

Certificate As to Utilities and Dedication

I hereby certify that the plans and specifications for the sewer improvements for Waverly Place Section I subdivision have been reviewed and approved by the Onslow Water and Sewer Authority...

This 29th day of MARCH 2022

Onslow Water and Sewer Authority Official

Signature of Onslow Water and Sewer Authority Official

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...

Signature of Subdivision Administrator and Date 3/29/22

Certificate of Ownership and Dedication

I, Anthony W. Sydes 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...

Signature of Anthony W. Sydes and Date 3-29-22

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...

Signature of Owner/Authorized Agent and Date 3-29-22

Certificate of Improvements

I hereby certify that all improvements have either been installed or guaranteed by an approved security for the Waverly Place Section I subdivision and that the filing fee for this plat has been paid.

Signature of Owner/Authorized Agent and Date 3-29-22

NOTES:

- 1. All streets are public. (North Carolina Department of Transportation)
2. Minimum Setbacks: (R-10 Zone)
Front Yard 20'
Side Street 20'
Side Yard 5'
Rear Yard 15'
3. Pavement Width:
-Greenwich Place and Central Parkway = 30' B-B.
-Greenwich Place, Eakins Lane = 26' B-B.
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 as noted.
7. This site is not located within a special flood hazard area per FEMA CPN 370340 4422 K (Onslow Co.) effective 06/19/20.
8. Smallest lot size = 8,057sf. (Lot 84)
9. All easements are drainage and utility at dimensions shown, unless otherwise noted. Easements shown as or except along street rights-of-way.
10. 10' drainage and utility easements are reserved along all street rights-of-way within new lots on this plat.
11. 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.
12. All distances are horizontal ground, U.S. survey feet.
13. All acreage calculated by coordinates.
14. There are no Areas of Environmental Concern (AEC) as defined by Coastal Area Management Act (CAMA) on this site.
15. No Register of Deed search done by or furnished to surveyor regarding deed or covenant restrictions.
16. There are no wetlands located within these lots.
17. Fire District - Northwest Onslow (Richlands)
18. ISO Rating - 5
19. This development is not within one-half (1/2) mile of a Voluntary Agricultural District.
20. There are no NCGS monuments within 2000' of site.
21. No structure or vegetation (except grass) may be located within utility easements.
22. There shall be no encumbrances on Department of Transportation Streets Rights-of-way.
23. There shall be no direct access onto Kinston Highway.
24. Lot 78 shall have no direct access into Ervintown Road.
25. Blanket easements are reserved over Common Area (Open Space) for Drainage, Utilities, Landscaping, Cluster Mailbox, Stormwater Pond Maintenance and Access. Common Area (Open Space) to be maintained by and conveyed to Homeowner's Association.
26. The GPS portion of the boundary work was performed to third order, Class I, FCCC he c.o. specifications. The coordinates were obtained by Real Time Kinematic Differential GPS Observations using Trimble Survey Grade R8S GNSS Receiver, NCGS RTK Network Adjustments to NC Grid NAD '83, 2011 Adjustments.
27. There are No Historical Structures and Sites recognized as significant by the county or as identified on any Historical Landmarks survey for Onslow County.

Right-of-Way Curve Data

Table with columns: Curve, Radius, Length, Tangent, Chord, Bearing, Delta. Contains 16 rows of curve data.

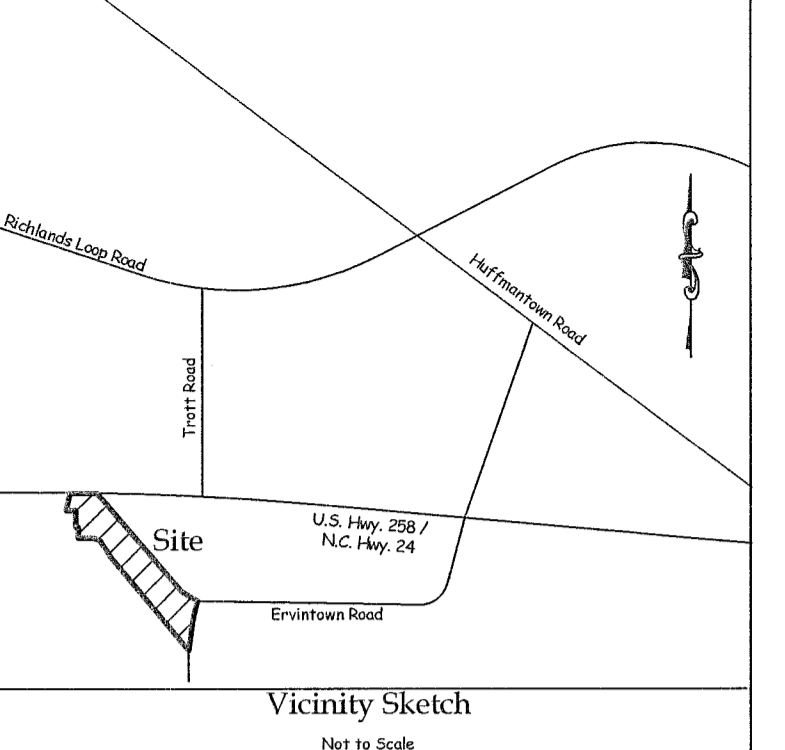
Chord Data

Table with columns: Lot, Curve, Bearing, Distance. Contains 16 rows of chord data.

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.
2. That the survey is of an existing feature, such as a building or other structure, or a natural feature, such as a watercourse.
3. That the survey is a control survey.
4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
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.

Signature of Stacy L. Batchelor and Date 03/09/2022



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 01/28/2022, that the ratio of precision prior to adjustments 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 9th day of MARCH AD 2022. Signature of Stacy L. Batchelor.

NORTH CAROLINA, ONSLOW COUNTY. I, Sandra Curjans, Review Officer of Onslow County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording. Signature of Sandra Curjans and Date 3-29-22.

NORTH CAROLINA, ONSLOW COUNTY. Barcode and Doc ID: 015818050001 Type: CRP Recorded: 03/29/2022 at 11:18:37 AM Fee Amt: \$63.00 Page 1 of 1 Onslow County, NC Omega K. Jarman Reg. of Deeds BK 81 Pg 191

55 Residential Lots+
1 Open Common Area, 1 SPS Lot
18.83 Acres Total
Deed Ref: D.B. 3675, Pg. 854
M.B. 21, Pg. 55
M.B. 21, Pg. 69
R-10 Zone

FINAL PLAT

WAVERLY PLACE, SECTION I
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: 02/22/2022

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



Department Of Transportation
Division of Highways
Proposed Subdivision Road
Construction Standards Certification
Approved
Kristen L. Spirakis
District Engineer

OWNER'S CERTIFICATION AS TO SEWER

I certify (i) that I am the owner of the lands shown on this map and of all of the sewer infrastructure located on such lands, (ii) that all required sewer improvements have been constructed within the streets and/or utility easements shown on this map in accordance with plans and specifications approved by Onslow Water and Sewer Authority ("ONWASA"), (iii) that all such sewer 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 29th day of March 2022
Signature of Anthony W. Sydes and Date 3-29-22
Anthony W. Sydes, President
A. Sydes Construction, Inc.

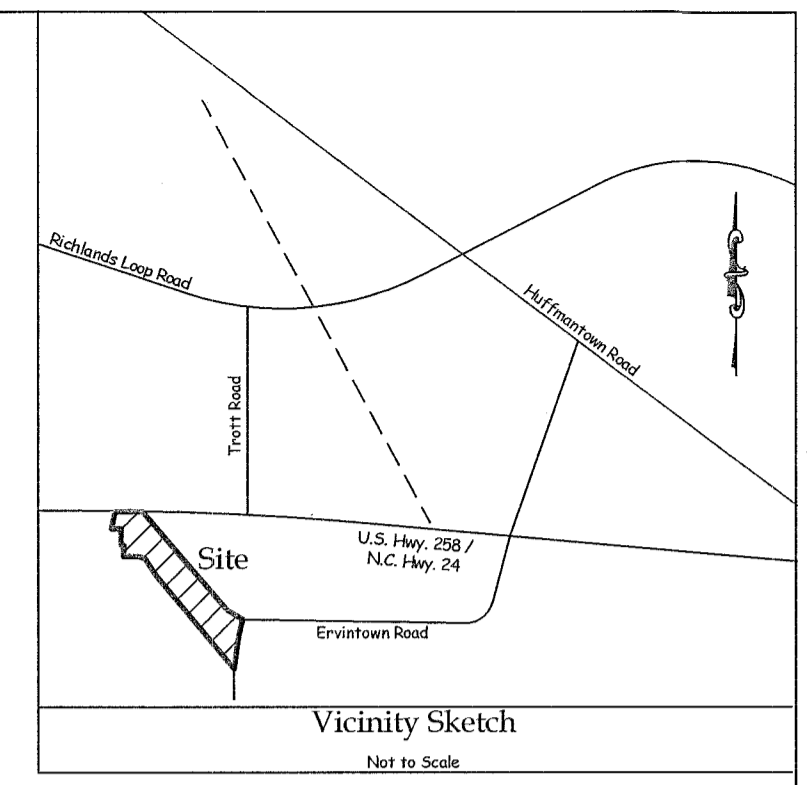
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Disk Name: ACAD #2823
Filename: WP-FP.dwg MDC/MPT/JRK
Job No.: S200116-7264

BK 81 PG 191

Legend:

- ⬡ - Curve Number
- ⑦① - Lot Number
- ①①① - Street Address
- ▨ - Public Drainage Easement

- Ac. - Acres
- Ch - Chord
- CL - Centerline
- D.B. - Deed Book
- Ex. - Existing
- IPF - Iron Pipe Found
- L - Arc Length
- M.B. - Map Book
- MBL - Minimum Building Line
- Pg. - Page
- PC - Point of Curvature
- PT - Point of Tangency
- R - Radius
- R/W - Right-of-way
- s.t. - 10' x 70' Sight Triangle
- PKS - PK Nail Set
- C.P. - Computed Point
- RISS - Reference Iron Stake Set
- [] - Distance to Ref. Iron Stake Set
- ISS - Iron Stake Set
- GL - Ground Level
- N - Northing
- E - Easting
- ED - Easement Line Lot Tie Down

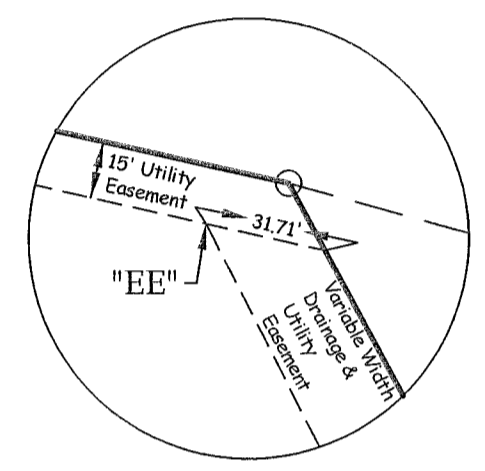


Easement Line "BB" to "CC"
(Variable Width Drainage & Utility Easement)

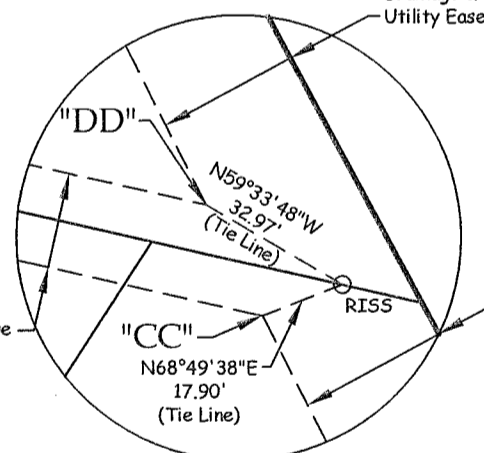
Lot	Bearing	Length
62	N30°15'52"W 29.30'	
	N30°36'02"W 32.78'	
61	N30°36'02"W 9.32'	
	N28°19'18"W 52.70'	
60	N28°19'18"W 48.40'	
	N28°33'34"W 13.61'	
59	N28°33'34"W 62.01'	
58	N28°33'34"W 51.97'	
	N26°13'53"W 10.04'	
57	N26°13'53"W 79.87'	
56	N26°13'53"W 69.75'	
	N26°26'34"W 11.83'	
	N26°51'19"W 3.91'	
55	N26°51'19"W 65.00'	

Easement Line Lot Tie Down "BB"-"CC"

Label	Between Lots	Bearing	Length
"ED9"	63/62	N62°28'32"E	130.54'
"ED10"	61/62	N62°28'32"E	127.38'
"ED11"	59/60	N62°28'32"E	125.22'
"ED12"	57/58	N62°28'32"E	123.39'
"ED13"	55/56	N42°47'20"E	155.72'



Inset #3
Not to Scale



Inset #2
Not to Scale

Easement Line Lot Tie Down "DD"-"EE"

Label	Between Lots	Bearing	Length
"ED14"	110/111	S77°13'08"E	213.85'
"ED15"	109/110	S77°13'08"E	162.49'

Easement Line "DD" to "EE"
(Variable Width Drainage & Utility Easement)

Lot	Bearing	Length
111	N26°51'19"W	70.12'
110	N26°51'19"W	80.51'
109	N26°51'19"W	83.11'

Easement Line Lot Tie Down "DD"-"EE"

Label	Between Lots	Bearing	Length
"ED14"	110/111	S77°13'08"E	213.85'
"ED15"	109/110	S77°13'08"E	162.49'

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Lot	Bearing	Length
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55 Residential Lots*
1 Open Common Area, 1 SPS Lot
18.83 Acres Total
Deed Ref: D.B. 3675, Pg. 854
M.B. 21, Pg. 55
M.B. 21, Pg. 69
R-10 Zone

FINAL PLAT

WAVERLY PLACE, SECTION I
A PLANNED RESIDENTIAL DEVELOPMENT

Richlands Twp., Onslow Co., North Carolina

Owner/Developer:

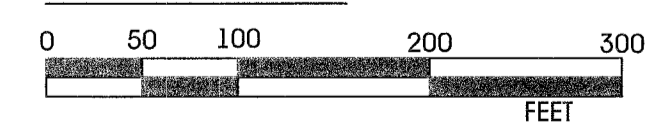
A. Sydes Construction, Inc.

100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546
(910) 455-6956

DATE: 02/22/2022

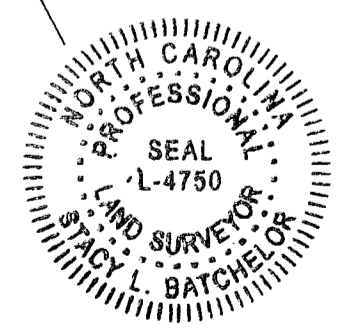
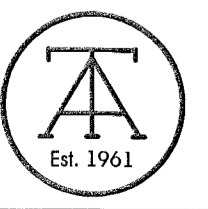
SCALE: 1" = 100'

GRAPHIC SCALE: 1" = 100'



TIDEWATER ASSOCIATES, INC.
Consulting Engineers - Land Surveyors - Land Planners

Jacksonville, North Carolina
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Firm License Number: F-0108



Stacy L. Batchelor
03/09/2022

Field Book: N/A
Disk Name: Acad #2823
Filename: WP-FP.dwg MDC/MPY/JRK/SJS
Job No.: S200116-7264

AUGUST 2022

\\DRAFTING\STORAGE\Projects\Land Projects\3\Waverly Place\WP Sec.1-FP.dwg, 3/8/2022 4:12:50 PM, JRK

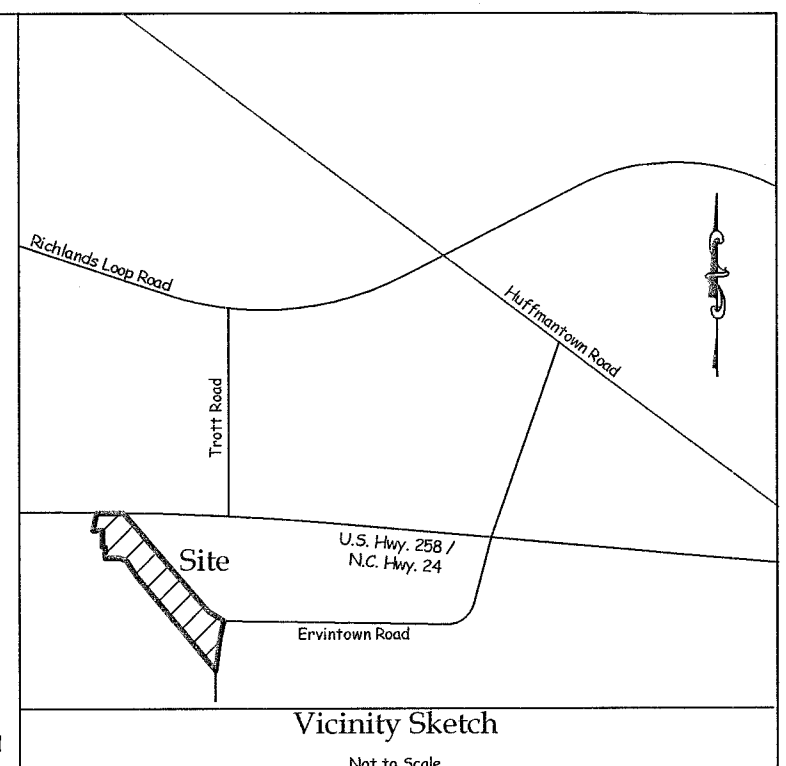
Easement Line Lot Tie Down "AA"-"BB" (Variable Width Drainage, & Utility Easement)

Label	Between Lots	Bearing	Length
ED1	77/78	N35°28'46"E	134.20'
ED2	75/76	N42°54'27"E	135.59'
ED3	73/74	N56°24'49"E	149.28'
ED4	71/72	N62°28'32"E	148.08'
ED5	69/70	N62°28'32"E	145.84'
ED6	67/68	N62°28'32"E	144.08'
ED7	65/66	N62°28'32"E	142.07'
ED8	63/64	N62°28'32"E	134.88'
ED9	63/62	N62°28'32"E	130.54'

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- Lot Number
- Street Address
- Public Drainage Easement

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- N - Northing
- E - Easting
- GL - Ground Level
- PKS - PK Nail Set
- N.C.S.R. - North Carolina Secondary Road

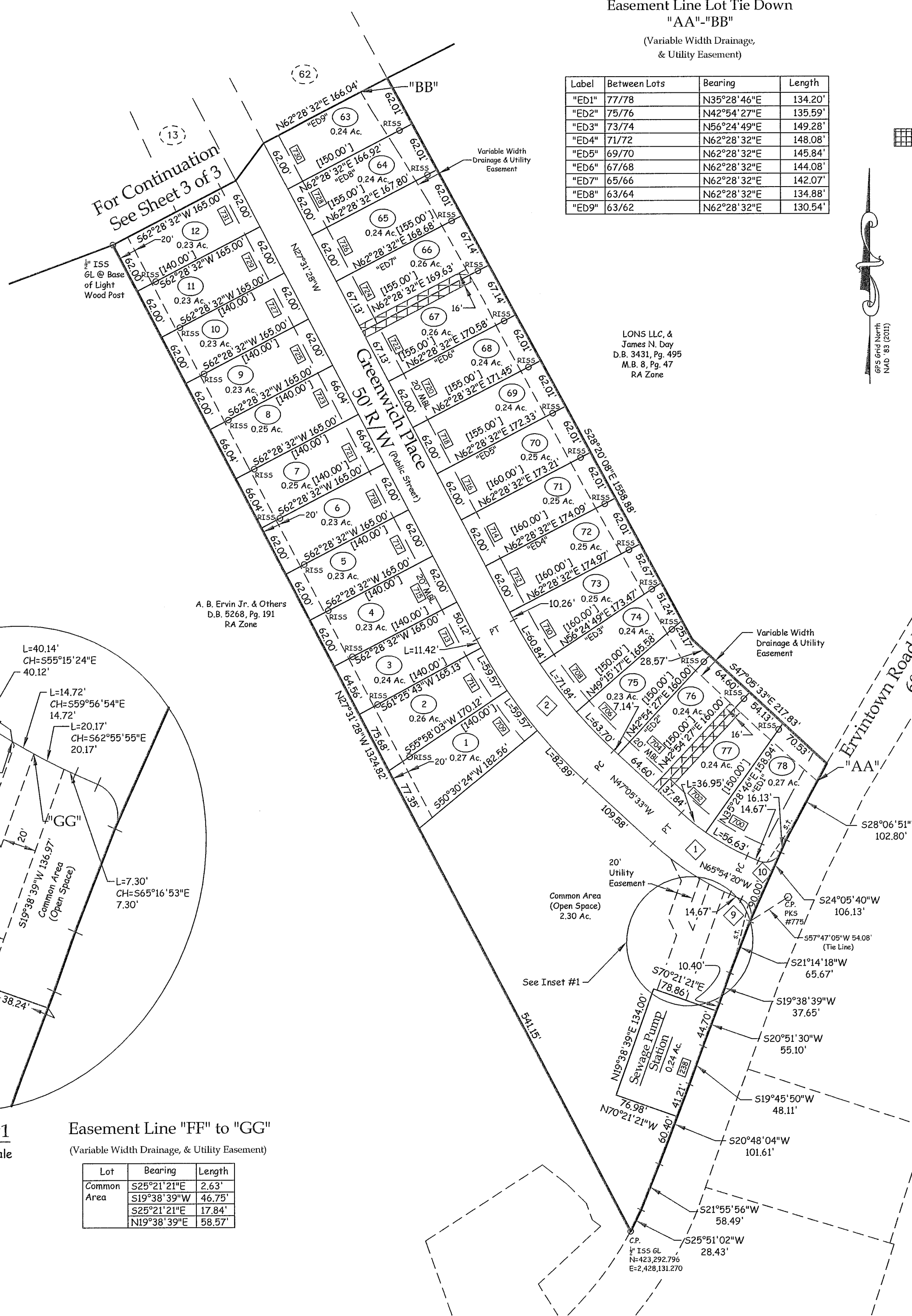


Control Points

- #775 PKS \bar{C} Road
N=423,689.889
E=2,428,319.687
- N34°27'08"W 1,223.68'
- #6502 PKS in Curb
N=424,698.932
E=2,427,627.43
- N49°48'16"W 516.53'
- #498 PKS \bar{C} Road
N=425,032.297
E=2,427,232.883

Easement Line "AA" to "BB" (Variable Width Drainage, & Utility Easement)

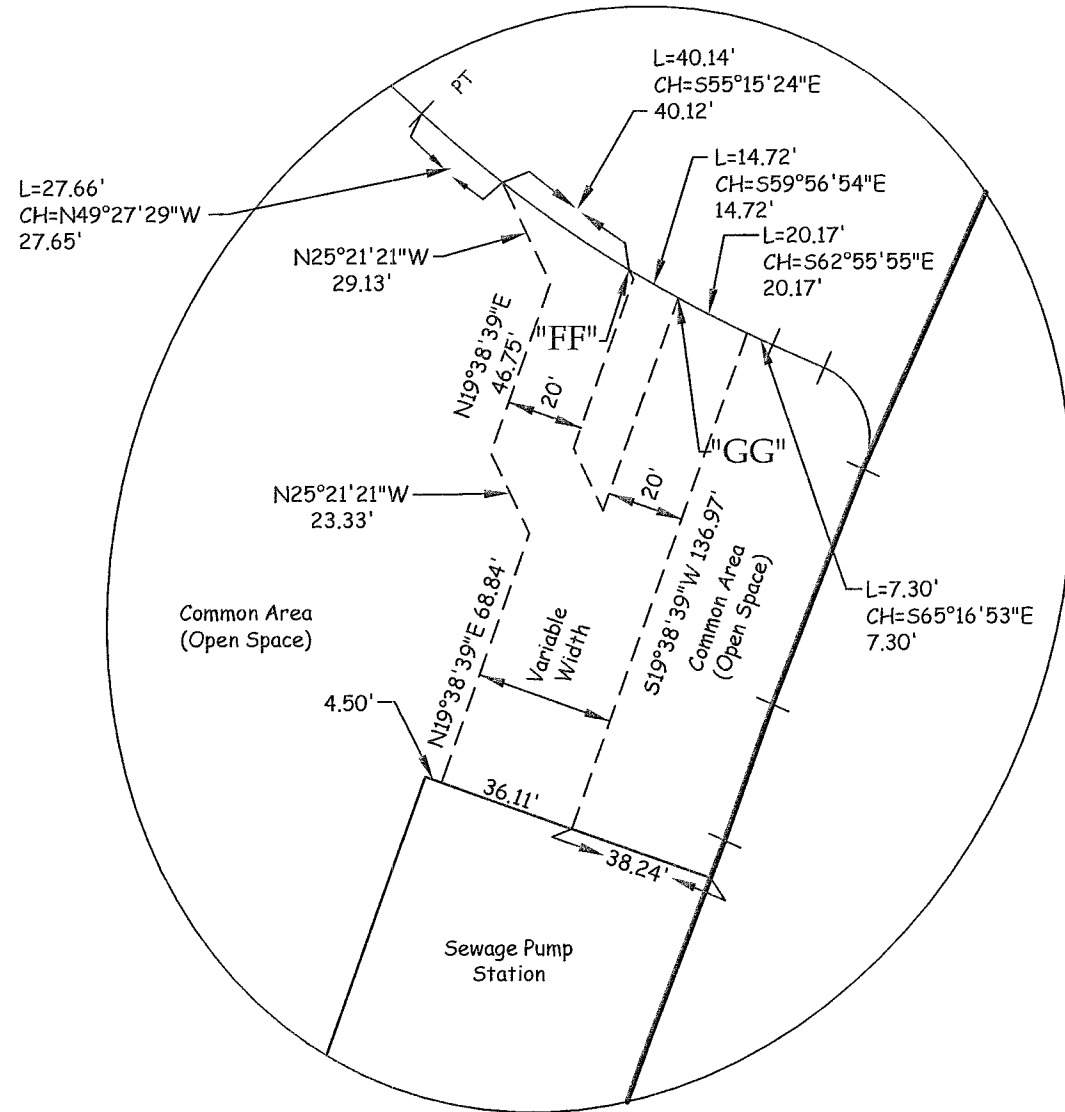
Lot	Bearing	Length
78	N48°23'56"W	73.39'
77	N48°23'56"W	21.52'
76	N46°44'24"W	35.82'
75	N46°44'24"W	64.60'
74	N29°46'26"W	25.43'
73	N29°46'26"W	30.95'
72	N29°05'03"W	54.04'
71	N29°05'03"W	23.39'
70	N28°25'42"W	62.02'
69	N28°25'42"W	24.74'
68	N28°25'42"W	37.27'
67	N28°27'24"W	51.18'
66	N26°10'40"W	55.76'
65	N26°10'40"W	6.25'
64	N29°01'01"W	32.31'
63	N29°01'01"W	34.85'
62	N31°23'13"W	25.95'
61	N31°23'13"W	46.02'
60	N32°28'41"W	16.14'
59	N32°28'41"W	35.69'
58	N30°15'52"W	26.48'



A. B. Ervin Jr. & Others
D.B. 5268, Pg. 191
RA Zone

LONS LLC, &
James N. Day
D.B. 3431, Pg. 495
M.B. 8, Pg. 47
RA Zone

675 Field North
NAD 83 (2011)



Easement Line "FF" to "GG" (Variable Width Drainage, & Utility Easement)

Lot	Bearing	Length
Common Area	S25°21'21"E	2.63'
	S19°38'39"W	46.75'
	S25°21'21"E	17.84'
	N19°38'39"E	58.57'

FINAL PLAT

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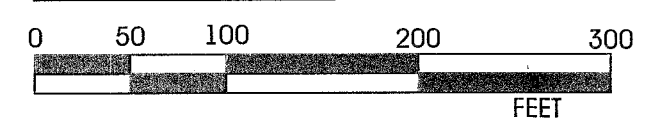
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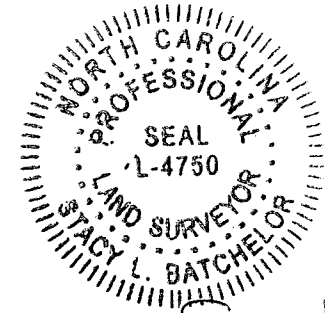
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BK 81 PG 191A



SS J. Bullock
03/09/2022

55 Residential Lots+
1 Open Common Area, 1 SPS Lot
18.83 Acres Total
Deed Ref: D.B. 3675, Pg. 854
M.B. 21, Pg. 55
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