

**NOTES:**

- Building setback lines are established within the guidelines of the City of Jacksonville zoning ordinance, dated August 22, 1972.
- All streets are public unless designated otherwise.
- 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.
- This project is not affected by any special flood hazards per FEMA map 57017B 4578J, (City of Jacksonville) Effective November 3, 2005.
- This project is not within any areas of environmental concern, except as shown.
- Iron stakes are set at all lot corners, unless otherwise noted.
- All distances are horizontal ground, unless otherwise noted.
- Property lying beyond streets rights-of-way and within bounds of sight triangles shall remain as property of homeowners, but shall have no plantings, shrubbery, or other obstructions which will impede driver's vision (This does not include Public Utilities, or street markers, traffic signs and controls.) The homeowners should ensure that all applicable standards of the City of Jacksonville are met.
- Minimum Building Setbacks: (RS-7 ZONE)  
 CORNER LOT SETBACKS: INTERIOR LOT:  
 Front yard - 25' Front yard - 25'  
 Rear yard - 7' Rear yard - 15'  
 Side yard - 7' Side yard - 7'  
 Side street - 15'  
 DOUBLE FRONTAGE  
 Front - 25'  
 Rear - 15'  
 Side Yard - 7'
- Building setback lines should be verified by the current City of Jacksonville Zoning Map prior to building construction.
- All acreage are calculated by coordinates.
- Easements are public drainage and utility at dimensions shown unless otherwise designated. Easements shown as ===== or =====.
- Lot coverage not to exceed 50%.
- All stop signs shall be R1-1 30"x30" and installed to MUTCD standards.
- 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.
- Parcels within this project are subject to the provisions of the sewer allocation policy of the city of Jacksonville and sewer capacity for any particular parcel may not be available.
- There are no NCGS monuments within 2000' of site.

**OWNER CERTIFICATION**

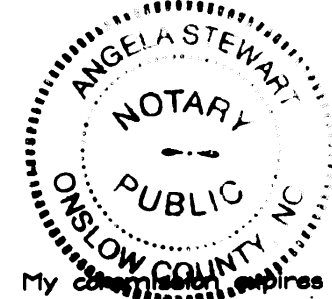
I (we) Carolina Forest Developers, LLC certify that I am (we are) the owner(s) of SOUTHPOINTE and a portion of Charleston Place at Carolina Forest subdivision and that:

- This plan of subdivision is adopted with our free consent;
- All required improvements will be completed;
- These improvements will be in compliance with the minimum standards specified by the City of Jacksonville for their construction;
- These improvements will be free and clear of any encumbrance or lien;
- The right-of-way, easements, completed improvements (water, sewer, 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
- 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).

Angela Stewart  
 Owner Date 4/30/07

North Carolina, Onslow County  
 I, Angela Stewart  
 a Notary Public for said County and State, do hereby certify that Michael G. Tuton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 30<sup>th</sup> day of April, 2007

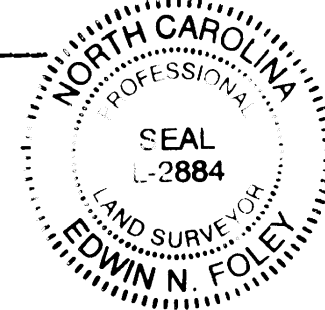


Angela Stewart  
 Notary Public Angela Stewart  
Oct. 23, 2011

I, Edwin N. Foley, Professional Land Surveyor No. 2884, certify to one or more 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 and does not create a new street or change an existing street.
  - That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
  - 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.

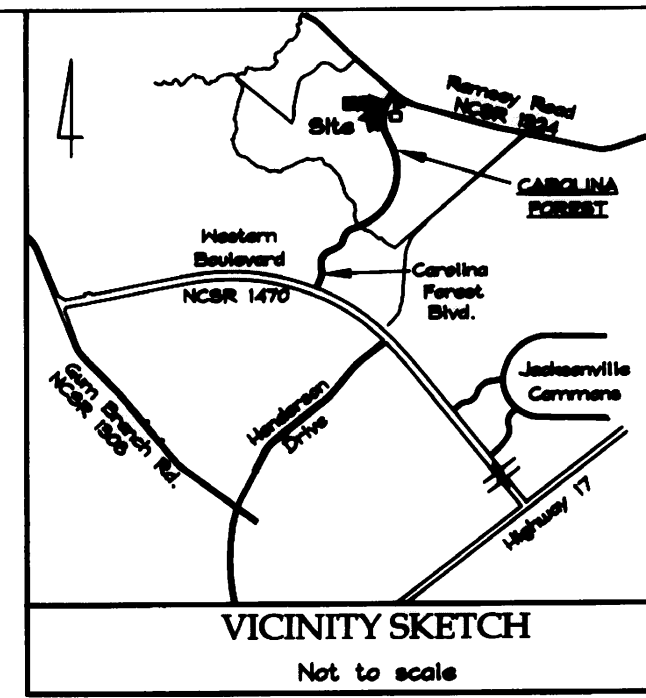
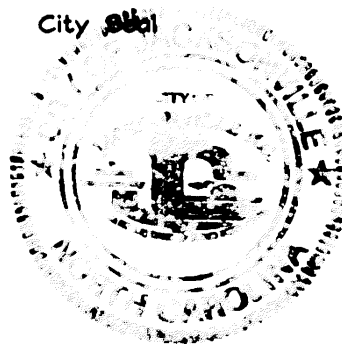
Edwin N. Foley 4/27/07  
 Edwin N. Foley, P.L.S., L-2884



**CITY CLERK CERTIFICATION**

I, Maya, 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, water and sewer facilities, other public facilities, easements, right-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.

Maya, 2007  
Stephanie K. Ruffalo  
 City Clerk



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 set, made under my supervision, completed on April 24, 2007, that the ratio of precision prior to adjustments is 1:10,000, 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 27<sup>th</sup> day of APRIL AD 2007.

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

NORTH CAROLINA.....ONSLAW COUNTY

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

Teresa Fisher 5/2/07  
 Review Officer Date

NORTH CAROLINA.....ONSLAW COUNTY

Doc ID: 00387520001 Type: CRP  
 Recorded: 05/02/2007 at 03:06:40 PM  
 Fee Amt: \$42.00 Page 1 of 1  
 Onslow County, NC  
 Maryland K. Washington Reg. of Deeds

BK 53 PG 94  
Slide 2 1909

Maryland K. Washington  
 Register of Deeds Onslow County

24 Lots  
 10.01 Ac  
 Ref: D.B. PORTION OF 2634, Pg. 753  
 M.B. 42, Pg. 201  
 RS-7 ZONE

FINAL PLAT

SHEET 1 OF 2

**SOUTHPOINTE**  
 and a portion of Charleston Place  
 at Carolina Forest  
 Jacksonville Twp., Onslow Co., North Carolina

**Carolina Forest Developers, LLC**  
 P.O. Box 1066  
 Jacksonville, North Carolina 28541  
 (910) 577-1441

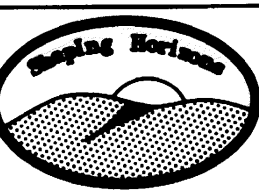
DATE: 7-7-06

GRAPHIC SCALE: 1" = 100'

SCALE: 1" = 100'



**Parker & Associates, Inc.**  
 Consulting Engineers - Land Surveyors - Land Planners  
 P.O. Box 976 - 28541-0976  
 305 New Bridge Street - 28540  
 Jacksonville, North Carolina  
 Phone (910) 455-2414 - Fax (910) 455-2441



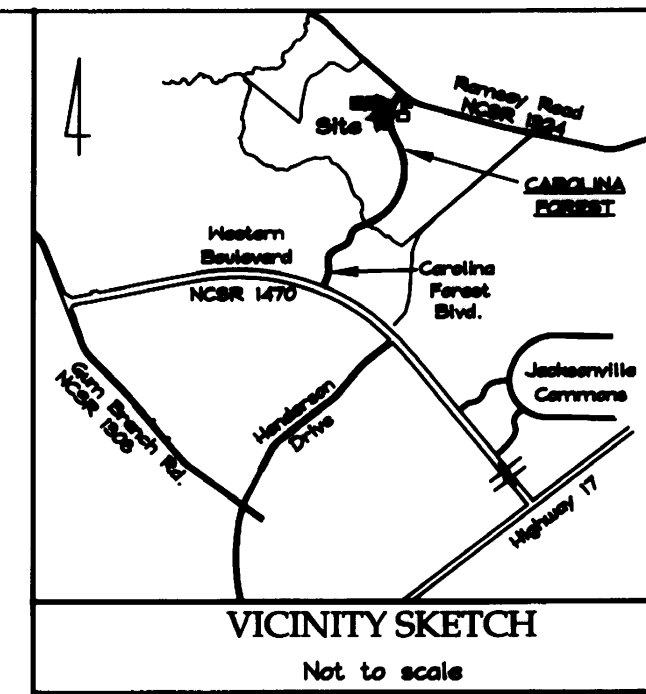
FIELD BOOK: 46  
 DISK NAME: ACAD  
 FILENAME: southpointe.dwg  
 JOB NO.: 5050126-3633

LOT	CURVE	LENGTH	BEARING
199	3	74.29'	S05°01'27"E
199	1	55.87'	S05°12'05"E
200	3	82.27'	S08°38'30"E
200	1	69.00'	S08°38'30"E
201	3	82.27'	S12°26'38"E
201	1	69.00'	S12°26'38"E
202	3	83.46'	S16°16'24"E
202	1	70.00'	S16°16'24"E
203	3	83.46'	S20°07'50"E
203	1	70.00'	S20°07'50"E
204	3	83.46'	S23°59'16"E
204	1	70.00'	S23°59'16"E
205	3	83.46'	S27°50'42"E
205	1	70.00'	S27°50'42"E
206	3	13.82'	S30°05'34"E
206	1	53.23'	S31°14'24"E
207	3	61.87'	N29°02'17"W
208	3	79.00'	N25°54'33"W
209	3	79.00'	N22°24'00"W
210	3	78.00'	N18°54'46"W
211	3	78.00'	N15°26'52"W
212	3	78.37'	N11°58'29"W
213	3	76.50'	N08°32'05"W
214	3	76.62'	N05°08'02"W
215	6	59.00'	S10°23'40"E
257	5	21.80'	N74°27'17"E
257	4	59.87'	N00°53'09"E
258	4	56.01'	S00°53'09"W
258	1	55.96'	S03°17'12"W

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1 TOTAL	1040.00'	1804.52'	789.78'	1220.66'	S06°48'27"E	71°52'07"
2	128.00'	207.09'	136.29'	184.21'	S77°52'27"E	94°55'27"
	78.00'	124.26'	81.74'	110.82'	S77°52'27"E	94°55'27"
3 TOTAL	1200.00'	668.13'	389.07'	685.86'	S15°41'07"E	29°27'12"
	1240.00'	687.43'	328.92'	630.44'	S15°41'07"E	29°27'12"
4 TOTAL	980.00'	291.39'	146.90'	290.20'	S08°01'08"W	17°57'08"
	870.00'	272.59'	137.42'	271.48'	S08°01'08"W	17°57'08"
5 TOTAL	280.00'	68.12'	34.31'	67.87'	S60°33'24"W	16°58'11"
	170.00'	80.36'	28.36'	80.17'	S60°33'24"W	16°58'11"
6	228.00'	172.98'	91.02'	168.75'	N04°05'46"E	44°02'55"
	178.00'	134.54'	70.79'	131.26'	N04°05'46"E	44°02'55"
7	20.00'	31.42'	20.00'	28.28'	N27°04'18"E	90°00'00"
8	20.00'	31.42'	20.00'	28.28'	S62°55'42"E	90°00'00"
9	20.00'	31.42'	20.00'	28.28'	N62°55'42"W	90°00'00"
10	20.00'	31.42'	20.00'	28.28'	S27°04'18"W	90°00'00"
11	20.00'	27.39'	16.33'	26.30'	N98°16'22"E	78°27'17"
12	20.00'	31.42'	20.00'	28.28'	S46°57'31"E	90°00'00"
13	20.00'	36.46'	25.88'	31.63'	N86°40'48"W	104°29'47"
14	20.00'	32.24'	20.84'	28.86'	S42°52'01"W	92°20'56"
15	20.00'	30.47'	19.08'	27.61'	N45°23'35"E	87°17'47"
16	20.00'	30.47'	19.08'	27.61'	N47°18'38"W	87°17'47"
17	20.00'	27.49'	16.42'	26.38'	N08°38'16"E	78°45'58"
18	20.00'	29.30'	17.99'	26.75'	N09°15'44"E	86°56'11"
19	20.00'	29.30'	17.99'	26.75'	N79°56'04"W	83°56'10"
20	20.00'	26.08'	14.49'	23.47'	S77°33'55"W	71°50'21"

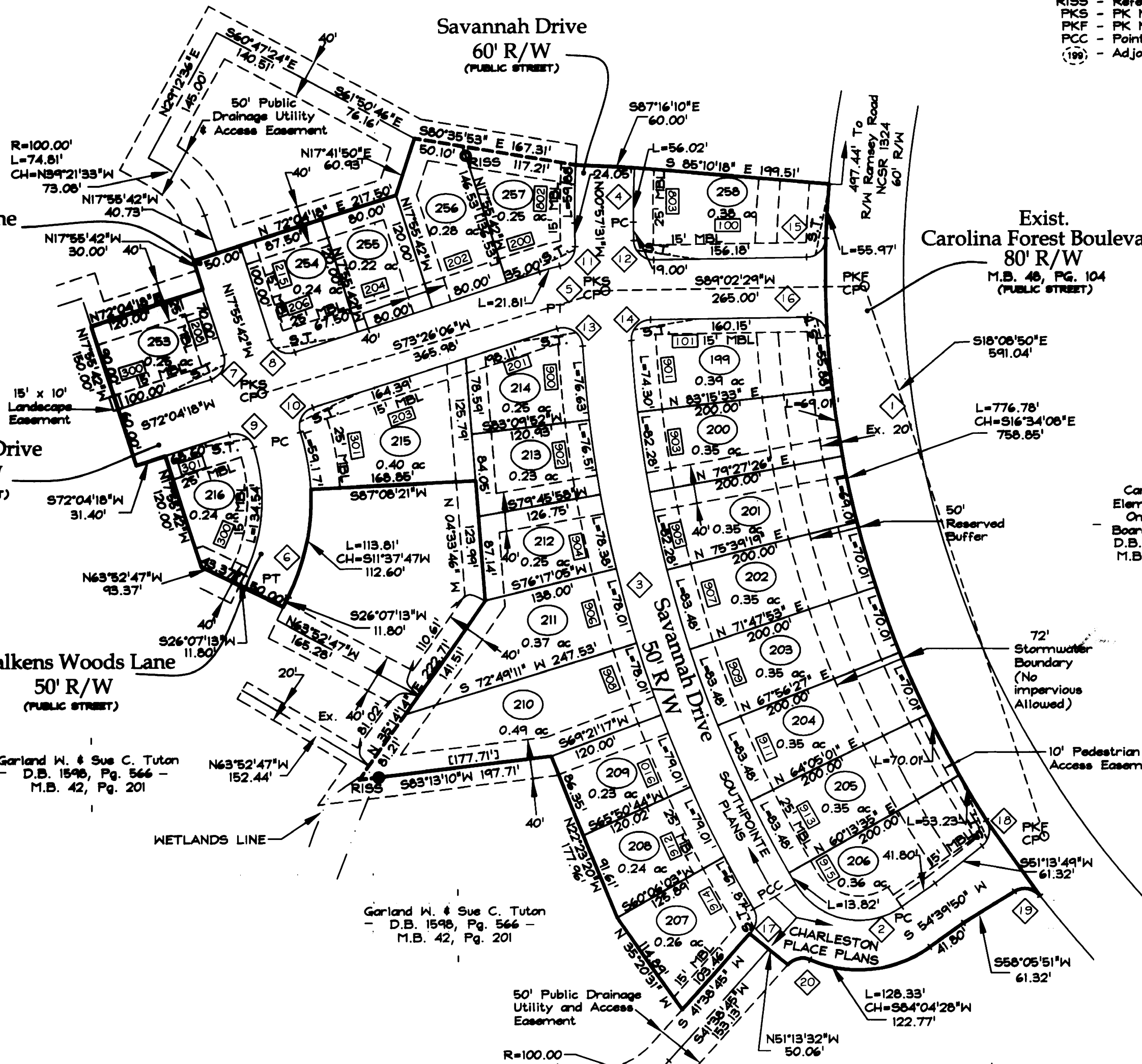
**LEGEND:**

- [ ] - DISTANCE TO REFERENCE IRON
- CP - Control Point
- (188) - Lot Number
- ST - 10' x 70' Sight Triangle
- AC - Acres
- MBL - Minimum Building Line
- [101] - Lot Address
- PC - Point of Curvature
- PT - Point of Tangency
- RISS - Reference Iron Stake Set
- PKS - PK Nail Set
- PKF - PK Nail Found
- PCC - Point of Compound Curvature
- (189) - Adjoining Lot Number



Garland W. & Sue C. Tuton  
- D.B. 1598, Pg. 566 -  
M.B. 42, Pg. 201

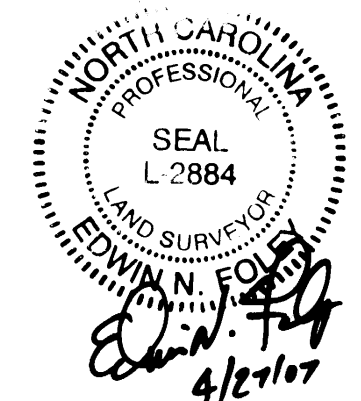
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10.01 Ac  
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AWGKAD

BOOK 4094A