

**Notes:**

- All streets are public. (North Carolina Department of Transportation)
- Minimum Setbacks:  
Front Yard ..... 25' (Exceeds County Requirements)  
Side Street ..... 20'  
Side Yard ..... 8'  
Rear Yard ..... 15'
- Pavement Widths:  
Water Wagon Trail ..... 30' B-B  
Sturdy 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.
- Iron Stakes set at ground level at all lot corners, except as noted.
- This site is not affected by any special flood hazard per FIRMA OPN #370340 4451 K, (Onslow County) Effective 6/19/2020.
- Smallest lot size = 10,050 S.F. (Lots 473, 476, 479, 483-484, 487, 490, 504, 506, 509, and 510.)
- All easements are drainage and utility as 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 Homeowners' 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 Deeds search done by or furnished to surveyor regarding deed or covenant restrictions.
- There are no wetlands on this site.
- 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 encroachances on Department of Transportation Streets Rights-of-way.
- The GPS portion of the boundary/survey 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 BBS GNSS Receiver, NGS RTK Network Adjustments to NC Grid NAD 83, 2011 Adjustments.
- This subdivision is subject to State Storm Water Permit SW8 210909, 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.
- Chatter mailbox is located at the Stateside Amenity Site.

**Certificates 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.

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.

Kristin L. Dinskas  
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.

Date \_\_\_\_\_ Owner/Authorized Agent \_\_\_\_\_

**Certificate for Approval for Recording**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulation 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.

Date \_\_\_\_\_ Subdivision Administrator \_\_\_\_\_

**Certificate As to Utilities and Dedication**

I hereby certify that the plan and specifications for the water improvements for Bennett Place, Section V-A Part II 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 improvement along with associated easements.

This \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
Onslow Water and Sewer Authority Official \_\_\_\_\_

By \_\_\_\_\_

**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 II at Stateside subdivision and that the filing fee for this plat has been paid.

Date \_\_\_\_\_ Owner/Authorized Agent \_\_\_\_\_

**OWNER'S CERTIFICATION AS TO WATER**

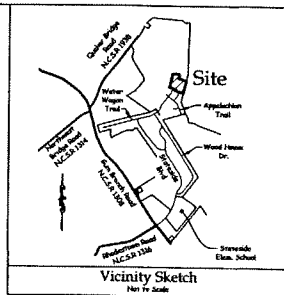
I certify (i) that I am the owner of the lands shown on this map and of all of the water infrastructure located on such lands, (ii) that all required water improvements have been constructed within the streets and/or utility easements shown on this map in accordance with plan and specifications approved 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 \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
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:
  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. 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.
  2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
  3. 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.
  4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-2.
- 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.

SSJ Bah 04-20-2023  
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 04-03-2023, 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 20th day of APRIL AD 2023.

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

NORTH CAROLINA, \_\_\_\_\_ ONSLOW COUNTY

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

Date \_\_\_\_\_ Review Officer \_\_\_\_\_

NORTH CAROLINA, \_\_\_\_\_ ONSLOW COUNTY

Register of Deeds Onslow County

**Chord Data**

Lot	Curve	Bearing	Distance
481	4	N12°35'01"E	20.84'
562	8	S14°08'29"W	8.66'

**Right-of-way Curve Data**

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
4 (Total)	825.00'	111.91'	56.17'	111.69'	N07°44'03"E	12°12'46"
8 (Total)	825.00'	479.00'	101.25'	90.82'	N07°44'03"E	12°12'46"
	775.00'	347.41'	176.32'	344.85'	N25°54'15"E	24°07'39"
28	20.00'	31.42'	20.00'	28.28'	S58°50'26"W	90°00'00"
29	20.00'	29.03'	17.75'	26.25'	S34°34'33"E	83°10'02"

Tract Data  
38 Lots + 1 Common Area  
11.97 Acres Total  
10,820 s.f. Avg. Lot Size  
10,050 s.f. Smallest Lot Size (Lot 473, 476, 479, 483, 484, 487, 490, 504, 506, 509, and 510)  
1,581 L.F. Streets  
R-10 Zone  
Deed Ref: Portion of D.B. 2999, Pg. 76  
M.B. 54, Pg. 188

**FINAL PLAT**

**BENNETT PLACE, SECTION V-A PART II 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: 04/05/2023

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.TidewaterENC.com  
Firm License Number: F-0108



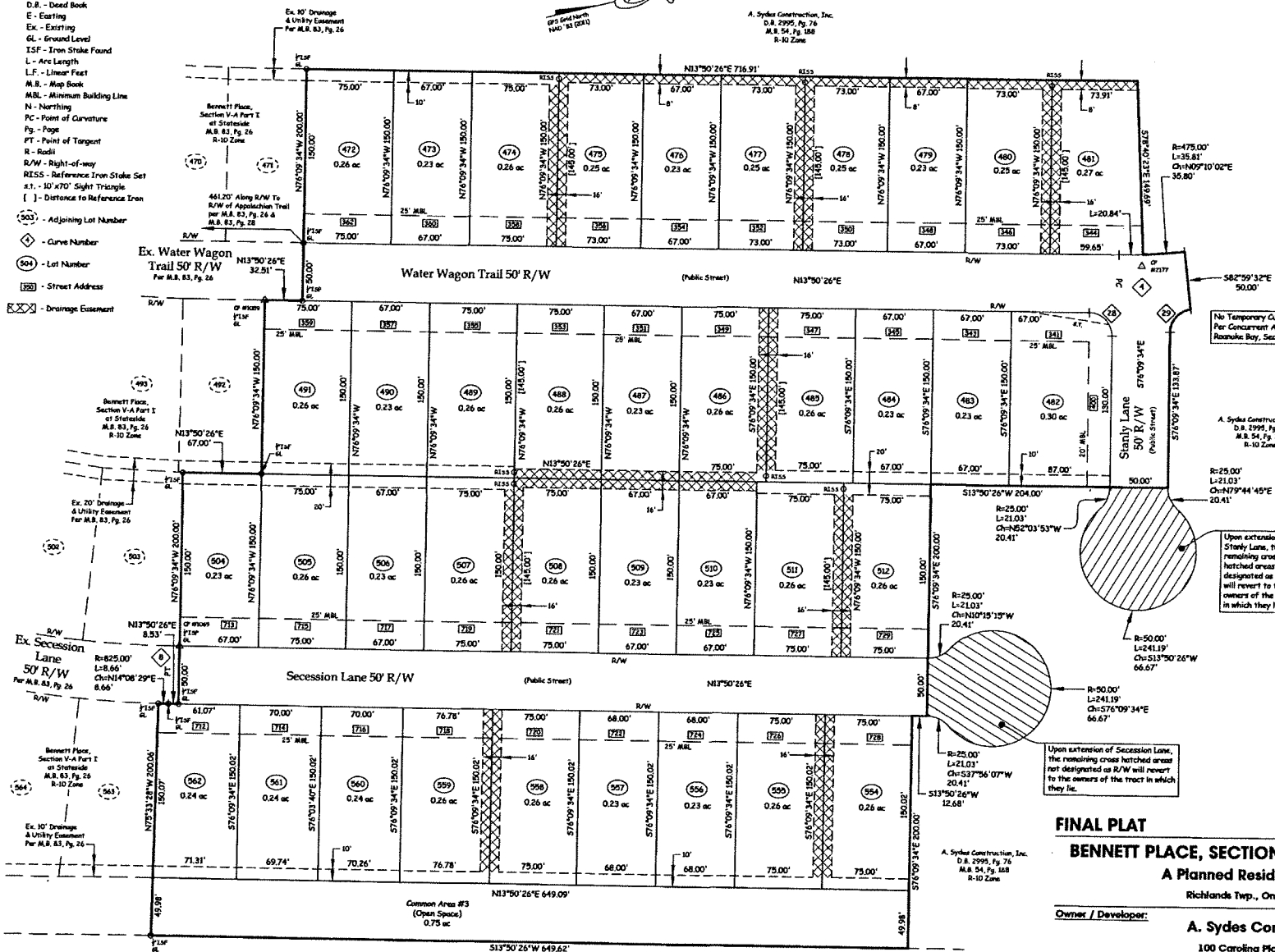
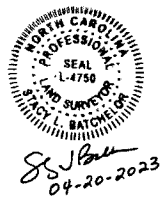
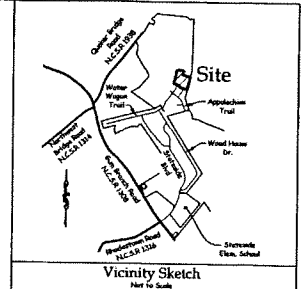
Field Book:  
Disk Name: Acad #2749  
Filename: BennettPlaceVA Part2-FP.dwg BLD  
Job No.: 8181207-6964

**Legend:**

- ac - Acres
- Ch - Chord
- CP - Control Point
- D.B. - Deed Book
- E - Easement
- Ex - Existing
- GL - Ground Level
- ISF - Iron Stake Found
- L - Arc Length
- L.F. - Linear Feet
- M.B. - Map Book
- MBL - Minimum Building Line
- N - Northing
- PC - Point of Curvature
- Pg. - Page
- PT - Point of Tangent
- R - Radius
- R/W - Right-of-way
- RESS - Reference Iron Stake Set
- s.t. - 10'x70' Sight Triangle
- [ ] - Distance to Reference Iron
- 503 - Adjoining Lot Number
- Curve Number
- 504 - Lot Number
- Street Address
- Drainage Easement



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



No Temporary Cul-de-sac  
Per Concurrent Approval of  
Roanoke Bay, Section IV-A

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

- Control Points**
- CP #1049
  - 1/2"TSF GL
  - N=412,007.10
  - E=2,455,622.44
  - N63°34'12"W 307.35'
  - CP #1059
  - 1/2"TSF GL
  - N=412,143.92
  - E=2,455,347.18
  - N10°44'36"E 756.09'
  - CP #2177
  - Chieded "X" in BOC
  - N=412,886.68
  - E=2,455,488.56

Upon extension of  
Stately Lane, the  
remaining areas  
hatched areas not  
designated as R/W  
will revert to the  
owners of the tract  
in which they lie.

Upon extension of  
Seccession Lane,  
the remaining areas  
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**Owner / Developer:**  
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**DATE: 04/05/2023**      **GRAPHIC SCALE: 1"=60'**  
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