

ONWASA Certification

I hereby certify that the plans and specifications for the water and/or sewer system for the Blue Creek Estates, Section I-A subdivision have been reviewed and approved by the Onslow Water and Sewer Authority and that the installation of the water and sewer improvements in the subdivision are or will be consistent with the approved plans and specifications and dedication of the water and sewer improvements will be to the Onslow Water and Sewer Authority.

Jeff Pearson, Executive Director Date 4/8/10

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.

Imelda Manning, Subdivision Administrator Date 4/12/10

Certificate of Ownership and Dedication

I, Steven Wangerin 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; establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, waterlines, other sites, improvements, perpetually reserve, and easements to public or private use as designated and noted.

4-6-2010 Date Owners

Street Disclosure Statement

All streets hereon 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 immediately petition the North Carolina Department of Transportation to accept the streets upon construction of the streets and satisfaction of the Department's residency requirements.

4-6-2010 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 Blue Creek Estates, Section I-A subdivision and that the filing fee for this plat has been paid.

4-6-2010 Date Owner/Authorized Agent

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:
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, P.L.S., L-2884

Department of Transportation Division of Highways

Proposed Subdivision Road Construction Standards Certification

Approved RA Vann District Engineer 4/9/10

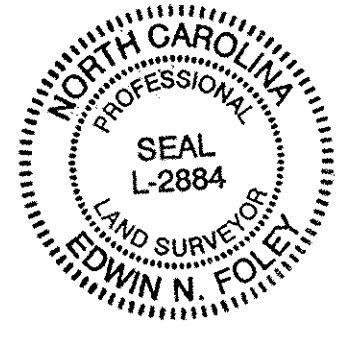
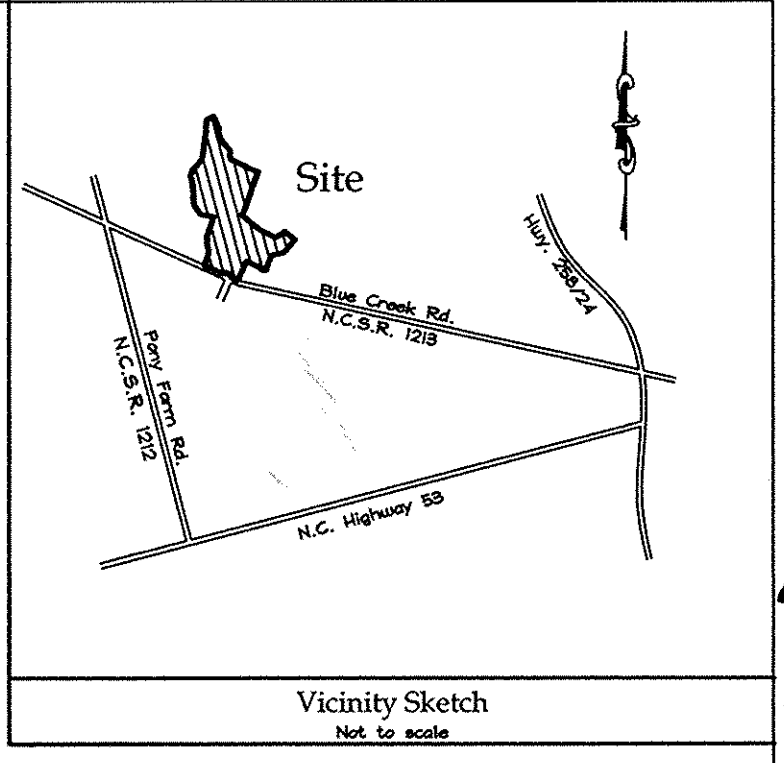
404 Wetlands Caution

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. Verification of location and restrictions should be made prior to individual lot development.

NOTES:

- 1. All streets are public.
2. Minimum Setbacks: Front Yard 25', Side Street 20', Side Yard 8', Rear Yard 15'
3. Pavement Width: 20'
4. 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.
5. Maintenance for easements outside of N.C. Dept. of Transportation rights-of-way will be the responsibility of the homeowner.
6. 1/2" Iron stakes set at ground level at all lot corners, except where noted.
7. This site is not affected by any special flood hazards per FIRM CPN 370340 4347 J & 370340 4357 J (Onslow County) effective November 3, 2005.
8. Smallest lot size = 17,205 S.F. (Lot 8)
9. All easements are public drainage and utility at dimensions shown, unless otherwise noted. Easements shown as \_\_\_\_\_ or \_\_\_\_\_.
10. All distances are horizontal ground, U.S. Survey Feet.
11. All acreage calculated by coordinates.
12. There are no Areas of Environmental Concern defined by CAMA, except as noted.
13. No Register of Deed search done by or furnished to surveyor regarding deed or covenant restrictions.
14. Wetlands lines per M.B. 56, Pg. 203.
15. Fire District = Southwest
16. ISO Rating = 5

23 Lots 17.94 Acres Deed Ref: D.B. 2627, Pg. 536 M.B. 41, pg. 201 D.B. 3372, Pg. 66 Zone R-15



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 March 17, 2010, 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 6th day of APRIL AD 2010.

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

NORTH CAROLINA.....ONSLow COUNTY

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

4-12-10 Date Review Officer

NORTH CAROLINA.....ONSLow COUNTY

Rebecca L. Pollard by Pamela A. Cull (cert) Register of Deeds Onslow County

FINAL PLAT

BLUE CREEK ESTATES SECTION I-A

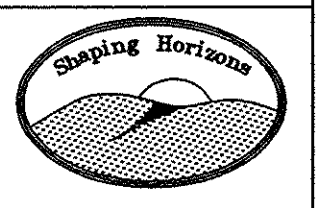
Jacksonville Twp. Onslow County, North Carolina

Owner: Brynn Creek, LLC 2421 North Marine Boulevard Jacksonville, North Carolina 28546 (910) 455-3555

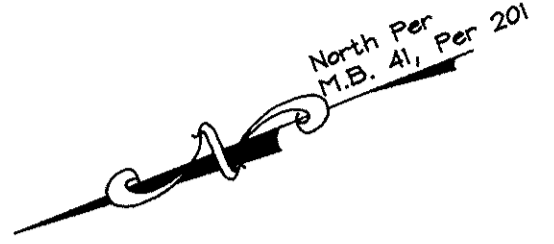
DATE: 01/18/10

SCALE: No Scale

Parker & Associates, Inc. Consulting Engineers - Land Surveyors - Land Planners P.O. Box 976 - 28541-0976 306 New Bridge Street - 28540 Jacksonville, North Carolina Phone (910) 455-2414 - Fax (910) 455-3441 Firm License Number: F-0108



Field Book: N/A Disk Name: ACAD 2006 Filename: BLUE CREEK ESTATES SECT IA\_FF TJC Job No.: 5060901-4152



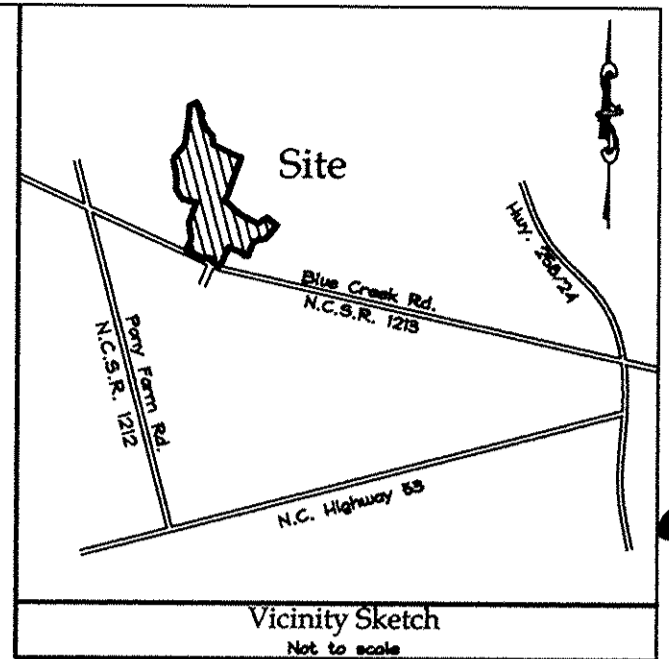
Department Of Transportation  
Division of Highways

Proposed Subdivision Road  
Construction Standards Certification

Approved  
*R. Wanner* 4/9/10  
District Engineer

Brynn Creek, LLC  
Tract C-2  
M.B. 41, Pg. 201  
R-15 Zone

- LEGEND**
- R/W - Right-of-way
  - MBL - Minimum Building Line
  - S.T. - 10' x 70' Sight Triangle
  - Ac - Acreage
  - PC - Point of Curvature
  - PT - Point of Tangency
  - PRC - Point of Reverse Curvature
  - PCC - Point of Compound Curve
  - ① - Curve Number
  - ① - Lot Number
  - ⑧⑤ - Adjoining Lot Number
  - 102 - Street Address
  - R - Radius
  - L - Arc Length
  - Ch - Chord Length
  - D.B. - Deed Book
  - M.B. - Map Book
  - Pg. - Page
  - OISF - Iron Stake Found
  - OPKF - PK Nail Found
  - OCF - Control Point
  - ORISS - Reference Iron Stake Set
  - Wetlands Line
  - [ ] - Distance to Reference Iron Ex. - Existing



**Right-of-way Curve Data**

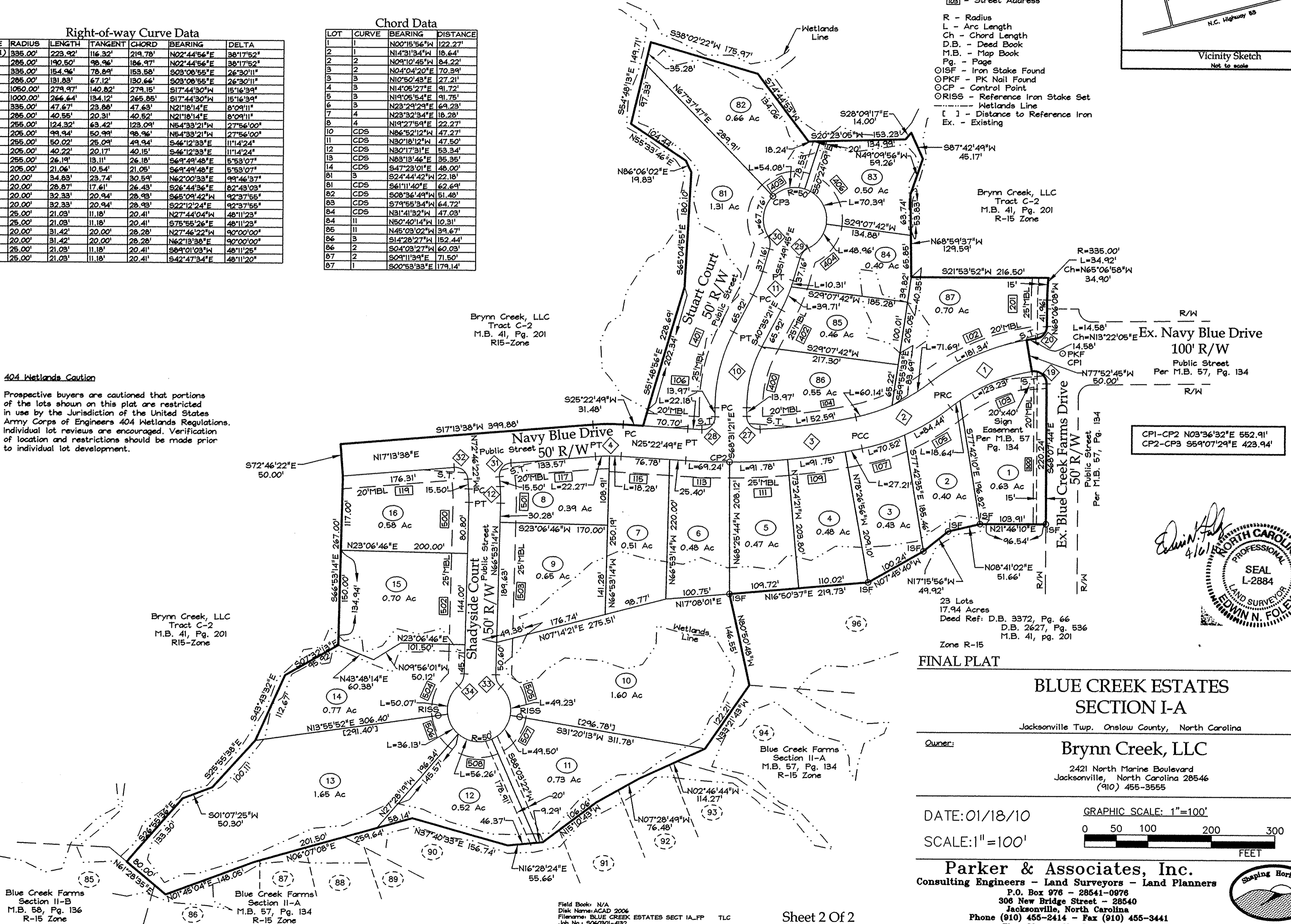
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1 (Total)	335.00'	223.92'	116.32'	219.78'	N02°44'56"E	38°17'52"
2	335.00'	154.96'	78.84'	153.58'	S03°08'55"E	26°30'11"
3	1050.00'	279.97'	140.82'	279.15'	S17°44'30"W	15°16'39"
4	335.00'	47.67'	23.88'	47.63'	N21°18'14"E	8°09'11"
10	255.00'	124.32'	63.42'	123.09'	N64°33'21"W	27°56'00"
11	255.00'	50.02'	25.09'	49.94'	S46°12'33"E	11°14'24"
12	255.00'	40.22'	20.11'	40.15'	S46°12'33"E	11°14'24"
13	255.00'	26.19'	13.11'	26.18'	S69°49'48"E	5°53'07"
14	205.00'	21.06'	10.54'	21.05'	S69°49'48"E	5°53'07"
19	20.00'	34.83'	23.74'	30.59'	N62°00'33"E	99°46'37"
20	20.00'	28.87'	17.61'	26.43'	S26°44'36"E	82°49'03"
27	20.00'	32.33'	20.94'	29.43'	S65°09'42"W	92°37'55"
28	20.00'	32.33'	20.94'	29.43'	S22°12'24"E	92°37'55"
29	25.00'	21.03'	11.18'	20.41'	N27°44'04"W	48°11'23"
30	25.00'	21.03'	11.18'	20.41'	S75°55'26"E	48°11'23"
31	20.00'	31.42'	20.00'	28.28'	N27°46'22"W	90°00'00"
32	20.00'	31.42'	20.00'	28.28'	N62°13'38"E	90°00'00"
33	25.00'	21.03'	11.18'	20.41'	S89°01'03"W	48°11'25"
34	25.00'	21.03'	11.18'	20.41'	S42°47'34"E	48°11'20"

**Chord Data**

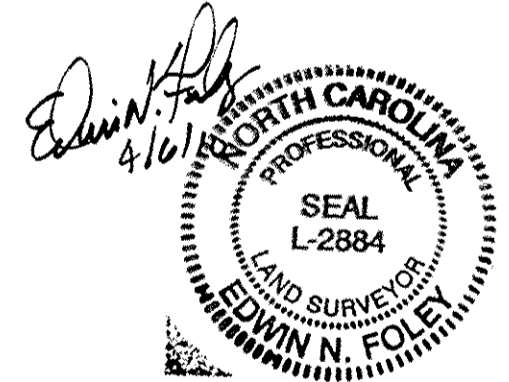
LOT	CURVE	BEARING	DISTANCE
1	1	N00°15'56"W	122.27'
2	1	N14°31'34"W	18.64'
2	2	N09°10'45"W	84.22'
3	2	N04°04'20"E	70.39'
3	3	N10°50'43"E	27.21'
4	3	N14°05'27"E	91.72'
5	3	N19°05'54"E	91.75'
6	3	N23°29'29"E	69.23'
7	4	N23°32'34"E	18.28'
8	4	N19°27'59"E	22.27'
10	CDS	N86°52'12"W	47.27'
11	CDS	N30°18'12"W	47.50'
12	CDS	N30°17'31"E	53.34'
13	CDS	N83°13'46"E	35.35'
14	CDS	S47°29'01"E	48.00'
81	3	S24°44'42"W	22.18'
81	CDS	S61°11'40"E	62.69'
82	CDS	S08°36'49"W	31.48'
83	CDS	S79°55'34"W	64.72'
84	CDS	N31°41'32"W	47.03'
84	11	N60°40'14"W	10.31'
85	11	N45°03'02"W	39.67'
86	3	S14°28'27"W	152.44'
86	2	S04°03'27"W	60.03'
87	2	S09°11'39"E	71.50'
87	1	S00°53'33"E	179.14'

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CPI-CP2 N03°36'32"E 552.91'  
CP2-CP3 S59°07'29"E 423.94'



FINAL PLAT

**BLUE CREEK ESTATES SECTION I-A**

Jacksonville Twp. Onslow County, North Carolina

Owner: **Brynn Creek, LLC**  
 2421 North Marine Boulevard  
 Jacksonville, North Carolina 28546  
 (910) 455-3555

DATE: 01/18/10  
 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  
 306 New Bridge Street - 28540  
 Jacksonville, North Carolina  
 Phone (910) 455-2414 - Fax (910) 455-3441  
 Firm License Number: F-0108

