

- LEGEND:**
- Ac. - Acreage
  - A6 - Above Ground
  - B6 - Below Ground
  - Ch - Chord
  - CP - Control Point
  - D.B. - Deed Book
  - E - Easting
  - ex. - Existing
  - GL - Ground Level
  - ISF - Iron Stake Found
  - ISS - Iron Stake Set
  - M.B. - Map Book
  - N - Northing
  - Pg. - Page
  - R/W - Right-of-way
- 42A - Lot Number
  - 9A - Adjoining Lot Number
  - 301 - Street Address
  - ohpl - Over Head Power Line
  - - - - - Wetlands Line
  - Wetlands



SS J. B. 06-27-2024

**Wetlands Line "A" to "B"**

Bearing	Length	Bearing	Length	Bearing	Length	Bearing	Length
N73°00'43"E	12.52'	S71°51'18"E	27.17'	N07°38'38"E	18.74'	N09°16'57"W	45.83'
N33°36'38"E	27.02'	S40°36'48"E	15.75'	N13°32'50"W	25.46'	N13°39'59"W	33.09'
S89°56'11"E	24.53'	N85°57'30"E	53.36'	N33°05'21"W	18.41'	N00°24'21"E	34.67'
N46°31'04"E	19.41'	N08°57'18"W	21.38'	N44°48'51"W	29.05'	N12°58'53"W	21.59'
S80°12'47"E	25.38'	N24°21'57"E	27.70'	N15°39'11"W	46.27'	N08°44'06"E	23.29'
S37°16'58"E	45.74'	N29°00'21"E	23.30'	N18°19'31"W	53.69'	N36°48'12"W	33.61'
N38°08'09"E	18.46'	N55°39'09"E	17.76'	N36°49'27"W	27.69'	N09°28'57"E	21.66'
S74°32'16"E	10.22'	N89°09'00"E	5.73'	N60°42'09"W	16.18'	N46°36'56"E	10.04'
N22°43'06"W	28.39'	N07°22'02"E	69.11'	N58°05'09"W	13.45'	S57°35'02"E	23.65'
N27°07'15"E	12.45'	N32°18'51"E	28.67'	N42°30'15"W	33.52'	S34°43'48"E	44.17'

**Easement Line "C" to "D"**

Bearing	Length
N69°23'30"E	33.43'
N85°47'32"E	87.48'
N63°39'16"E	6.85'
N04°32'18"W	3.68'
N35°30'00"W	37.37'
N54°30'00"E	239.38'
S68°58'33"E	50.79'
N42°57'15"E	52.63'

**Easement Line "E" to "F"**

Radius	Arc Length	Bearing	Distance
207.00'	45.58'	S41°53'02"W	65.38'
		(Ch) S48°11'31"W	45.49'
		S54°30'00"W	114.85'
		S20°31'51"E	278.62'
		S69°28'09"W	108.05'
		N20°25'59"W	274.43'
119.00'	8.89'	(Ch) N86°32'10"W	8.89'
164.38'	66.36'	(Ch) S83°55'12"W	65.91'
		S69°28'09"W	34.47'

**Easement Line "G"**  
(Clockwise Direction From Point "G")  
Point "G" N=367,157.167  
E=2,507,100.498

Radius	Arc Length	Bearing	Length
8.00'	8.24'	N04°32'18"W	2.42'
		(Ch) N24°58'51"E	7.88'
		S35°30'00"E	15.00'
		S54°30'00"W	31.49'
		S63°39'16"W	56.85'

**Easement Line "H"**  
(Clockwise Direction From Point "H")  
Point "H" N=367,224.508  
E=2,507,184.651

Radius	Arc Length	Bearing	Length
15.00'	18.28'	N54°30'01"E	94.42'
		(Ch) N89°24'44"E	17.17'
		S45°14'48"W	32.17'
		S54°30'00"W	76.74'
		N35°30'00"W	15.00'

**Easement Line "I"**  
(Clockwise Direction From Point "I")  
Point "I" N=367,042.837  
E=2,507,141.571

Radius	Arc Length	Bearing	Length
40.00'	5.29'	N20°31'51"W	64.83'
		(Ch) N16°44'28"W	5.29'
		N12°57'06"W	8.40'
119.00'	27.93'	(Ch) N68°16'40"E	27.86'
		S36°16'00"E	4.63'
40.00'	10.99'	(Ch) S28°23'55"E	10.95'
		S20°31'51"E	201.72'
13.00'	20.42'	(Ch) S24°28'09"W	18.38'
		S69°28'09"W	6.00'
13.00'	20.42'	(Ch) N65°31'51"W	18.38'
		N20°31'51"W	116.56'
		N69°28'09"E	8.00'
		N20°31'51"W	20.00'
		S69°28'09"W	8.00'

**Tie Line Chart**

Line	Bearing	Length
L1	N20°17'50"W	43.04'
L2	N54°54'20"E	42.11'
L3	N44°46'58"E	32.37'
L4	S81°39'42"W	39.94'

**Tract Data**  
36 Lots + 1 Common Area  
8.11 Acres Total  
6.68 Acres Common Area  
1,727 s.f. Avg. lot Size  
1,388 s.f. Smallest Lot Size (46B)  
0 L.F. Public Street  
1,682 L.F. Private Drive  
R-5 Zone  
Deed Ref: D.B. 5544, Pg. 668  
M.B. 60, Pg. 181

**FINAL PLAT**

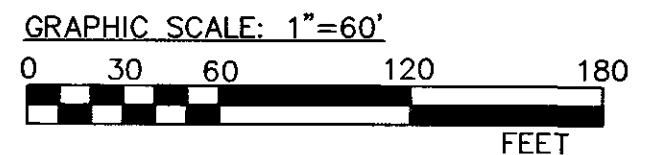
**THE COLONY AT  
TOWNE POINTE SECTION III-A**  
White Oak Twp., Onslow Co., North Carolina

Owner/Developer:

**Four Tun, LLC**  
1000 Hunters Trail  
Midway Park, North Carolina 28544  
(910)577-1441

**DATE: 03-26-2024**

**SCALE: 1"=60'**



**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



Field Book:  
Disk Name: ACAD # 3246  
Filename: TCTP-Section3-A FP.dwg SWB  
Job No.: S221207-8251

BTR06 PG 2-1-6

NOTES:

- 1. All drives are private, unless designated otherwise.
2. Minimum Setbacks: Front Yard 10' (Off Public R/W), Side Yard 5', Rear Yard 10' (From Project Boundary)
3. Pavement width to be 24' B-B
4. 1/2" Iron Stakes set at ground level at all lot corners, except as noted.
5. Flood lines drawn from an electronic overlay of the digital flood map per FEMA CPN 370340 5306 J (Onslow County) effective date 11-03-2005.
6. Smallest lot size = 1,388 S.F. (Lots 41B-E, 42B-C, 43B-C, 44B-C, 45B-E, 46B-E, 47B-E)
7. 5' Access easement along all lot lines between buildings.
8. Drainage Easements are reserved over each lot, but outside any building, for buildings & storm drainage.
9. Blanket easements are reserved over Common Area (Open Space) for Drainage, Utilities, Landscaping, Stormwater Pond Maintenance and Access. Common Area (Open Space) to be conveyed to and maintained by Homeowner's Association.
10. 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.
11. All distances are horizontal ground, U.S. survey feet.
12. All acreage calculated by coordinates.
13. There are no Areas of Environmental Concern (AEC) as defined by Coastal Area Management Act (CAMA) on this site.
14. No Register of Deed search done by or furnished to surveyor regarding deed or covenant restrictions.
15. Wetlands line taken from map titled "Onslow 22, Section 401/404 Delineation Preliminary Sketch (PJD)" by Davey Resource Group dated June 2023, and signed by the U.S.C.O.E. on 07/11/2023.
16. Fire District - Piney Green.
17. ISO Rating - 3.
18. This development is not within one-half (1/2) mile of a Voluntary Agricultural District.
19. There are no NCGS monuments within 2000' of site.
20. 20' utility & access easement to be centered over all water & sewer mains & 10' utility & access easements to be centered over all water services up to & including water meters & sewer clean outs.
21. No structure or vegetation (except grass) can be located within the utility easements.
22. There are no properties or buildings on the National Register of Historic Places with in this subdivision of adjacent properties.
23. This subdivision is subject to State Storm Water Permit SW8 160502, including the Operation and Maintenance Agreement, and all of the Permit requirements.
24. Cluster Mail box units are located in the Common Area. See map for locations.
25. Gravel Emergency Fire Access locations are shown on map.
26. Public service and safety agencies have rights of access on the private streets in this development, are held harmless from any claims for damage resulting from normal use to provide public services, and may discontinue services unless streets and drives are adequately maintained.

Certificate As to Utilities and Dedication

I hereby certify that the plans and specifications for the water and/or sewer improvements for The Colony at Towne Pointe, Section III-A subdivision have been reviewed and approved by the Onslow Water and Sewer Authority, that such water and/or sewer improvements have been constructed, and that Onslow Water and Sewer Authority hereby accepts the dedication of the water and/or sewer improvements along with associated easements.

This 16th day of July 2024

Onslow Water and Sewer Authority Official

By: [Signature]

Owner's Certification as to Water and/or Sewer

I certify (i) that I am the owner of the lands shown on this map and of all of the water and/or sewer infrastructure located on such lands, (ii) that all required water and/or 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 water and/or 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 1 day of July 2024

[Signature] Date: 7/1/24

Michael G. Tuton, Registered Agent Four Tun, LLC

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.

Certificate for Approval for Recording

I hereby certify that the subdivision plan shown hereon has been found to comply with 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.

[Signature] 7/16/24 Date

Street Disclosure Statement-Private Streets

All streets hereon are intended for private use and have

been identified for conveyance to a homeowner's association for the subdivision. The developer shall be responsible for maintenance until such streets are conveyed to the homeowner's/property owner's association. The Developer has provided the County a maintenance guarantee for these purposes.

[Signature] 7/1/24 Date

Certificate of Ownership and Dedication

I (we) hereby certify that I (we) are the owners of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent establish the minimum building lines and dedication of all streets, alleys, walks, parks, conservation space and other areas to public or private use as noted. All roads and drainage easements are dedicated for public utility purposes, further I (we) certify the land as shown hereon is located within the subdivision jurisdiction of Onslow County.

[Signature] 7/1/24 Date

Certificate of Improvements

I hereby certify that all improvements have either been installed or guaranteed by an approved security for the The Colony at Towne Pointe, Section III-A subdivision and that the filing fee for this plat has been paid.

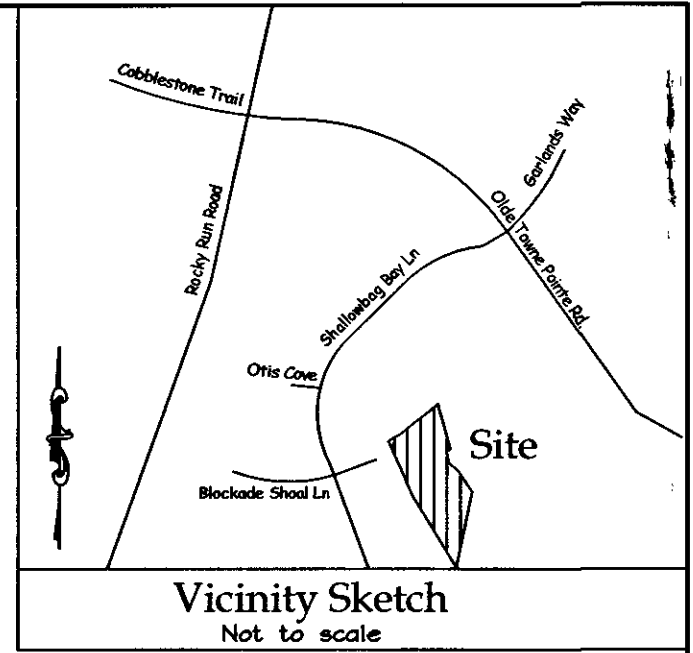
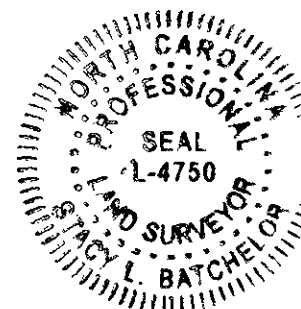
[Signature] 7/1/24 Date

I, Stacy L. Batchelor, Professional Land Surveyor L-4750, certify to one of the following as indicated:

- X 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.
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] 06-27-2024 Date

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 05/09/2024, 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.

Witness my original signature, license number and seal this 27th day of JUNE AD 2024.

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

NORTH CAROLINA.....ONSLow COUNTY

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

[Signature] 7/18/2024 Date

NORTH CAROLINA.....ONSLow COUNTY



Doc ID: 017186770002 Type: CRP Recorded: 07/18/2024 at 02:02:21 PM Fee Amt: \$42.00 Page 1 of 2 Onslow County, NC Omega K. Jarman Reg. of Deeds BK 86 Pg 215-216

[Signature] Omega K. Jarman, Register of Deeds Onslow County

Tract Data: 36 Lots + 1 Common Area, 8.11 Acres Total, 6.68 Acres Common Area, 1,727 s.f. Avg. lot Size, 1,388 s.f. Smallest Lot Size (46B), 0 L.F. Public Street, 1,682 L.F. Private Drive, R-5 Zone, Deed Ref: D.B. 5544, Pg. 668, M.B. 60, Pg. 181

FINAL PLAT

THE COLONY AT TOWNE POINTE SECTION III-A White Oak Twp., Onslow Co., North Carolina

Owner/Developer: Four Tun, LLC 1000 Hunters Trail, 8000 Park, North Carolina 28544 (910)577-1441

DATE: 03-26-2024

SCALE: N/A

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



Field Book: Disk Name: ACAD #3246 Filename: TCTP-Section3-A FP.dwg SWB Job No.: S221207-8251

BK 86

PG 215