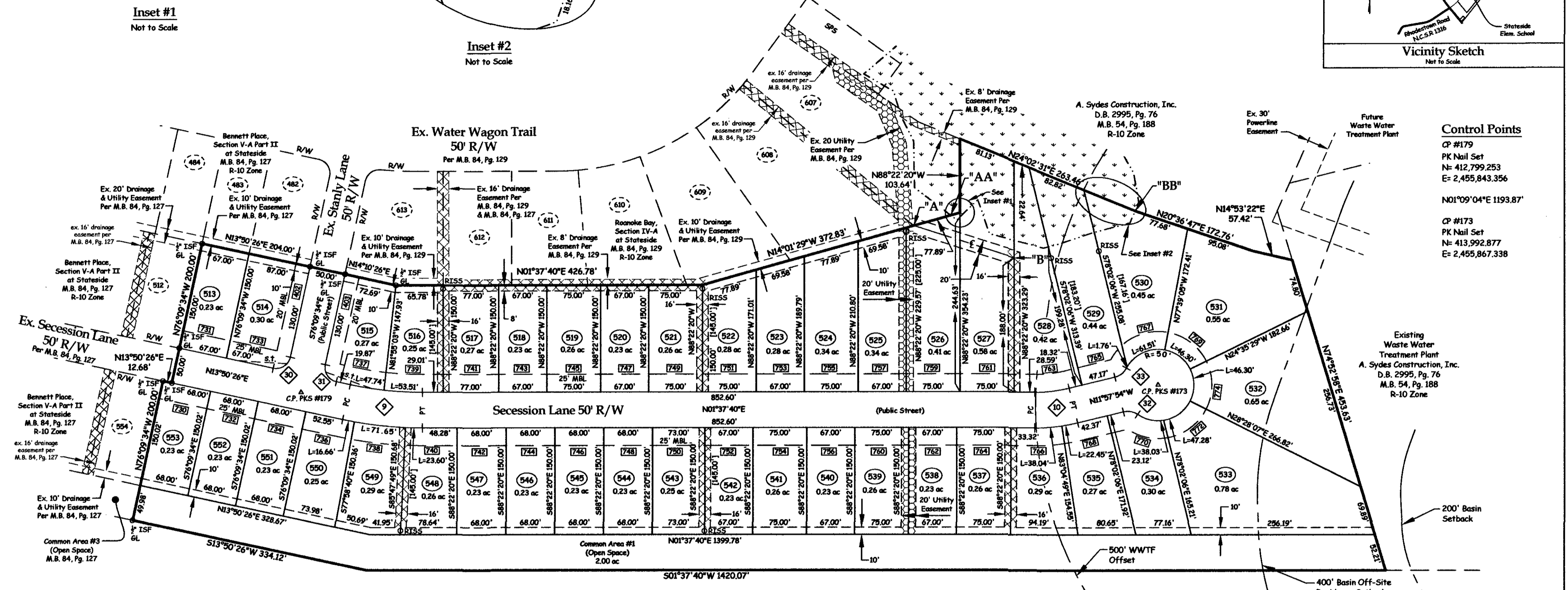


**Inset #2**  
Not to Scale

GPS Grid North  
NAD '83 (2011)



**Vicinity Sketch**  
Not to Scale



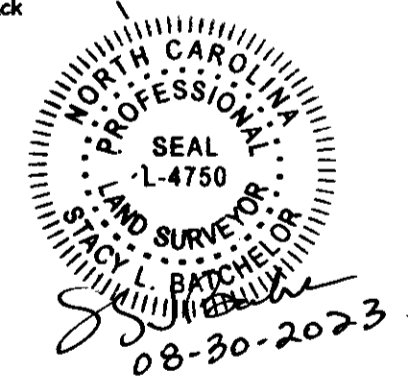
**Control Points**

CP #179  
PK Nail Set  
N= 412,799.253  
E= 2,455,843.356

NO1°09'04"E 1193.87'

CP #173  
PK Nail Set  
N= 413,992.877  
E= 2,455,867.338

Existing  
Waste Water  
Treatment Plant  
A. Sydes Construction, Inc.  
D.B. 2995, Pg. 76  
M.B. 54, Pg. 188  
R-10 Zone



**Legend:**

- ac - Acres
- CP - Control Point
- D.B. - Deed Book
- E - Easting
- Ex. - Existing
- L - Arc Length
- L.F. - Linear Feet
- M.B. - Map Book
- MBL - Minimum Building Line
- N - Northing
- PC - Point of Curvature
- Pg. - Page
- PKS - PK Nail Set
- PT - Point of Tangent
- R - Radii
- RISS - Reference Iron Stake Set
- R/W - Right-of-way
- s.t. - 10' x 70' Sight Triangle
- WWTF - Waste Water Treatment Facility
- [ ] - Distance to Reference Iron

**Chord Data**

Lot	Curve	Bearing	Distance
515	9	N10°57'41"E	47.72'
516	9	N04°51'19"E	53.48'
529	CDS	N59°08'52"W	1.79'
530	CDS	N22°53'46"W	57.71'
531	CDS	N38°52'43"E	44.67'
532	CDS	S88°03'41"E	44.67'
533	CDS	S34°26'27"E	45.54'
534	CDS	S14°26'14"W	37.12'
535	10	S09°26'33"E	22.45'
536	10	S02°38'46"E	38.01'
548	9	S02°54'56"W	23.60'
549	9	S08°06'45"W	71.59'
550	9	S12°55'53"W	16.66'

**Right-of-way Curve Data**

Curve	Radius	Length	Tangent	Chord	Bearing	Detla
9 (Total)	525.00'	111.91'	56.17'	111.69'	N07°44'03"E	12°12'46"
	475.00'	101.25'	50.82'	101.06'	N07°44'03"E	12°12'46"
10 (Total)	255.00'	60.50'	30.39'	60.35'	N05°10'07"W	13°35'34"
	205.00'	48.63'	24.43'	48.52'	N05°10'07"W	13°35'34"
30	20.00'	31.42'	20.00'	28.28'	N31°09'34"W	90°00'00"
31	20.00'	31.42'	20.00'	28.28'	N58°50'26"E	90°00'00"
32	25.00'	21.03'	11.18'	20.41'	S12°07'47"W	48°11'23"
33	25.00'	21.03'	11.18'	20.41'	N36°03'35"W	48°11'23"

**Centerline Easement Line "A" to "B"**

Lot	Bearing	Length
526	S19°21'22"W	67.29'
527	S19°21'22"W	78.77'

**Wetlands Line "AA" to "BB"**

Lot	Bearing	Length
526	N39°22'47"E	10.70'
	N42°34'12"W	5.99'
527	N42°34'12"W	34.66'
	N72°51'44"E	50.45'
	N15°51'34"E	35.00'
528	N15°51'34"E	42.43'
	N13°12'53"W	6.84'
529	N13°12'53"W	16.72'
	N17°03'55"W	46.96'
	N13°03'54"W	3.51'
530	N13°03'54"W	51.44'
	N65°40'02"W	18.16'

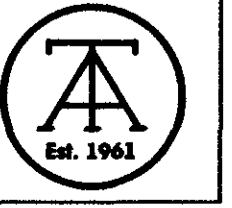
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**FINAL PLAT**  
**BENNETT PLACE, SECTION V-A PART III AT STATESIDE**  
A Planned Residential Development  
Richlands Twp., Onslow Co., North Carolina

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

**DATE: 07/27/2023**  
**SCALE: 1"=100'**  
GRAPHIC SCALE: 1"=100'  
0 50 100 200 300 FEET

**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



BK 85 PG 23