NOTES:
1. All streets are public (NC Department of Transporation).
2. Minimum Setbacks: (Along Old 30 Road - 40')
   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. ½" Iron Stakes set at ground level at all lot corners, except as noted.
7. Flood lines drawn from an electronic overlay of the digital flood maps per FEMA Map CPN 370340 5317 J effective Nov. 3, 2005.
8. Smallest lot size = 15,225 s.f. (Lot 2)
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 delineated by Pittman Soil Consulting, surveyed in April 2012, approved by the C.O.E. on Jan. 8, 2013, and expires on Jan. 8 2018, unless there is a change in the law or published regulations.
17. Fire District - Wee TOC
18. ISO Rating - 6
19. This development is not within one-half (1/2) mile of a voluntary agricultural district.
20. There are no NGS monuments within 2000' of site.
21. No structure or vegetation (except grass) can be located within the utility easements.
22. There shall be no encumbrances on Department of Transportation Streets Rights-of-way.
23. The 50' Stormwater buffer extends from the bank of the stream. The non wetland area of the buffer may be cleared of graded, but must be planted with and maintained in, grass or other vegetative or plant material. No impervious surfaces are allowed within the buffer.
24. Lots 1 & 46 shall have no access onto Old 30 Road.
25. The existence of utilities may imply the existence of an easement.
26. The GPS portion of the boundary/control 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 5800 GPS Unit, NGS RTK Network Adjustments to NC Grid NAD '83, 2007 Adjustments.
   Precision = 0.08'

Certificate of Ownership and Dedication

I, Elijah T. Morton 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.

8/22/13 Elijah T. Morton
Date Owners

Certification of Soil Scientist

I, R. Harwood Pittman II, certify that I am a licensed soil scientist in the State of North Carolina and have evaluated this subdivision and found that soils within this subdivision property are suitable to accommodate the subsurface wastewater disposal system needs of each of the lots depicted hereon. Prior to the issuance of building permits, the Onslow County Health Department must issue an improvement permits and construction authorizations, as applicable, for the lots shown on this plat.

8-22-13
Soil Scientist Date

Department Of Transportation
Division of Highways

Proposed Subdivision Road
Construction Standards Certification

Approved
RA Vane 8/26/13
District Engineer

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 plans 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 22 day of Aug. 2013.

Elijah Morton, Managing Member
South State Development, LLC. Date: 8/22/13

Certificate of Improvements

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

Owner/Authorized Agent Date 8/22/13

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. The developer shall be responsible for maintenance of all streets and protection of rights-of-way until such streets are accepted into the state road system or other public system, or until such streets are conveyed to an owners association which association is required to maintain the streets, if not accepted by the DOT or other public entity. The developer has provided the County with a maintenance guarantee for these purposes.

Owner/Authorized Agent Date 8/22/13

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.

I, Edwin N. Foley, Professional Land Surveyor L-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.

8/21/13
Edwin N. Foley, P.L.S., L-2884

Certificate As to Utilities and Dedication

I hereby certify that the plans and specifications for the water system for the Brook Ridge Section I-A, subdivision have been reviewed and approved by the Onslow Water and Sewer Authority, that such water improvements have been constructed, and that the Onslow Water and Sewer Authority hereby accepts the dedication of the water improvements along with associated easements.

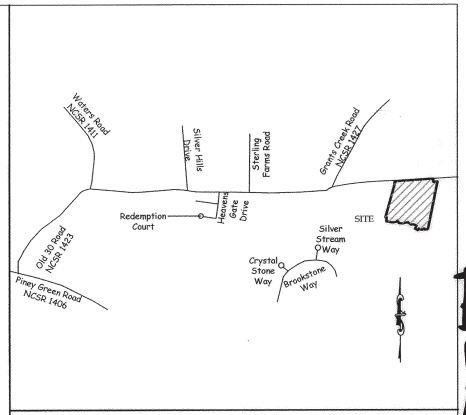
Wynn M. Ray Date 8-28-13
Onslow Water and Sewer Authority Official

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 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.

9/5/13
Subdivision Administrator Date

21 Lots
17.95 Ac.
Deed Ref: D.B. 557, Pg. 756
M.B. 19, Pg. 8
RA Zone



Vicinity Sketch

Not to Scale

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 shown, made under my supervision, completed on 4/25/12 and 8/14/13 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.

NORTH CAROLINA PROFESSIONAL SEAL L-2884 LAND SURVEYOR EDWIN N. FOLEY

Witness my original signature, license number and seal this 21st day of August AD 2013.

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

NORTH CAROLINA.....ONSLOW COUNTY

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

Review Officer Date 9-6-13

NORTH CAROLINA.....ONSLOW COUNTY

Doc ID: 010718590001 Type: CRP
Recorded: 09/06/2013 at 09:06:38 AM
Fee Amt: $42.00 Page 1 of 1
Onslow County, NC
Rebecca L. Pollard Reg. of Deeds
BK 67 PG 52
Cabinet N
Rebecca L Pollard
By Dimecak Jarman (Deputy)
Register of Deeds Onslow County

FINAL PLAT Sheet 1 of 2

BROOK RIDGE, SECTION I-A

A PLANNED RESIDENTIAL DEVELOPMENT

White Oak Twp., Onslow Co., North Carolina

Owner/Developer:
South State Development, LLC
121 Garnet Lane
Jacksonville, NC 28546
(910) 346-9068

DATE: 07/10/13

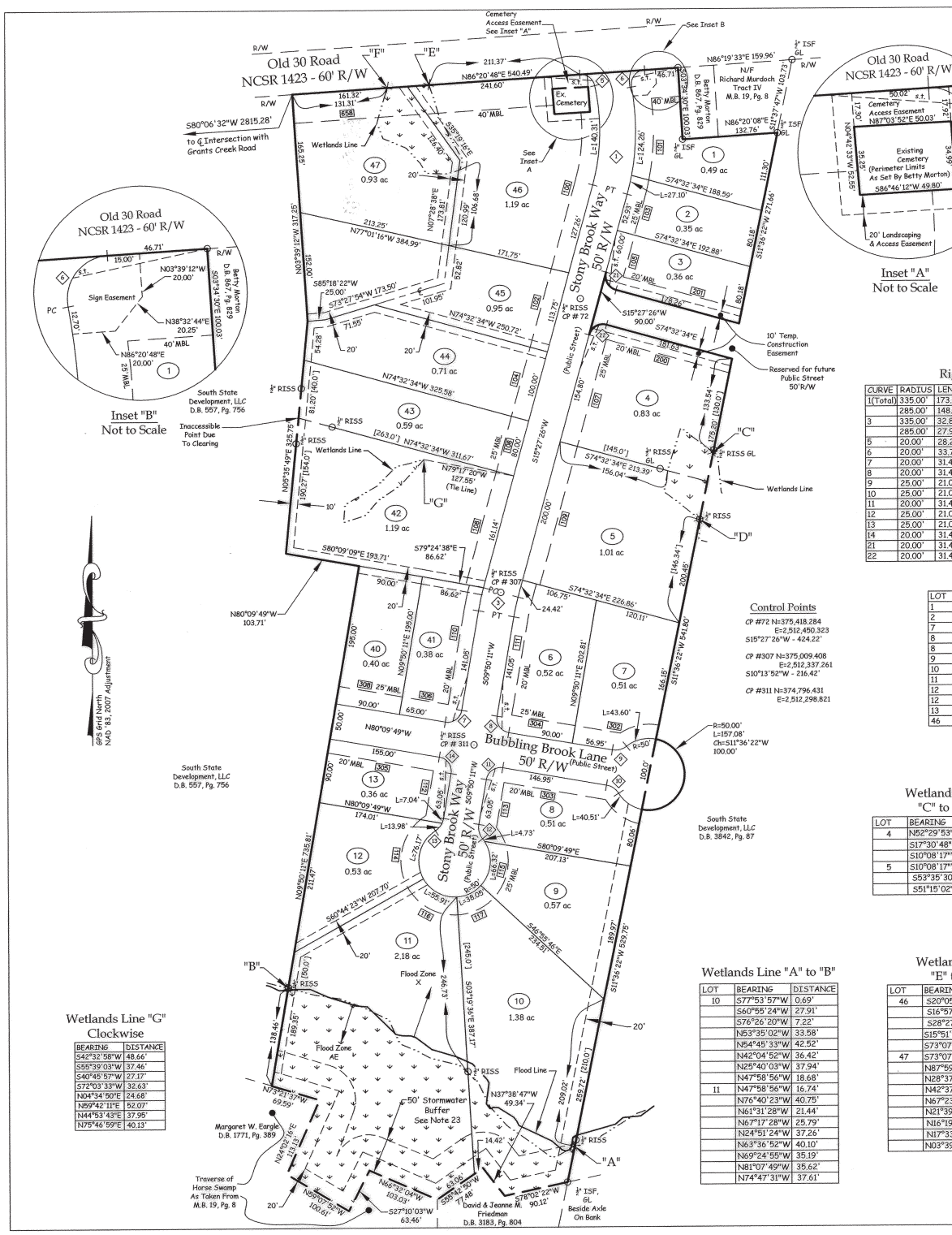
SCALE: Not to Scale

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

Shaping Horizons

FIELD BOOK: Brookridge, Pg. 1-12
DISK NAME: ACAD #2396
FILENAME: BrookridgeSec1-FP.dwg JBM
JOB NO.: 3120229-5344

BK67 PG52



Department Of Transportation
Division of Highways

Proposed Subdivision Road
Construction Standards Certification

Approved
RA Vance 8/26/13
District Engineer

404 Wetlands Caution

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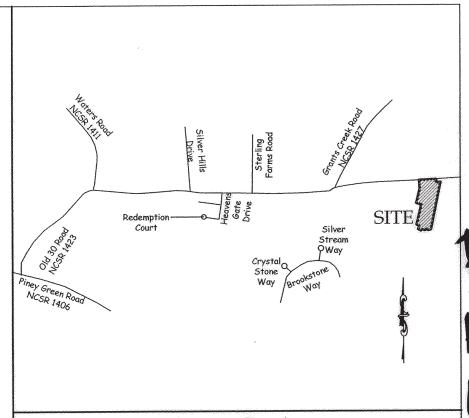

Vicinity Sketch
Not to Scale

Right-Of-Way Curve Data

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1(Total)	335.00'	173.99'	89.00'	172.04'	N00°34'42"E	29°45'27"
	285.00'	148.02'	75.72'	146.36'	N00°34'42"E	29°45'27"
3	335.00'	32.86'	16.45'	32.85'	S12°38'49"W	5°37'15"
	285.00'	27.96'	13.99'	27.95'	S12°38'49"W	5°37'15"
5	20.00'	28.24'	17.05'	25.95'	N53°12'05"W	80°54'14"
6	20.00'	33.78'	22.52'	29.91'	S37°57'29"W	96°46'38"
7	20.00'	31.42'	20.00'	28.28'	N54°50'11"E	90°00'00"
8	20.00'	31.42'	20.00'	28.28'	S35°09'49"E	90°00'00"
9	25.00'	21.03'	11.18'	20.41'	N75°44'30"E	48°11'23"
10	25.00'	21.03'	11.18'	20.41'	N56°04'08"W	48°11'23"
11	20.00'	31.42'	20.00'	28.28'	S54°50'11"W	90°00'00"
12	25.00'	21.03'	11.18'	20.41'	S14°15'30"E	48°11'23"
13	25.00'	21.03'	11.18'	20.41'	N33°55'52"E	48°11'23"
14	20.00'	31.42'	20.00'	28.28'	N35°09'49"W	90°00'00"
21	20.00'	31.42'	20.00'	28.28'	S29°32'34"E	90°00'00"
22	20.00'	31.42'	20.00'	28.28'	S60°27'26"W	90°00'00"

Chord Data

LOT	CURVE	BEARING	DISTANCE
1	1	S00°11'45"W	123.55'
2	1	S13°08'23"W	27.09'
7	CDS	N76°37'35"E	42.23'
8	CDS	N55°11'02"W	39.41'
8	CDS	S35°38'26"E	4.73'
9	CDS	S05°04'15"W	61.57'
10	CDS	S64°52'19"W	37.14'
11	CDS	N61°17'36"W	53.04'
12	CDS	N14°22'58"E	69.02'
12	13	N42°00'13"E	13.80'
13	13	N17°54'32"E	7.02'
46	1	N01°21'14"E	138.89'

Control Points

CP #72 N=375,418.284
E=2,512,450.323
S15°27'26"W - 424.22'

CP #307 N=375,009.408
E=2,512,337.261
S10°13'52"W - 216.42'

CP #311 N=374,796.431
E=2,512,298.821

Wetlands Line "C" to "D"

LOT	BEARING	DISTANCE
4	N52°29'53"W	56.86'
	S17°30'48"W	59.82'
	S10°08'17"W	3.11'
5	S10°08'17"W	30.17'
	S53°35'30"E	24.82'
	S51°15'02"E	38.12'

Wetlands Line "A" to "B"

LOT	BEARING	DISTANCE
10	S77°53'57"W	0.69'
	S60°55'24"W	27.91'
	S76°26'20"W	7.22'
	N53°35'02"W	33.58'
	N54°45'33"W	42.52'
	N42°04'52"W	36.42'
	N25°40'03"W	37.94'
	N47°58'56"W	18.68'
11	N47°58'56"W	16.74'
	N76°40'23"W	40.75'
	N61°31'28"W	21.44'
	N67°17'28"W	25.79'
	N24°51'24"W	37.26'
	N63°36'52"W	40.10'
	N69°24'55"W	35.19'
	N81°07'49"W	35.62'
	N74°47'31"W	37.61'

Wetlands Line "E" to "F"

LOT	BEARING	DISTANCE
46	S20°05'35"E	12.77'
	S16°57'27"E	35.22'
	S28°27'30"E	67.58'
	S15°51'32"W	14.09'
	S73°07'44"W	2.06'
47	S73°07'44"W	17.24'
	N87°59'17"W	29.28'
	N28°37'50"W	15.60'
	N42°37'51"W	29.40'
	N67°23'12"W	35.06'
	N21°39'29"W	23.31'
	N16°19'07"E	28.37'
	N17°33'03"E	17.58'
	N03°39'12"W	4.93'

Wetlands Line "G" Clockwise

BEARING	DISTANCE
S42°32'58"W	48.66'
S55°39'03"W	37.46'
S40°45'57"W	27.17'
S72°03'33"W	32.63'
N04°34'50"E	24.68'
N59°42'11"E	52.07'
N44°53'43"E	37.95'
N75°46'59"E	40.13'

LEGEND

ac - Acreage
℄ - Centerline
CP - Control Point
D.B. - Deed Book
○ GL - Ground Level
ISF - Iron Stake Found
L - Arc Length
M.B. - Map Book
MBL - Minimum Building Line
N/F - Now or Formerly
PC - Point of Curvature
Pg. - Page
PT - Point of Tangency
NCSR - North Carolina Secondary Road
R - Radius
RISS - Reference Iron Stake Set
R/W - Right-of-way
s.t. - 10'x70' Sight Triangle
Temp. - Temporary
[ ] - Distance to Reference Iron

(3) - Curve Number
(7) - Lot Label
[111] - Street Address
- Wetlands Hatch
- Wetlands Line

NORTH CAROLINA PROFESSIONAL SEAL L-2884 LAND SURVEYOR EDWIN N. FOLEY
8/21/13

21 Lots
17.95 Ac.
Deed Ref: D.B. 557, Pg. 756
M.B. 19, Pg. 8
RA Zone

FINAL PLAT

Sheet 2 of 2

BROOK RIDGE, SECTION I-A

A PLANNED RESIDENTIAL DEVELOPMENT

White Oak Twp., Onslow Co., North Carolina

Owner/Developer:
South State Development, LLC
121 Garnet Lane
Jacksonville, NC 28546
(910) 346-9068

DATE: 07/10/13

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 976 – 28541-0976
306 New Bridge Street – 28540
Jacksonville, North Carolina
Phone (910) 455-2414 – Fax (910) 455-3441
Firm License Number: F-0108

Shaping Horizons

FIELD BOOK: N/A
DISK NAME: ACAD #2396
FILENAME: BrookridgeSec1-FP.dwg JBM
JOB NO.: S120229-5344

BK 67 PG 52A