

Certificate As to Utilities and Dedication

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

This 31st day of MAY 2022

Onslow Water and Sewer Authority Official

By: [Signature] PE

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] 5/24/22
Subdivision Administrator Date

Certificate of Ownership and Dedication

I, [Signature] 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...

5-25-22 [Signature]
Date Owners

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...

5-25-22 [Signature]
Owner/Authorized Agent Date

Certificate of Improvements

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

[Signature] 5-25-22
Owner/Authorized Agent Date

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...

NOTES:

- 1. All streets are public. (North Carolina Department of Transportation)
2. Minimum Setbacks: (R-10 Zone)
Front Yard20'
Side Street20'
Side Yard5' (Per section 1104 of the Onslow County Zoning Ordinance)
Rear Yard15'
3. Pavement Width:
-Greenwich Place = 30' B-B.
-Greenwich Place, Eakins Lane, Manhattan Court, and Washington Square = 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 = 8,060 sf. (Lots 33-36, 87, & 94-95)
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. Wetlands lines taken from delineation provided by Pittman Soil Consulting. Surveyed by Parker & Associates, Inc. in May 2019.
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. 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.
24. The GPS portion of the boundary work was performed to third order, Class I, FGCC 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.
25. There are No Historical Structures and Sites recognized as significant by the county or as identified on any Historical Landmarks survey for Onslow County.
26. Cluster Mailbox is located in Section I.

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 25th day of May, 2022

[Signature] Date: 5-25-22
Anthony W. Sydes, President
A. Sydes Construction, Inc.

Right-of-Way Curve Data

Table with columns: Curve, Radius, Length, Tangent, Chord, Bearing, Delta. Contains 28 rows of curve data.

Chord Data

Table with columns: Lot, Curve, Bearing, Distance. Contains 28 rows of chord data.

Control Points

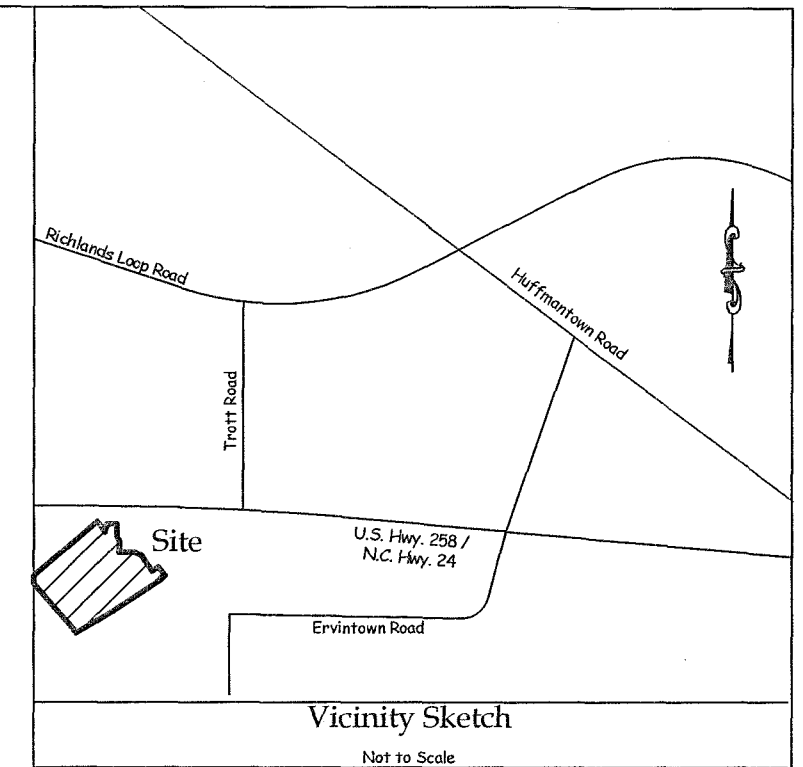
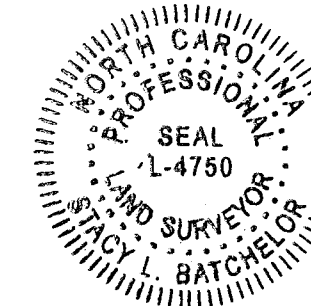
- #6500 PK5 in Curb
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E=2,426,771.555
S11°35'33"E 589.71'
#6501 PK5 in Curb
N=424,414.465
E=2,426,890.056

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 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] 05/25/2022

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 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 25th day of MAY AD 2022.

[Signature]
Stacy L. Batchelor, P.L.S., L-4750

NORTH CAROLINA.....ONSLow COUNTY

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

[Signature] 5/31/22
Review Officer Date

NORTH CAROLINA.....ONSLow COUNTY

Barcode and recording information: Doc ID: 015922980001 Type: CRP, Recorded: 05/31/2022 at 03:05:45 PM, Fee Amt: \$42.00 Page 1 of 1, Onslow County, NC, Omega K. Jarman Reg. of Deeds, BK 82 PG 50

Omega K. Jarman
By Sarah Braun deputy
Register of Deeds Onslow County

Tract Data
56 Residential Lots
23.39 Acres
16,126 s.f. Avg. Lot Size
8,060 s.f. Smallest Lot Size (Lots 33-36, 87, 94-95)
2,036 L.F. Streets
R-10 Zone
Deed Ref: D.B. 3675, Pg. 854
M.B. 21, Pg. 55
M.B. 21, Pg. 69

FINAL PLAT

WAVERLY PLACE, SECTION II

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: 4/28/2022

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



Wetlands Line "C" to "D"

Lot	Bearing	Length
28	N04°21'06"W	72.89'
	N39°30'54"W	44.55'
	N56°54'53"W	37.96'
29	N56°54'53"W	0.68'
	N25°29'13"E	13.57'
	N63°14'42"E	34.11'
	N15°49'26"W	49.60'
	N45°41'39"E	43.59'
	N54°11'03"E	34.10'
	N11°29'33"E	38.49'
	N16°39'51"W	29.99'
	N35°57'45"W	40.79'
	N82°26'24"W	37.59'
	S11°50'29"W	27.68'
	S13°04'16"W	26.90'
	S09°33'44"E	33.20'
	S46°53'49"W	26.53'
	N79°42'44"W	26.08'
	N68°30'04"W	19.77'
	N52°33'32"W	38.49'
	N03°02'40"E	31.69'
	N24°41'36"W	44.93'
	N13°52'52"E	12.62'
30	N13°52'52"E	18.58'
	N33°04'40"E	42.54'
	N72°31'44"E	37.71'
	N66°05'37"E	45.79'
	N51°58'09"E	33.64'
	N40°36'14"E	26.16'
	N56°22'56"E	32.16'
	N78°42'26"E	30.18'
	N85°16'43"E	2.54'
	N85°16'43"E	24.76'
	N00°11'40"W	25.17'
	N00°11'40"W	10.77'
	N61°40'16"W	21.28'
	N00°22'22"W	24.13'
	N17°16'45"W	3.95'
	N17°16'45"W	26.31'
	N47°21'16"W	44.13'
	S74°02'50"W	36.45'
	N45°45'12"W	55.01'
	N13°26'38"E	30.08'
	N13°26'38"E	18.08'
	N25°12'35"W	58.08'
	N64°15'26"E	42.94'
	N21°09'49"W	25.49'
	N27°11'23"W	25.35'
	N64°49'33"W	23.53'
	N02°32'05"E	9.99'
	N02°32'05"E	3.92'
41	N16°14'54"E	44.51'

Wetlands Line "A" to "B"

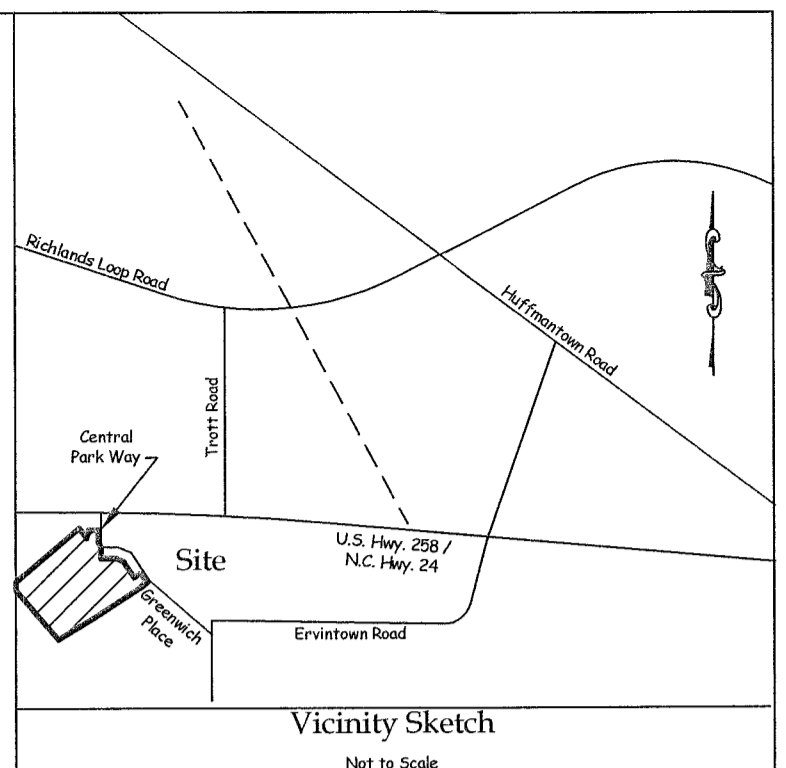
Lot	Bearing	Length
26	N46°04'02"W	46.03'
27	N46°04'02"W	42.48'
	N46°09'24"W	41.01'
28	N46°09'24"W	13.36'
	N79°49'13"W	32.16'
	S05°09'01"W	44.31'
	S72°17'19"W	30.48'
	S34°38'32"E	48.94'
	S11°26'16"E	8.18'
27	S11°26'16"E	47.38'

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

Label	Between Lots	Bearing	Length
"ED14"	26/Adjoiner	S71°23'24"W	611.1'
"ED15"	26/27	S21°18'04"W	200.12'
"ED16"	27/28	S27°20'53"W	163.40'

Legend:

- Curve Number
- Lot Number
- Adjoining Lot Number
- Street Address
- Public Drainage Easement
- ac. - Acres
- Ch - Chord
- q - Centerline
- D.B. - Deed Book
- Ex - Existing
- IPF - Iron Pipe Found
- L - Arc Length
- M.B. - Map Book
- MBL - Minimum Building Line
- MNS - MAG Nail Set
- Pg. - Page
- PC - Point of Curvature
- PT - Point of Tangency
- R - Radius
- R/W - Right-of-way
- s.t. - 10' x 70' Sight Triangle
- tab - Top of Bank



Easement Line "DD" to "EE"

Lot	Bearing	Length
26	N46°06'05"W	55.38'
27	N46°06'05"W	82.30'
28	N46°06'05"W	17.82'

Easement Line "FF" to "GG"

Lot	Bearing	Length
29	N43°15'42"W	32.96'
	N11°29'33"E	46.49'
	N16°39'51"W	34.19'
	N35°57'45"W	46.78'
	N01°39'08"E	6.93'
30	N01°39'08"E	10.00'



Stacy L. Batchelor
05/25/2022



VARIABLE WIDTH DRAINAGE & UTILITY EASEMENT INSET

Scale: 1"=40'
 Ex. Greenwich Place
 50' R/W (Public Street)
 Per M.B. 81, Pg. 191
 Tract Data
 56 Residential Lots
 23.39 Acres
 16,126 s.f. Avg. Lot Size
 8,060 s.f. Smallest Lot Size (Lots 33-36, 87, 94-95)
 2,036 L.F. Streets
 R-10 Zone
 Deed Ref: D.B. 3675, Pg. 854
 M.B. 21, Pg. 55
 M.B. 21, Pg. 69

FINAL PLAT

WAVERLY PLACE, SECTION II

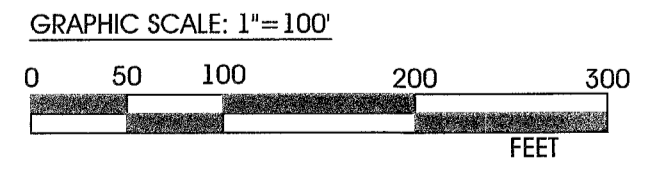
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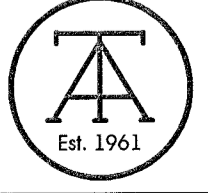
DATE: 4/28/2022

SCALE: 1"=100'



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 Phone (910) 455-2414 - www.TidewaterENC.com
 Firm License Number: F-0108



Wetlands Line Lot Tie Down

Label	Between Lots	Bearing	Length
"WD1"	26/Adjoiner	S71°23'24"W	72.39'
"WD2"	26/27	S21°18'04"W	210.92'
"WD3"	27/28	S27°20'53"W	173.82'
"WD4"	28/Adjoiner	S71°23'24"W	46.44'
"WD5"	28/29	S46°44'18"W	294.43'
"WD6"	29/30	N88°20'52"W	308.05'
"WD7"	30/31	N43°26'02"W	168.12'
"WD8"	31/38	S75°57'28"W	113.76'
"WD9"	38/39	S19°16'06"W	160.07'
"WD10"	39/40	S64°10'56"W	146.69'
"WD11"	40/41	N70°54'14"W	162.23'
"WD12"	41/Adjoiner	N62°18'51"E	45.53'

Easement Line Lot Tie Down "FF" to "GG"

Label	Between Lots	Bearing	Length
"ED17"	28/29	S46°44'18"W	156.21'
"ED18"	29/30	N88°20'52"W	150.66'

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.

Field Book: N/A
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 Job No.: S200116-7264

\\DRAFTING\STORAGE\Projects\Land Projects\3\Waverly Place.dwg, 5/25/2022 9:41:14 AM, JRK
 Book: 82 Page: 50 Page 2 of 2

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