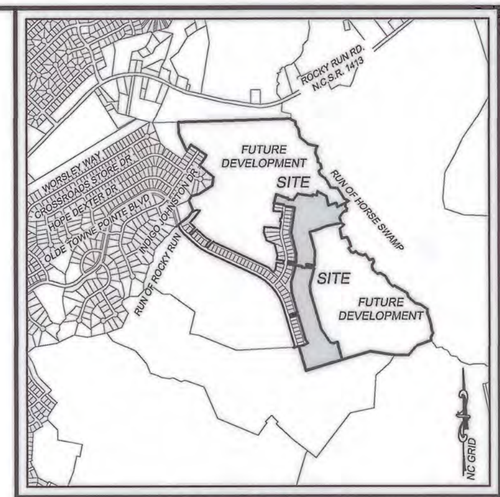
FINAL PLAT
PARADISE POINT AT ONSLOW BAY
SECTION V - PHASE A - PART 1
"A PLANNED RESIDENTIAL DEVELOPMENT"



VICINITY MAP 1" = 2000'

P. O. Box 1309, New Bern, NC 28563
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BK 88 PG 96

GENERAL NOTES

1. BOUNDARY DATA TAKEN FROM MAP TITLED "ONSLOW 22 ROCKY RUN ROAD TRACT" AS RECORDED IN M.B. 60, PG. 181. AND COMPUTED INFORMATION.
2. ALL LOTS ARE LESS THAN 5 MILES FROM THE PINEY GREEN FIRE STATION.
3. THE ADJACENT PROPERTIES ARE GENERALLY DEVELOPING RESIDENTIAL PROPERTY AND UNDEVELOPED WOODLANDS.
4. ALL PROPOSED CORNERS ARE TO BE MARKED WITH IRON PIPES UNLESS OTHERWISE NOTED.
5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS:
   a. 10 FOOT EASEMENTS ALONG RIGHTS-OF-WAY.
   b. 10 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.
   c. 10 FOOT EASEMENTS CENTERED ALONG ALL REAR LOT LINES.
   d. OTHER EASEMENTS AS SHOWN ON PLAT.
7. PROPOSED LOT ADDRESSES ARE AS SHOWN.
8. PROPOSED EASEMENTS, COMMON AREAS, OPEN SPACES, AND ALL INFRASTRUCTURE FACILITIES OUTSIDE OF THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE COMMUNITY PROPERTY OWNER'S ASSOCIATION.
9. OPEN SPACES SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS THEY ARE CONVEYED TO AND MAINTAINED BY THE COMMUNITY PROPERTY OWNERS ASSOCIATION.
10. ALL STREETS TO BE PUBLIC ARE BUILT TO NCDOT STANDARDS. RIGHTS OF WAY TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS MAINTENANCE RESPONSIBILITIES ARE CONVEYED TO THE NC DEPARTMENT OF TRANSPORTATION.
11. ALL DESIGNATED "COLLECTOR" STREET RIGHT-OF-WAY TO BE 50' UNLESS OTHERWISE NOTED. ALL DESIGNATED "LOCAL" STREET RIGHT-OF WAY TO BE 50' UNLESS OTHERWISE NOTED.
12. ROADWAY WIDTH TO BE:
    - "COLLECTOR" ROADS (50' R/W (TYP.), 30' BACK OF CURB TO BACK OF CURB (TYP.)) - BLACK HAWK DRIVE, AND INDIGO JOHNSTON DRIVE.
    - "LOCAL" ROADS (50' R/W (TYP.), 26' BACK OF CURB TO BACK OF CURB (TYP.)) - LITTLE BIRD LANE, REGIMENT ROAD, KIOWA WAY AND CEDARVILLE DRIVE.
13. FLOOD LINES DRAWN FROM AN ELECTRONIC OVERLAY OF THE DIGITAL FLOOD MAP FEMA CPN 370340 5316 J AND 370340 5317 J (ONSLOW COUNTY) EFFECTIVE DATE NOV. 3, 2005. AS PROVIDED AND SHOWN,THIS PROJECT SCALES WITHIN ZONE "X" AS ESTABLISHED BY FEMA.THIS REPORT IN NO WAY SUPERCEDES THE ABOVE MENTIONED FIRM.
14. THIS PLAT DOES NOT ADDRESS THE ISSUE OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS WITHIN THE SUBDIVISION. THE ENFORCEMENT OF WETLAND REGULATIONS UNDER THE SECTION 404 OF THE CLEAN WATER ACT OF 1899 IS WITHIN THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. INQUIRIES CONCERNING THAT MATTER SHOULD BE ADDRESSED TO THAT AGENCY. THE 404 WETLANDS LINE AS SHOWN HEREIN IS AS PER ARMY CORPS OF ENGINEERS APPROVED JURISDICTIONAL DETERMINATION ACTION ID: SAW-2014-00415.
15. SECTION 404 WETLANDS ARE AS SHOWN ON THE PLANS. WETLANDS LINE DELINEATED BY LAND MANAGEMENT GROUP INC, SURVEYED BY PARKER & ASSOCIATES, INC. IN JANUARY 2009, DELINEATION APPROVED BY THE U.S.A.C.O.E. ON 05/28/2020.
16. THERE ARE NO NCGS MONUMENTS WITHIN 2000' OF SITE.
17. THIS SITE IS NOT WITHIN THE FLIGHT PATH OVERLAY DISTRICT.
18. THE BLUE-LINE STREAMS AND ASSOCIATED 50' VEGETATED SETBACKS AS SHOWN HEREIN ARE AS PER THE MAP ENTITLED "STREAM EXHIBIT MAP - ONSLOW BAY" BY PARKER & ASSOCIATES, INC., AND APPROVED BY NCDENR ON APRIL 4, 2015. SWIC CERTIFICATION # 024-0000.
19. THE 50' STORMWATER VEGETATED SETBACK EXTENDS FROM THE BANK OF THE STREAM. THE NON WETLAND AREA OF THE SETBACK MAY BE CLEARED OF GRADED, BUT MUST BE PLANTED WITH AND MAINTAINED IN, GRASS OR OTHER VEGETATIVE OR PLANT MATERIAL. NO IMPERVIOUS SURFACES ARE ALLOWED WITHIN THE SETBACK.
20. BEFORE ERECTING ANY STRUCTURE EACH INDIVIDUAL PROPERTY OWNER SHALL VERIFY THE STRUCTURE IS NOT WITHIN THE 50 FOOT STORMWATER SETBACK BY MEASURING FROM THE TOP OF BANK OF THE STREAM AS SHOWN ON THE PLAN. FOR DEFINITION OF TOP OF BANK, CONTACT WILMINGTON REGIONAL NCDEMLR OFFICE DIVISION OF WATER QUALITY 910 796.7215.
21. THIS SUBDIVISION CONTAINS NO KNOWN PROPERTY OR BUILDINGS WITHIN OR ADJACENT TO THE SUBDIVISION THAT IS LOCATED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
22. ALL PROPOSED ELECTRICAL, CABLE, TELEPHONE, AND OTHER COMMUNICATION WIRING SHALL BE INSTALLED UNDERGROUND.
23. MAINTENANCE FOR EASEMENTS OUTSIDE OF NC DEPARTMENT OF TRANSPORTATION RIGHTS-OF-WAY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR PROPERTY OWNER'S ASSOCIATION.
24. NO STRUCTURE OR VEGETATION (EXCEPT GRASS) MAY BE LOCATED WITHIN UTILITY EASEMENTS.
25. THERE SHALL BE NO ENCUMBRANCES ON DEPARTMENT OF TRANSPORTATION STREETS RIGHTS OF WAY.
26. SIGHT DISTANCE EASEMENTS SHOWN HEREON SHALL REMAIN FREE OF ALL STRUCTURES, TREES, SHRUBBERY, AND SIGNS, EXCEPT UTILITY POLES, FIRE HYDRANTS, AND TRAFFIC CONTROL SIGNS.
27. THIS DEVELOPMENT IS NOT WITHIN ONE-HALF (½) MILE OF A VOLUNTARY AGRICULTURAL DISTRICT.
28. THERE ARE NO AREAS OF ENVIRONMENTAL CONCERN (AEC) AS DEFINED BY THE COASTAL AREA MANAGEMENT ACT (CAMA) ON THIS SITE.
29. ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.
30. THE 10' X 70' SIGHT TRIANGLE TAKES PRECEDENCE OVER ANY SIGN EASEMENT.
31. ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM.
32. BLANKET EASEMENTS ARE RESERVED OVER ALL OPEN SPACES FOR DRAINAGE, UTILITIES, AND LANDSCAPING. COMMON AREA SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS THEY ARE DEEDED TO THE PROPERTY OWNERS ASSOCIATION.
33. THIS SUBDIVISION IS SUBJECT TO STATE STORM WATER PERMIT #SWA 000113.
34. ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.
35. MAIL CLUSTER BOX UNITS FOR THIS SUBDIVISION SHALL BE INSTALLED AT THE EXISTING COMMUNITY CLUSTER BOX LOCATION, AS APPROVED BY THE USPS ON OCTOBER 31, 2022.

SITE DATA

PARADISE POINT SECT. V - A - 1

PROPERTY REFERENCES	
DEED REFERENCE	DEED BOOK 4139, PAGE 336
MAP REFERENCE	MAP BOOK 67, PAGE 186 (TRACT 3) & MAP BOOK 60, PAGE 181
TAX MAP	531600388499
PIN	TAX MAP 1127, PARCEL 1
PARCEL ID#	32434
ZONING & USE DATA	
ZONE	R-10
SEWER	ONWASA
WATER	ONWASA
FIRE DISTRICT	PINEY GREEN
ISO RATING	3
PROPOSED SITE AREA TABULATIONS PART 1	
ACREAGE IN LOTS	24.55 AC.
ACREAGE IN RIGHT-OF-WAY	5.57 AC.
PUMP STATION	0.07 AC.
OPEN SPACES AND COMMON AREA	7.10 AC.
TOTAL ACREAGE	36.75 AC.
NUMBER OF LOTS	95
AVERAGE LOT SIZE	11,292 SF
SMALLEST LOT SIZE	8,125 SF (LOTS 741, 746, 747, & 814-816)
LINEAR FEET OF STREET	4,736 LF ±

SETBACKS
FRONT YARD 25'
SIDE STREET 20'
SIDE YARD 8'
REAR YARD 15'
OTHER SETBACKS ARE NOTED

Doc ID: 017439140003 Type: CRP
Recorded: 03/14/2025 at 04:05:41 PM
Fee Amt: $63.00 Page 1 of 3
Onslow County, NC
Omega K. Jarman Reg. of Deeds
BK 88 PG 96-98

Omega K. Jarman
by Aaron D. Theriot Deputy

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, _____, 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; AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, WATER LINES, OTHER SITES, IMPROVEMENTS, PERPETUALLY RESERVE, AND EASEMENTS TO PUBLIC OR PRIVATE USE AS DESIGNATED AND NOTED.

OWNER / PRESIDENT: CLEARLY DEVELOPMENT, INC. DATE: 03/06/2025

OWNER'S CERTIFICATION OF WATER & SEWER SYSTEM TO "ONWASA"

I HEREBY CERTIFY (i) THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND ALL THE WATER AND SEWER INFRASTRUCTURE LOCATED ON SUCH PROPERTY, (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 THE ONSLOW WATER AND SEWER AUTHORITY ("ONWASA") AND THE NCDEQ DWR PUBLIC WATER SUPPLY SECTION (PWSS), (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 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 10th DAY OF March, 20 25.

OWNER / PRESIDENT - CLEARLY DEVELOPMENT, INC.

DEPARTMENT OF TRANSPORTATION - DIVISION OF HIGHWAYS

THESE SUBDIVISION PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE CURRENT DEPARTMENT OF TRANSPORTATION MINIMUM SUBDIVISION CONSTRUCTION STANDARDS AND ARE HEREBY APPROVED AS SUBMITTED.

APPROVED: Kristen R. Spivalles 3/12/2025
DISTRICT ENGINEER DATE

CERTIFICATE FOR WATER SYSTEM UTILITIES AND DEDICATION

I HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS FOR THE WATER AND SEWER IMPROVEMENTS FOR PARADISE POINT AT ONSLOW BAY SECTION V - PHASE A - PARTS 1, SUBDIVISION HAVE BEEN REVIEWED AND APPROVED BY THE ONSLOW WATER AND SEWER AUTHORITY, THAT SUCH WATER AND 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 12th DAY OF MARCH, 20 25.

ONSLOW WATER AND SEWER AUTHORITY (ONWASA) OFFICIAL

BY: _____

WETLANDS STATEMENT

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 UNITED STATES 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.

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.

OWNER/AUTHORIZED AGENT DATE 03/06/2025

CERTIFICATE OF 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.

SUBDIVISION ADMINISTRATOR DATE 3/14, 20 25

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HERON X IS _____ IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

FLOOD HAZARD PANELS NO: 370340 5316 J AND 370340 5317 J.
EFFECTIVE DATE: 11/03/2005

SURVEYOR DATE 3-6, 20 25

STATE OF 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.

DATE: 3/14/25 REVIEW OFFICER Kasey Ray

REGISTER OF DEEDS ONSLOW COUNTY

CERTIFICATE OF SURVEY & ACCURACY

I, HERBERT J. NOBLES, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME FROM DESCRIPTION FOUND IN DEED BOOK 4139, PAGE 336, ONSLOW COUNTY REGISTER OF DEEDS. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN MAP BOOK: 60, PAGE(S): 181 THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15000. THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 6th DAY OF March, 2025

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-2703

NORTH CAROLINA PROFESSIONAL SEAL L-2703 LAND SURVEYOR HERBERT J. NOBLES JR.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

THOMAS ENGINEERING P.A. CORPORATE SEAL C-438 NORTH CAROLINA *1983*

OWNER / DEVELOPER
CLEARLY DEVELOPMENT, INC.
P.O. BOX 7122
JACKSONVILLE, NC 28540

CONSULTING ENGINEER / SURVEYOR
THOMAS ENGINEERING, P.A.
P.O. BOX 1309 - 1316-B COMMERCE DRIVE
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THOMAS ENGINEERING, PA est 1983
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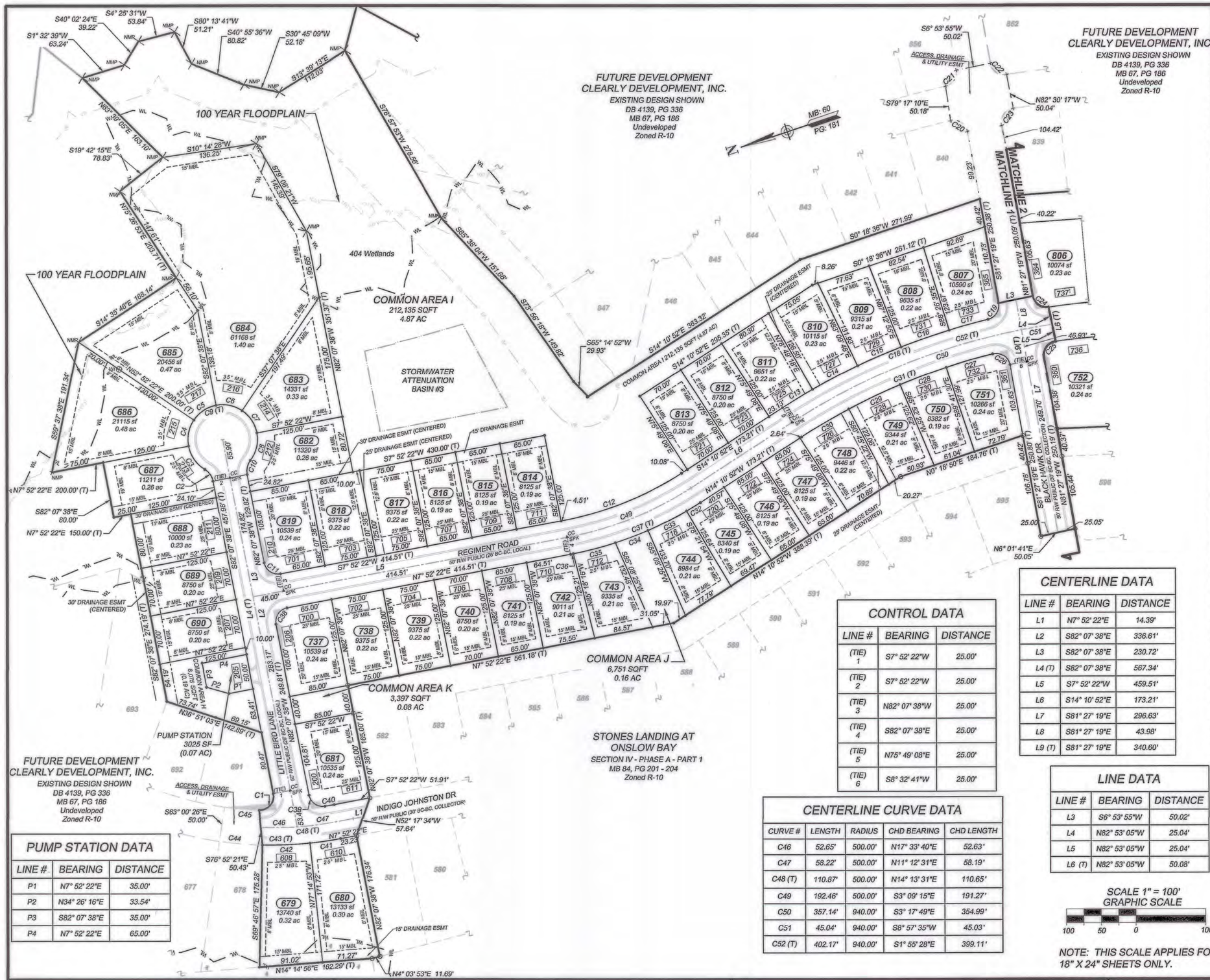
FINAL PLAT
PARADISE POINT AT ONSLOW BAY
SECTION V - PHASE A - PART 1
"A PLANNED RESIDENTIAL DEVELOPMENT"
WHITE OAK TOWNSHIP ONSLOW COUNTY NORTH CAROLINA

OWNER / DEVELOPER
CLEARLY DEVELOPMENT, INC.
P.O. BOX 7122
JACKSONVILLE, NORTH CAROLINA 28540

SCALE: AS SHOWN	DATE : 02/04/2025
PROJECT #: 2020_007	SHEET : 1 of 3



CURVE DATA

CURVE #	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
C1	35.99'	20.00'	S30° 34' 46"E	31.33'
C2	21.03'	25.00'	N73° 46' 40"E	20.41'
C3	42.05'	50.00'	N73° 46' 40"E	40.82'
C4	39.27'	50.00'	S69° 37' 38"E	38.27'
C5	39.27'	50.00'	S14° 37' 38"E	38.27'
C6	39.27'	50.00'	S30° 22' 22"W	38.27'
C7	39.27'	50.00'	S75° 22' 22"W	38.27'
C8	42.05'	50.00'	N58° 01' 57"W	40.82'
C9 (T)	241.19'	50.00'	S7° 52' 22"W	66.67'
C10	21.03'	25.00'	N58° 01' 57"W	20.41'
C11	31.42'	20.00'	S52° 52' 22"W	28.28'
C12	182.83'	475.00'	S3° 09' 15"E	181.71'
C13	50.57'	965.00'	S12° 40' 47"E	50.57'
C14	73.12'	965.00'	S9° 00' 27"E	73.11'
C15	68.25'	965.00'	S4° 48' 39"E	68.23'
C16	73.12'	965.00'	S0° 36' 50"E	73.11'
C17	58.18'	965.00'	S3° 17' 03"W	58.17'
C18 (T)	323.25'	965.00'	S4° 35' 06"E	321.74'
C19	30.18'	20.00'	S38° 13' 19"E	27.40'
C20	32.40'	20.00'	N52° 08' 10"E	28.97'
C21	30.50'	20.00'	S37° 46' 06"E	27.63'
C22	31.35'	20.00'	S54° 42' 08"W	28.24'
C23	31.89'	20.00'	N35° 46' 32"W	28.62'
C24	30.82'	20.00'	S54° 23' 49"W	27.86'
C25	32.07'	20.00'	N35° 31' 03"W	28.74'
C26	32.77'	20.00'	N51° 36' 00"E	29.23'
C27	69.42'	915.00'	N2° 28' 55"E	69.41'
C28	70.82'	915.00'	N1° 54' 33"W	70.80'
C29	81.72'	915.00'	N6° 41' 06"W	81.70'
C30	78.85'	915.00'	N11° 42' 45"W	78.82'
C31 (T)	300.82'	915.00'	N4° 45' 46"W	299.46'
C32	23.33'	525.00'	N12° 54' 29"W	23.33'
C33	62.08'	525.00'	N8° 14' 51"W	62.05'
C34	50.08'	525.00'	N2° 07' 38"W	50.06'
C35	62.49'	525.00'	N4° 00' 54"E	62.45'
C36	4.10'	525.00'	N7° 38' 56"E	4.10'
C37 (T)	202.08'	525.00'	N3° 09' 15"W	200.83'
C38	31.42'	20.00'	N37° 07' 38"W	28.28'
C39	30.84'	20.00'	S53° 41' 50"W	27.87'
C40	13.67'	475.00'	S8° 42' 28"W	13.67'
C41	44.71'	525.00'	N10° 18' 45"E	44.70'
C42	68.40'	525.00'	N16° 29' 05"E	68.36'
C43 (T)	113.11'	525.00'	N14° 02' 42"E	112.89'
C44	62.08'	525.00'	N23° 36' 18"E	62.05'
C45	49.94'	475.00'	S23° 58' 49"W	49.92'

CENTERLINE DATA

LINE #	BEARING	DISTANCE
L1	N7° 52' 22"E	14.39'
L2	S82° 07' 38"E	336.61'
L3	S82° 07' 38"E	230.72'
L4 (T)	S82° 07' 38"E	567.34'
L5	S7° 52' 22"W	459.51'
L6	S14° 10' 52"E	173.21'
L7	S81° 27' 19"E	296.63'
L8	S81° 27' 19"E	43.98'
L9 (T)	S81° 27' 19"E	340.60'

CONTROL DATA

LINE #	BEARING	DISTANCE
(TIE) 1	S7° 52' 22"W	25.00'
(TIE) 2	S7° 52' 22"W	25.00'
(TIE) 3	N82° 07' 38"W	25.00'
(TIE) 4	S82° 07' 38"E	25.00'
(TIE) 5	N75° 49' 08"E	25.00'
(TIE) 6	S8° 32' 41"W	25.00'

CENTERLINE CURVE DATA

CURVE #	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
C46	52.65'	500.00'	N17° 33' 40"E	52.63'
C47	58.22'	500.00'	N11° 12' 31"E	58.19'
C48 (T)	110.87'	500.00'	N14° 13' 31"E	110.65'
C49	192.46'	500.00'	S3° 09' 15"E	191.27'
C50	357.14'	940.00'	S3° 17' 49"E	354.99'
C51	45.04'	940.00'	S8° 57' 35"W	45.03'
C52 (T)	402.17'	940.00'	S1° 55' 28"E	399.11'

LINE DATA

LINE #	BEARING	DISTANCE
L3	S6° 53' 55"W	50.02'
L4	N82° 53' 05"W	25.04'
L5	N82° 53' 05"W	25.04'
L6 (T)	N82° 53' 05"W	50.08'

PUMP STATION DATA

LINE #	BEARING	DISTANCE
P1	N7° 52' 22"E	35.00'
P2	N34° 26' 16"E	33.54'
P3	S82° 07' 38"E	35.00'
P4	N7° 52' 22"E	65.00'

SCALE 1" = 100'
GRAPHIC SCALE
100 50 0 100

NOTE: THIS SCALE APPLIES FOR 18" X 24" SHEETS ONLY.

OWNER / DEVELOPER
CLEARLY DEVELOPMENT, INC.
P.O. BOX 7122
JACKSONVILLE, NC 28540

CONSULTING ENGINEER / SURVEYOR
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BK 88 PG 97

TYPICAL ELEMENT SYMBOLOGY

○ EIP	-	EXISTING IRON PIPE	HYD	-	FIRE HYDRANT
○ EIR	-	EXISTING IRON ROD	WM	-	WATER METER
● SIP	-	SET/NEW IRON PIPE	WV	-	WATER VALVE
△ EMAG	-	EXISTING 'MAG' NAIL	OHU	-	OVERHEAD UTILITIES
▲ SMAG	-	SET/NEW 'MAG' NAIL	SQFT	-	SQUARE FEET
△ EPK	-	EXISTING 'PK' NAIL	AC	-	ACRES
▲ SPK	-	SET/NEW 'PK' NAIL	L#	-	LINE TABLE
□ ECM	-	EXISTING CONCRETE MONUMENT	C#	-	CURVE TABLE
■ SCM	-	SET/NEW CONCRETE MONUMENT			10' x 70' SIGHT TRIANGLE
■ CC	-	CONTROL CORNER			PROPERTY BOUNDARY LINE
× NMP	-	NON-MONUMENTED POINT			PARCEL LINE
(T)	-	TOTAL DISTANCE	###		ADDRESS
TIE	-	TIE LINE	100 yr		100 YEAR FLOOD LINE
R/W	-	RIGHT OF WAY R/W	w		404 WETLANDS
CL	-	CENTERLINE	VB		50' VEGETATED SETBACKS
PL	-	PROPERTY LINE			
MBL	-	MINIMUM BUILDING LINE			
DUE	-	DRAINAGE & UTILITY EASEMENT			
ESMT	-	EASEMENT			
CDS	-	CUL-DE-SAC			

CERTIFICATE OF SURVEY & ACCURACY

I, HERBERT J. NOBLES, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME FROM DESCRIPTION FOUND IN DEED BOOK 4139, PAGE 336, ONSLOW COUNTY REGISTER OF DEEDS. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN MAP BOOK: 60 , PAGE(S): 181 THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15000. THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 6th DAY OF March, 2025

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-2703

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

NORTH CAROLINA PROFESSIONAL SEAL L-2703 LAND SURVEYOR HERBERT J. NOBLES, JR.

THOMAS ENGINEERING P.A. CORPORATE SEAL C-438 NORTH CAROLINA *1983*

FINAL PLAT

PARADISE POINT AT ONSLOW BAY

SECTION V - PHASE A - PART 1

"A PLANNED RESIDENTIAL DEVELOPMENT"

WHITE OAK TOWNSHIP ONSLOW COUNTY NORTH CAROLINA

OWNER / DEVELOPER
CLEARLY DEVELOPMENT, INC.
P.O. BOX 7122
JACKSONVILLE, NORTH CAROLINA 28540

SCALE: 1" = 100'	DATE : 02/04/2025
PROJECT #: 2020_007	SHEET : 2 of 3

CURVE DATA

CURVE #	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
C1	30.82'	20.00'	S54° 23' 49"W	27.86'
C2	58.36'	965.00'	S11° 58' 53"W	58.35'
C3	64.96'	965.00'	S15° 38' 33"W	64.95'
C4	52.50'	965.00'	S19° 07' 46"W	52.49'
C5 (T)	175.82'	965.00'	S15° 28' 07"W	175.58'
C6	15.67'	525.00'	S19° 50' 00"W	15.67'
C7	85.00'	525.00'	S14° 20' 26"W	84.90'
C8	50.02'	525.00'	S6° 58' 23"W	50.00'
C9	85.92'	525.00'	S0° 26' 42"E	85.83'
C10	81.75'	525.00'	S9° 35' 39"E	81.67'
C11	18.96'	525.00'	S15° 05' 23"E	18.96'
C12 (T)	337.31'	525.00'	S2° 16' 55"W	331.54'
C13	67.71'	205.00'	S25° 35' 11"E	67.40'
C14	89.77'	275.00'	S44° 24' 02"E	89.38'
C15	95.12'	275.00'	S63° 39' 41"E	94.64'
C16	95.12'	275.00'	S83° 28' 45"E	94.64'
C17	61.09'	275.00'	S80° 14' 54"W	60.96'
C18 (T)	341.10'	275.00'	S70° 34' 55"E	319.65'
C19	31.42'	20.00'	N28° 53' 04"E	28.28'
C20	27.31'	475.00'	S17° 45' 46"E	27.31'

CURVE DATA

CURVE #	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
C21	31.42'	20.00'	N61° 06' 56"W	28.28'
C22	41.12'	325.00'	S77° 30' 33"W	41.09'
C23	69.78'	325.00'	S87° 17' 04"W	69.64'
C24	69.78'	325.00'	N80° 24' 52"W	69.64'
C25	69.78'	325.00'	N68° 06' 47"W	69.64'
C26	69.78'	325.00'	N55° 48' 43"W	69.64'
C27	48.74'	325.00'	N45° 21' 55"W	48.69'
C28 (T)	368.96'	325.00'	N73° 35' 33"W	349.47'
C29	29.31'	20.00'	N83° 03' 32"W	26.76'
C30	0.90'	25.00'	S54° 57' 06"W	0.90'
C31	20.13'	25.00'	S29° 46' 49"W	19.59'
C32 (T)	21.03'	25.00'	S30° 51' 24"W	20.41'
C33	57.36'	50.00'	S39° 37' 36"W	54.27'
C34	41.69'	50.00'	N83° 37' 11"W	40.50'
C35	41.69'	50.00'	N35° 50' 32"W	40.50'
C36	41.69'	50.00'	N11° 56' 07"E	40.50'
C37	58.75'	50.00'	N69° 28' 57"E	55.42'
C38 (T)	241.19'	50.00'	N35° 02' 54"W	66.67'
C39	20.13'	25.00'	N80° 07' 23"E	19.59'
C40	31.42'	20.00'	N9° 57' 06"E	28.28'

CURVE DATA

CURVE #	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
C41	17.11'	255.00'	N33° 07' 33"W	17.11'
C42	59.33'	255.00'	N24° 32' 17"W	59.20'
C43	7.78'	255.00'	N16° 59' 55"W	7.78'
C44 (T)	84.22'	255.00'	N25° 35' 11"W	83.84'
C45	31.42'	20.00'	N61° 07' 28"W	28.28'
C46	31.42'	20.00'	N28° 52' 32"E	28.28'
C47	18.20'	575.00'	N15° 13' 04"W	18.20'
C48	62.32'	575.00'	N11° 12' 22"W	62.29'
C49	61.17'	575.00'	N5° 03' 12"W	61.15'
C50	65.10'	575.00'	N1° 14' 16"E	65.06'
C51	50.02'	575.00'	N6° 58' 23"E	50.00'
C52	63.46'	575.00'	N12° 37' 36"E	63.43'
C53	49.17'	575.00'	N18° 14' 18"E	49.16'
C54 (T)	369.44'	575.00'	N2° 16' 55"E	363.12'
C55	20.36'	915.00'	N20° 03' 03"E	20.36'
C56	76.27'	915.00'	N17° 01' 32"E	76.25'
C57	67.35'	915.00'	N12° 31' 44"E	67.33'
C58 (T)	163.97'	915.00'	N15° 33' 15"E	163.75'
C59	32.07'	20.00'	N35° 31' 03"W	28.74'

CONTROL DATA

LINE #	BEARING	DISTANCE
(TIE) 1	N69° 18' 43"W	25.00'
(TIE) 2	N73° 52' 32"E	25.00'
(TIE) 3	N73° 52' 32"E	25.00'
(TIE) 4	S73° 52' 32"W	25.00'
(TIE) 5	S54° 57' 06"W	25.00'
(TIE) 6	N16° 06' 56"W	25.00'

CENTERLINE CURVE DATA

CURVE #	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
C60	169.90'	940.00'	S15° 30' 37"W	169.67'
C61	353.38'	550.00'	S2° 16' 55"W	347.33'
C62	75.97'	230.00'	S25° 35' 11"E	75.62'
C63	372.11'	300.00'	S70° 34' 55"E	348.71'

CENTERLINE DATA

LINE #	BEARING	DISTANCE
L1	S16° 07' 28"E	311.01'
L2	S16° 07' 28"E	391.46'
L3 (T)	S16° 07' 28"E	702.47'
L4	S73° 52' 32"W	295.00'
L5	S35° 02' 54"E	241.25'
L6	S35° 02' 54"E	8.81'
L7 (T)	S35° 02' 54"E	250.06'
L8	S54° 57' 06"W	220.00'
L9	N73° 53' 04"E	35.79'

TEMPORARY ACCESS ESMT

ONSLOW 22, LLC.
DB 3898, PG 260
MB 63, PG 426
Undeveloped
Zoned R-10

FUTURE DEVELOPMENT
CLEARLY DEVELOPMENT, INC.
EXISTING DESIGN SHOWN
DB 4139, PG 336
MB 67, PG 186
Undeveloped
Zoned R-10

COMMON AREA L
72,302 SQFT
1.66 AC

404 Wetlands

Kowa Way
(50' PUBLIC (30' BC-BC, LOCAL))

Regiment Rd
(50' R/W PUBLIC (30' BC-BC, LOCAL))

OLDE TOWNE POINTE BLVD
(60' R/W PUBLIC (30' BC-BC, COLLECTOR))

Big August Way
(50' R/W PUBLIC (30' BC-BC, LOCAL))

BLACK HAWK DR
(60' R/W PUBLIC (30' BC-BC, COLLECTOR))

MATCHLINE 1

MATCHLINE 2

COMMON AREA M
6,620 SQFT
0.15 AC

COMMON AREA E

STONES LANDING AT ONSLOW BAY
SECTION IV - PHASE A - PART 1
MB 84, PG 201 - 204
Zoned R-10

STONES LANDING AT ONSLOW BAY
SECTION IV - PHASE A - PART 1
MB 84, PG 201 - 204
Zoned R-10

MB: 60
PG: 181

SCALE 1" = 100'
GRAPHIC SCALE
100 50 0 100

NOTE: THIS SCALE APPLIES FOR 18" X 24" SHEETS ONLY.

P. O. Box 1309, New Bern, NC 28563
www.ThomasEngineeringPA.com
Office: 252.637.2727 Fax: 252.636.2448

THOMAS ENGINEERING, PA est 1983
civil engineering•land development•project management

BK88 PG98

TYPICAL ELEMENT SYMBOLOGY

○ EIP	-	EXISTING IRON PIPE	HYD	-	FIRE HYDRANT
○ EIR	-	EXISTING IRON ROD	WM	-	WATER METER
● SIP	-	SET/NEW IRON PIPE	WV	-	WATER VALVE
△ EMAG	-	EXISTING 'MAG' NAIL	OHU	-	OVERHEAD UTILITIES
▲ SMAG	-	SET/NEW 'MAG' NAIL	SQFT	-	SQUARE FEET
△ EPK	-	EXISTING 'PK' NAIL	AC	-	ACRES
▲ SPK	-	SET/NEW 'PK' NAIL	L#	-	LINE TABLE
□ ECM	-	EXISTING CONCRETE MONUMENT	C#	-	CURVE TABLE
■ SCM	-	SET/NEW CONCRETE MONUMENT			10' x 70' SIGHT TRIANGLE
■ CC	-	CONTROL CORNER			PROPERTY BOUNDARY LINE
× NMP	-	NON-MONUMENTED POINT			PARCEL LINE
(T)	-	TOTAL DISTANCE	###		ADDRESS
TIE	-	TIE LINE	100 yr		100 YEAR FLOOD LINE
R/W	-	RIGHT OF WAY R/W	W		404 WETLANDS
CL	-	CENTERLINE	VB		50' VEGETATED SETBACKS
PL	-	PROPERTY LINE			
MBL	-	MINIMUM BUILDING LINE			
DUE	-	DRAINAGE & UTILITY EASEMENT			
ESMT	-	EASEMENT			
CDS	-	CUL-DE-SAC			

CERTIFICATE OF SURVEY & ACCURACY

I, HERBERT J. NOBLES, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME FROM DESCRIPTION FOUND IN DEED BOOK 4139, PAGE 336, ONSLOW COUNTY REGISTER OF DEEDS. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN MAP BOOK: 60 , PAGE(S): 181 THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15000. THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 6TH DAY OF MARCH, 2025

Herbert O Nobles
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-2703

NORTH CAROLINA PROFESSIONAL SEAL L-2703 LAND SURVEYOR HERBERT J. NOBLES, JR.

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P.O. BOX 7122
JACKSONVILLE, NC 28540

CONSULTING ENGINEER / SURVEYOR
THOMAS ENGINEERING, P.A.
P.O. BOX 1309 - 1316-B COMMERCE DRIVE
NEW BERN, NORTH CAROLINA 28563
OFFICE: (252) 637-2727 FAX: (252) 636-2448

FINAL PLAT

PARADISE POINT AT ONSLOW BAY

SECTION V - PHASE A - PART 1

"A PLANNED RESIDENTIAL DEVELOPMENT"

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