

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 5/4/2022 10:45:52 AM  
Fee Amt: \$26.00 Page 1 of 5  
Revenue Tax: \$0.00  
Onslow County, NC  
Omega K. Jarman Reg. of Deeds

**BK 5744 PG 923 - 927**

Excise Tax \$0

Tax Parcel #: 021781, #156475, #168445, #158934, & #159758

This instrument was prepared by: Lanier, Fountain, & Ceruzzi 114 Old Bridge St, Jacksonville, NC 28540

\*\*\*NO SEARCH REQUESTED\*\*\*

STATE OF NORTH CAROLINA  
COUNTY OF ONSLOW

**DEED**

THIS DEED made and entered into this the 28 day of April 2022,  
by and between **Garland Shores Developers, Inc.**, a North Carolina corporation, hereinafter  
called "Grantor," and **Garland Shores Homeowners Association**, a North Carolina non-profit  
corporation, hereinafter called "Grantee," whose permanent mailing address is 1512 Gum Branch  
Road, Jacksonville, NC 28540.

**WITNESSETH:**

WHEREAS it is the intent of the Grantor to transfer ownership of the open spaces, common  
areas, septic, and roadways to the Grantee, as shown on the maps described below, in order for the  
Grantee to be responsible for the maintenance and upkeep of said areas.

NOW THEREFORE said Grantor, for and in consideration of the sum of One Dollar  
(\$1.00) to it in hand paid, the receipt of which is hereby acknowledged, has without warranty,  
remised and released and by these presents does remise, release, convey, and forever quitclaim  
unto the Grantee, its successors and assigns, all right, title, claim, and interest of the Grantor in  
and to those designated areas lying and being in Swansboro Township, Onslow County, North  
Carolina, and more particularly described as follows:

**See attached Exhibit A.**

To have and to hold the aforesaid designated areas, and all privileges thereunto belonging  
to it, the Grantee, its successors and assigns, free and discharged from all right, title, claim, or  
interest of the Grantor or anyone claiming by, though, or under it.

Submitted electronically by "Lanier, Fountain Ceruzzi & Sabbah"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Onslow County Register of Deeds.

Grantor reserves for itself, its successors, and assigns a non-exclusive easement for purposes of pedestrian and vehicular ingress, egress, and utilities over said roadways as shown on said recorded plat.

The designation Grantor and Grantee as used herein shall include said parties, their successors and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Garland Shores Developers, Inc.  
A North Carolina corporation

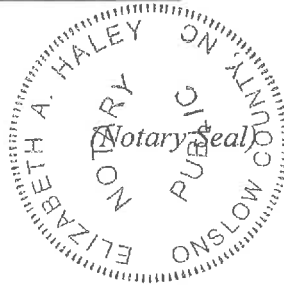
BY: [Signature] (SEAL)  
Name: Dominick S. Butch  
Title: President

STATE OF NORTH CAROLINA  
COUNTY OF ONSLOW

I, a Notary Public of the County and State aforesaid, certify that **Dominick S. Butch**, personally came before me this day and acknowledged that he is President of **Garland Shores Developers, Inc.**, a North Carolina Corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed by him as its President. Witness my hand and official stamp or seal, this 28 day April, 2022.

[Signature]  
Notary Public

My Commission Expires: June 10<sup>th</sup>, 2023



## Exhibit A

- a. Being private road identified as "Garland Shores Drive," Road Common Areas, Septic Site, and Septic Easement as shown on that plat entitled "Garland Shores Townhouses Section I Lots 10A-10D," dated 04/17/2012 and, recorded in Map Book 64, Page 184, Onslow County Registry. Less and except that portion of the septic easement abandoned by Map Book 79, Page 224, Onslow County Registry.
- b. Being all Road Common Areas, Septic Sites, Common Areas, and Septic Supply Line Easements as identified on a plat entitled "Garland Shores Townhouses Lots 13A, 13B" Swansboro Township, Onslow County, N.C. dated 10/07/2013 and recorded in Map Book 68, Page 12, Onslow County Registry.
- c. Being all Road Common Areas, Septic Sites, Common Areas, and Septic Supply Line Easements as identified on a plat entitled "Septic Site Extension Map Garland Shores Townhouses Lots 13A, 13B" Swansboro Township, Onslow County, N.C. dated 11/11/2013 and recorded in Map Book 69, Page 91, Onslow County Registry.
- d. Being all Roadways, Easements and Common Areas as identified on a plat entitled "Garland Shores Lots 1B-1D and 2A, 2D, Revised, A Planned Residential Development" Swansboro Township, Onslow County, N.C. dated 08/09/2016 and recorded in Map Book 72, Page 44, Onslow County Registry.
- e. Being all Common Areas, Roadways, and Easements as identified on a plat entitled "Garland Shores Lots 14A-14D, 15A, 15B", Swansboro Township, Onslow County, N.C. dated 03/15/2015 and recorded in Map Book 74, Page 139, Onslow County Registry.
- f. Being all Easements and Roadways as identified on a plat entitled "Garland Shores Single Family Lots 5-10" Swansboro Township, Onslow County, N.C. dated 05/14/2019 and recorded in Map Book 76, Page 133, Onslow County Registry.
- g. Being all right of ways and easements as identified on a plat entitled "Garland Shores Single Family Lots 25-28" Swansboro Township, Onslow County, N.C. dated 05/14/2019 and recorded in Map Book 77, Page 18, Onslow County Registry.
- h. Being all Easements and right of ways as identified on a plat entitled "Garland Shores Single Family Lots 30-33" Swansboro Township, Onslow County, N.C. dated 05/14/2019 and recorded in Map Book 78, Page 99, Onslow County Registry.
- i. Being all Roadways, Common Areas, and Easements as identified on a plat entitled "Garland Shores Lots 1A-4" Swansboro Township, Onslow County, N.C. dated 05/14/2020 and recorded in Map Book 79, Page 118, Onslow County Registry.
- j. Being all Septic Areas, Roadways, and Septic Easements as identified on plat entitled "Revised Final Plat Garland Shores Townhouses Septic Area and Easements for Pavilion Style Club House and Pool" Swansboro Township, Onslow County, N.C. dated 12/13/2019 and recorded in Map Book 79, Page 143, Onslow County Registry.

- k. Being all Easements, Roadways, and Septic Sites as shown on the plat entitled "Revised Septic Easement Map Garland Shores Townhouses, Section I Lots 10A-10D" Swansboro Township, Onslow County, N.C. dated 03/23/2021 and recorded in Map Book 79, Page 224, Onslow County Registry.**
  
- l. Being all Open Spaces, Roadways, Easements, and Septic Sites as identified on plat entitled "Garland Shores Single Family Lots 13-24, 29, 29A, 34-38" Swansboro Township, Onslow County, N.C. dated 09/25/2020 and recorded in Map Book 80, Page 112, Onslow County Registry. Less and except the access easement as shown on Map Book 80, Page 112, Onslow County Registry.**
  
- m. Any other areas owned by Garland Shores Developers, Inc., by Deed Book 2879, Page 400 not sold to individual lot owners or otherwise described in items A through L of Exhibit A.**

DEPARTMENT OF TAX ADMINISTRATION



### Tax Certification Form (Check One Box)

This certifies that there are no delinquent ad valorem taxes, or other taxes which the Onslow County Tax Collector is charged with collecting, that are a lien on:

Parcel Identification Number:

021781, 156475, 168445, 158934 & 159758 GRANTEE:  
GARLAND SHORES HOMEOWNERS ASSOCIATION

This is not a certification that this Onslow County Parcel Identification Number matches the deed description.

No certification required, as attorney statement that any delinquent taxes will be paid from closing proceeds is included on first page of deed, and the assessor has obtained the desired information from the conveyance (G.S. 105-303).

Balance due on account. It must be paid to Onslow County Tax Collector. Please make payment within 5 days of closing.

**KARYN JONES** Digitally signed by KARYN JONES  
Date: 2022.05.04 10:24:44 -04'00'

**05/04/2022**

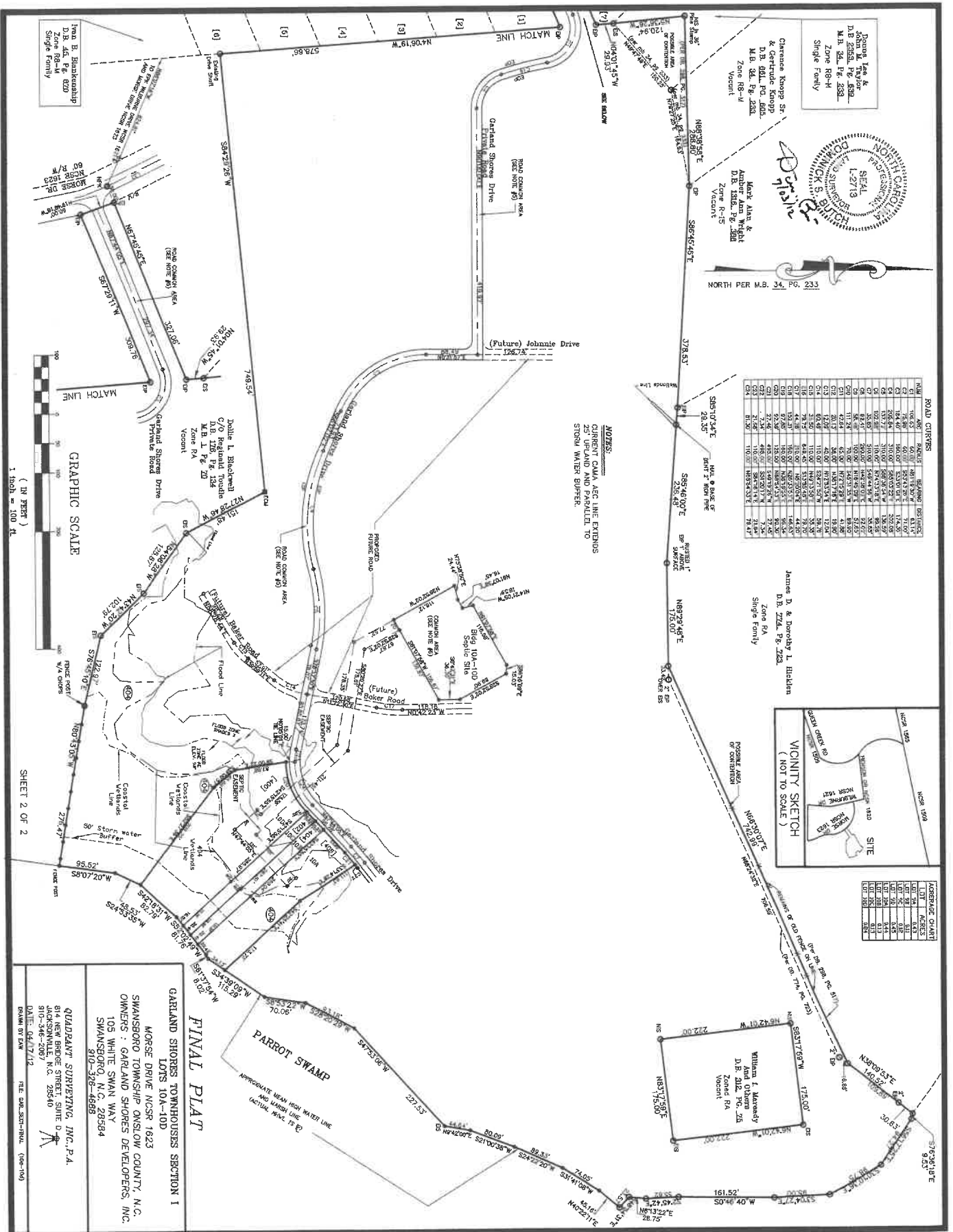
Tax Collections Staff Signature

Date

This parcel may have deferred taxes which become due upon transfer of the property. Call the Tax Office, Land Records Division at 910-989-2204 for more information.



**Plot PG-87A**



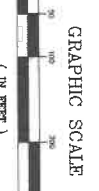
**ROAD CURVES**

STATION	ANGLE	RADIUS	CHORD	CHORD BEARING	ARC LENGTH
1+00	115.00°	100.00'	100.00'	S89°45'00"W	100.00'
2+00	115.00°	100.00'	100.00'	S89°45'00"W	100.00'
3+00	115.00°	100.00'	100.00'	S89°45'00"W	100.00'
4+00	115.00°	100.00'	100.00'	S89°45'00"W	100.00'
5+00	115.00°	100.00'	100.00'	S89°45'00"W	100.00'
6+00	115.00°	100.00'	100.00'	S89°45'00"W	100.00'
7+00	115.00°	100.00'	100.00'	S89°45'00"W	100.00'
8+00	115.00°	100.00'	100.00'	S89°45'00"W	100.00'
9+00	115.00°	100.00'	100.00'	S89°45'00"W	100.00'
10+00	115.00°	100.00'	100.00'	S89°45'00"W	100.00'



**PERCENTAGE TABLE**

PERCENT	FEET
10	3.28
20	6.56
30	9.84
40	13.12
50	16.40
60	19.68
70	22.96
80	26.24
90	29.52
100	32.80



SHEET 2 OF 2

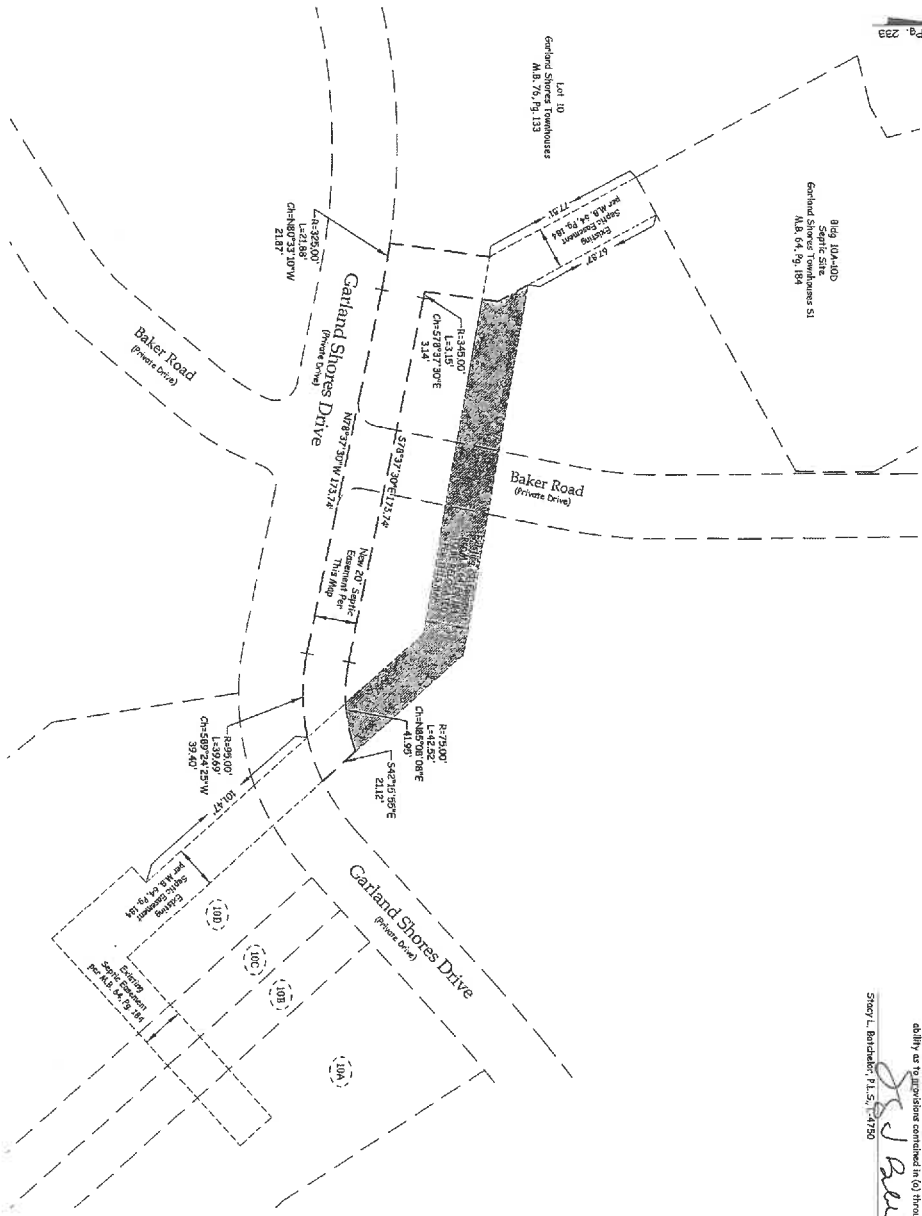
**FINAL PLAT**  
**GARLAND SHORES TOWNHOUSES SECTION 1**  
 LOTS 10A-10D  
 MORSSE DRIVE NCSR 1623  
 SWANSONO TOWNSHIP ONSLOW COUNTY, N.C.  
 OWNERS : GARLAND SHORES DEVELOPERS, INC.  
 105 WHITE SWAN WAY  
 SWANSONO, N.C. 28584  
 910-328-4888

QUADRANT SURVEYING, INC., P.A.  
 814 NEW BROOK STREET, SUITE D  
 JACKSONVILLE, N.C. 28540  
 910-346-2069

DATE: 04/17/12 FILE: GAR-SSC-FINAL (06-106)  
 DRAWN BY: BAW



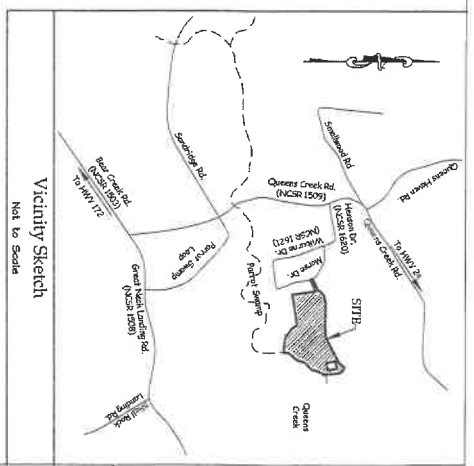
- Legend:**
- D - Closed
  - L - Line Length
  - M.B. - Map Book
  - Pg. - Page
  - R - Notes
- Easement to be Removed / Replaced
- (10A) - Existing Lot Number



**Notes:**

1. No Register of Deeds search done by or furnished to anyone.
2. All easements are shown as they exist.
3. All distances are horizontal unless otherwise noted. U.S. survey feet.
4. Easement shown from front plat for Garland Shores Townhouses Section I, Lots 10A-10D by Quinden Surveying, Inc., P.A.

- I, **Sheryl L. Batchelor**, Professional Land Surveyor - L-4750, certify to one of the following as indicated:
- a. That this 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 this survey is located in a portion of a county or municipality.
  - c. Any one of the following:
    1. That the survey is of an existing parcel or parcels of land or more existing parcels and does not create a new street or change the location of an existing street.
    2. That the survey is of a parcel or parcels of land that has been or may be legally conveyed to a new owner by deed in its existing configuration.
    3. That the survey is a survey that provides horizontal or vertical position data for a parcel or parcels of land or survey or for mapping a control structure, or technical feature, such as a watercourse.
    4. That the survey is of a proposed easement for a public utility as defined in G.S. 66-3.
    5. That the survey is of another category, such as the recombination of parcels of land.
  - d. 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 the accuracy of the survey, or through (1) discovery
- Sheryl L. Batchelor* 03/23/2021



I, **Sheryl L. Batchelor**, certify that this map was drawn under my supervision and that I am a duly licensed Professional Land Surveyor in the State of North Carolina and that the boundaries were not surveyed and are drawn from sources noted. This map was prepared in accordance with G.S. 47-39 as amended. This map was prepared for recording purposes.

Witness my original signature, license number and seal this **23rd** day of **MARCH** AD 2021.

*Sheryl L. Batchelor*

Sheryl L. Batchelor, P.L.S., L-4750  
NORTH CAROLINA  
ON-SLOW COUNTY

Doc. ID: 015218586001 Type: CBP  
Fee Paid: \$250.00 Date Recd: 3/23/2021 PM  
Garland County, N.C. Dept. of Deeds  
BK 79 pg. 224

*Omega K. Swann*  
Cabinet Operator  
*By: Angela B. Lawrence (deputy)*  
Reg. Prof. of Deeds for Onslow County

The Purpose of this Map is to  
Revise the Septic Easement as  
Recorded in M.B. 64, Pg. 184

**REVISED SEPTIC EASEMENT MAP**

**GARLAND SHORES TOWNHOUSES, SECTION I  
LOTS 10A-10D**

Garland Shores Developers, Inc.  
108 White Swan Way  
Swanwick, North Carolina 28584  
919-234-4488

DATE: 03/23/2021  
SCALE: 1"=40'  
GRAPHIC SCALE: 1"=40'  
0 20 40 80 120 FEET

**PARKER & ASSOCIATES, INC.**  
Engineers - Surveyors - Planners  
Jacksonville, North Carolina  
P.O. Box 975 - 300 New Bridge Street - 28540  
Phone (910) 333-1100  
N.C. Firm License Number: FJ0109



Field Book No.  
Drawing No. 2021-079  
Revision: Garland Lot 10 revised easement.dwg MDC  
Job No.: S2000317-2132



REGISTER OF DEEDS

Doc ID: 0158270001 1/21/14  
Page No: 69 of 91  
Book: 89 Page: 91  
Date: 11/28/14



PROSPECTIVE BUYERS ARE CAUTIONED THAT PORTIONS OF THIS MAP ARE NOT SHOWN IN USE BY THE JURISDICTION OF THE UNITED STATES ARMY CORPS OF ENGINEERS 404 WETLANDS REGULATIONS. VARIATION OF LOCATION 404 WETLANDS REGULATIONS, MADE FROM TO INDIVIDUAL LOT DEVELOPMENT.

- 1. DOMINICK S. BUTCH, PROFESSIONAL LAND SURVEYOR, L-2713, 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 THE COUNTY OR MUNICIPALITY THAT UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
  - C ANYONE OF THE FOLLOWING:
    - 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF 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 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.

DOMINICK S. BUTCH, P.L.S., L-2713



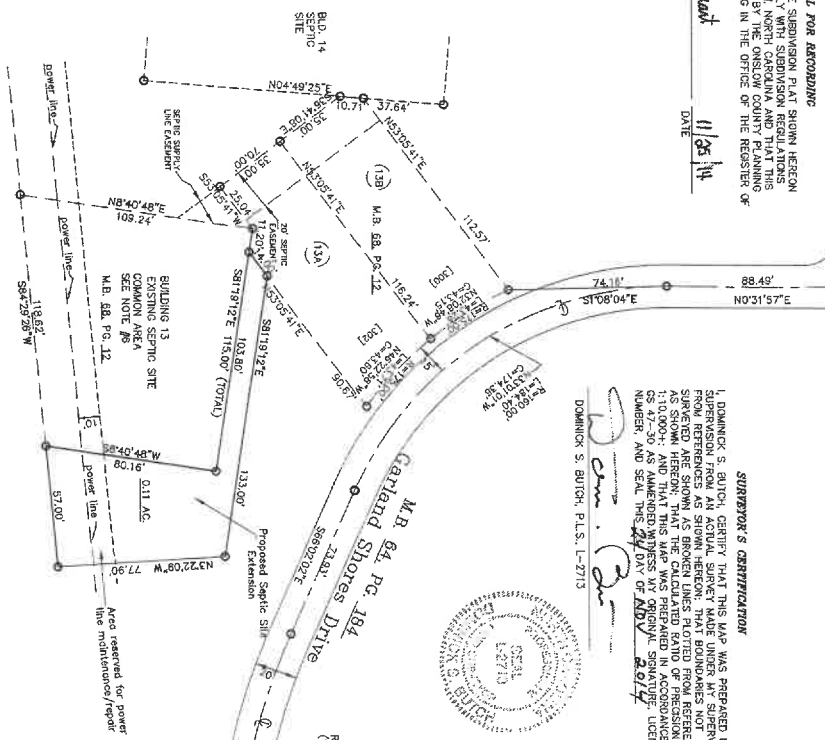
STATE OF NORTH CAROLINA, COUNTY OF ONSLOW  
I, Dominick S. Butch, REVIEW GRICES OF COUNTY OF ONSLOW, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDATION.

11-28-14  
DATE

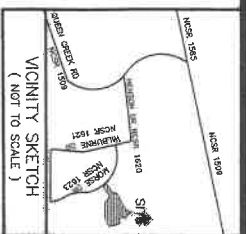
- NOTES:**
- 1) NEW IRON STAKES AT ALL CORNERS.
  - 2) NO N.C. GRID MONUMENTATION EXISTS WITHIN 200'
  - 3) REFERENCE: D.B. 2829 PG. 400
  - 4) BEAR CREEK FIRE DISTRICT ISO = 6
  - 5) ROAD COMMON AREA IS 30' WIDE, 15' EACH SIDE OF DESCRIBED ROAD IS PRIVATE.
  - 6) SEPTIC SITES TO BE DEEDED TO HOME OWNERS ASSOC.
  - 7) NO PORTION OF THESE LOTS ARE LOCATED IN A FLOOD ZONE.
  - 8) APPLICABLE FIRM IS 372033400, EFFECTIVE 11/03/05
  - 9) THIS PROPERTY IS CURRENTLY ZONED RA

M.B. 64, PG. 184  
Garland Shores Drive  
Private Road (SEE NOTE #3)  
ROAD COMMON AREA

CERTIFICATE OF APPROVAL FOR REZONING  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT 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 AND IS ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF ONSLOW COUNTY.  
Matthew Q. Stuart  
SUBDIVISION ADMINISTRATOR  
DATE: 11/28/14



DOMINICK S. BUTCH, P.L.S., L-2713  
I, DOMINICK S. BUTCH, CERTIFY THAT THIS MAP WAS PREPARED UNDER MY PROFESSIONAL SUPERVISION AND THAT THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE IS TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.  
Dominick S. Butch  
DATE: 11/28/14



OWNERS(S)  
I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION AND JURISDICTION OF THE COUNTY OF ONSLOW AND SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH MINIMUM BUILDING SETBACKS, LINES, AND DEDICATE ALL OTHER STREETS, ALLEYS, WALKS, PARKS, WATERLINES, AND PUBLIC OR PRIVATE USE AS NOTED.

Douglas L. Birkelwell  
C/O Regional Bonds  
100 S. 17th St  
Vestal, PA



SEPTIC SITE EXTENSION MAP

GARLAND SHORES TOWNHOUSES  
LOTS 134, 13B  
MORSE DRIVE NC93 1623  
SWANSBORO TOWNSHIP ONSLOW COUNTY, N.C.  
OWNERS : GARLAND SHORES DEVELOPERS, INC.  
105 WHITE SWAN WAY  
SWANSBORO, N.C. 28584  
910-336-4688

QUADRANT SURVEYING, INC., P.A.  
814 NEW BRIDGE STREET, SUITE D  
WAXSPOW, N.C. 28384  
910-346-2069  
DATE: 11/11/13  
DRAWN BY: BSM  
FILE: 088-136-1-1099997



**REGISTER OF DEEDS**

Doc ID: 014022018  
 Recorded: 04/05/2018 at 01:06:40 PM  
 Deed Book: 139  
 Deed Page: 1 of 1  
 Recorder: 74  
 139

*Rebecca J. Powell*  
*Deanna J. Powell*

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION MAP SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH SUBDIVISION REGULATIONS OF THE COUNTY OF ONSLOW, NORTH CAROLINA, AND THAT THIS PLAN HAS BEEN APPROVED BY THE ONSLOW COUNTY PLANNING DEPARTMENT AND IS BEING FILED IN THE REGISTER OF DEEDS OF ONSLOW COUNTY.

**DATE** 4/5/18

**REGISTER OF DEEDS**

**CERTIFICATE AS TO UTILITIES AND DEDICATION**

I hereby certify that the plans and specifications for the water and/or sewer improvements for Garland Shores Drive have been reviewed and approved by Onslow Water and Sewer Authority that said water and/or sewer improvements have been constructed, and that Onslow Water and Sewer Authority has accepted dedication of the water and/or sewer improvements along the easement easement.

This 5th day of April, 2018.

**ONSLOW WATER AND SEWER AUTHORITY**

**CERTIFICATION OF SOIL SCIENTIST**

I, DONNICK S. BUTCH, CERTIFY THAT I AM A HIGH CAROLINA LICENSED SOIL SCIENTIST AND HAVE REVIEWED THE SUBDIVISION MAP AND HAVE EVALUATED THIS SUBDIVISION AND FOUND THAT SOILS WITHIN THIS SUBDIVISION PROPERTY ARE SUITABLE TO ACCOMMODATE THE PROPOSED RESIDENTIAL DEVELOPMENT. I HAVE REVIEWED THE SURFACE WATER DRAINAGE SYSTEM AND FOUND THAT THE PROPOSED DRAINAGE SYSTEM IS SUITABLE TO ACCOMMODATE THE PROPOSED DEVELOPMENT. THE ONSLOW COUNTY HEALTH DEPARTMENT MUST ISSUE AN IMPROVEMENT PERMIT AND CONSTRUCTION AUTHORIZATION, AS APPLICABLE, FOR THE PROPOSED DEVELOPMENT.

**DATE** 4/11/18

**OWNER'S CERTIFICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, WHICH IS LOCATED IN THE JURISDICTION OF THE COUNTY OF ONSLOW AND THAT I (WE) HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. I (WE) HEREBY AGREE TO WAIVE ALL RIGHTS OF FIRST REFUSAL AND ALL OTHER RIGHTS, APPROPRIATE AND ESSENTIAL TO PUBLIC OR PRIVATE USE AS NOTED.

**DATE** 4/04/18

**OWNER'S CERTIFICATION AS TO WATER AND/OR SEWER**

I, the owner of the lands shown on this map and of all the water and/or sewer improvements shown on this map, do hereby certify that the water and/or sewer improvements shown on this map in accordance with plans and specifications approved by Onslow Water and Sewer Authority (CONSENT) will be constructed and dedicated to the public use of the County of Onslow. I (WE) HEREBY AGREE TO WAIVE ALL RIGHTS OF FIRST REFUSAL AND ALL OTHER RIGHTS, APPROPRIATE AND ESSENTIAL TO PUBLIC OR PRIVATE USE AS NOTED.

This 4th day of April, 2018.

**STREET DISCLOSURE STATEMENT - PRIVATE STREET**

ALL STREETS HEREON ARE INTENDED FOR PRIVATE USE AND ARE NOT TO BE OPENED TO THE PUBLIC. THE OWNER OF THE PROPERTY SHOWN HEREON SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STREETS AND SHALL BE RESPONSIBLE FOR THE COSTS OF THE STREETS AND SHALL BE RESPONSIBLE FOR THE COSTS OF THE STREETS AND SHALL BE RESPONSIBLE FOR THE COSTS OF THE STREETS.

**DATE** 4/04/18

**SUPERVISOR'S CERTIFICATION**

I, DONNICK S. BUTCH, CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THAT THE MAP IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURVEY. I HAVE REVIEWED THE SURVEY AND FOUND THAT THE MAP IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURVEY. I HAVE REVIEWED THE SURVEY AND FOUND THAT THE MAP IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURVEY.

**DATE** 4/11/18



**REVIEW OFFICER**

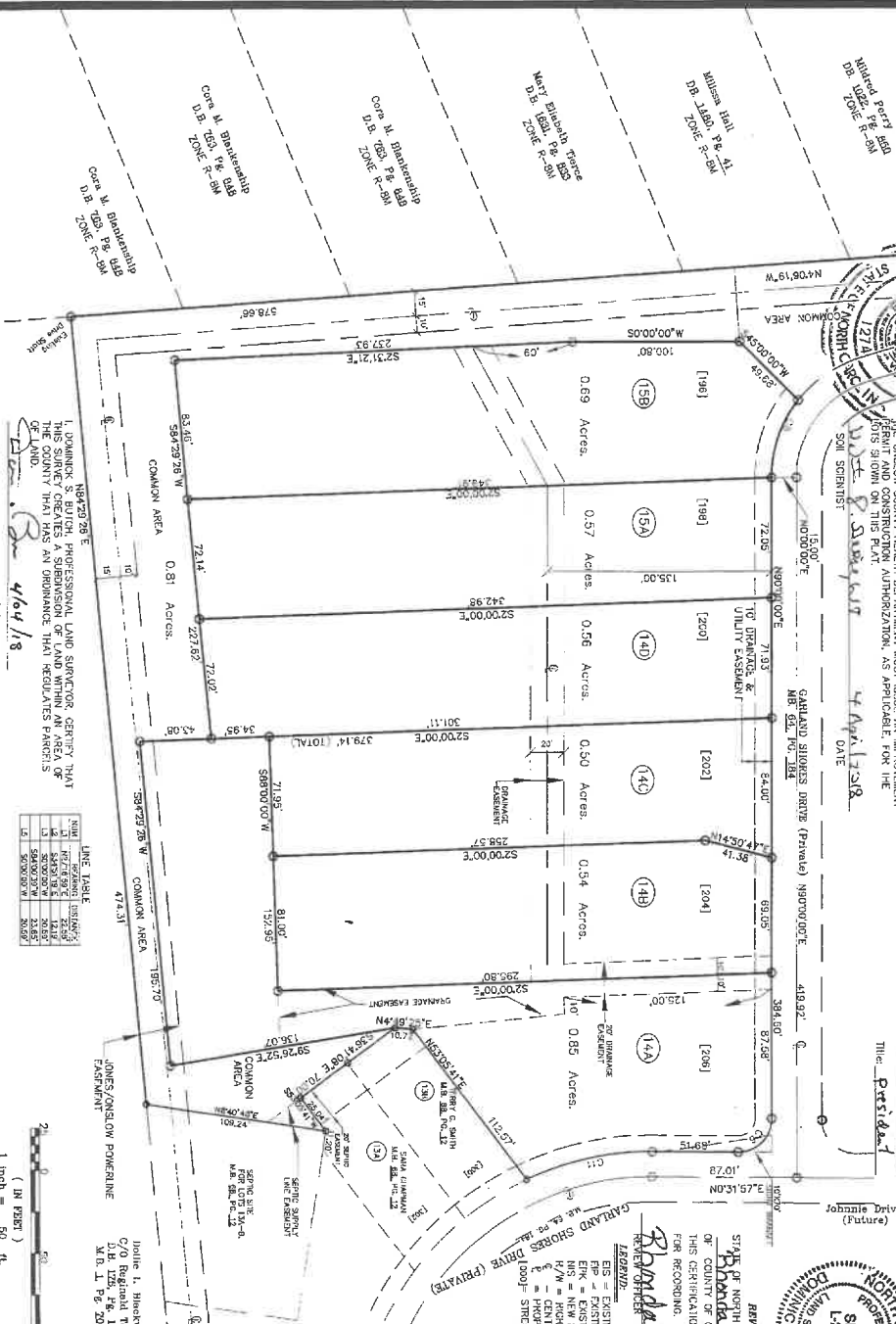
STATE OF NORTH CAROLINA, COUNTY OF ONSLOW  
 PHOENIX HILLCREST  
 REVIEW OFFICER  
 OF COUNTY OF ONSLOW, CERTIFY THAT THIS MAP OR PLAN TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

**REVIEW OFFICER**  
 PHOENIX HILLCREST  
 DATE 4-5-18

**TRACT DATA**  
 TOTAL AREA = 3.72 ACRES.  
 NUMBER OF LOTS = 6  
 SHALLETT LOT - 60.00 ACRES  
 ZONING = RA

**LEGEND**  
 E/S = EXISTING IRON STAKE  
 E/FK = EXISTING FENCE  
 H/L = HIGH-LOW STAKE  
 H/W = HIGH-LOW WIRE  
 P/L = PROPERTY LINE  
 S/S = SURVEY STAKE  
 S/W = SURVEY WIRE  
 S/W = SURVEY WIRE

**NOTES:**  
 1) NEW IRON STAKES AT ALL CORNERS (UNLESS DISHOWN)  
 2) NO N.C. GRID MONUMENTATION EXISTS WITHIN 2000'  
 3) REFERENCE: RA-2873, PG.450  
 4) REAL CHECK THE DISTRICT ISO = 6  
 5) ROAD COMMON AREA IS 20' WIDE, 15' EACH SIDE OF RESERVED & ROAD DEPOSIT IS COATED WITHIN A FLOOD ZONE. PER FIRM 372634400, J. EFFECTIVE 11/03/05.  
 6) THIS PROPERTY IS CURRENTLY ZONED RA  
 7) THIS PROPERTY IS NOT WITHIN 1/2 MILE OF A VOLUNTARY GARLAND SHORES HOMEOWNERS ASSOCIATION TO BE RESPONSIBLE FOR MAINTENANCE OF EASEMENTS  
 8) THERE ARE NO 404 WA LANDS ON SITE.



**LINE TABLE**

LINE NO.	START POINT	END POINT	LENGTH	BEARING
1	140	141	125.00'	S 89.50° E
2	141	142	125.00'	S 89.50° E
3	142	143	125.00'	S 89.50° E
4	143	144	125.00'	S 89.50° E
5	144	145	125.00'	S 89.50° E
6	145	146	125.00'	S 89.50° E
7	146	147	125.00'	S 89.50° E
8	147	148	125.00'	S 89.50° E
9	148	149	125.00'	S 89.50° E
10	149	150	125.00'	S 89.50° E



**FINAL PLAN**

**GARLAND SHORES LOTS**

141-149  
 A PLANNED RESIDENTIAL DEVELOPMENT  
 MORSE DRIVE NCSR, 1623  
 SWANBORO TOWNSHIP, ONSLOW COUNTY, N.C.  
 OWNERS: GARLAND SHORES DEVELOPERS, INC.  
 105 WHITE SWAN WAY  
 SWANBORO, N.C. 28584  
 910-326-4688

**QUADRANT SURVEYING, INC., P.A.**  
 814 NEW BRIDGE STREET, SUITE D  
 JACKSONVILLE, N.C. 28540

**DATE:** 03/15/18

NORTH PER M.B. 34, PG. 233

**REGISTER OF DEEDS**

Doc ID: 0143569203  
 Year: 2019  
 Page: 57 of 57  
 Fee Amt: \$21.00  
 Page 1 of 1  
 Rebecca C. Pollard, Reg. of Deeds

6/13/19

Rebecca & Roland Cabaret  
 By: Brian R. Thompson, Sr. Asst.

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS THE PLAN OF A SUBDIVISION OF LAND IN THE COUNTY OF ONSLOW, NORTH CAROLINA, AND THAT THE PLAT HAS BEEN APPROVED BY THE ONSLOW COUNTY PLANNING BOARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF ONSLOW COUNTY.

REVIEW OFFICER: Rebecca & Roland Cabaret  
 REVIEW OFFICER OF COUNTY OF ONSLOW: Brian R. Thompson, Sr. Asst.  
 THIS CERTIFICATION IS AFFIXED HEREIN ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 6/19/19

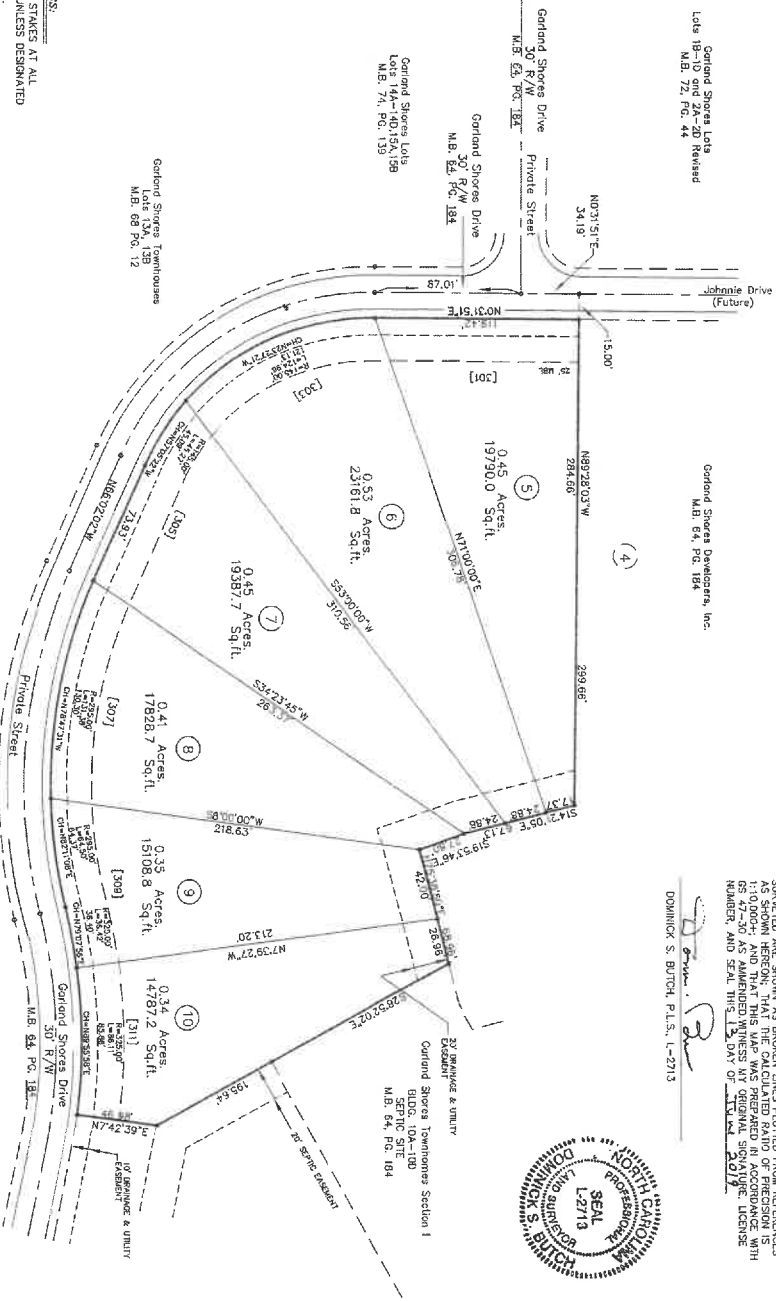
**OWNER'S CERTIFICATION AS TO WATER AND/OR SEWER**

I, the owner of the lands shown on this map and of all of the water and/or sewer infrastructure located on such lands, (a) that of residual water easements shown on this map in accordance with plans and specifications approved by the State of North Carolina, and (b) that of water and/or sewer easements shown on this map in accordance with plans and specifications approved by the State of North Carolina, (c) that of water and/or sewer easements shown on this map in accordance with plans and specifications approved by the State of North Carolina, and (d) that of water and/or sewer easements shown on this map in accordance with plans and specifications approved by the State of North Carolina, have been granted a perpetual easement over all lands shown on this map, and (e) that the undersigned warrants to ONSLOW that the easements shown on this map are in accordance with the provisions of the State of North Carolina and the provisions of the State of North Carolina.

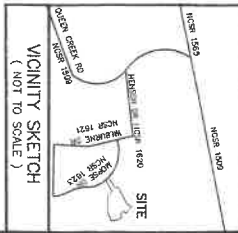
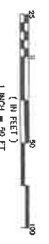
DATE: June 2019

**OWNER'S CERTIFICATION AS TO WATER AND/OR SEWER**

I, DOMINICK S. BUTCH, CERTIFY THAT THIS MAP WAS PREPARED UNDER MY PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NORTH CAROLINA. I HAVE BEEN ADVISED BY THE PERSONS WHOSE INTERESTS ARE AFFECTED BY THIS MAP THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I HAVE ALSO BEEN ADVISED BY THE PERSONS WHOSE INTERESTS ARE AFFECTED BY THIS MAP THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I HAVE ALSO BEEN ADVISED BY THE PERSONS WHOSE INTERESTS ARE AFFECTED BY THIS MAP THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I HAVE ALSO BEEN ADVISED BY THE PERSONS WHOSE INTERESTS ARE AFFECTED BY THIS MAP THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.



- NOTES:**
- 1) NEW IRON STAKES SET AT ALL CORNERS UNLESS DESIGNATED OTHERWISE.
  - 2) NO N.C. GRID MONUMENTATION EXISTS WITHIN 2000'
  - 3) REFERENCES D.B. 2822, PG. 400
  - 4) BEAR CREEK FIRE DISTRICT ISO = 6
  - 5) NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD ZONE, PER FIRM 372034400, EFFECTIVE 11/03/05.
  - 6) THIS PROPERTY IS NOT WITHIN 1/2 MILE OF A VOLUNTARY AGRICULTURAL DISTRICT.
  - 7) GARLAND SHORES HOMEOWNERS ASSOCIATION TO BE RESPONSIBLE FOR MAINTENANCE OF EASEMENTS AND PRIVATE RIGHT OF WAY.
  - 8) THESE ARE NO 404 WETLANDS ON THIS SITE.



**SETBACKS:**

FRONT - 25'  
 SIDE - 6'  
 REAR - 15'

**TRACT DATA:**

TOTAL AREA = 8.53 ACRES  
 NUMBER OF LOTS = 6  
 SMALLEST LOT = 1.0712 AC  
 ZONING = RA

**OWNER(S)**

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HAVE THE AUTHORITY AND JURISDICTION OF THE COUNTY OF ONSLOW AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH A NEW BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, EASEMENTS, RIGHTS, INTERESTS, AND PUBLIC OR PRIVATE USE AS NOTED.

DATE: 6/13/19

**STREET DISCLOSURE STATEMENT-PRIVATE STREET**

ALL STREETS HEREON ARE INTENDED FOR PRIVATE USE AND ARE NOT TO BE OPEN TO PUBLIC TRAFFIC. THE HOMEOWNER'S ASSOCIATION FOR THE SUBDIVISION, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THESE STREETS AND TO BE RESPONSIBLE FOR PROVIDING THE COUNTY A WAIVER OF LIABILITY FOR THESE PURPOSES.

DATE: 6/13/19

**FINAL PLAT**

**GARLAND SHORES SINGLE FAMILY LOTS 5-10**

A PLANNED RESIDENTIAL DEVELOPMENT

SWANSBORO TOWNSHIP ONSLOW COUNTY, N.C.

OWNERS: GARLAND SHORES DEVELOPERS, INC.  
 105 WHITE SWAN WAY  
 SWANSBORO, N.C. 28584  
 910-396-4688

**QUADRANT SURVEYING, INC. P.A.**

814 NEW BRIDGE STREET, SUITE D  
 JACKSONVILLE, NC 28540

GPS Grid North  
NAD 83, (2011)

**REGISTER OF DEEDS**

RECEIVED & FILED BY  
Bob D. Jones Deputy

Doc ID: 01468888001 Type: GDS  
Fee Amt: \$21.00 Page 1 of 1  
Recorded: 9/27/19  
Revised: 9/27/19

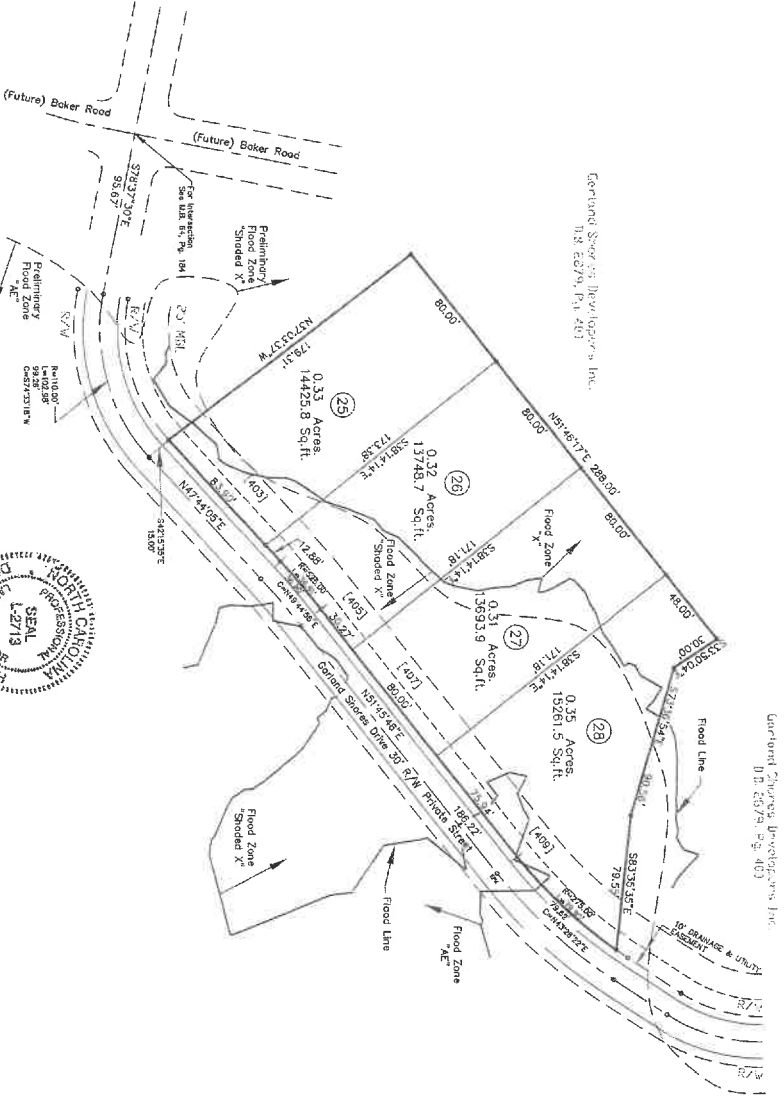
**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING BOARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF ONSLOW COUNTY.

DATE: 9/27/19  
SUBDIVISION ADMINISTRATOR: [Signature]

REVIEW OFFICER: [Signature]  
DATE: 9/27/19

STATE OF NORTH CAROLINA, COUNTY OF ONSLOW  
REVIEW OFFICER: [Signature]  
I HEREBY CERTIFY THAT THIS MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.



- NOTES:**
- 1) NEW IRON STAKES AT ALL CORNERS UNLESS DESIGNATED OTHERWISE.
  - 2) NO N.C. GRD MONUMENTATION EXISTS WITHIN 200'
  - 3) REFERENCE: D.B. 2823, PG. 400
  - 4) BEAR CREEK FIRE DISTRICT, 150' x 6'
  - 5) ROAD COMMON AREA IS 30' WIDE, 15' EACH SIDE OF DESCRIBED E. ROAD IS PRIVATE.
  - 6) LEGAL LINES DRAWN FROM AN ELECTRONIC OVERLAY 3/20/2014. I HEREBY CERTIFY THAT THIS MAP IS ACCORDANCE WITH THE PROVISIONS OF G.S. 47-20 AS AMENDED BY THE ORIGINAL SIGNATURE LICENSE NUMBER AND SEAL THIS DAY OF SEPTEMBER 2019.
  - 7) THIS PROPERTY IS NOT WITHIN 1/2 MILE OF A VOLUNTARY AGRICULTURAL DISTRICT.
  - 8) GARLAND SHORES HOMEOWNERS ASSOCIATION TO BE RESPONSIBLE FOR MAINTENANCE OF EASEMENTS.
  - 9) THERE ARE NO 404 WETLANDS ON THIS SITE.

**SURVEYOR'S CERTIFICATION**

I, DOMINICK S. BUTCH, CERTIFY THAT THIS MAP WAS PREPARED UNDER MY PERSONAL SUPERVISION AND THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, LICENSE NO. 12713, AND THIS MAP WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF G.S. 47-20 AS AMENDED BY THE ORIGINAL SIGNATURE LICENSE NUMBER AND SEAL THIS DAY OF SEPTEMBER 2019.

DOMINICK S. BUTCH, P.L.S., L-2713

**MONITORING SKETCH**

(NOT TO SCALE)

LEGEND:  
ES = EXISTING IRON STAKE  
EP = EXISTING IRON PILE  
EM = EXISTING IRON MARK  
EN = EXISTING IRON NAIL  
NS = NEW IRON STAKE  
NSP = NEW IRON STAKE PILE  
NL = NEW IRON LINE  
C = CENTERLINE  
P = PROPERTY LINE  
[403] = STREET ADDRESS

TRACT DATA:  
TOTAL AREA = 1.31 ACRES  
NUMBER OF LOTS = 4  
SMALLEST LOT = 13,523.9 SQ. FT.  
ZONING = RA

SETBACKS:  
FRONT = 25'  
SIDE = 5'  
REAR = 15'

**OWNER(S)**  
Garland Shores Single Family

**DATE**  
9/27/19

**OWNER AUTHORIZED AGENT**  
[Signature]

**STREET DISCLOSURE STATEMENT-PRIVATE STREET**  
ALL STREETS HEREON ARE INTENDED FOR PRIVATE USE AND HAVE BEEN IDENTIFIED FOR CONVEYANCE TO THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE UNTIL SUCH STREETS ARE CONVERTED TO THE HOMEOWNER'S/PROVIDER OWNERS' ASSUMED MAINTENANCE EQUIVALENT FOR THESE PURPOSES.

**DATE**  
9/27/19

**OWNER AUTHORIZED AGENT**  
[Signature]

**OWNER(S)**  
Garland Shores Single Family

**DATE**  
9/27/19

**FINAL PLAT**

GARLAND SHORES SINGLE FAMILY  
LOTS 25-28

A PLANNED RESIDENTIAL DEVELOPMENT  
SWANSBORO TOWNSHIP ONSLOW COUNTY, N.C.  
OWNERS: GARLAND SHORES DEVELOPERS, INC.  
105 WHITE SWAN WAY  
SWANSBORO, N.C. 28584  
910-358-4088

QUADRANT SURVEYING, INC. P.A.  
814 HEN BRIDE STREET, SUITE D  
910-348-2697 N.C. 28540

DATE: 09/27/19  
DRAWN BY: [Signature]





REGISTER OF DEEDS

Deed Book 79, Page 143  
 Recorded: 01/12/2021 at 10:41:21 AM  
 Deed No. 2021-00009 1 of 1  
 Omega K. Axtell, Reg. of Deeds  
 BR 79 Pg 143  
**Cabinet 0**  
*Doreen A. Jurnal*  
*By Angela B. Tanner*  
*(copy)*

SURVEYOR'S CERTIFICATION

I, DOMINICK S. BUTCH, CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AS SHOWN HEREON, THAT DOMINICK'S SUPERVISION AS SHOWN HEREON, THAT THE CALCULATED RATIO OF PRECISION IS 1:10,000, AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH OS-20, AS AMENDED BY THE ACT OF SEPT. 20, 2021, LICENSE NUMBER: AND SET FORTH IN THE STATUTE BOOK OF 2021.



DOMINICK S. BUTCH, P.L.S., L-2713

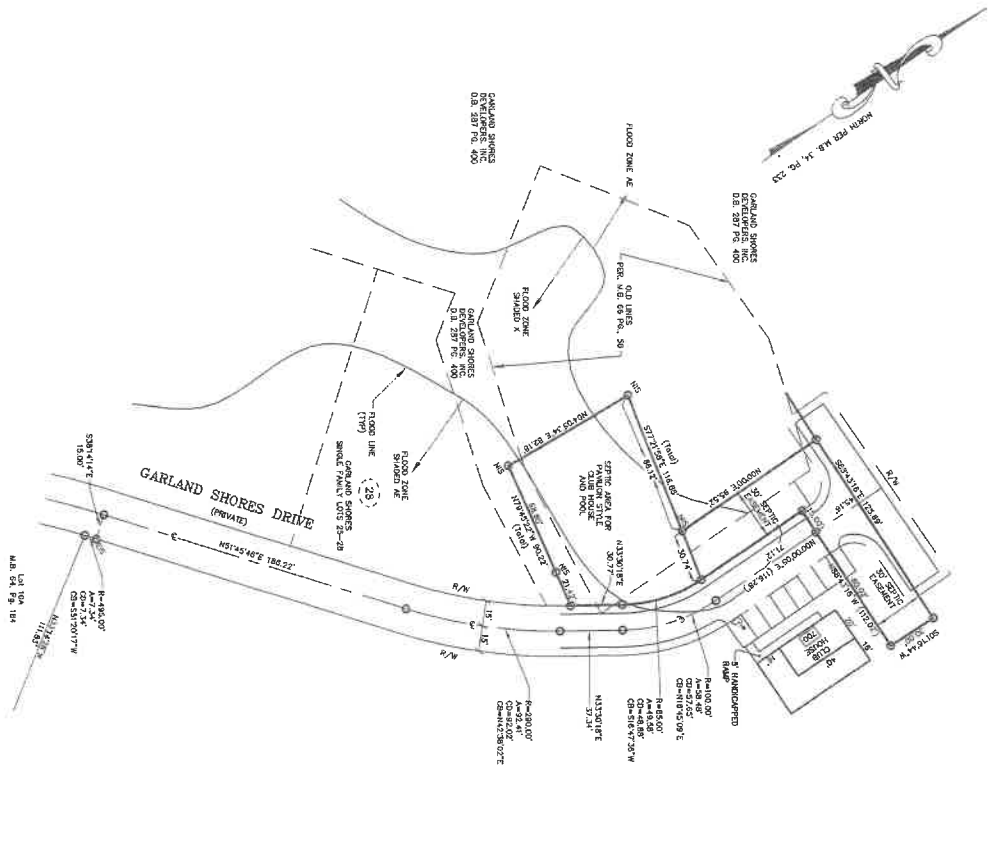
I, DOMINICK S. BUTCH, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THE CALCULATED RATIO OF PRECISION IS 1:10,000, AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH OS-20, AS AMENDED BY THE ACT OF SEPT. 20, 2021, LICENSE NUMBER: AND SET FORTH IN THE STATUTE BOOK OF 2021.

NOTES:

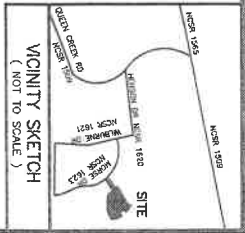
- 1) NEW IRON STAKES AT ALL CORNERS UNLESS DESIGNATED OTHERWISE.
- 2) NO N.C. GRID MONUMENTATION EXISTS WITHIN 200'
- 3) REFERENCE D.B. 2873, PG. 400
- 4) NORTHWEST ONSLOW FIRE DISTRICT 150 = 6
- 5) ROAD COMMON AREA IS 30' WIDE, 15' EACH SIDE OF DISCHARGE & ROAD IS PRIVATE.
- 6) SEPTIC SITE AND EMBANKMENT TO BE DEIGNED TO HOME OWNER'S ASSOC.
- 7) A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AE ELEVATION 12' AND SHADOD X, PER FIRM 3720534400, EFFECTIVE 06/19/2020.
- 8) THIS PROPERTY IS CURRENTLY ZONED R/A.
- 9) CURRENT GMA AEC LINE EXTENDS 25' UPLAND AND PARALLEL TO STORM WATER BUFFER.
- 10) THIS PLAT SUPERSEDES THAT PLAT RECORDED IN M.B. 99, PG. 58.
- 11) GARLAND SHORES HOA IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF THE SEPTIC AREA FOR THE CLUB HOUSE/POOL.

REVIEW OFFICER  
 STATE OF NORTH CAROLINA, COUNTY OF ONSLOW  
*Patricia Haddad*  
 REVIEW OFFICER  
 COUNTY OF ONSLOW, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 DATE: 1/12/2021

CERTIFICATE OF APPROVAL FOR RECORDING  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH SUBDIVISION REGULATIONS OF THE COUNTY OF ONSLOW, AND THAT THE PLAT HAS BEEN APPROVED BY THE BOARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF ONSLOW COUNTY.  
 REGISTER OF DEEDS  
 DATE: 1/12/2021



- LEGEND:
- A = AIR LENGTH
  - CB = CHORD BEARING
  - ED = EXISTING DISTANCE
  - ES = EXISTING IRON STAKE
  - NS = NEW IRON STAKE
  - R = KNOWN ADDRESS
  - TRP = TYPICAL



OWNER(S)  
 I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HAVE THE JURISDICTION OF THE COUNTY OF ONSLOW AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH BOUNDARY BUILDING SETBACKS LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKWAYS, WATERLINES, AND PUBLIC OR PRIVATE USE AS NOTED.

DATE: 1/12/2021

REVISED FINAL PLAT

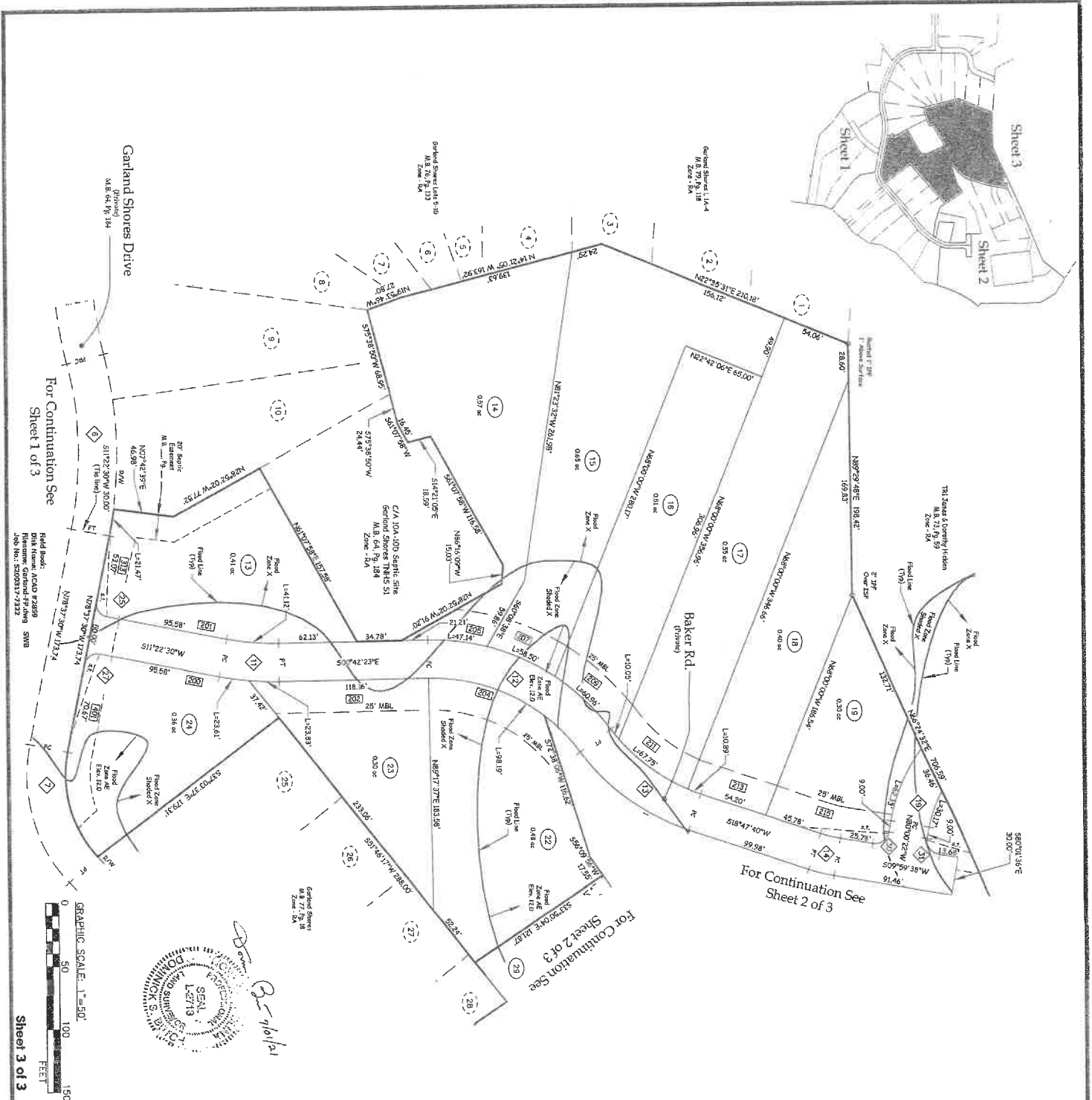
GARLAND SHORES TOWNHOUSES  
 SEPTIC AREA AND EMBANKMENTS  
 FOR PAVILION STYLE CLUB HOUSE AND POOL  
 MORSE DRIVE NCSR 1823  
 SWANBORO TOWNSHIP ONSLOW COUNTY, N.C.  
 OWNERS: GARLAND SHORES DEVELOPERS, INC.  
 103 WHITE SWAN WAY  
 SWANBORO, NC 28584  
 910-326-4698

QUADRANT SURVEYING, INC., P.A.  
 LICENSE No. C-0593  
 103 WHITE SWAN WAY  
 SWANBORO, N.C. 28584  
 910-346-2057

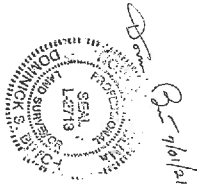








GRAPHIC SCALE: 1"=50'  
0 50 100 150  
FEET



20 Lots + 1 Open Space  
17.65 Acres Total  
Ded/Ber: D.B. 2879, Pg. 400  
M.B. 64, Pg. 184  
Zone BA

**Chord Data**

Lot	Curve	Bearing	Distance
13	6	N80°31'01"W	21.145'
13	11	N85°20'04"E	41.034'
14	12	S27°02'15"W	58.231'
14	12	S43°20'30"W	60.651'
16	13	N61°50'00"E	10.065'
17	13	N83°29'54"E	67.131'
19	13	N87°56'47"E	10.097'
19	19	N68°46'47"W	61.771'
19	19	N37°46'32"W	38.007'
22	12	S58°41'28"W	99.327'
23	11	N82°19'41"E	23.927'
24	11	N08°22'04"E	23.650'
25A	7	N34°18'50"E	7.729'
34	7	S84°16'11"E	84.929'
34	7	N62°00'12"E	13.064'
34	21	N89°13'59"E	40.177'
37	5	N87°06'40"E	19.017'
38	5	N73°38'55"E	8.252'
38	20	S52°17'05"W	25.458'

- 20 - Lot Number
- 25 - Existing Lot Number
- 26 - Address

**Legend:**  
ac - Acres  
AEC - Area of Environmental Concern  
D.B. - Deed Book  
D.F. - Deed Folio  
IFP - Iron Pipe Found  
L - Leasing Book  
M.B. - Metes and Bounds  
M.B. - Metes and Bounds  
PC - Point of Curvature  
PC - Point of Curvature  
PT - Point of Tangency  
R/W - Right-of-Way  
S.I. - Stake Triangle 10' x 10'  
(179) - 179 feet

