

CITY CLERK CERTIFICATION

I, Carmen K. Miracle, the City Clerk of Jacksonville, North Carolina, do hereby certify that the Jacksonville Planning Department, approved this plat for recording at the Office of the Register of Deeds of Onslow County, North Carolina. (The City accepted the dedication of the streets, sidewalks, other public facilities, easements, rights-of-way, and public parks; however, the City assumes no responsibility to open or maintain the same, until, in the opinion of the governing body of the City of Jacksonville, it is in the public interest to do so), if applicable.

May 10 2016

Carmen K. Miracle  
City Clerk



NOTES:

- 1. Building setback lines are established within the guidelines of the City of Jacksonville zoning ordinance, dated August 22, 1972.
2. All streets are public. (NC Department Of Transportation)
3. City of Jacksonville water and sewer tap fees, if applicable, (facilities charges) may not have been paid on these lots but must be paid, if applicable, prior to the issuance of a building permit.
4. Minimum Building Setbacks: (RSF-7 ZONE)
Corner Lots: Interior Lots
Front yard - 25' Front yard - 25'
Rear yard - 15' Rear yard - 15'
Side yard - 7' Side yard - 7'
5. Building setback lines should be verified by the current City of Jacksonville Zoning Map prior to building construction.
6. Property lying beyond streets rights-of-way and within bounds of sight triangles shall remain as property of homeowners, but shall have no plantings, structures, or other obstructions which will impede driver's vision (This does not include Public Utilities, or street markers, traffic signs and controls.) The homeowner should ensure that all applicable standards of the City of Jacksonville are met.
7. 1/2" Iron Stakes set at ground level at all lot corners, except as noted.
8. Flood lines drawn from an electronic overlay of the digital flood map CPN 370178 4396J. (City of Jacksonville) Effective November 3, 2005.
9. All easements are drainage and utility of dimensions shown, unless otherwise noted. Easements shown as \_\_\_\_\_ or \_\_\_\_\_
10. 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.
11. All distances are horizontal ground, U.S. survey feet.
12. All acreage calculated by coordinates.
13. The 30' AEC shown is a public trust Shoreline AEC as required for all public trust areas (navigable inland waters) and as regulated by the NCDENR Division of Coastal Management.
14. Lot coverage shall not exceed 50%.
15. All stop signs shall be R-1 and installed to MUTCD Standards.
16. Prior to receiving a Certificate of Occupancy, the street lights closest to the property lines of the lot in question shall be installed and functioning properly.
17. No Register of Deed search done by or furnished to surveyor regarding deed or covenant restrictions.
18. Wetlands lines (404) surveyed on 2/22/06, and signed by the U.S.C.O.E. on 2/27/06. A Coastal Wetlands delineation has not been conducted.
19. Maintenance for easements outside of N.C. Department of Transportation right-of-way will be the responsibility of the homeowner.
20. Areas noted for trails and greenway and/or required sidewalks shall be unobstructed from 6 inches below grade to 8 foot above grade (over clearance). Telephone pedestals, electric transformers, drop inlets, fences, or any other obstructions shall be removed and/or relocated in order to create and maintain this clearance.
21. There shall be no encumbrances on Department of Transportation streets rights-of-way.
22. Minimum Lot Size = 7,000 SF
23. Smallest Lot Size = 9,909 SF (Lots 155-156)
24. Little Northeast Creek Lines taken from Aerial Photography and Computed Information not by actual survey.
25. The GPS portion of the 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 5800 GPS unit, NGS RTK Network Adjustments to NC Grid NAD '83, 2011 Adjustments.

OWNER CERTIFICATION

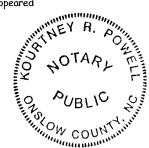
I (we) Piney Green Construction Company, Inc. certify that I am (we are) the owner(s) of Creekside At Aragona Village Section I subdivision and that:
1) This plan of subdivision is adopted with our free consent;
2) All required improvements will be completed;
3) These improvements will be in compliance with the minimum standards specified by the City of Jacksonville for their construction;
4) These improvements will be free and clear of any encumbrance or lien;
5) The rights-of-way, easements, completed improvements (pavement, and compacted base, drainage, curb and gutter, and sidewalks) and public park or open space are hereby dedicated to the City of Jacksonville, State of North Carolina and Onslow County, whichever is appropriate; and
6) The improvements are guaranteed against damage resulting from on-going construction activities and are guaranteed for 18 months after acceptance of final approval by the City of Jacksonville, from any defects in construction, (if applicable).
7) All water infrastructure with associated easements are dedicated to Onslow Water and Sewer Authority.
8) All Sewer Infrastructure with associated easements are dedicated to Carolina Water Service Inc. of NC

Martin Aragona Jr. - P. - 4.6.16  
Owner Date

North Carolina, Onslow County  
I, KOURNEY R. POWELL, a Notary Public for said County and State, do hereby certify that Martin Aragona Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 6th day of April, 2016

Kourney R. Powell  
Notary Public



My commission expires June 7, 2020

Street Disclosure Statement

All streets herein have been offered to the State for dedication to public use, but have not been accepted by the State as of this date. 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 or other public system, or until such streets are conveyed to an owners association which association is required to maintain the streets, if not accepted by the DOT or other public entity.

Martin Aragona Jr. - P. - 4.6.16  
Owner/Authorized Agent Date

404 Wetlands and Water Access 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. Individual lot reviews are encouraged. Prospective buyers of the lots adjoining Little Northeast Creek are advised that access to navigable waters in the 20 coastal counties is regulated by the NCDENR Division of Coastal Management. Verification of location and restrictions should be made prior to individual lot development.

I, Edwin N. Foley, Professional Land Surveyor L-2884, certify to one or more of the following as indicated:

- X 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 and does not create a new street or change an existing street.
2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
3. That the survey is a control survey.
D. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other 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.

Edwin N. Foley  
Edwin N. Foley, P.L.S., L-2884

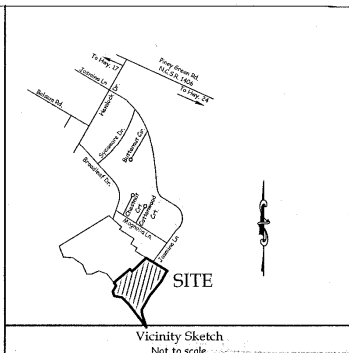
ETJ SUBDIVISION CERTIFICATION

The maintenance and upkeep of the streets within this subdivision are the responsibility of the property owners within the subdivision and/or the homeowners association. In order for the streets to be included in the North Carolina Department of Transportation system, the citizens within the subdivision must submit a petition as set forth by the North Carolina Department of Transportation.

Department Of Transportation  
Division of Highways

Proposed Subdivision Road  
Construction Standards Certification

Approved  
RAV 4/12/16  
District Engineer



I, Edwin N. Foley, certify that this map was drawn under my supervision from an actual survey (Deed and Plat references as shown hereon), with control corners shown, made under my supervision, completed on 1/24/14, that the Average Relative Positional Precision is 0.03, 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 purpose.



Witness my original signature, license number and seal this 17th day of MARCH, AD 2016.

Edwin N. Foley  
Edwin N. Foley, P.L.S., L-2884

NORTH CAROLINA, ONSLOW COUNTY

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

Sandra Gump 5.23.16  
Review Officer Date

NORTH CAROLINA, ONSLOW COUNTY



Doc ID: 012787410001 Type: CRP  
Recorded: 05/24/2016 at 11:38:44 AM  
Fee Amt: \$42.00 Page 1 of 1  
Rebecca L. Pollard, Reg. of Deeds  
BK 71 Pg 153  
Cabinet N

Rebecca L. Pollard  
By Angela B. Totem (deputy)  
Register of Deeds Onslow County

FINAL PLAT SHEET 1 OF 2  
CREEKSIDE AT ARAGONA VILLAGE SECTION I

White Oak Twp., Onslow Co., North Carolina  
Owner/Developer: Piney Green Construction Company, Inc.  
P.O. Box 5052  
Jacksonville, North Carolina 28540  
(910) 938-9031

DATE: 12/3/13  
SCALE: Not to Scale

Parker & Associates, Inc.  
Consulting Engineers - Land Surveyors - Land Planners  
P.O. Box 976 - 28541-0976  
306 New Bridge Street - 28640  
Jacksonville, North Carolina  
Phone (910) 455-2414 - Fax (910) 465-3441  
Firm License Number: F-0108

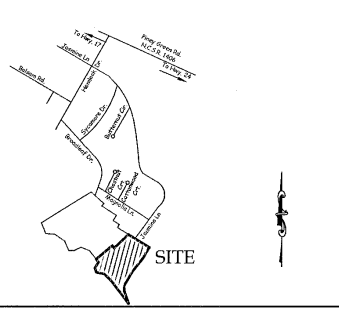
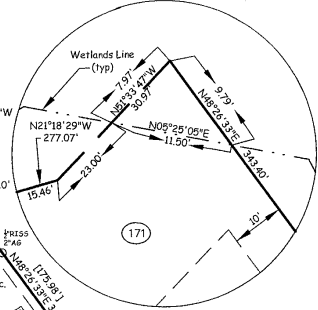
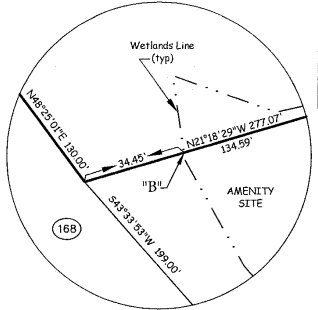


Field Book: N/A  
Disk Name: Acad 1064  
Filename: CREEKSIDE-ARAGONA\_FP.dwg TJC/ELB  
Job No.: 5180904-5672

BK 71 PG 153

Right-of-way Curve Data

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
3	630.00'	28.71'	14.36'	28.71'	S47°23'25"W	2°36'40"
4	570.00'	25.98'	12.99'	25.97'	S47°23'25"W	2°36'40"
4 (total)	500.00'	151.69'	74.43'	151.11'	N54°46'33"E	17°22'55"
12	440.00'	133.48'	67.26'	132.97'	N54°46'33"E	17°22'55"
13	20.00'	32.24'	20.84'	28.86'	S87°44'11"E	92°21'28"
	35.00'	105.81'	59.069'	69.88'	N45°03'06"E	173°13'05"



**404 Wetlands and Water Access 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. Individual lot reviews are encouraged. Prospective buyers of the lots adjoining Little Northeast Creek are advised that access to navigable waters in the 20 coastal counties is regulated by the NCDENR Division of Coastal Management. Verification of location and restrictions should be made prior to individual lot development.

Department Of Transportation  
Division of Highways

Proposed Subdivision Road  
Construction Standards Certification

Approved  
*Ralvam* 4/12/16  
District Engineer

**Chord Data**

Lot	Curve	Bearing	Distance
164	4	S47°03'29"W	13.40'
165	4	S51°58'42"W	70.00'
166	4	S59°43'46"W	65.18'
167	CD5	S66°44'03"W	6.84'
168	CD5	S84°28'45"W	30.00'
Amenity	CD5	N52°00'10"W	38.25'
169	CD5	N29°13'02"E	64.50'
170	CD5	N86°51'46"E	84.55'

**Wetlands Line "A" - "B"**

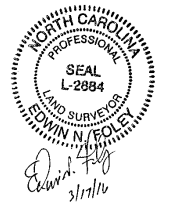
Lot	Bearing	Distance
161	S47°18'20"W	49.29'
	S08°03'48"W	31.86'
162	S08°03'48"W	2.83'
	S33°26'08"W	20.03'
	S83°35'09"W	22.10'
	S41°29'44"W	32.79'
	S44°02'41"W	3.02'
163	S44°02'41"W	53.29'
	S31°04'04"W	22.51'
164	S31°04'04"W	32.66'
	S37°48'12"W	48.27'
165	S37°48'12"W	9.41'
	S53°14'32"W	83.70'
166	S51°54'32"W	1.70'
	S23°45'42"W	29.98'
	S43°13'45"W	66.46'
	S53°00'58"W	1.45'
167	S53°00'58"W	41.83'
	N68°07'56"W	37.07'
	N68°00'54"W	32.64'
168	N68°00'54"W	21.68'
	N85°09'30"W	60.45'
	N75°16'07"W	58.14'
	N59°12'19"W	17.97'
AMENITY SITE	N59°12'19"W	23.69'
	S43°47'24"W	31.50'
	S55°42'44"W	34.44'
	S76°34'06"W	1.31'

- LEGEND:**
- Ac. - Acreage
  - AEC - Area of Environmental Concern
  - AG - Above Ground
  - CP - Control Point
  - D.B. - Deed Book
  - GL - Ground Level
  - M.B. - Map Book
  - MBL - Minimum Building Line
  - PC - Point of Curvature
  - Pg. - Page
  - PT - Point of Tangency
  - RISS - Reference Iron Stake Found
  - RISS - Reference Iron Stake Set
  - R/W - Right-of-way
  - S.T. - 10' x 70' Sight Triangle
  - | - Distance to Reference Iron
  - ⊙ - Curve Number
  - ① - Lot Number
  - ⑧ - Adjoining Lot Number
  - ① - Street Address

**Inset C**  
Not to Scale

**Inset E**  
Not to Scale

**Inset D**  
Not to Scale



Field Book: N/A  
Disk Name: Acad 1064  
Filename: CREEKSIDE-ARAGONA\_PP.dwg TJC/ELB  
Job No.: S130904-5672

**CITY CLERK CERTIFICATION**

I, **Carmen K. Muirale**, the City Clerk of Jacksonville, North Carolina, do hereby certify that the Jacksonville Planning Department, approved this plat for recording at the Office of the Register of Deeds of Onslow County, North Carolina. (The City accepted the dedication of the streets, sidewalks, other public facilities, easements, rights-of-way, and public parks; however, the City assumes no responsibility to open or maintain the same, until, in the opinion of the governing body of the City of Jacksonville, it is in the public interest to do so), if applicable.

May 10 2016  
*Carmen K. Muirale*  
City Clerk



Aragona Village Section VIII-C  
M.B. 63, Pg. 22

CP#23 N-368,394,161  
E-2,495,334,547

N46°26'17"E 287.24'

CP#1095 N-368,592,106  
E-2,495,542,688

**FINAL PLAT SHEET 2 OF 2**  
**CREEKSIDE AT ARAGONA VILLAGE SECTION I**

White Oak Twp., Onslow Co., North Carolina

Owner/Developer: **Piney Green Construction Company, Inc.**  
P.O. Box 5052  
Jacksonville, North Carolina 28540  
(910) 938-9031

DATE: 12/3/13  
SCALE: 1"=100'

GRAPHIC SCALE: 1"=100'  
0 50 100 200 300 FEET

**Parker & Associates, Inc.**  
Consulting Engineers - Land Surveyors - Land Planners  
P.O. Box 978 - 28541-0978  
308 New Bridge Street - 28540  
Jacksonville, North Carolina  
Phone (910) 455-5414 - Fax (910) 455-0441  
Firm License Number: F-1018



BKR71-PG-153A