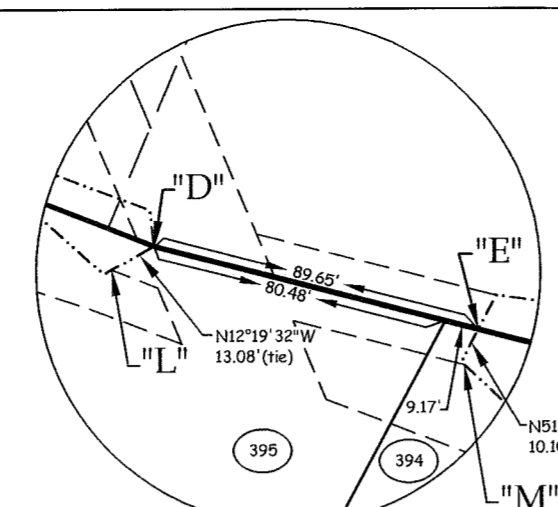


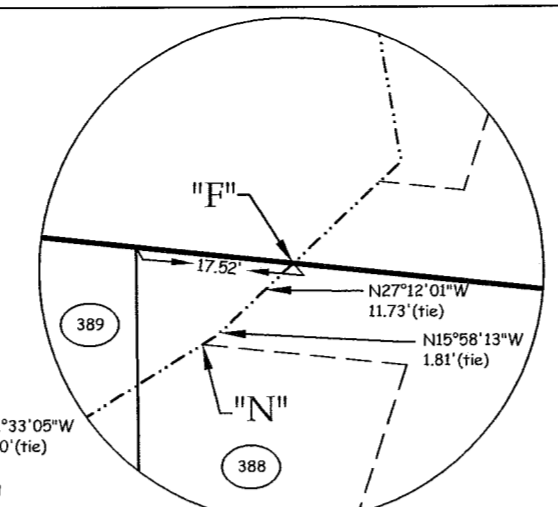
I:\DRAWING\Projects\Land Projects\3\Patriot Pointe at Towne Pointe.dwg\Parrot Point Sect I FP.dwg, 2/2/2024 10:46:14 AM, SWB

GPS Grid North
NAD 83 (2011)

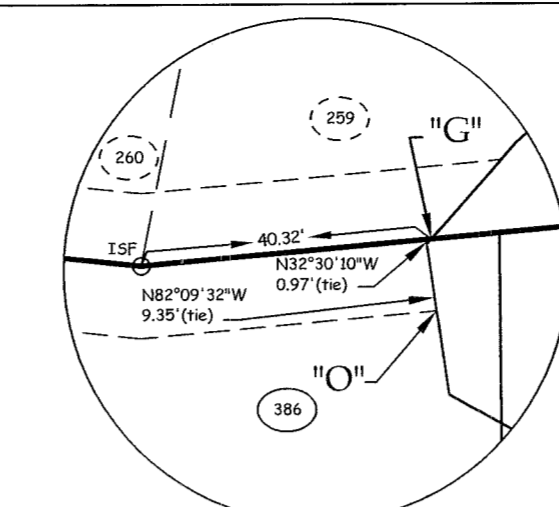
Wantland's Ferry, Section II-B
at Towne Pointe
M.B. 80, Pg. 222
R-10 Zone



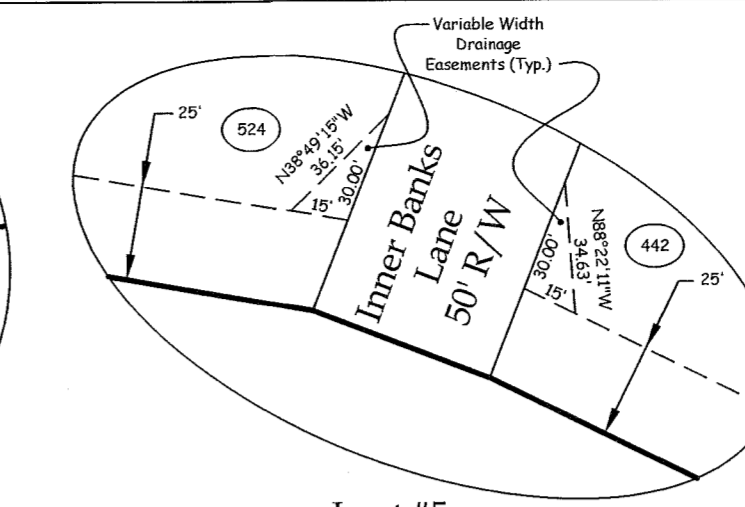
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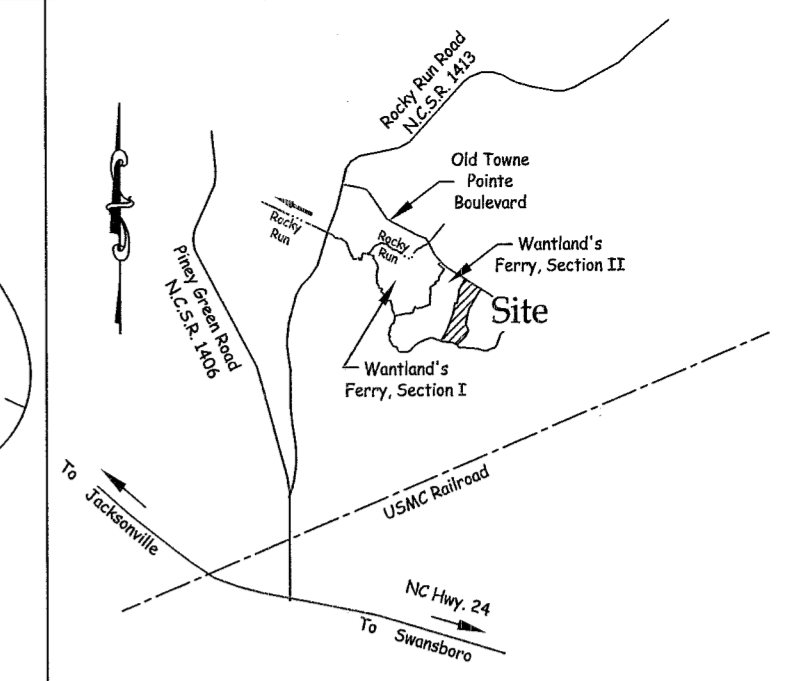
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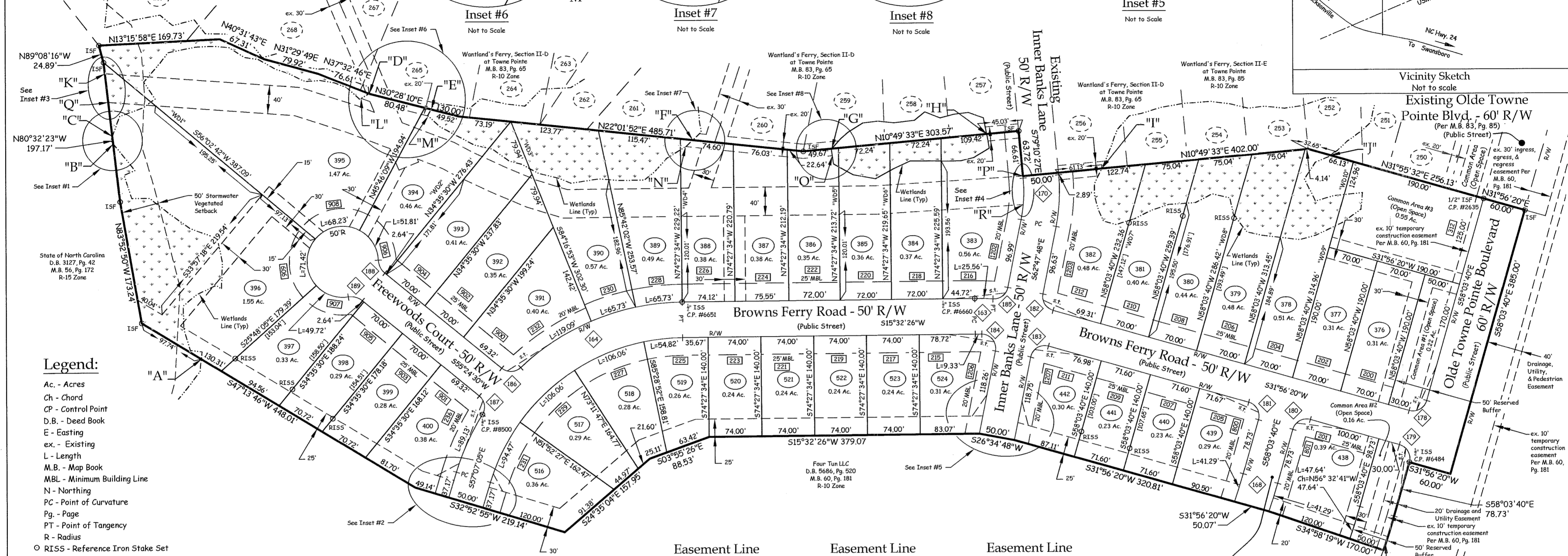
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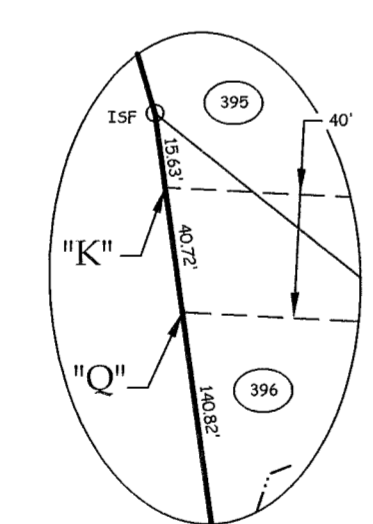
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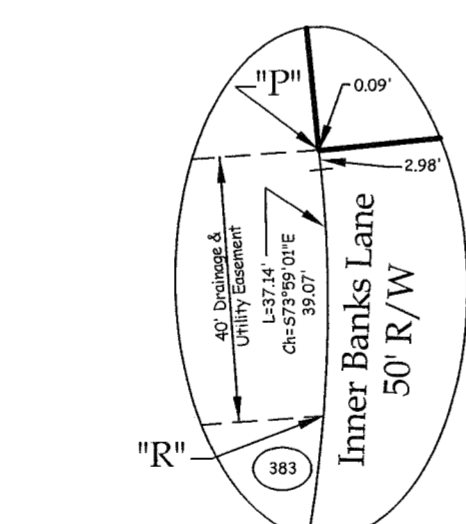
Vicinity Sketch
Not to scale



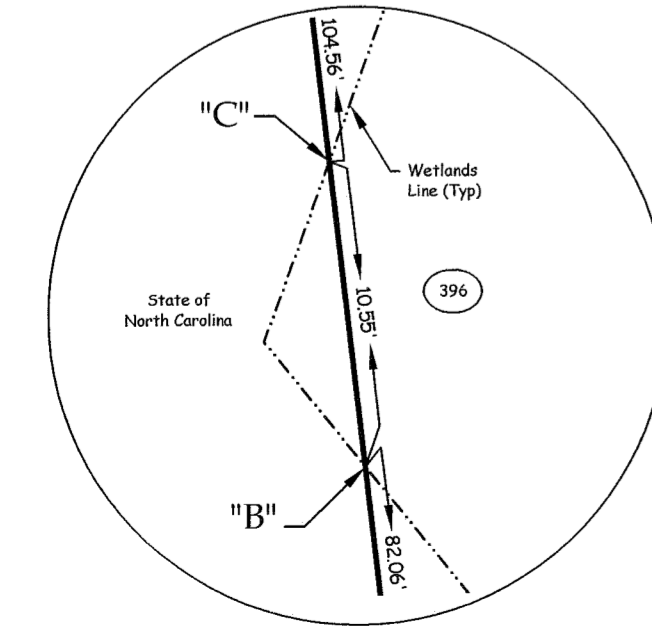
- Legend:**
- Ac. - Acres
 - Ch - Chord
 - CP - Control Point
 - D.B. - Deed Book
 - E - Easting
 - ex. - Existing
 - L - Length
 - M.B. - Map Book
 - MBL - Minimum Building Line
 - N - Northing
 - PC - Point of Curvature
 - Pg. - Page
 - PT - Point of Tangency
 - R - Radius
 - RISS - Reference Iron Stake Set
 - R/W - Right-of-way
 - s.t. - 10' x 70' Sight Triangle
 - Typ - Typical
 - [] - Distance to Reference Iron
 - 188 - Curve Number
 - 390 - Lot Number
 - 260 - Adjoining Lot Number
 - 200 - Street Address
 - WDL - Wetlands Tie Down - See Chart Sheet #1



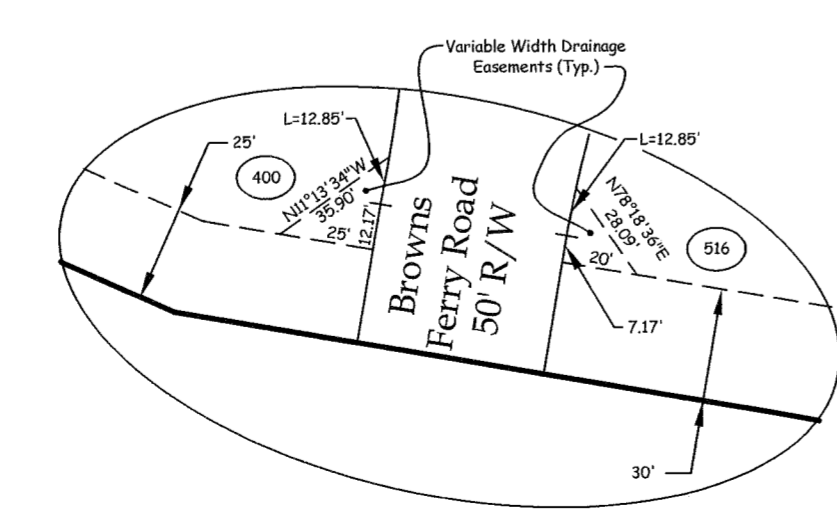
Inset #3
Not to Scale



Inset #4
Not to Scale



Inset #1
Not to Scale



Inset #2
Not to Scale

Easement Line "K" to "L"

Lot	Bearing	Length
396	N20°16'48"E	18.38'
395	N20°16'48"E	256.23'
	N34°01'32"E	83.26'
	N37°00'33"E	26.71'
	S83°15'24"W	16.20'
	S37°32'46"W	13.37'

Control Points

ISS #8500 N: 363,910.936
E: 2,510,314.393
(N13°10'01"W 321.83')

ISS #6651 N: 364,224.300
E: 2,510,241.085
(N15°32'26"E 410.39')

ISS #6660 N: 364,619.687
E: 2,510,351.037
(N36°53'56"E 652.02')

ISS #6484 N: 365,141.102
E: 2,510,742.511
(N58°03'40"W 385.00')

ISF #2635 N: 365,344.773
E: 2,510,415.795

Easement Line "M" to "N"

Lot	Bearing	Length
394	S30°28'10"W	10.21'
395	S30°28'10"W	37.09'
	N83°15'24"E	22.81'
	N37°00'33"E	18.46'
394	N37°00'33"E	59.47'
	N44°14'13"E	27.24'
	N40°50'24"E	17.38'
393	N40°50'24"E	37.00'
	N38°55'44"E	35.65'
392	N38°55'44"E	6.49'
	N38°55'44"E	3.24'
390	N33°08'52"E	45.77'
	N15°32'26"E	61.49'
389	N15°32'26"E	98.06'
388	N15°32'26"E	10.98'
	N55°45'51"W	58.85'
	S22°01'52"W	22.74'

Easement Line "O" to "P"

Lot	Bearing	Length
386	S10°49'33"W	42.50'
	S22°01'52"W	21.02'
387	S22°01'52"W	76.03'
388	S22°01'52"W	13.87'
	S55°45'51"E	55.19'
	N15°32'26"E	31.47'
387	N15°32'26"E	75.55'
386	N15°32'26"E	72.00'
385	N15°32'26"E	52.78'
	N12°25'52"E	19.25'
384	N12°25'52"E	72.11'
383	N12°25'52"E	114.44'

Easement Line "Q" to "R"

Lot	Bearing	Length
396	N20°16'48"E	66.27'
395	N20°16'48"E	195.87'
	N34°01'32"E	77.40'
	N37°00'33"E	63.96'
	N83°15'24"E	21.23'
394	N83°15'24"E	11.57'
	N06°04'00"W	30.00'
	S83°15'24"W	4.44'
	N37°00'33"E	37.11'
	N44°14'13"E	25.90'
	N40°50'24"E	8.17'
393	N40°50'24"E	48.07'
	N38°55'44"E	24.48'
392	N38°55'44"E	23.58'
	N33°08'52"E	31.29'
390	N33°08'52"E	22.69'
	N15°32'26"E	75.31'
	N15°32'26"E	74.12'
389	N15°32'26"E	90.43'
388	N15°32'26"E	74.12'
387	N15°32'26"E	75.55'
386	N15°32'26"E	72.00'
385	N15°32'26"E	53.87'
	N12°25'52"E	18.16'
384	N12°25'52"E	72.11'
383	N12°25'52"E	114.38'

Tract Data
39 Lots and 3 Open Spaces
20.35 Acres (Total)
(0.93 Acres Open Space)
18,072 S.F. Avg. Lot Size
10,024 Smallest Lot Size (440 & 441)
2,364 L.F. Streets

R-10 Zone

Deed Ref: D.B. 5686, Pg. 520
M.B. 60, Pg. 181

Final Plat

**PATRIOT POINTE SECTION I
AT TOWNE POINTE**
A PLANNED RESIDENTIAL DEVELOPMENT
White Oak Twp., Onslow Co., North Carolina

Owner/Developer:
Four Tun, LLC
P.O. Box 1066
Jacksonville, North Carolina 28541
(910) 577-1441

DATE: 01/24/2024
SCALE: 1"=100'

GRAPHIC SCALE: 1"=100'
0 50 100 200 300 FEET

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: patriot road topo & patriot point TP2
Disk Name: ACAD #3009
Filename: Patriot Point FP.dwg SWB/JRK
Job No.: S201026-7543

BK86PG31

Certificate of Improvements

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

Michael G. Tuton 2/19/24
Owner/Authorized Agent Date

Owner's Certification as to Water and Sewer

I certify (i) that I am the owner of the lands shown on this map and of all of the water and sewer infrastructure located on such lands, (ii) that all required water and 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 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 19 day of Feb 2024

Michael G. Tuton
Michael G. Tuton - Registered Agent
Four Tun, LLC

Date: Feb 19 2024

Certificate of Ownership and Dedication

I, Michael G. Tuton (printed name), 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; and dedicate all streets, alleys, walks, parks, water lines, and other sites, improvements, perpetually reserve, and easements to public or private use as designated and noted.

Michael G. Tuton
Date Owners

Street Disclosure Statement - Public Streets

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 to accept each street upon meeting the Department's street acceptance requirements. The developer shall be responsible for maintaining all streets and rights-of-way until such time that the streets are accepted into the NCDOT system for maintenance, and a financial guarantee has been accepted with the County and will be held until the streets are accepted into the NCDOT system for maintenance.

Michael G. Tuton 2/19/24
Owner/Authorized Agent Date

These subdivision plans have been reviewed for compliance with current Department Of Transportation minimum subdivision construction standards and are hereby approved as submitted.

Kristen L. Spirakis
District Engineer

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 and by the jurisdiction of the State of North Carolina's Water Quality Regulations. Individual lot reviews are encouraged. Verification of location and restrictions should be made prior to individual lot development.

Certificate As to Utilities and Dedication

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

This 19th day of February 2024
Onslow Water and Sewer Authority Official

By: W. J. M. 2

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.

2-21-24
Subdivision Administrator Date

Right-of-way Curve Data

Table with columns: Curve, Radius, Length, Tangent, Chord, Bearing, Delta. Rows include curves 7 (total), 163, 164, 168 (total), 170, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189.

Chord Chart

Table with columns: Lot, Curve, Bearing, Distance. Rows include lots 383, 389, 390, 391, 394, 395, 396, 397, 400, 438, 439, 516, 517, 518, 519, 524.

Wetlands Line "A" to "B"

Table with columns: Lot, Bearing, Length. Rows include lots 396, 395, 393, 390, 389, 388.

Wetlands Line "C" to "D"

Table with columns: Lot, Bearing, Length. Rows include lots 396, 395, 393, 390, 389, 388.

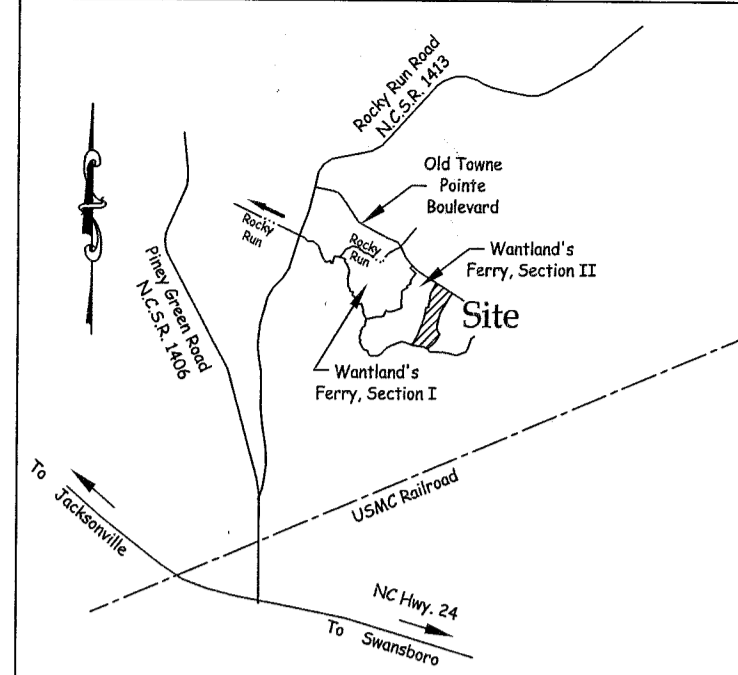
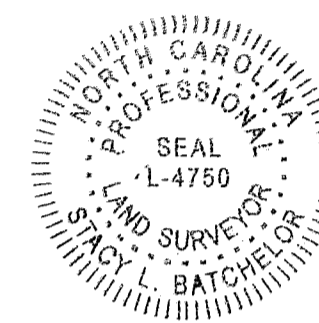
NOTES:

- 1. All streets are public. (North Carolina Department of Transportation)
2. Minimum Setbacks: Front Yard 25' (Exceeds County Requirements)
3. Pavement Width to be 20'
4. Sight distance easements shown hereon 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. Iron Stakes set at ground level at all lot corners, except as noted.
7. This site is not affected by any special Flood hazard per FIRM CPN 370340 5316 J (Onslow County) effective Nov. 3, 2005. There is no Preliminary Flood on this site.
8. Smallest lot size = 10,024.00 S.F. (Lot 440 & 441)
9. All easements are drainage and utility at dimensions shown, unless otherwise noted. Easements shown as or except along street rights-of-way.
10. 20' public drainage and utility easements are reserved along all street rights-of-way within the 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 surveyed on January 2009, and signed by the U.S.C.O.E. on 2/9/2015 and expired on 2/9/2020, unless there is a change in the law or published regulations. Wetlands are in the process of being updated.
17. Fire District - Piney Green.
18. ISO Rating - 5.
19. This development is not within one-half (1/2) mile of a Voluntary Agricultural District.
20. All lots are less than 5 miles from the Piney Green Fire Station.
21. There are no NCGS monuments within 2000' of site.
22. No structure or vegetation (except grass) can be located within the utility easements.
23. There shall be no encumbrances on Department of Transportation Streets Rights-of-way.
24. There are no properties or buildings on the National Register of Historical Places within this subdivision or adjacent properties.
25. This site is not within the Flight Path Overlay District.
26. There shall be no structures nor land disturbance permitted within the 404 wetlands. Land disturbance includes the removal of tree stumps, root systems and digging. Trees may be cut and underbrush and grasses may be mowed.
27. This subdivision is subject to State Stormwater Permit #SW8-230307 Including the Operation and Maintenance Agreement, and all the Permit requirements.
28. Blanket easements are reserved over Common Area (Open Space) for Drainage, Utilities, Landscaping, Stormwater Pond Maintenance and Access. Common Area (Open Space) to be maintained by and conveyed to Homeowner's Association.
29. Cluster Mailbox is located in Common Area #3 (Open Space).

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 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.

Stacy L. Batchelor, P.L.S., L-4750



Vicinity Sketch Not to scale

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 01/24/2024, 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 5th day of FEBRUARY AD 2024.

Stacy L. Batchelor, P.L.S., L-4750

NORTH CAROLINA, ONSLOW COUNTY

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

Samuel Traugber 2-21-24
Review Officer Date

NORTH CAROLINA, ONSLOW COUNTY

Doc ID: 017013740002 Type: CRP
Recorded: 02/21/2024 at 09:38:54 AM
Fee Amt: \$42.00 Page 1 of 2
Onslow County, NC
Omega K. Jarman Reg. of Deeds
BK 86 PG 30-31

Wetlands Line Lot Tie Down

Table with columns: Label, Between Lots, Bearing, Length. Rows include labels WD1 through WD10.

Wetlands Line "I" to "J"

Table with columns: Lot, Bearing, Length. Rows include lots 382, 381, 380, 379, 378, 377, 376, 375, 374, 373, 372, 371, 370, 369, 368, 367, 366, 365, 364, 363, 362, 361, 360, 359, 358, 357, 356, 355, 354, 353, 352, 351, 350, 349, 348, 347, 346, 345, 344, 343, 342, 341, 340, 339, 338, 337, 336, 335, 334, 333, 332, 331, 330, 329, 328, 327, 326, 325, 324, 323, 322, 321, 320, 319, 318, 317, 316, 315, 314, 313, 312, 311, 310, 309, 308, 307, 306, 305, 304, 303, 302, 301, 300, 299, 298, 297, 296, 295, 294, 293, 292, 291, 290, 289, 288, 287, 286, 285, 284, 283, 282, 281, 280, 279, 278, 277, 276, 275, 274, 273, 272, 271, 270, 269, 268, 267, 266, 265, 264, 263, 262, 261, 260, 259, 258, 257, 256, 255, 254, 253, 252, 251, 250, 249, 248, 247, 246, 245, 244, 243, 242, 241, 240, 239, 238, 237, 236, 235, 234, 233, 232, 231, 230, 229, 228, 227, 226, 225, 224, 223, 222, 221, 220, 219, 218, 217, 216, 215, 214, 213, 212, 211, 210, 209, 208, 207, 206, 205, 204, 203, 202, 201, 200, 199, 198, 197, 196, 195, 194, 193, 192, 191, 190, 189, 188, 187, 186, 185, 184, 183, 182, 181, 180, 179, 178, 177, 176, 175, 174, 173, 172, 171, 170, 169, 168, 167, 166, 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1.

Tract Data
39 Lots and 3 Open Spaces
20.35 Acres (Total)
(0.93 Acres Open Space)
18,072 S.F. Avg. Lot Size
10,024 Smallest Lot Size (440 & 441)
2,364 L.F. Streets

R-10 Zone
Deed Ref: D.B. 5686, Pg. 520
M.B. 60, Pg. 181

Final Plat

PATRIOT POINTE SECTION I AT TOWNE POINTE A PLANNED RESIDENTIAL DEVELOPMENT

White Oak Twp., Onslow Co., North Carolina

Owner/Developer:

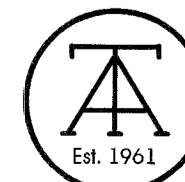
Four Tun, LLC

P.O. Box 1066
Jacksonville, North Carolina 28541
(910) 577-1441

DATE: 01/24/2024

SCALE: As Noted

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



BK 86 PG 30