

NOTES:
1. ALL ROADWAY MARKINGS AND SIGNS MUST BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS WELL AS IN ACCORDANCE WITH THE CITY OF JACKSONVILLE'S CODES AND ORDINANCES.
2. THE LOT SHALL BE PERMANENTLY HAVE DIRECT DRIVEWAY ACCESS TO WESTERN BLVD.
3. PARCELS WITHIN THE PLAT ARE SUBJECT TO THE PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF JACKSONVILLE AND THAT SENSITIVE CAPACITY FOR ANY PARTICULAR PARCEL MAY OR MAY NOT BE AVAILABLE.

STATE OF NORTH CAROLINA
COUNTY OF ONSLOW
I, John L. Pierce, REVIEW OFFICER OF ONSLOW COUNTY, CERTIFY THAT THE MAP AND SURVEY OF THE CITY OF JACKSONVILLE, NORTH CAROLINA, IS IN ACCORDANCE WITH THE CITY OF JACKSONVILLE'S CODES AND ORDINANCES.
DATE: 02-22-12
OFFICIAL: John L. Pierce

BUILDING SETBACKS (PER ZONING)
FRONT - 10'
SIDE - 5'
REAR - 10'

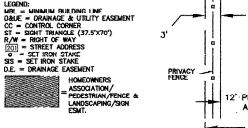
CORNER LOT NOTES:
LOCATION OF 25' FRONT MINIMUM BUILDING SETBACK LINE AND 10' SIDE STREET MINIMUM BUILDING SETBACK LINE (SINGLE) MAY BE REVERSED FROM THE LINES AS SHOWN HEREON AT THE TIME OF BUILDING PERMIT SUBMITTAL.

LINE	LENGTH	BEARING
L1	91.38	N101°01'13"W
L2	60.40	N48°54'42"W
L3	44.87	N47°01'04"W
L4	68.08	N30°02'31"W
L5	32.41	S42°43'07"W
L6	18.85	S01°04'17"E
L7	50.48	N74°04'39"W
L8	40.31	N41°04'17"E
L9	75.20	S34°31'37"W
L10	40.30	N41°04'17"E
L11	58.28	N14°57'18"E
L12	51.36	N02°21'17"E
L13	40.17	S21°49'45"E
L14	51.36	N02°21'17"E
L15	83.99	N05°04'21"W
L16	56.74	N47°32'46"E
L17	56.49	N46°53'17"E
L18	56.74	N47°32'46"E
L19	52.26	N41°04'17"E
L20	34.80	N48°54'49"W
L21	24.33	N27°52'59"E
L22	51.81	N47°01'04"W
L23	44.10	N46°53'17"E
L24	56.74	N47°32'46"E
L25	7.40	N02°21'17"E
L26	40.17	S21°49'45"E
L27	51.36	N02°21'17"E
L28	23.73	S77°03'30"W
L29	74.21	S49°43'07"W

I, JOHN L. PIERCE, CERTIFY THAT THIS PLAT WAS SUBMITTED UNDER MY SUPERVISION FOR AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (SEE REFERENCES SHOWN CLEARLY INDICATED) THAT THE DATA OF PROVISIONS OF THE CITY OF JACKSONVILLE'S CODES AND ORDINANCES WAS OBTAINED IN ACCORDANCE WITH THE CITY OF JACKSONVILLE'S CODES AND ORDINANCES.
I, John L. Pierce, REVIEW OFFICER OF ONSLOW COUNTY, CERTIFY THAT THE MAP AND SURVEY OF THE CITY OF JACKSONVILLE, NORTH CAROLINA, IS IN ACCORDANCE WITH THE CITY OF JACKSONVILLE'S CODES AND ORDINANCES.
DATE: 02-22-12
OFFICIAL: John L. Pierce

NORTH CAROLINA
I, A NOTARY PUBLIC OF THE COUNTY AND STATE FORESIGNED, CERTIFY THAT JOHN L. PIERCE, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.
DATE: 02-22-12
NOTARY PUBLIC: John L. Pierce

LEGEND:
LINE - MINIMUM BUILDING SETBACK
DASH - DRAINAGE & UTILITY EASEMENT
CC - CONTROL CORNER
C - CORNER TRIANGLE (3" x 3")
ST - STREET ADDRESS
G - SET FROM STAKE
S - SET FROM STAKE
D.E. - DRAINAGE EASEMENT
HOMESITE ASSOCIATION / PEDESTRIAN/FENCE & LANDSCAPING EASEMENT

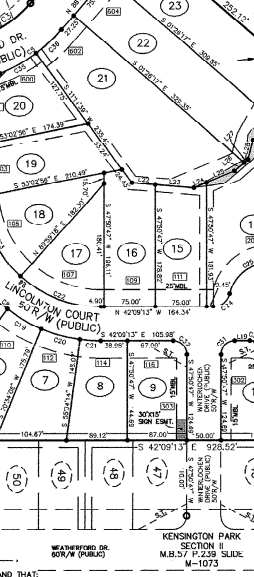


REFERENCES
PORTION OF D.B.1576 P.737
M.B.53 P.103

- NOTES:
1. BUILDING SETBACK LINES ARE ESTABLISHED WITHIN THE GASELINES OF THE CITY OF JACKSONVILLE ZONING ORDINANCE, DATED AUGUST 23, 1972.
2. CITY OF JACKSONVILLE WATER AND SEWER DEPARTMENT IS RESPONSIBLE FOR THE CITY OF JACKSONVILLE'S CODES AND ORDINANCES.
3. CITY OF JACKSONVILLE WATER AND SEWER DEPARTMENT IS RESPONSIBLE FOR THE CITY OF JACKSONVILLE'S CODES AND ORDINANCES.
4. ALL EASEMENTS ARE TO BE 20' DRAINAGE & UTILITY UNLESS OTHERWISE SHOWN.
5. THIS PROPERTY IS LOCATED IN ZONE "Y" ACCORDING TO FEMA MAP DATED NOVEMBER 3, 2005. IT IS NOT IN A 100-YEAR FLOOD PLAIN.
6. THERE ARE NO AREAS OF ENVIRONMENTAL CONCERN ON THIS PROPERTY (EXCEPT AS SHOWN).

I, JOHN L. PIERCE, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT IS A SURVEY THAT BEARS A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY.
DATE: 02-22-12
OFFICIAL: John L. Pierce

JOHN KOENIG
PORTION OF D.B.1576 P.737
M.B.53 P.103
FUTURE ST. JAMES PARK SECT. I

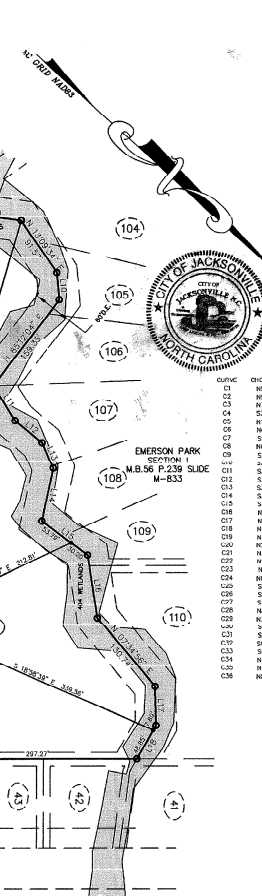


(WE), JOHN KOENIG, CERTIFY THAT (WE) (ARE) THE OWNER(S) OF THE SUBDIVISION AND THAT:
A. THIS PLAN OF SUBDIVISION IS ADOPTED WITH MY FREE CONSENT.
B. ALL REQUIRED IMPROVEMENTS WILL BE COMPLETED.
C. THESE IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE MINIMUM STANDARDS SPECIFIED BY THE CITY OF JACKSONVILLE FOR THEIR CONSTRUCTION.
D. THESE IMPROVEMENTS WILL BE FREE AND CLEAR OF ANY ENCUMBRANCE OR LIEN.
E. THE RIGHT-OF-WAY, EASEMENTS, COMPLETED IMPROVEMENTS (WATER, SEWER, PAVEMENT, AND COMPACTED BASE, DRAINAGE, CURB & GUTTER, AND SIDEWALKS) PUBLIC PARK OR OPEN SPACE ARE HEREBY DEDICATED TO THE CITY OF JACKSONVILLE. THE IMPROVEMENTS ARE GUARANTEED AGAINST DAMAGE RESULTING FROM ONGOING CONSTRUCTION ACTIVITIES AND ARE GUARANTEED FOR 12 MONTHS AFTER ACCEPTANCE FOR ANY DEFECTS IN CONSTRUCTION.

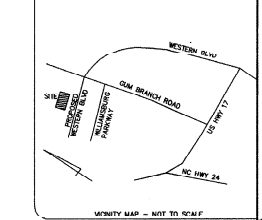
OWNER: John Koening DATE: 2-7-2012
MY COMMISSION EXPIRES: 12/31/13
NOTARY PUBLIC: John Koening

63 P.184
Cabinet N
Michael L. Pollard by: John Koening
REGISTER OF DEEDS

NOTARY PUBLIC
COUNTY OF ONSLOW, N.C.



ST. JAMES PARK SECTION I
OF
WILLIAMSBURG PLANTATION
JACKSONVILLE TOWNSHIP, ONSLOW COUNTY, NC
PREPARED BY
JOHN L. PIERCE & ASSOCIATES, P.A.
NC LICENSE NO. C-1888
405 JOHNSON BLVD., JACKSONVILLE, NC 28541
PHONE: 910-346-9800 DATE: 02-06-12
SCALE: 1" = 100'
GRAPHIC SCALE
(1 INCH = 100 FT.)



CITY CLERK CERTIFICATION
I, John L. Pierce, CITY CLERK OF JACKSONVILLE, NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT FOR RECORDING AT THE OFFICE OF THE REGISTER OF DEEDS OF JACKSONVILLE, NORTH CAROLINA, IS IN ACCORDANCE WITH THE CITY OF JACKSONVILLE'S CODES AND ORDINANCES.
DATE: 02-22-12
OFFICIAL: John L. Pierce

CURVE	CHORD BEARING	CHORD DIST	LENGTH	RADIUS	DELTA	TANGENT
C1	N64°47'28"W	49.76	49.86	236.00	120°51'31"	23.00
C2	N06°03'07"W	44.41	44.51	170.00	130°03'14"	32.40
C3	N77°30'50"W	83.83	82.83	170.00	27°03'53"	42.15
C4	S33°42'20"E	228.16	230.10	200.00	139°07'40"	366.90
C5	N77°30'50"W	110.09	111.79	236.00	27°03'53"	57.85
C6	N02°30'01"W	232.87	244.81	175.00	79°00'17"	144.53
C7	S19°31'33"W	80.19	289.17	60.00	276°08'21"	53.89
C8	N02°30'01"W	286.03	310.84	225.00	79°00'17"	405.82
C9	S54°47'28"E	36.78	36.85	170.00	125°51'31"	18.50
C10	S05°32'17"E	69.69	69.00	624.00	174°41'41"	20.69
C11	S31°00'37"W	81.09	81.09	200.00	218°49'	40.55
C12	S31°04'10"E	75.16	75.16	200.00	270°32'11"	37.93
C13	S35°43'22"W	98.21	98.22	200.00	249°41'	44.82
C14	S30°11'17"E	118.13	118.13	200.00	272°00'00"	58.53
C15	S41°53'18"E	87.07	87.08	200.00	246°02'	40.50
C16	S30°11'17"E	47.79	47.88	225.00	121°15'11"	24.23
C17	N01°01'10"E	58.73	58.90	225.00	149°04'44"	29.82
C18	N01°01'10"E	58.73	58.90	225.00	149°04'44"	29.82
C19	N12°07'14"W	57.56	57.42	225.00	143°17'11"	28.87
C20	N01°01'10"E	57.56	57.21	225.00	143°17'11"	28.76
C21	N08°17'28"W	35.31	35.33	225.00	74°53'17"	15.19
C22	N08°17'28"W	110.83	108.29	175.00	47°00'11"	87.43
C23	N08°28'11"E	110.83	112.90	175.00	36°57'46"	58.49
C24	N08°28'11"E	35.82	35.33	25.00	75°32'38"	18.61
C25	S72°08'14"E	69.99	67.27	60.00	80°26'24"	63.10
C26	S02°22'50"W	48.18	50.62	60.00	48°07'54"	28.83
C27	S44°04'10"E	48.18	50.62	60.00	48°07'54"	28.83
C28	N02°00'50"W	34.58	34.58	60.00	53°53'58"	26.59
C29	N04°04'10"E	33.76	34.22	60.00	32°46'46"	17.29
C30	S42°01'13"E	28.25	31.42	20.00	19°43'10"	9.22
C31	S08°09'12"E	58.58	31.42	20.00	80°00'00"	20.00
C32	S09°04'47"W	27.16	26.86	20.00	82°57'54"	18.50
C33	S09°04'47"W	25.57	27.74	20.00	79°27'22"	18.62
C34	N76°40'50"E	60.19	60.88	234.00	133°09'56"	20.84
C35	N71°02'02"E	50.81	50.91	230.00	12°40'56"	25.56

TRACT DATA
ZONE - PLS-7
TOTAL AREA - 13.40 ACRES
NUMBER OF LOTS - 23
LINEAR FEET OF STREETS - 1,453
TYPICAL LOT DIMENSIONS - 75'x140'
MINIMUM LOT SIZE - 7,000 SQUARE FEET
WATER & SEWER - CITY OF JACKSONVILLE
AVERAGE LOT AREA - 25,100 SQUARE FEET
TAX MAP 339, PARCEL 19.32

FINAL PLAT
SHOWING
ST. JAMES PARK SECTION I
OF
WILLIAMSBURG PLANTATION
JACKSONVILLE TOWNSHIP, ONSLOW COUNTY, NC
PREPARED BY
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BK 63 PG 184