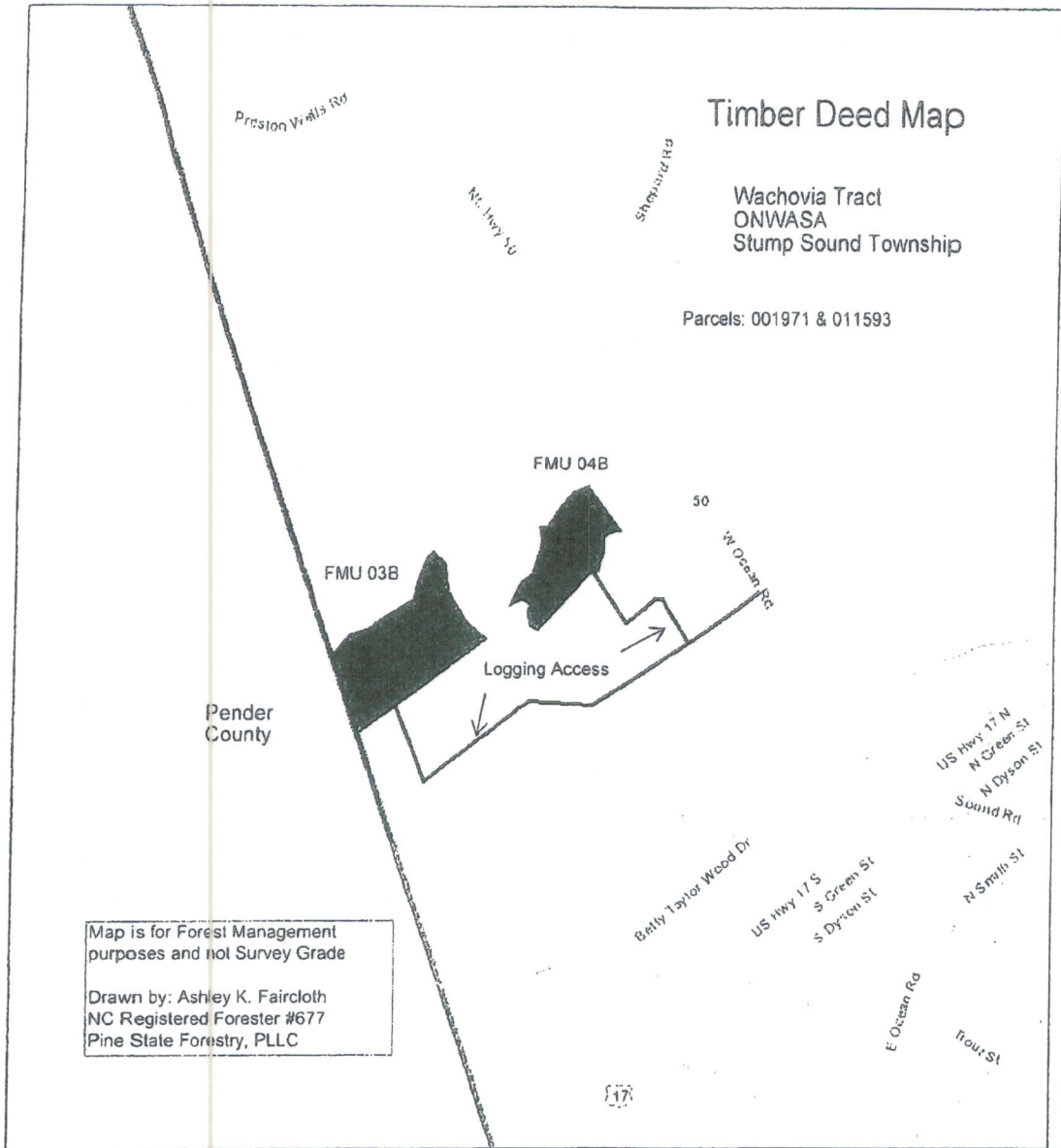




November 16, 2024

Street Centerlines

Streets

Major Roads

Thoroughfares

Trails

Onslow County

City Limits

City ETJ



County Boundary

0 650 1,300 2,600 3,900 5,200 Feet

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

TO HAVE AND TO HOLD, said timber together with the rights and privileges hereinabove set out, to Grantee and its successors and assigns in fee simple forever.

And the said Grantor does covenant that it is seized of said timber, and the lands upon which it is situated in fee simple, and has the right to convey the same; that the same are free and clear of all encumbrances and that it will warrant and defend the title to the same herein conveyed against the lawful claims of all persons whomsoever.

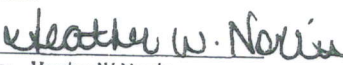
IN TESTIMONY WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.



OWNER
Onslow Water and Sewer Authority

By: 
Name: Michael R. Bennett
Title: Chairman of the Board of Directors

Attested

By: 
Name: Heather W. Norris
Title: Clerk of the Board

STATE OF NORTH CAROLINA

COUNTY OF Onslow

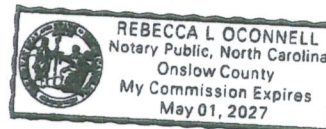
I, Rebecca L Oconnell, a Notary Public of the aforesaid County and State do hereby certify that Heather W Norris, known to me, who acknowledged that she is the Clerk to the Board of Directors for Onslow Water and Sewer Authority, a body politic and corporate of the State of North Carolina and by authority duly given and as the act of the Onslow Water and Sewer Authority, the foregoing instrument was signed in its name by its Chairman, Michael R. Bennett, and attested by herself as its Clerk for the purposes therein expressed.

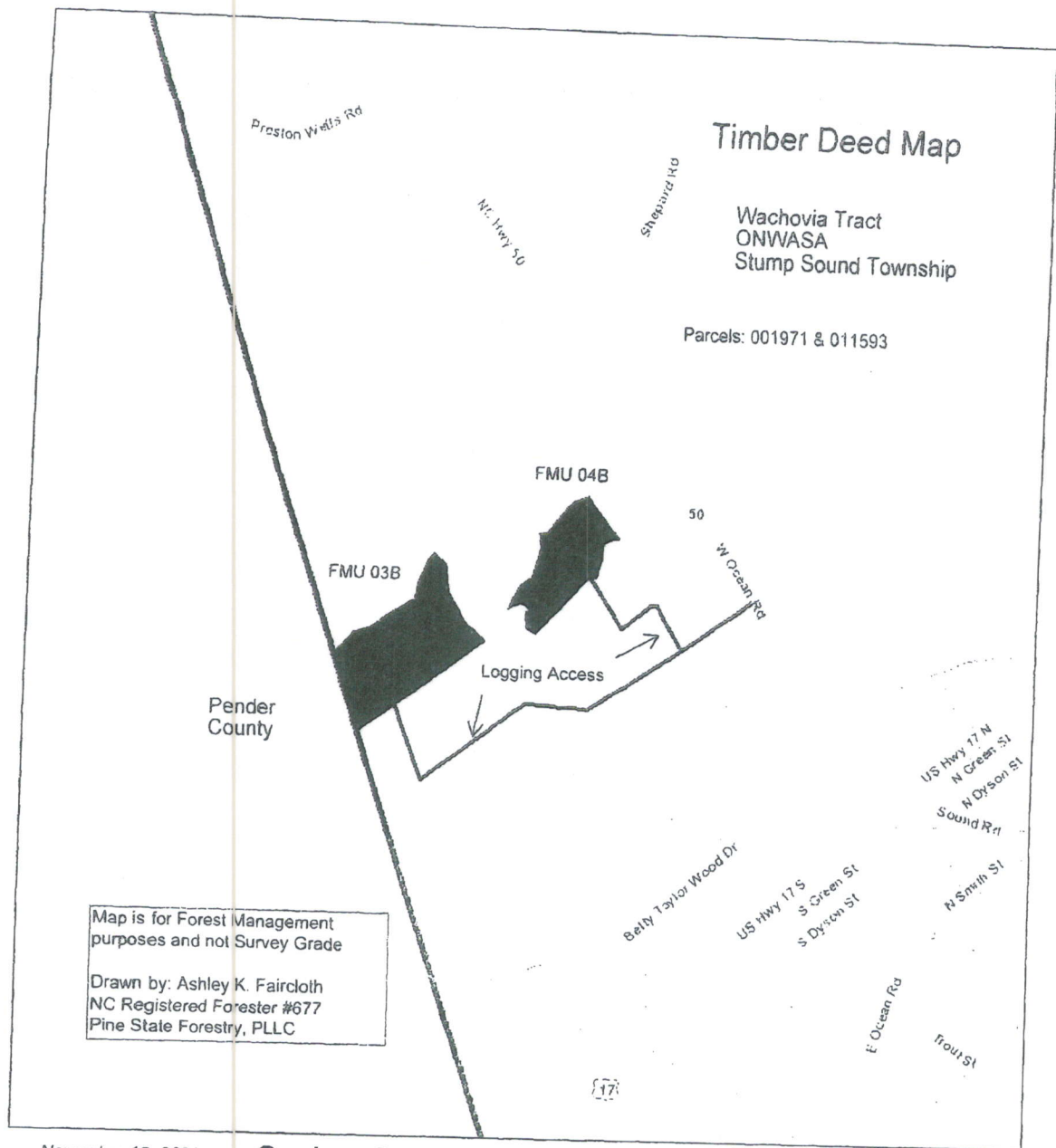
Rebecca L Oconnell

Notary Public

My commission expires:

May 1, 2027





November 16, 2024

Onslow County

Street Centerlines

Streets

Major Roads

Thoroughfares

Trails

City Limits

City ETJ



County Boundary

0 650 1,300 2,600 3,900 5,200 Feet

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

2
Returned

Doc ID: 015250320002 Type: CRP
Recorded: 04/13/2021 at 03:05:12 PM
Fee Amt: \$26.00 Page 1 of 2
Revenue Tax: \$0.00
Onslow County, NC
Omega K. Jarman Reg. of Deeds
BK **5434** PG **525-526**

RIGHT-OF-WAY EASEMENT

Excise Tax Paid \$0

NORTH CAROLINA
Onslow COUNTY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Onslow Water and Sewer Authority, and their successors and assigns (hereinafter referred to as Grantor) FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR (\$1.00) THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, do hereby grant unto Jones-Onslow Electric Membership Corporation, incorporated, a corporation organized and existing under and by virtue of the laws of North Carolina and having its principal office in the City of Jacksonville, North Carolina, and to its successors, or assigns (hereinafter referred to as Grantee), the right, privilege, right-of-way and easement (herein after sometimes referred to as the Easement) to enter upon the lands of the Grantor, described as follows:

Lying, being and situated in Stump Sound Township of Onslow County, State of North Carolina, and being all the land as identified by that certain Deed which is recorded in Deed Book 3524 Page 358 at the Onslow County Registry, which said deed is incorporated herein by reference as if fully set forth,

to place, construct, operate, repair, maintain, relocate, and replace thereon and in and upon all streets, roads, or highways abutting said lands an electric transmission and/or distribution line or system that shall include but not be limited to poles; above ground, overhead and/or underground wires, cables and conduits; and other overhead, above ground, and/or underground pertinent facilities for the purpose of transmitting electricity, with the right to do all things necessary or convenient thereto within an easement area twenty (20) feet wide for the placement, construction, operation, repair, maintenance, relocation and replacement of any and all conduits, wires, cables and other pertinent facilities that are and/or will in the future be placed and constructed underground [the said easement area being located and defined as a strip of land twenty (20) feet wide and extending ten (10) feet on each side of the centerline of the said underground conduits, wires, cables and other pertinent facilities]; an easement area thirty (30) feet wide for the placement, construction, operation, repair, maintenance, relocation and replacement of any and all poles, cables, wires and other pertinent facilities that are and/or will in the future be placed and constructed above ground and/or overhead [the said easement area being located and defined as a strip of land thirty (30) feet wide and extending fifteen (15) feet on each side of the centerline of the said aboveground and/or overhead poles, cables, wires and other pertinent facilities]; and an easement area for the placement, construction, operation, repair, maintenance, relocation and replacement of any free standing above ground enclosures, transformer boxes and/or cabinets that are and/or will in the future be placed and constructed that is defined and located as being a parcel of land that encompasses the footprint of said above ground enclosure, transformer box and/or cabinet and extending therefrom a distance of ten (10) feet on all sides of the said footprint. The rights, privileges, rights-of-ways and easements conveyed hereby shall further include but shall not be limited to the following rights: (a) to permit the attachment of wires, cables, and conduits to the facilities of any other company or person; (b) to enter said easement areas at all times over the adjacent land to place, construct, operate, repair, maintain, relocate and replace said facilities; (c) to keep clear of and to cut and trim all trees, shrubbery and undergrowth within the easement areas and to cut down any tree beyond the easement areas which may, in the opinion of the Grantee, endanger the Grantee's facilities as described herein or hinder maintenance, operation, and use of same; and (d) that the Grantor will not construct or erect any structure (other than ordinary fencing) or perform any excavation at a depth greater than six (6) inches within the easement areas, except upon prior agreement thereto by the Grantor in writing, and further with respect to excavation, in a manner as required by N.C.G.S. Chapter 87, Article 8, Underground Damage Prevention. It is agreed and understood that a portion of said line or system may be constructed immediately, and that other portions may be constructed in the future as need for electric service develops.

It is understood and agreed that the Easement herein granted is for any and all facilities as defined above to be placed, constructed, operated, repaired, maintained, relocated and replaced at any point where needed on the above-described land of Grantor and/or where needed to serve lands adjoining that of the Grantor.

The Grantor covenants that he/she or it, as the case may be, is the owner of the above described lands and that the said lands are free and clear of encumbrance and liens of whatever character except those held by the following persons:

IN WITNESS WHEREOF, the Grantor has set his hand and seal this 20 day of March, 2020.

Grantor

Jeffrey Hudson (SEAL)

Jeffrey Hudson
Printed Name

Heather Norris (SEAL)

Heather Norris
Printed Name

of Onslow Water and Sewer Authority.

Witness _____

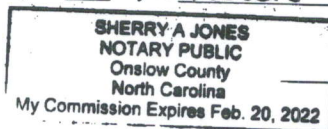
JOEMC Representative _____

North
Carolina State

Onslow County

I, Sherry A. Jones, a Notary Public for said County and State, do hereby certify that
Jeffrey Hudson & Heather Norris, personally appeared before me this day and acknowledged the due
execution of the foregoing instrument.

Witness my hand and official Seal this the 20 day of March, 2020.



Sherry A. Jones
Notary Public

My Commission Expires Feb. 20, 2022

Printed Name Sherry A. Jones

ATTACHMENT 3 TO PETITION FOR ANNEXATION

PLAT OR PROPERTY TO BE ANNEXED

(REQUIRED)

FILE NUMBER: _____

Owner:

ONslow WATER AND SEWER AUTHORITY

Mailing Address:

228 GEORGETOWN RD
JACKSONVILLE NC 28540-4146

August 1, 2025

Parcel ID: 011593
Map Number: 715-1.9
NC PIN: 422700776441



General Information

Total Acres: 378.47
Land Value: \$ 0
Bldg Value: \$ 0
Market Val: \$ 0
Heated Sqft:
of Bedrooms:
Year Built:
Nbhd Code: 3316
Improv Code: R
Township: STUMP SOUND
City Limit: UNINCORPORATED ONSLOW
Fire District: SOUTH ONSLOW (HOLLY RIDGE)
Subdivision: THE HOLLY RIDGE CAMP TRACT
Property Desc: PT TR A1 HOLLY RIDGE CMP
Plat Book: 30-158

Physical Address:

W OCEAN RD

WARNING: THIS IS NOT A SURVEY

This map was prepared for the inventory of real property found within jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.

Last Sale Info:

Deed Ref: 6267 / 153
Sale Price: \$ 0
Sale Date: 02-DEC-24



Onslow County
Geographical Information Services
234 NW Corridor Blvd
Jacksonville, NC 28540
(910) 937-1190
gis@onslowcountync.gov

0 650 1,300 2,600 3,900 Feet

ONSLOW WATER AND SEWER AUTHORITY
 228 GEORGETOWN RD
 JACKSONVILLE, NC 28540-4146
 ACCOUNT NUMBER: 454772000

Tax Districts
ON SLOW COUNTY

Routing Number: 33160144
Appraiser Area: CH
Tax Year: 2026 Reval Year: 2022
Visited By: on 11/01/2021
Information Source: 11 - REVAL LAND

[illegible]

Parcel: 011593

ON SLOW WATER AND SEWER AUTHORITY

Onslow County, North Carolina

Tax Year: 2026
Reval Year: 2022

BUILDING DESCRIPTION

MODEL:
STORY HEIGHT:
STYLE:
CLASS:
EXTERIOR WALL:
ACTUAL YR BLT:
EFFECTIVE YR BLT:
YR REMODELED:
HEATING FUEL TYPE:
HEATING SYSTEM:
TOTAL ROOMS:
BEDROOMS:
BATHROOMS:
HALF BATHROOMS:
ADDTL FIXTURES:
FIREPLACE:
UNFINISHED AREA:
FINSHD BSMNT AREA:
FLOOR:
FOUNDATION:
INTERIOR WALL:
ROOFING TYPE:
ROOFING MATERIAL:
GRADE C&D:
CONDITION:

BUILDING SKETCH

BUILDING COMPUTATION

NEIGHBORHOOD FACTOR:
REPLACEMENT COST NEW:
PHYSICAL DEPRECIATION:
REPLACEMENT COST NEW LESS DEPR:
PERCENT COMPLETE:
FUNCTIONAL OBSOLESCENCE:
ECONOMIC OBSOLESCENCE:
HEATED AREA:
TOTAL AREA:
VALUE PER SQUARE FOOT HEATED:
VALUE PER SQUARE FOOT TOTAL:

BUILDING SECTIONS

L#	LL	1ST	2ND	3RD	DESCRIPTION	AREA	VALUE(RCN)	ACTUAL YEAR BUILT	EFFECTIVE YEAR BUILT	GRADE	CDU	% GOOD	% COMPLETE	VALUE
----	----	-----	-----	-----	-------------	------	------------	----------------------	-------------------------	-------	-----	-----------	---------------	-------

Owner:

ONSLOW WATER AND SEWER AUTHORITY

Mailing Address:

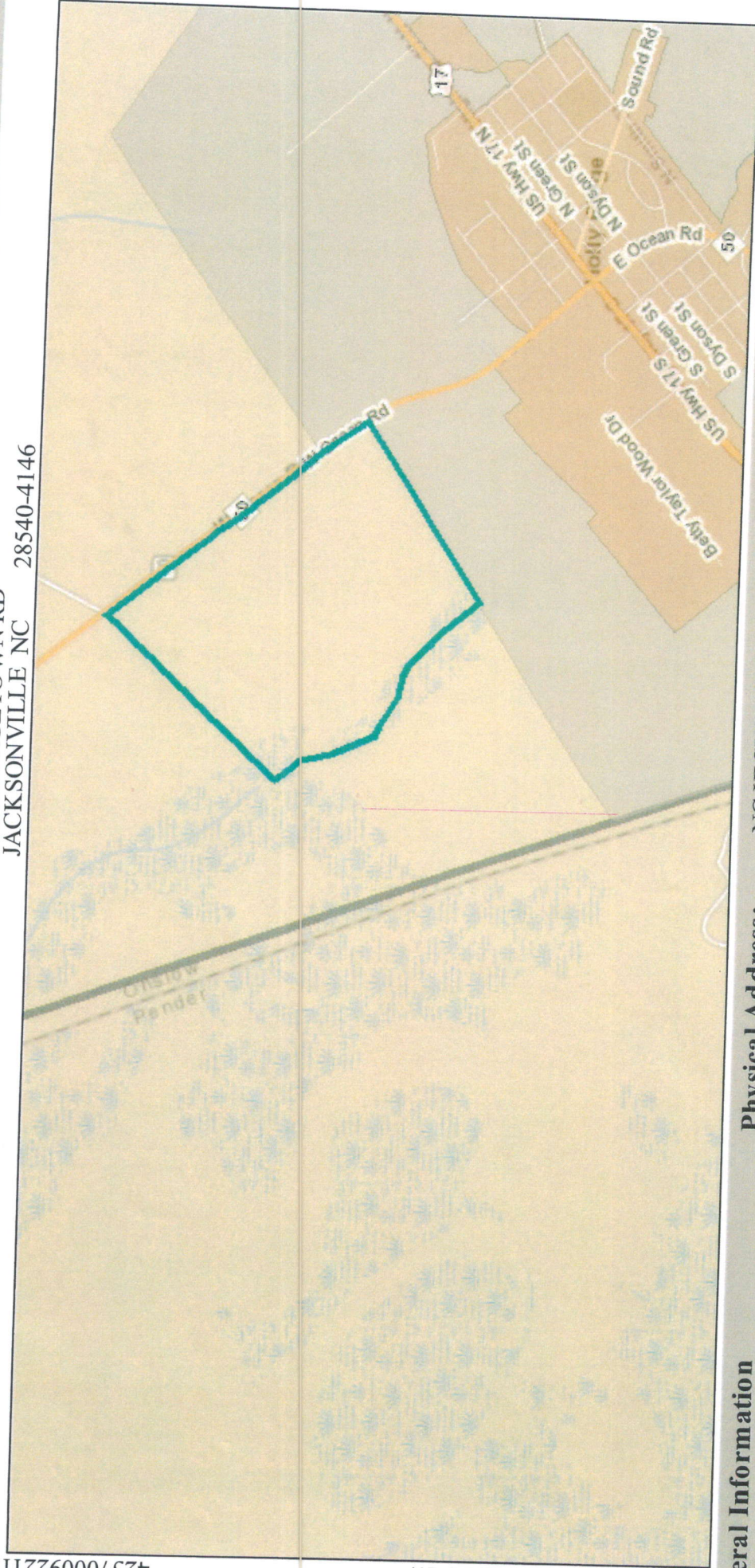
228 GEORGETOWN RD
JACKSONVILLE NC 28540-4146

August 1, 2025

Parcel ID: 001971

Map Number: 715-1.7

NC PIN: 423700092211



General Information

Total Acres: 353.63
Land Value: \$ 0
Bldg Value: \$ 0
Market Val: \$ 0
Heated Sqft:
of Bedrooms:
Year Built:
Nbhd Code: 3316
Improv Code: R
Township: STUMP SOUND
City Limit: UNINCORPORATED ONSLOW
Fire District: SOUTH ONSLOW (HOLLY RIDGE)
Subdivision: THE HOLLY RIDGE CAMP TRACT
Property Desc: TRA2 HOLLY RIDGE CAMP
Plat Book: 30-158

Physical Address:

NC HIGHWAY 50

WARNING: THIS IS NOT A SURVEY

This map was prepared for the inventory of real property found within jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.

Last Sale Info:

Deed Ref: 6267 / 153
Sale Price: \$ 0
Sale Date: 02-DEC-24



Onslow County
Geographical Information Services
234 NW Corridor Blvd
Jacksonville, NC 28540
(910) 937-1190
gis@onslowcountync.gov

0 800 1,600 3,200 4,800 Feet

PARCEL INFORMATION				PROPERTY DESCRIPTION			VALUE SUMMARY (COST APPROACH)			
ADDRESS: NC HIGHWAY 50 HOLLY RIDGE NC 28445				TRA2 HOLLY RIDGE CAMP 353.6300 Acres			LAND VALUE: 670,090			
NBHD: 3316-HWY. 50/HWY. 17 AREAS							BUILDING VALUE: 0			
TOWNSHIP: 114 - STUMP SOUND							OBXF VALUE: 0			
MAP #: 715-1.7							APPRAISED VALUE: 670,090			
PIN #: 423700092211							DEFERRED VALUE: 0			
NOTES				Subd: 30/158 THE HOLLY RIDGE CAMP TRACT			ASSESSED VALUE: 670,090			
				PERMIT INFORMATION			TAX EXEMPT(WASA): Not Available			
				Date	Status	Amount	CO Date	SALES INFORMATION		
								Date	Price	V/I S Book/Page Valid Code
								12/2/2024	0 V	6267/0153 N
								12/20/2010	2,628,000 V	3524/0358 N
								9/15/1994	364,000 V	1204/0669 Y
Ratio:										
LAND DATA - MARKET VALUE										
L#	CODE	DESCRIPTION	SIZE	TYPE	BASE RATE	ADJ	ADJUSTMENT CODE	ADJUSTED UNIT PRICE	VALUE	
1	19	BLDG SITE	1.00000	AC	30,000			30,000	30,000	
2	25	WOODLAND	318.33000	AC	2,500			2,000	636,660	
3	28	MARSH/WET/SWAMPY	34.30000	AC	100			100	3,430	
		</								

ON SLOW WATER AND SEWER AUTHORITY

Onslow County, North Carolina

Tax Year: 2026
Reval Year: 2022

Onslow County, North Carolina															Tax Year: 2022		Reval Year: 2022															
BUILDING DESCRIPTION															BUILDING SKETCH																	
MODEL: STORY HEIGHT: STYLE: CLASS: EXTERIOR WALL: ACTUAL YR BLT: EFFECTIVE YR BLT: YR REMODELED: HEATING FUEL TYPE: HEATING SYSTEM: TOTAL ROOMS: BEDROOMS: BATHROOMS: HALF BATHROOMS: ADDTL FIXTURES: FIREPLACE: UNFINISHED AREA: FINSHD BSMNT AREA: FLOOR: FOUNDATION: INTERIOR WALL: ROOFING TYPE: ROOFING MATERIAL: GRADE C&D: CONDITION: BUILDING COMPUTATION NEIGHBORHOOD FACTOR: REPLACEMENT COST NEW: PHYSICAL DEPRECIATION: REPLACEMENT COST NEW LESS DEPR: PERCENT COMPLETE: FUNCTIONAL OBSOLESCENCE: ECONOMIC OBSOLESCENCE: HEATED AREA: TOTAL AREA: VALUE PER SQUARE FOOT HEATED: VALUE PER SQUARE FOOT TOTAL:															BUILDING SECTIONS																	
															AREA		VALUE(RCN)		ACTUAL YEAR BUILT		EFFECTIVE YEAR BUILT		GRADE		CDU		% GOOD		% COMPLETE		VALUE	
L#	LL	1ST	2ND	3RD	DESCRIPTION																											

Owner:

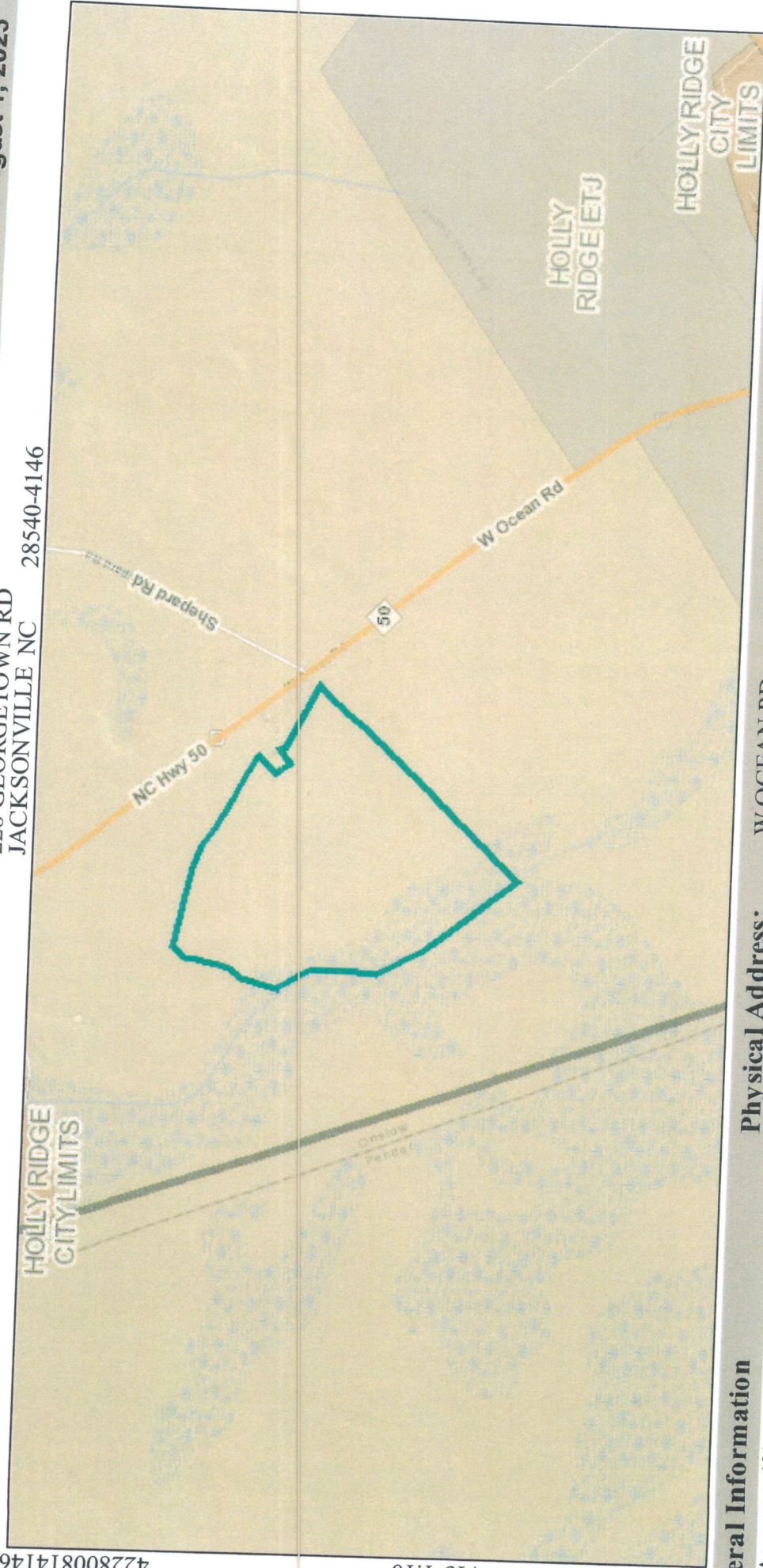
ON SLOW WATER & SEWER AUTHORITY

Mailing Address:

228 GEORGETOWN RD
JACKSONVILLE NC 28540-4146

August 1, 2025

Parcel ID: 027857
Map Number: 715-1.10
NC PIN: 422800814146



General Information

Total Acres: 189.45
Land Value: \$ 0
Bldg Value: \$ 0
Market Val: \$ 0
Heated Sqft:
of Bedrooms:
Year Built:
Nbhd Code: 3316
Improv Code: R
Township: STUMP SOUND
City Limit: UNINCORPORATED ONSLOW
Fire District: SOUTH ONSLOW (HOLLY RIDGE)
Subdivision: MC TEER REAL ESTATE CO INC
Property Desc: PT TR AI HOLLY RIDGE CMP
Plat Book: 31-180

Physical Address:

W OCEAN RD

WARNING: THIS IS NOT A SURVEY

This map was prepared for the inventory of real property found within jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.

Last Sale Info:

Deed Ref: 3524 / 358
Sale Price: \$ 2628000
Sale Date: 20-DEC-10



Onslow County
Geographical Information Services
234 NW Corridor Blvd
Jacksonville, NC 28540
(910) 937-1190
gis@onslowcountync.gov



ORDER: 027037
 WATSONVILLE WATER & SEWER AUTHORITY
 228 GEORGETOWN RD
 JACKSONVILLE, NC 28540-4146
 ACCOUNT NUMBER: 999007000

Tax Districts
ON SLOW COUNTY

Routing Number: 33160143
Appraiser Area: CH
Tax Year: 2026 Reval Year: 2022
Visited By: on 11/01/2021
Information Source: 11 - REVAL LAND

LAND DATA - MARKET VALUE	Ratio: 12%
1.0000	

318 670	OLITRUII DING DATA
---------	--------------------

PRINTED: 8/1/2025 11:15:20 AM PRID:5103547 GROUP-0

ONSLOW WATER & SEWER AUTHORITY

Onslow County, North Carolina

Tax Year: 2026
Reval Year: 2022

[illegible]

PARID: 42275659330000

ONslow WATER & SEWER AUTHORITY

ROLL: REAL

Parcel

ParID / PIN: 42275659330000 / 4227-56-5933-0000
Tax Year: 2024
Township: 102: TOPSAIL
Neighborhood: C10000 :
ESN: :

Owner

Account Number: 953680
Current Book/Page: 1A/17652
Name: ONSLOW WATER & SEWER AUTHORITY
Name 2:
Mailing Address: 228 GEORGETOWN RD
JACKSONVILLE NC 28540

Legal

Physical Address:
Legal Description: 305.57 PT HOLLY RIDGE CAMP TR PB 30/158
PB 54/69-71
Sub Code:
Plat: 00540069
Tax Districts/
Charge Codes: G01 100% - PENDER COUNTY
F23 100% - MAPLE HILL FIRE
R40 100% - PENDER EMS

Tax District Setup

Tax Dist 1: G01 100% - PENDER COUNTY
Tax Dist 2: F23 100% - MAPLE HILL FIRE
Tax Dist 3: R40 100% - PENDER EMS
Tax Dist 4:
Tax Dist 5:

Recorded Transaction

Date	Book	Page	Instrument	Sale Price	Validity Code
07-DEC-12	1A	17652	ADM - ADMINISTRATIVE		

Description

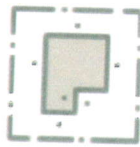
NBHD Code / Name: C10000 :
Class: EX-1 : EX-1
Land Use: 220 : Vacant Land - Commercial
Appraisal Territory:
Zoning:
Living Units:
Topography: A : LEVEL
B : ROLLING
:
:
Location:
Road Type: 3 : PROPOSED
Traffic: 4 : NONE
Utilities: 10 : NONE
:
:

Restrictions:
Calculated Acres:
VC Notice / VC Date:

:
305.57
:

Valuation

Appraised Land:	534,748
Appraised Building:	0
Appraised Total:	534,748
Deferred:	0
Exempts/Excluded:	534,748
Assessed Real:	0
Personal:	0
Total Assessed:	0

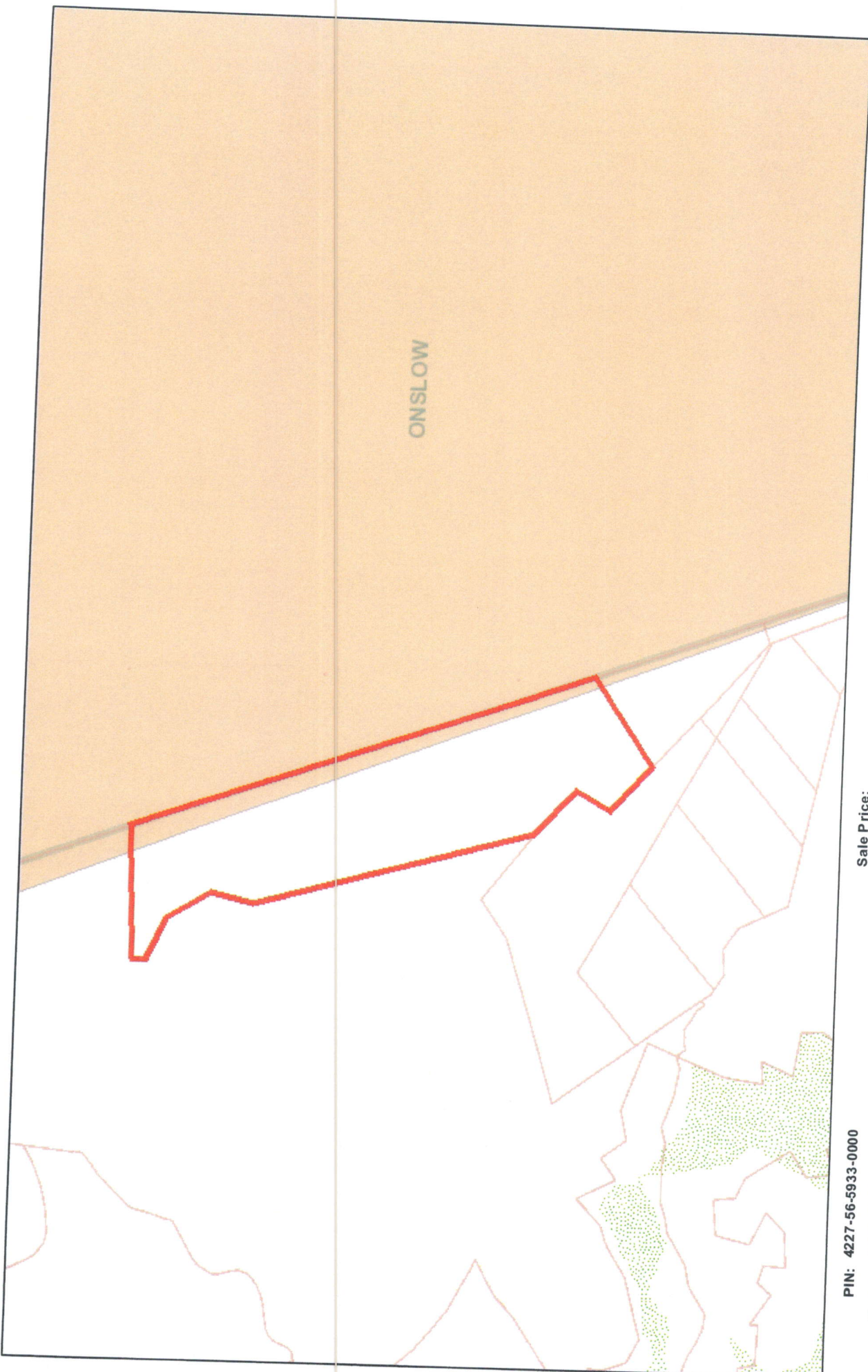


Sorry, no sketch available
for this record

Item	Area
------	------



Sorry, no photo available
for this record



Pender County-4227-

PIN: 4227-56-5933-0000
Owner: ONSLOW WATER & SEWER AUTHORITY
228 GEORGETOWN RD
JACKSONVILLE, NC 28540
Deed Ref: /
Property Address:
Description: 305.57 PT HOLLY RIDGE CAMP TR PB 30/158

Sale Price:
Sale Date:
Account No: 00540069
Township: TOPSAIL
Subdivision:
Tax Codes: G01 F23 R40

Acres: 305.57
Land Value:
Building Value:
Total value:
Deferred Value:
Exempt Amount: EXEM_AMT
PCL Class: EX-1
Heated Sq Feet:

1:23,568
0 0.175 0.35 0.55 0.7 mi
0 0.275 1.1 km
1 inch = 1,965 feet

N
W E
S

PARID: 42275659330000

ONslow WATER & SEWER AUTHORITY

ROLL: REAL

Parcel

ParID / PIN:	42275659330000 / 4227-56-5933-0000
Tax Year:	2024
Township:	102: TOPSAIL
Neighborhood:	C10000 :
ESN:	:

Owner

Account Number:	953680
Current Book/Page:	1A/17652
Name:	ONslow WATER & SEWER AUTHORITY
Name 2:	
Mailing Address:	228 GEORGETOWN RD JACKSONVILLE NC 28540

Description

NBHD Code / Name:	C10000 :
Class:	EX-1 : EX-1
Land Use:	220 : Vacant Land - Commercial
Appraisal Territory:	
Zoning:	
Living Units:	
Topography:	A : LEVEL B : ROLLING :
Location:	:
Road Type:	3 : PROPOSED
Traffic:	4 : NONE
Utilities:	10 : NONE : : :
Restrictions:	:
Calculated Acres:	305.57
VC Notice / VC Date:	:

Appeal and Storm Information

VCN Date:	
Appeal Filing Date:	
Taxpayer Appeal Value:	
Appeal Level:	
Appeal Hearing Date:	
Appeal Decision:	

Storm Name

Storm Date

Damage Level:

\$ Amount of Damage

Habitable Y/N

Inches of Water

Damage Description:

Onslow County North Carolina

Tax Districts

Source: 11 - REVAL 1 AND

NOTES

Date	Status	Amount	CO Date
------	--------	--------	---------

Date: 12/24/2011

FOR THE FUTURE

OUTBUILDING DATA

Date	Wednesday, Feb 18, 2026 to Friday, Feb 27, 2026	Time	8:30 to 5:30 W, F
Course	CS893FII: Fire Level II		
Sponsor	Coastal Carolina Community College		
Contact Info	Brian Feil (910) 938-6112		
Instructor	Michael Jordan		
Format	Classroom	Trades/ Credit Hrs	Fire: 12 hrs
Topic	=		
Address	200 Marine Blvd Jacksonville, NC 28540		
Website	www.coastalcarolina.edu		
Notes	2/18 8:30 - 5:30 2/20 8:30 - 5:30 2/25 8:30 - 5:30 2/27 8:30 - 5:30		