

Notes:

- 1. All streets are public. (North Carolina Department of Transportation)
2. Minimum Setbacks: Front Yard 25' (Exceeds County Requirements)
3. Pavement Width: Water Wagon Trail 30' B-B
4. Sight distance easements shown hereon shall remain as property of homeowners
5. Maintenance for easements outside of N.C. Dept. of Transportation rights-of-way will be the responsibility of the homeowner.

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.

11/19/24 Date 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.

11/19/24 Date Owner/Authorized Agent

Certificate of Improvements

I hereby certify that all improvements have either been installed or guaranteed by an approved security for the Roanoke Bay, Section IV-B at Stateside subdivision and that the filing fee for this plat has been paid.

11/19/24 Date Owner/Authorized Agent

Certificate As to Utilities and Dedication

I hereby certify that the plans and specifications for the water improvements for Roanoke Bay, Section IV-B 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.

21st day of NOVEMBER 2024

Onslow Water and Sewer Authority Official

By: [Signature]

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.

11/22/2024 Date Subdivision Administrator

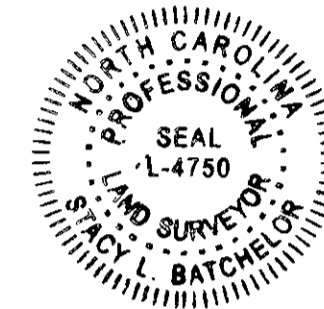
These subdivision plans have been reviewed for compliance with current Department of Transportation minimum subdivision construction standards and are hereby approved as submitted.

Kristin L. Spinakis District Engineer

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.

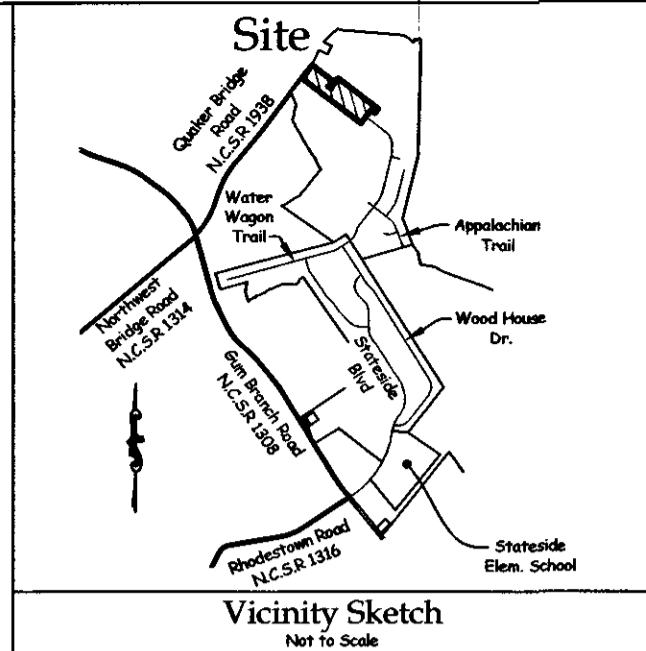
10-16-2024 Date Stacy L. Batchelor, P.L.S., L-4750



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').

19 day of Nov 2024 Date Anthony W. Sydes, President A. Sydes Construction, Inc.



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 9/30/2024, 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 16th day of OCTOBER AD 2024.

Stacy L. Batchelor, P.L.S., L-4750

NORTH CAROLINA.....ONSLow COUNTY

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

11/22/24 Date Kasey Ray Review Officer

NORTH CAROLINA.....ONSLow COUNTY



Doc ID: 017329170002 Type: CRP Recorded: 11/22/2024 at 10:40:37 AM Fee Amt: \$42.00 Page 1 of 2 Onslow County, NC Omega K. Jarman Reg. of Deeds BK 87 Pg 169-170

Omega K. Jarman by Jeldra Bonds, Deputy Register of Deeds Onslow County

Tract Data 32 Lots + 1 Common Area 17.01 Acres Total 3.16 Acres Common Area 16,026 s.f. Avg. Lot Size 14,400 s.f. Smallest Lot Size (Lots 822, 825) 1,835 L.F. Streets R-10 Zone Deed Ref: Portion of D.B. 2995, Pg. 76 M.B. 54, Pg. 188

FINAL PLAT ROANOKE BAY, SECTION IV-B 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: 08/27/2024

SCALE: Not to Scale

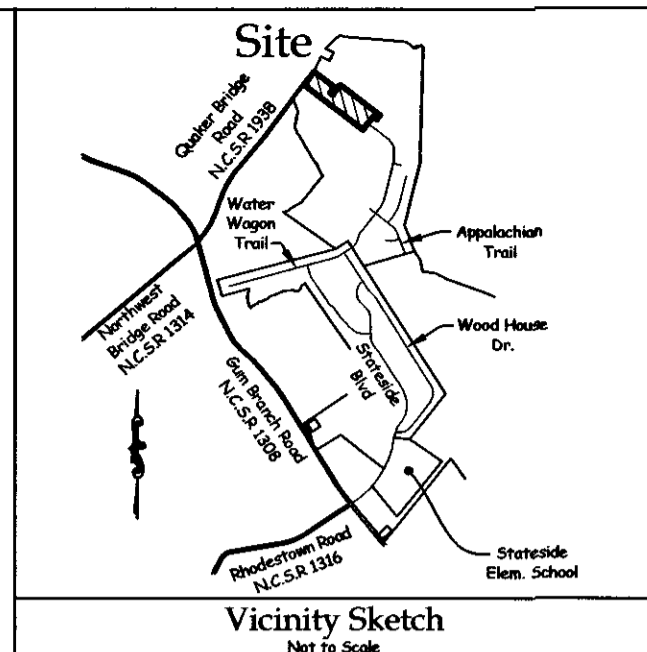
TIDEWATER ASSOCIATES, INC. Consulting Engineers - Land Surveyors - Land Planners Jacksonville, North Carolina P.O. Box 976 - 306 New Bridge Street - 28540 Phone (910) 455-2414 - www.TidewaterENC.com Firm License Number: F-0108



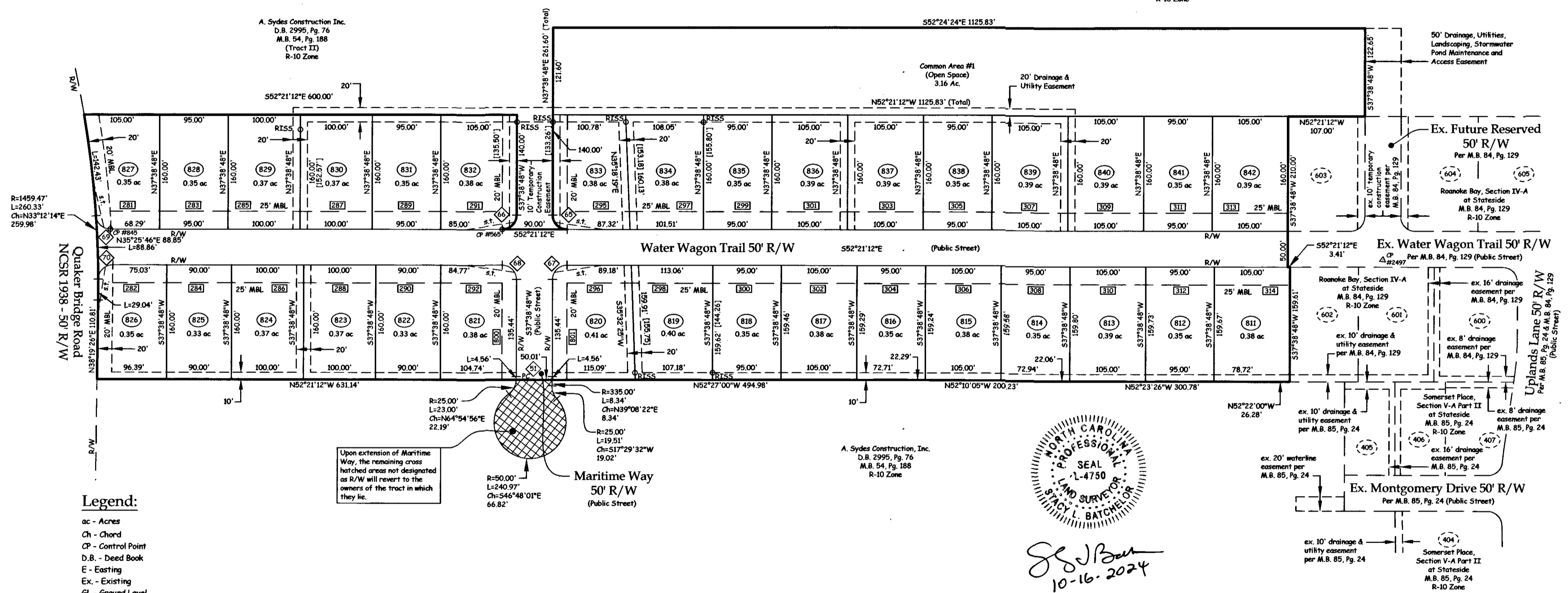
B K 8 7 P G 1 6 9

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

Winston L. Spivackes
District Engineer



A. Sydes Construction Inc.
D.B. 2995, Pg. 76
M.B. 54, Pg. 188
(Tract II)
R-10 Zone



Legend:

- ac - Acres
- Ch - Chord
- CP - Control Point
- D.B. - Deed Book
- E - Easting
- Ex. - Existing
- GL - Ground Level
- ISF - Iron Stake Found
- L - Arc Length
- L.F. - Linear Feet
- MBL - Map Book
- MBL - Minimum Building Line
- N - Northing
- PC - Point of Curvature
- Pg. - Page
- R - Radii
- R/W - Right-of-way
- RISS - Reference Iron Stake Set
- s.t. - 10'x70' Sight Triangle
- [] - Distance to Reference Iron

- (602) - Adjoining Lot Number
- 69 - Curve Number
- 825 - Lot Number
- 284 - Street Address

Right-of-way Curve Data

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
51 (Total)	335.00'	29.26'	14.64'	29.25'	N40°08'56"E	5°00'17"
65	20.00'	31.42'	20.00'	28.28'	N07°21'12"W	90°00'00"
66	20.00'	31.42'	20.00'	28.28'	S82°38'48"W	90°00'00"
67	20.00'	31.42'	20.00'	28.28'	N82°38'48"E	90°00'00"
68	20.00'	31.42'	20.00'	28.28'	S07°21'12"E	90°00'00"
69	20.00'	30.03'	18.66'	27.29'	S09°20'03"E	86°02'19"
70	20.00'	31.58'	20.17'	28.40'	N82°24'37"E	90°28'22"

Chord Data

Lot	Curve	Bearing	Distance
820	51	S38°02'11"W	4.56'
821	51	S38°06'18"W	4.56'
826	Quaker Bridge	N37°44'38"E	29.04'
827	Quaker Bridge	N30°53'22"E	142.37'

Tract Data
32 Lots + 1 Common Area
17.01 Acres Total
3.16 Acres Common Area
16,026 s.f. Avg. Lot Size
14,400 s.f. Smallest Lot Size (Lots 822, 825)
1,835 L.F. Streets
R-10 Zone
Deed Ref: Portion of D.B. 2995, Pg. 76
M.B. 54, Pg. 188

Control Points

- CP #845
1/2" ISS GL
N=414,795.14
E=2,453,658.31
- CP #565
1/2" ISS GL
N=414,463.30
E=2,454,088.49
- CP #2497
Chiseled "X" in BOC
N=413,686.13
E=2,455,030.82



Stacy L. Batchelor
10-16-2024

FINAL PLAT

ROANOKE BAY, SECTION IV-B 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: 08/27/2024

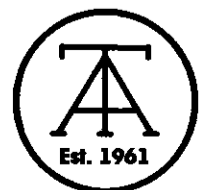
SCALE: 1"=100'

GRAPHIC SCALE: 1"=100'



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



Field Book: N/A
Disk Name: Acad #2749a
Filename: Roanoke Bay IVB-FP.dwg BLD/JWL
Job No.: S210406-7697

B B K 8 7 P G 1 7 0