

Onslow Water & Sewer Authority
Board of Directors' Special Meeting 228 Georgetown Road Jacksonville
Monday, August 7, 2023
APPROVED MINUTES

CALL TO ORDER: Having a quorum, Chairman Royce Bennett called the meeting to order at 5:00 pm. Board members present included Chairman Royce Bennett, Vice Chairman Paul Conner, Secretary/Treasurer Pat Turner, Directors Jerry Bittner, Timothy Foster, and Robert Warden. Directors Joann McDermon and Jeff Wenzel were absent.

1. APPROVAL OF AGENDA – Director Timothy Foster made a motion to approve the agenda as submitted. Vice Chairman Paul Conner seconded the motion. All were in favor. The agenda was approved as submitted.

2. BUSINESS

A. Pluris Systems Purchase Agreement

[A COPY OF THE SYSTEMS PURCHASE AGREEMENT WITH EXHIBITS AND SCHEDULES MAY BE FOUND AT EXHIBIT A AND ARE FULLY INCORPORATED HEREIN BY REFERENCE; A COPY OF DIRECTOR JEFF WENZEL'S STATEMENT MAY BE FOUND AT EXHIBIT B AND ARE FULLY INCORPORATED HEREIN BY REFERENCE]

Chairman Royce Bennett called on CEO, Franky Howard, to present the item. Mr. Howard said this is a follow up from the last meeting. He shared that he and staff have been working diligently over the past several weeks to prepare this agreement in the formatting presented including the exhibits and attachments. He explained the reason this item had to be bumped up was because the Utility Commission approval process that Pluris must do on the private side and it has been stopped pending them receiving an executed Purchase Agreement. He added that we were concerned about that timeline because that approval was needed for the Local Government Commission approval process. Mr. Kitchen said there was two things he wanted to bring to the Boards attention. He said the first thing is there is a Deed of Trust on the property and it will be paid off at closing. Mr. Kitchen said we do have a closing attorney that is in the process of still finishing up her title search and added it is a bear. Mr. Kitchen said the Webb Creek property was bought by the County by tax foreclosure, so it is like 20 parcels, and she is having to do those separately and make sure the tax foreclosure was done correctly. Mr. Kitchen said the other minor issue is there is some overlapping in North Topsail where two descriptions overlap one another and is about six feet wide and is so small that the surveyor suggests rather than having to deal with it we right our description where we give up that little sliver of land. Mr. Kitchen said it doesn't appear that is doing anything for us so this way we do not end up in a lawsuit latter on. Director Warden asked if we purchased title insurance. Mr. Kitchen said we are going to need title insurance adding it is too much money not to and it is a very complicated title. He said so far he is satisfied we are getting a good title.

Mr. Howard said he and the chairman did receive some comments from Director Wenzel that he would like to share with the group. He read a statement into record. Chairman Bennett said since that is in the record, he will say he also received a message from Mayor McDermon and it read she does not have issues with the Pluris contract. Chairman Bennett said it is important to note that those Board members not in attendance are in approval although they cannot vote today.

Action: A motion was made by Vice Chairman Paul Conner to approve the proposed and recommended final Systems Purchase Agreement for Pluris LLC and Pluris Webb Creek LLC systems and authorize the Chairman to sign and execute the final agreement and any additional documents as required in connection with this action.

A second was made by Director Timothy Foster. A were in favor, the motion passed unanimously.

B. Resolution Making Certain Findings and Determinations, Authorizing the Filing of an Application with the Local Government Commission for Approval of the Issuance by the Authority of Revenue Bonds and Requesting the Local Government Commission to Sell Bonds at a Private Sale

[A COPY OF THE RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS, AUTHORIZING THE FILING OF AN APPLICATION WITH THE LGC FOR APPROVAL OF THE ISSUANCE BY THE AUTHORITY OF REVENUE BONDS AND REQUESTING THE LGC TO SELL BONDS AT A PRIVATE SALE MAY BE FOUND AT EXHIBIT C AND ARE FULLY INCORPORATED HEREIN BY REFERENCE]

Chairman Royce Bennett called on CEO, Franky Howard, to present the item. Mr. Howard explained this item is for the Resolution Making Certain Findings and Determinations, Authorizing the Filing of an Application with the Local Government Commission for Approval of the Issuance by the Authority of Revenue Bonds and Requesting the Local Government Commission to Sell Bonds at a Private Sale. He said the document was prepared and reviewed by our Bond Counsel, Tom Lee, and also reviewed by our consultants. Mr. Kitchen added it is a standard resolution. Director Jerry Bittner asked if there were any known issues with the LGC. Mr. Kitchen replied the only issue we have with the LGC right now is that they want the Utility Commission to approve it first creating a chicken and egg situation. Mr. Howard said we did have a call with them [LGC] and they had no follow up questions adding we had already provided them with primary information. He said we do have more calls scheduled with them.

A motion was made by Vice Chairman Paul Conner to adopt the Resolution Making Certain Findings and determinations, Authorizing the Filing of an Application with the Local Government Commission for Approval of the Issuance by the Authority of Revenue Bonds and Requesting the Local Government Commission to Sell Bonds at a Private Sale. A second was made by Director Bob Warden. All were in favor, the motioned passed unanimously.

C. Jacksonville Onslow Economic Development Partnership Purchase Option

[A COPY OF THE OPTION AGREEMENT TO PURCHASE LAND TO BE DEVELOPED FOR INDUSTRIAL AND/OR COMMERCIAL PURPOSES BETWEEN ONWASA AND JOEDP WITH EXHIBITS MAY BE FOUND AT EXHIBIT D AND ARE FULLY INCORPORATED HEREIN BY REFERENCE]

Chairman Royce Bennett called on CEO, Franky Howard, to present the item. Mr. Howard began by thanking the Board for having this item as an additional item tonight. He said this is the offer that was previously approved in theory, and we worked together with both parties to come up with language that takes into account the things that we discussed before with one of them giving us the ability to timber the property during this due diligence period. Mr. Howard said it is approximately 258 acres. He explained initially we talked about not taking it into Pender County but we did do a straight line to the end of our property which does take it into Pender County but that does give it some uniqueness for economic development. Mr. Kitchen said one thing he wanted to bring to their attention is the timing on the option is 5 years and they may have the first phase ready in five years, the other phases he doesn't think will be ready in five years so it might come back to the Board. Mr. Warden followed up so it might come back to us for renewal or negotiations in five years? Mr. Kitchen replied yes. Secretary/Treasurer Pat Turner asked if he has anyone

in mind right now, does he have anyone waiting? Mr. Howard said he does not think so. Chairman Bennett said it might be a little early for that. Director Turner replied I don't know he really goes after them. Mr. Howard said he did discuss this item with Director Wenzel and he expressed support of this item.

Vice Chairman Paul Conner made a motion to approve the option to Purchase as presented for a portion of surplus land owned by ONWASA in what we call the Wachovia Tract, authorizing the Chairman to sign and execute the final agreement and any additional documents as required in connection with this action. A second was made by Director Tim Foster. All were in favor, the motion passed unanimously.

3. CEO COMMENTS

Mr. Howard thanked the Board for having the special called meeting. He said he would be attending the Richlands Board meeting tomorrow night and recently attending a Town of North Topsail Beach meeting in response to the low/no pressure issues experienced over the July 4th holiday. He said we moved about 1,050 customers over to our Surf City connection and it has made an impactful difference in pressure issues. He added we are working on increasing that meter to an 8 inch from a 4 inch and that the existing connection was installed in 1996 by Onslow County. Mr. Howard said water demand tripled on the island from April to September. Director Warden asked if this would be run through Fall and Winter. Mr. Howard replied the plan is until Labor Day. Mr. Howard said during that week we also had a leak a two-inch water line that was leaking in the woods from a mobile home park that was never developed out and put in around 2001. Director Warden said it was an interesting letter you found about the Camp Lejeune sewer capacity and asked if he found any information about that. Mr. Howard said Mr. Ramirez did follow up and they stood firm on the 2MGD. Director Warden said from the City side we thought we would have used quite a bit of that capacity by now and it is still there adding we do pay reservation fees. Mr. Howard said at this point we have paused that project and haven't even submitted the permits because of the fear associated with that but I did have this thought over the weekend that we should seek permits and make it so it can flow both ways in case we do get cut off from the Base we would have a legitimate connection to a facility we own so we can continue to look at expansions to Webb Creek or renovations at the Swansboro Plant for long term. Mr. Howard said right now it is a 30 million dollar project estimated. Mr. Kitchen said you will recall back four years ago we did not have Webb Creek option as part of the evaluation when the Board decided to go the way we are going so that evaluation has never been done. Mr. Howard said he will be talking to David, but he thinks at this point we should get these things out to bid so we can see what the cost actually are. Director Warden said the bidding environment is getting better and we are already starting to see a little slow down in the economy, but it might take another year or two.

4. DIRECTOR COMMENTS

Chairman Royce Bennett thanked Mr. Howard for his work on the Georgetown Highschool Memorial. He said it is a nice monument and is getting a lot of attention. Director Pat Turner added the history on the front is really interested.

There were no other director comments.

5. ADJOURNMENT: A motion was made Director Jerry Bittner to adjourn. Vice Chairman Paul Conner seconded the motion. All were in favor, the motion passed.

The meeting was adjourned at 5:31 pm.

The minutes were approved on September 21, 2023.



Michael Royce Bennett, Chairman



ATTEST:



Heather Norris, Clerk

THIS DOCUMENT, IN ITS PRESENT FORM OR AS IT MAY BE REVISED BY ANY PARTY, WILL NOT BECOME A BINDING AGREEMENT OF ANY PARTY UNLESS AND UNTIL IT HAS BEEN SIGNED BY ALL PARTIES AND FULLY SIGNED COPIES HAVE BEEN EXCHANGED. THE EFFECT OF THIS LEGEND MAY NOT BE CHANGED BY ANY ACTION OF THE PARTIES.

SYSTEMS PURCHASE AGREEMENT

by and among

PLURIS, LLC and PLURIS WEBB CREEK, LLC

and

ONslow WATER AND SEWER AUTHORITY

SYSTEMS PURCHASE AGREEMENT

THIS SYSTEMS PURCHASE AGREEMENT is made and entered into as of _____, 2023 (the “**Effective Date**”) by and between **PLURIS WEBB CREEK, LLC**, and **PLURIS, LLC**, validly existing limited liability companies under the laws of the State of North Carolina (collectively “**Pluris**”), and the **ONFLOW WATER AND SEWER AUTHORITY**, an authority created and validly existing under the laws of the State of North Carolina (“**ONWASA**”). Pluris and ONWASA are from time to time referred to herein individually as a “**Party**” and collectively as the “**Parties**”.

RECITALS

WHEREAS, Pluris is engaged in providing sanitary sewer collection and utility services, serving residents and businesses in or near Hubert and Sneads Ferry, North Carolina (the “**Systems**”); and

WHEREAS, as contemplated by that certain Memorandum of Intent between the Parties, Pluris desires to transfer all of the Systems Assets (as defined below) and ONWASA desires to acquire all of the Systems Assets; and

WHEREAS, this Systems Purchase Agreement is authorized by N.C. Gen. Stat. § 162A-6(a)(5); and

WHEREAS, the governing bodies of Pluris and ONWASA have approved, and deem it advisable to consummate, the acquisition of the Systems Assets by ONWASA, upon the terms and subject to the conditions set forth herein.

NOW, THEREFORE, in consideration of the premises, and the mutual promises, covenants and agreements contained herein, and for other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

ARTICLE 1
SALE OF ASSETS

1.1 Sale of Systems Assets.

(a) Systems Assets. Upon the terms and subject to the conditions of this Agreement and in reliance upon the covenants, agreements, representations and warranties set forth in this Agreement, at the Closing, Pluris shall transfer to ONWASA, free and clear of any encumbrances other than Permitted Encumbrances, and ONWASA shall purchase from Pluris, all of Pluris’ rights, title and interest in and to, the following assets (collectively, the “**Systems Assets**”):

- (i) The Real Property as set forth on Schedule 1.1(a)(i).
 - (ii) All sewer lift station equipment, booster pump station equipment, and all trunk, collection and other pipes, drains and lines used or held for use by Pluris in connection with the Systems as set forth on Schedule 1.1(a)(ii).
 - (iii) The equipment, machinery, furniture, computer hardware and software and related peripheral equipment and other tangible personal property set forth on Schedule 1.1(a)(iii);
 - (iv) All supplies, tools, raw materials, parts, work in process and inventories used or held for use by Pluris in connection with the Systems as set forth on Schedule 1.1(a)(iv);
 - (v) All Permits to the extent transferable as set forth on Schedule 1.1(a)(v);
 - (vi) The Assumed Contracts, including any “Will Serve” letters, as set forth on Schedule 1.1(a)(vi);
 - (vii) Originals, or where not available, copies, of all books and records relating to the Systems, including all accounting records, quality control records and procedures, customer lists, service and warranty records, equipment logs, operating guides and manuals, documents, data and other materials and information, in each case to the extent relating to the Systems;
 - (viii) All prepaid expenses, advance payments, claims, refunds and Customer Deposits to the extent related to the Systems;
 - (ix) All rights and claims under warranties, indemnities and similar rights against third parties to the extent related to any Systems Assets or Assumed Liabilities;
 - (x) All equitable claims and rights, including all claims and rights arising under operation of Law, with respect to any and all Systems Assets; and
 - (xi) All other assets and properties of every kind and nature, whether real, personal, or mixed, tangible or intangible, used or held for use exclusively in connection with the Systems Assets.
- (b) Excluded Assets. Notwithstanding Section 1.1(a) to the contrary, the “**Systems Assets**” shall specifically exclude these assets owned by Pluris, which will remain the property of Pluris after Closing:
- (i) All cash, cash equivalents, securities, bank, and other financial institution deposits and accounts, instruments, notes, and any other liquid or current assets (including Pluris Revenues but excluding ONWASA Revenues), other than items described in Section 1.1(a)(viii);
 - (ii) All insurance policies and related rights;

(iii) All membership interests or other equities or rights;

(iv) All personnel records, compliance books and records, and any other records that Pluris is required by applicable Law to keep in its possession;

(v) Pluris' organizational documents and related records of member/manager/officer communications and tax return; and

(vi) All of the assets listed on Schedule 1.1(b)(vi), which assets are owned by Pluris and not currently used for operation of the Systems.

(c) Assumed Liabilities. ONWASA shall assume all liabilities and obligations of Pluris accruing or to be provided on and after the Closing Date under the Assumed Contracts as provided in the Assumption Agreement (collectively, the "**Assumed Liabilities**").

(d) Consideration for Systems Assets. Upon the terms and subject to the conditions of this Agreement, in consideration for the conveyance, assignment, sale, transfer and delivery by Pluris to ONWASA of the Systems Assets, ONWASA shall pay to Pluris at Closing, by wire transfer, the sum of thirty-seven and one-half million dollars (\$37,500,000.00) for the Systems Assets at Sneads Ferry and eleven million dollars (\$11,000,000.00) for the Systems Assets at Webb Creek in Hubert. At Closing, ONWASA shall be given credit for the two hundred thousand dollar deposit paid by ONWASA ("**Deposit**") and at Closing the amount paid to Pluris by ONWASA shall be forty-eight million three hundred thousand dollars (\$48,300,000.00). The consideration to be paid by ONWASA to Pluris for the Systems Assets shall be allocated among the Systems Assets as provided in Schedule 1.1(d).

(e) Contribution in aid of Construction.

As of the Effective Date and until the time of Closing, Pluris will cease reserving additional sewer treatment capacity from either or both Systems, and shall cease collecting associated connection fees, also known as Contribution in Aid of Construction ("**CIAC**" or "**System Development Fees**").

During that interim period, Pluris may receive inquiries from property owners and/or developers seeking sewer service through the Systems. All such requests shall be forwarded to ONWASA for review and approval/denial prior to any action by Pluris. If such a request is approved by both Parties, a "Will Serve" letter will be jointly issued by the Parties and will require that property owners pay associated fees in the future to ONWASA in accordance with ONWASA's then-approved rates and charges following closing of the sale of the Systems to ONWASA. Such Will Serve letters shall be in form and substance reasonably satisfactory to ONWASA and Pluris. Pluris shall keep accurate information on such properties and make that information available to ONWASA monthly until Closing. Pluris shall also provide monthly

flow data showing average daily flow in gallons per day of treatment and remaining available capacity to ONWASA as part of its monthly reporting to the DEQ.

At Closing, the permitted sewer treatment capacity at the Pluris plant in Sneads Ferry shall be no less than one million five hundred forty-two thousand six hundred thirty five gallons per day (1,542,635 gpd) and the permitted sewer treatment capacity at the Webb Creek plant in Hubert shall be no less than three hundred fifty thousand gallons per day (350,000 gpd).

1.2 Closing. Upon the terms and subject to the conditions of this Agreement, and provided that all of the conditions set forth in Article 5 (other than those conditions that by their terms cannot be satisfied until the Closing) have been satisfied or waived, the Closing shall take place at such time and date the Parties shall agree by the exchange of signed, copies of the Transaction Documents, including real estate documents no later than November 30, 2023 (the “**Closing Deadline**”). If all such conditions have not been satisfied or waived by the Closing Deadline, the Party not responsible for satisfying the outstanding condition shall have the option, in its sole discretion, of notifying the responsible Party of such in writing and either: (i) extending the Closing Deadline for so long as the responsible Party is diligently pursuing satisfaction of that condition; provided that the Closing Deadline shall not be extended over thirty (30) days without the written consent of both parties; (ii) waiving that condition and proceeding with Closing; or (iii) terminating this Agreement. The election of (i) above shall not prohibit a subsequent election of (ii) or (iii). The “**Closing Date**” means the date upon which the Closing actually occurs. For economic and accounting purposes, the Closing shall be deemed to take effect at 11:59 PM ET on the Closing Date.

ARTICLE 2 **REPRESENTATIONS AND WARRANTIES OF PLURIS**

Pluris represents and warrants to ONWASA as follows:

2.1 Organization of Pluris. Pluris Webb Creek, LLC, and Pluris, LLC are validly existing companies, existing as such under and by virtue of the Laws of the State. Pluris has all requisite power and authority to carry on the Systems as now being conducted and to own, use and hold for use the Systems Assets.

2.2 Authorization. The execution, delivery and performance by Pluris of each of the Transaction Documents to which it is or will be a party and the consummation by it of the Contemplated Transactions have been duly authorized by Pluris’ Manager, and no other action on the part of Pluris is necessary to authorize the execution, delivery and performance by Pluris of such Transaction Documents or the consummation by it of the Contemplated Transactions. Pluris has duly executed and delivered this Agreement.

2.3 Consents and Approvals; No Violations.

(a) The execution, delivery and performance of the Transaction Documents to which Pluris is or will be a party, and the consummation by Pluris of the Contemplated Transactions, do not and will not, with or without notice or passage of time or both: (i) subject to the receipt of Regulatory Approvals as described in Section 2.3, after giving effect to all third party consents obtained by Pluris on or before Closing, result in a violation or breach of, or constitute a default (or give rise to any right of termination, amendment or acceleration) under, or require any consent, approval or waiver under, any Assumed Contract or, any other agreement, contract or instrument to which Pluris is a party to the extent such violation or default would prevent the consummation of the Contemplated Transactions or otherwise materially interfere with ONWASA's use of the Systems Assets or the (ii) subject to the receipt of Regulatory Approvals as described in Section 2.3, violate any Order applicable to Pluris, the Systems or any of the Systems Assets, or (iii) result in the creation or imposition of any Encumbrance on any Systems Assets.

(b) The Transaction Documents including the permits listed in paragraph 2.10 to operate the Systems require the approval of the North Carolina Department of Environmental Quality ("DEQ") for the transfer to ONWASA.

(c) This Agreement together with its Schedules, and the transfer of the Systems as contemplated by this Agreement, requires the approval of the North Carolina Utilities Commission ("NCUC"). Pluris' obligation to close the transaction that is the subject of this Agreement is contingent upon Pluris receiving an Order from the NCUC approving the transfer of the Systems to ONWASA which is satisfactory in form and substance to Pluris, in its sole discretion. Pluris shall make this determination within ten business days of the issuance of the Order from NCUC, and provide notice of its decision to ONWASA.

2.4 Financial Statements. To the Knowledge of Pluris, the financial statements described on Schedule 2.4 (collectively, the "**Financial Statements**") fairly present in all material respects the financial condition and the results of operations and cash flows of Pluris related to the Systems as at the respective dates of and for the periods referred to in the Financial Statements, all in accordance with generally accepted accounting principles. The Financial Statements reflect the consistent application of such accounting principles throughout the periods involved, except as disclosed in the notes to such Financial Statements. The Financial Statements have been prepared from and are in accordance with the accounting records of Pluris. There are no outstanding claims, liabilities, obligations or indebtedness in connection with the Systems of any kind or nature, whether fixed or contingent, except as set forth in the Financial Statements, and except for liabilities incurred in the Ordinary Course of Business since the date of the Financial Statements and of the kind and type reflected in the Financial Statements which are not, individually or in the aggregate, material in amount.

2.5 Title. Pluris has (and at the Closing Pluris will transfer to ONWASA) good and valid title to all the Systems Assets free and clear of all Encumbrances other than Permitted Encumbrances.

2.6 Tax Matters. All Tax Returns required to be filed by or on behalf of Pluris in connection with the Systems have been timely filed, and such Tax Returns are accurate and complete in all material respects. All Taxes due and payable by Pluris in connection with the Systems have been paid in full on a timely basis, and no other material Taxes (whether or not shown on or reportable on such Tax Returns) are payable by Pluris in connection with the Systems. Pluris has withheld all amounts required to be withheld or collected in connection with any amount paid or owing to any employee, independent contractor, creditor, shareholder or other Person in connection with the Systems, has remitted such amounts to the appropriate taxing authorities in accordance with applicable Laws and has complied with all information reporting and backup withholding requirements, including maintenance of required records, with respect thereto. There are no Encumbrances on any of the purchased Systems Assets with respect to Taxes, other than Encumbrances for Taxes not yet due and payable. No federal, state or local audits, examinations, investigations or other Actions are pending with regard to any Taxes or Tax Returns of Pluris in connection with the Systems. Pluris is not a party to any Action for assessment or collection of Taxes in connection with the Systems, nor has any such Action been asserted or, to Pluris' Knowledge, threatened. Pluris is not a United States real property holding corporation within the meaning of Section 897(c)(2) of the Code during the applicable period specified in Section 897(c)(1)(A)(ii) of the Code, and ONWASA is not required to withhold Tax in connection with the Closing by reason of Section 1445 of the Code.

2.7 Absence of Certain Changes. Since February 21, 2023, Pluris has operated the Systems only in the Ordinary Course of Business consistent with past practice. Without limiting the generality of the foregoing, Pluris has not since February 21, 2023:

- (a) permitted or allowed any of the Systems Assets to be subjected to any Encumbrances of any kind other than Permitted Encumbrances;
- (b) sold, transferred, leased or otherwise disposed of any of the Systems Assets or any other properties or assets (real, personal or mixed, tangible or intangible) used or held for use in connection with the Systems, except in the Ordinary Course of Business, consistent with past practice;
- (c) entered into any contract or agreement in connection with the Systems outside the Ordinary Course of Business;
- (d) amended, modified or terminated, or waived any right or claim under, any Assumed Contract;
- (e) except for agreements with property owners or developers entered into as provided for in Section 1.1(e), entered into any contract or agreement in connection with the Systems that provides for payments to or from Pluris in excess of \$25,000 and is not terminable in thirty (30) days or less without penalty;
- (f) failed to maintain the purchased Systems Assets in good operating condition and

repair, subject to ordinary wear and tear;

(g) experienced any material damage, destruction or loss (whether or not covered by insurance) to the Systems Assets incurred or assumed any liabilities in connection with the Systems, or paid, discharged, waived or released any liabilities or obligations of the Systems, in each case except in the Ordinary Course of Business;

(h) changed its cash management practices and policies or its practices and procedures with respect to the collection of customer accounts receivable, in each case with respect to the Systems; or

(i) agreed, whether in writing or otherwise, to take any action described in this Section 2.7.

2.8 Customers.

(a) Maps. Schedule 2.8(a) contains maps which set forth the location of all of Pluris' known distribution, trunk, collection and other pipes, drains and lines used or held for use in connection with the Systems. Pluris does not provide Systems services to any Person other than those customers set forth on the Customer Lists to be provided in accordance with Section 4.9.

(b) Upon the consummation of the Contemplated Transactions, all Pluris customers will become ONWASA customers and Pluris relinquishes all claims or rights to provide utility services in Pluris' existing service areas served by the Systems in Onslow County.

(c) Customer Deposits List. Schedule 2.8(b) contains an accurate and complete list (the "**Customer Deposits List**") of all lots and units from which Pluris has collected and currently retains Customer Deposits, including a description of the fee or deposit, the account name and number, and the amount and date paid.

2.9 Real Property.

(a) Real Property - Generally.

(i) As used herein, "Real Property" means all real property, including all land described on Schedule 1.1(a)(i), all Easements, in which Pluris has any right, title or interest and which is used or held for use in connection with the Systems, together with the use of all buildings, structures, improvements and fixtures located thereon or attached or appurtenant thereto. The Owned Real Property, the Easements and all real property listed on Schedule 1.1(a)(i) are included in the "Real Property."

(ii) Within five business days after the Effective Date, Pluris shall deliver to ONWASA true and complete copies of all deeds, title insurance policies and surveys relating to the Real Property, including all documents evidencing Encumbrances upon the Real Property,

that are in Pluris' records or control. Other than the Permitted Encumbrances, there are no Encumbrances or disputes or conditions affecting any Real Property that might curtail or interfere with the use of such property by ONWASA, and there are no pending or to Pluris' Knowledge threatened Actions, or outstanding Orders, relating to any Real Property, including Pluris' use of the Real Property.

(b) **Owned Real Property.** As used herein, "Owned Real Property" means every parcel of Real Property owned in fee simple by Pluris and used solely in connection with the operation of the Systems, including the Lagoon. Schedule 1.1(a)(i) sets forth each parcel of Owned Real Property, including with respect to each parcel, the address location and use. With respect to each parcel of Owned Real Property, (i) Pluris has not leased or otherwise granted to any Person the right to use or occupy such parcel of Owned Real Property or any portion thereof; and (ii) to the Knowledge of Pluris, there are no unrecorded outstanding options, rights of first offer or rights of first refusal to purchase such parcel of Owned Real Property or any portion thereof or interest therein.

(c) **Easement & Rights of Way.**

(i) Set forth on Schedule 1.1(a)(i) is a list of certain easements, rights of way, rights, privileges and appurtenances, including proofs of dedication, in which Pluris has any right, title or interest and which are used or held solely for use by Pluris in connection with the Systems.

(ii) Pluris may not have all Required Easements, each duly executed and recorded. To the Knowledge of Pluris, any failure by Pluris to have all such duly executed and recorded Required Easements would not have a material adverse effect on the operation of the Systems, except as otherwise set forth on Schedule 2.9(c)(ii).

(iii) To the Knowledge of Pluris, (A) Pluris and its Systems operations are in compliance with all Easements and (B) no event has occurred or circumstance exists that may (with or without notice, the passage of time or both) constitute or result directly or indirectly in a violation of or a failure to comply with any term of, or result directly or indirectly in the revocation, withdrawal, suspension or termination of, or any modification to, any such Easement.

(j) **Leased Property.** Pluris does not lease or license any real property in connection with its operation of the Systems. Pluris is not a party to any lease, assignment or similar arrangement under which Pluris is a lessor, assignor or otherwise makes available for use by any third party any portion of the Real Property.

2.10 Permits. All Permits required for Pluris to own and operate the Systems and the Systems Assets as currently conducted have been obtained by Pluris, are valid and in full force and effect and are set forth on Schedule 2.10. True and complete copies of all such Permits have heretofore been, or will be prior to Closing, furnished to ONWASA. Pluris is in substantial compliance with all such Permits. No event has occurred or circumstance exists that may (with

or without notice, the passage of time or both) (a) constitute or result directly or indirectly in a violation of or a failure to comply with any term or requirement of any such Permit except where failing to comply would not have a material adverse effect on the Systems Assets or Pluris or (b) result directly or indirectly in the revocation, withdrawal, suspension or termination of, or any modification to, any such Permit.

2.11 Plant, Equipment, and Inventory.

(a) **Sufficiency of Assets.** The Systems Assets, including the Lagoon, are sufficient for the continued operation of the Systems after the Closing in substantially the same manner as conducted by Pluris prior to the Closing and constitute all of the rights, properties and assets necessary to operate the Systems as currently operated.

(b) **Condition of Assets.** The buildings, structures, improvements, fixtures located on or attached or appurtenant to the Owned Real Property, and all other equipment, machinery, furniture, fixtures, tanks, structures, computer hardware and other tangible personal property included in the Systems Assets, are structurally sound, in good operating condition and repair, are adequate for the uses to which they are being put and are not in need of maintenance or repairs except for ordinary, routine maintenance and repairs which are not material in nature or cost. Pluris has operated and maintained the Systems Assets in accordance with established operating practices. Pluris has a valid license and right to use all software installed in or used in connection with any personal computer or other computing device included in the Systems Assets and has the right to assign such license and right to ONWASA in accordance with this Agreement.

2.12 Environmental Matters.

(a) **Compliance.** To the best of Pluris' Knowledge, Pluris is in full compliance with all Environmental Laws relating to the Systems, including the possession by Pluris of all Permits required under all applicable Environmental Laws and compliance with the terms and conditions thereof. Each Permit currently held by Pluris relating to the Systems pursuant to the Environmental Laws is identified in Schedule 2.10.

(b) **Notice of Violation.** Since February 21, 2023, Pluris has not received any communication (written or oral), whether from a Governmental Authority, citizens group, employee or otherwise, that states, claims or alleges that Pluris is not in full compliance with any Environmental Laws relating to the Systems, and, to the best of Pluris' Knowledge, there are no circumstances that may prevent or interfere with such full compliance in the future. Pluris shall deliver to ONWASA within five business days after the Effective Date all information that is in the possession of or reasonably available to Pluris regarding Environmental Claims, and environmental matters pertaining to, or the environmental condition of, the Systems or the compliance (or non-compliance) by Pluris with any Environmental Laws relating to the Systems.

(c) Pending Claims. There is no Environmental Claim by any Person that is pending or, to Pluris' Knowledge, threatened against the Systems, or against any Person whose liability for any Environmental Claim Pluris has retained or assumed either contractually or by operation of law relating to the Systems. There has been no past Environmental Claim by any Person against Pluris related to the Systems.

(d) Hazardous Materials. To the best of Pluris' Knowledge, there are no past or present actions, activities, circumstances, conditions, events or incidents, including the release, threatened release, emission, discharge, presence or disposal of any Hazardous Materials, that could form the basis of any Environmental Claim against Pluris relating to the Systems or, to the Knowledge of Pluris, against any Person whose liability for any Environmental Claim relating to the Systems Pluris has retained or assumed either contractually or by operation of law.

(e) Hazardous Conditions. Without in any way limiting the generality of the foregoing, to the best of Pluris' Knowledge, (i) all Owned Real Property locations where Pluris has (previously or currently) stored, disposed of or arranged for the disposal of Hazardous Materials relating to the Systems are identified in Schedule 2.12(e)(i), (ii) all underground storage tanks, and the capacity and contents of such tanks, located on any property owned, leased, operated or controlled to be transferred by Pluris pursuant to this Agreement relating to the Systems are specifically identified in Schedule 2.12(e)(ii), (iii) there is no asbestos contained in or forming part of any building, building component, structure or office space owned, leased, operated or controlled by Pluris used or held for use in the Systems, and (iv) no PCBs or PCB-containing items are or ever have been used or stored at any property owned, leased, operated or controlled by Pluris used or held for use in the Systems.

2.13 Contracts.

(a) Pluris nor, to Pluris' Knowledge, any other party thereto is in breach of or default under (or is alleged to be in breach of or default under), or has provided or received any notice of any intention to terminate, any Assumed Contract. To Pluris' Knowledge, no event or circumstance has occurred that, with notice or the passage of time or both, would constitute an event of default under any Assumed Contract or result in a termination thereof or would cause or permit the acceleration or other changes of any right or obligation or the loss of any benefit thereunder. Complete and correct copies of each Assumed Contract (including all modifications, amendments and supplements thereto and waivers thereunder) have been, or will be prior to Closing, delivered to ONWASA. There are no disputes pending or threatened under any Assumed Contract.

(b) Except for any contracts and agreements with or for the benefit of Pluris employees (none of which will be assumed by ONWASA), and except for the Assumed Contracts, there are no other contracts or agreements (i) by which any of the Systems Assets are bound or affected or (ii) to which Pluris is a party or by which it is bound in connection with the Systems or the Systems Assets.

2.14 Insurance. Schedule 2.14 sets forth a true and complete list and description of all insurance policies maintained by Pluris with respect to the Systems Assets (collectively, the “Policies”) and sets forth a list of all pending claims and the claims history for Pluris under the Policies since February 21, 2023. There are no claims related to the Systems or the Systems Assets pending under any Policies as to which coverage has been questioned, denied or disputed or in respect of which there is an outstanding reservation of rights. All Policies are in full force and effect, all premiums due thereon have been paid by Pluris, and Pluris is otherwise in compliance with the terms of the Policies. Pluris has received no notice of cancellation or non-renewal of any Policy nor is the termination of any Policy threatened. Pluris has not received any notice from any insurance company that has issued a Policy, requiring or recommending any repairs or work to be done on any part of the Systems Assets, other than repairs or other work that has been completed.

2.15 Litigation. There is no Action pending or threatened relating to or involving the Systems or the Systems Assets or which challenges or seeks to restrain, enjoin or otherwise prohibit the consummation of the Contemplated Transactions, and, to the Knowledge of Pluris, there is no valid basis for any such Action. Other than Orders issued by the NCUC authorizing Pluris to provide service, setting rates, etc., there are no outstanding Orders relating to or involving the Systems or the Systems Assets. The operation of the Systems does not infringe upon, misappropriate or otherwise violate the patents, trademarks, trade names, copyrights, trade secrets or other intellectual property rights of any other Person.

2.16 Compliance with Laws. Except as set forth on Schedule 2.16, Pluris has complied in all material respects with all applicable Laws with respect to the Systems since February 21, 2020. Since February 21, 2023, Pluris has not received any notice that it is in violation of any applicable building, zoning, health or other Law in respect of the Systems or the Systems Assets.

2.17 Brokers or Finders. To the extent either Party has utilized or will utilize an agent, broker, banker, advisor, consultant or other Person on its behalf in connection with the Contemplated Transaction, that Party shall be responsible for any fee or any other commission or similar fee due such Person in connection with any of the Contemplated Transactions.

2.18 Full Disclosure. , no representation or warranty by Pluris contained in this Agreement or any other Transaction Document contains or will contain any untrue statement of material fact or omits or will omit to state any material fact necessary to make the statements herein or therein, in light of the circumstances under which they were made, not misleading.

2.19 No Other Representations or Warranties. Except for the representations and warranties contained in this Agreement, the other Transaction Documents, and the Other Contracts, Pluris does not make any other express or implied representation or warranty, either written or oral.

ARTICLE 3
REPRESENTATIONS AND WARRANTIES OF ONWASA

ONWASA represents and warrants to Pluris that:

3.1 Organization. ONWASA is an authority created and validly existing under the Laws of the State of North Carolina. ONWASA has all requisite power and authority to carry on its business as now being conducted and to own, use and hold for use the assets used in its business.

3.2 Authorization; Validity of Agreement. ONWASA has all requisite power and authority to execute and deliver all Transaction Documents to which it is or will be a party, to perform its obligations thereunder and to consummate the Contemplated Transactions. The execution, delivery and performance by ONWASA of each of the Transaction Documents to which it is or will be a party and the consummation by it of the Contemplated Transactions have been duly authorized by ONWASA's Board of Directors, and no other action on the part of ONWASA is necessary to authorize the execution, delivery and performance by ONWASA of such Transaction Documents or the consummation by it of the Contemplated Transactions. ONWASA has duly executed and delivered this Agreement. This Agreement constitutes, together with the other Transaction Documents to which ONWASA is or will be a party will constitute (upon execution and delivery by ONWASA and the other parties thereto), the legal, valid and binding obligation of ONWASA, enforceable against ONWASA in accordance with its terms, except as enforcement thereof may be limited by bankruptcy, insolvency, reorganization, moratorium or similar laws affecting the enforcement of creditors' rights generally and by general equitable principles.

3.3 Consents and Approvals; No Violations. This Agreement is subject to approval by DEQ, the North Carolina Local Government Commission, and the NCUC. The approval by the Local Government Commission includes both this document and the issuance of revenue bonds for the Cash Payment. The transfer of the Systems by Pluris is subject to approval by the NCUC on terms satisfactory to Pluris, as set forth in Section 2.3(c). Except for the foregoing approvals, the execution, delivery and performance of the Transaction Documents to which ONWASA is or will be a party, and the consummation by ONWASA of the Contemplated Transactions, do not and will not, with or without notice or passage of time or both: (a) require any filing with, or permit, authorization, consent or approval of, any Governmental Authority or any other Person, (b) result in a violation or breach of, or constitute a default (or give rise to any right of termination, amendment or acceleration) under, or require any consent, approval or waiver under, any agreement, contract or instrument to which ONWASA is a party, or (c) violate any Order or Law applicable to ONWASA.

3.4 Brokers or Finders. To the extent either Party has utilized or will utilize an agent, broker, banker, advisor, consultant or other Person on its behalf in connection with the Contemplated Transaction, that Party shall be responsible for any fee or any other commission or similar fee due such Person in connection with any of the Contemplated Transactions.

ARTICLE 4
COVENANTS

4.1 Interim Systems Operations. Except as required by this Agreement, prior to Closing, Pluris shall operate the Systems in the Ordinary Course of Business.

4.2 Access. Prior to Closing, Pluris shall afford ONWASA and its representatives reasonable access to all facilities of Pluris used or held for use in connection with the Systems and permit ONWASA to make such inspections as it may reasonably require. In addition, Pluris shall furnish ONWASA with such operating data, books, records and other information relating to the Systems as ONWASA may from time to time reasonably request. ONWASA and its representatives may, with reasonable prior notice and without unreasonably interfering with Pluris' operations, at ONWASA's sole expense, conduct such diligence and investigations of the Systems as ONWASA deems reasonably necessary or appropriate, including (a) conducting one or more surveys of certain parcels of the Owned Real Property and of all tracts subject to any new easements, (b) performing water system sampling, (c) performing soil, surface and ground water sampling, monitoring, borings and testing and any other tests, investigations, audits, assessments, studies, inspections or other procedures relating to environmental conditions or Hazardous Materials and (d) conducting financial analyses with respect to the Systems or Systems Assets. Pluris shall cooperate with ONWASA and its representatives in conducting such diligence and investigations (collectively, the "Tests"). ONWASA shall give reasonable written or telephonic advance notice to Pluris of any Tests it or its agents will perform. This notice shall specify the nature of the Tests to be performed, the approximate time the Tests will be performed, and the entity performing the Tests. ONWASA shall not be liable for the removal of or damage to any small trees or other vegetation which may reasonably occur in connection with the Tests. ONWASA shall otherwise repair any damage to the Real Property to materially the same condition as prior to such Tests caused by its exercise of the rights granted under this Section. This obligation shall survive any termination of this Agreement. ONWASA and its representatives agree to keep the results of such access, diligence, and investigations, and all materials delivered by Pluris to ONWASA, confidential in accordance with that "*Confidentiality Agreement*" dated October 4, 2022 between the Parties (the "**Confidentiality Agreement**").

4.3 Pre-Closing Actions.

(a) Efforts to Close. Prior to Closing, upon the terms and subject to the conditions of this Agreement, ONWASA and Pluris shall use their respective reasonable best efforts to take, or cause to be taken, all actions, and to do, or cause to be done and cooperate with each other in order to do, all things necessary, proper or advisable to consummate the Contemplated Transactions promptly, including the preparation and filing of all forms, documents, filings and notices required to be filed to consummate the Contemplated Transactions and the taking of such actions as are necessary to obtain any approvals, authorizations, consents, or waivers of any third party or Governmental Authority.

(b) **Material Adverse Change.** Prior to the earlier of Closing and a termination of this Agreement, Pluris shall promptly notify ONWASA in writing of any fact, circumstance, event or action the existence or occurrence of which (i) has had, or could reasonably be expected to result in, individually or in the aggregate, with or without the passage of time, a material adverse change in the business, condition (financial or otherwise), assets or results of operations of the Systems, taken as a whole, or (ii) has resulted in, or could reasonably be expected to result in, any representation or warranty made by Pluris hereunder not being: (x) for those representations and warranties qualified by materiality, material adverse effect, or similar qualification, true and correct in all respects as of the Closing Date; and (y) for all other representations and warranties, true and correct in all material respects as of the Closing Date; or the failure of any of the conditions set forth in Section 5.2 to be satisfied on or before the Closing Date. In addition, Pluris shall promptly notify ONWASA of any Action commenced or threatened against or relating to the Systems, the Systems Assets, or the consummation of the Contemplated Transactions.

(b) **Material Adverse Change.** Prior to the earlier of the Closing and the termination of this Agreement, ONWASA shall promptly notify Pluris in writing of any fact, circumstance, event or action the existence or occurrence of which (i) has had, or could reasonably be expected to result in, individually or in the aggregate, with or without the passage of time, a material adverse change in the business, condition (financial or otherwise), assets or results of operations of ONWASA, or (ii) has resulted in, or could reasonably be expected to result in, any representation or warranty made by ONWASA hereunder not being: (x) for those representations and warranties qualified by materiality, material adverse effect, or similar qualification, true and correct in all respects as of the Closing Date; and (y) for all other representations and warranties, true and correct in all material respects as of the Closing Date; or the failure of any of the conditions set forth in Section 5.3 to be satisfied on or before the Closing Date. In addition, ONWASA shall promptly notify Pluris of any Action commenced or, threatened against or relating to the consummation of the Contemplated Transactions.

(c) **Acquisition Proposals.** Prior to the earlier of Closing and a termination of this Agreement, Pluris shall not, directly or indirectly, accept, solicit, initiate or facilitate any Acquisition Proposal relating to the Systems or discuss or negotiate with, or provide any information to, any Person concerning a possible acquisition of the Systems Assets and Owned Real Property (an “**Acquisition Proposal**”). If Pluris receives an Acquisition Proposal, Pluris shall promptly provide written notice thereof to ONWASA, inform the Person making the Acquisition Proposal that it is subject to the provisions of this Section 4.3(d), and thereafter have no further contact with such Person regarding the Acquisition Proposal.

4.4 **Closing Deliverables.** At Closing, and upon the terms and subject to the conditions contained herein:

(a) **Pluris Deliveries.** Pluris shall deliver or cause to be delivered to ONWASA the following:

- (i) a bill of sale in the form attached as Exhibit A, executed by Pluris;
 - (ii) a special warranty deed in recordable form with respect to the Real Property in the form of Exhibit B attached hereto, executed by Pluris;
 - (iii) a certificate pursuant to Treasury Regulations Section 1.1445-2(b) that Pluris is not a foreign person within the meaning of Section 1445 of the Code, executed by Pluris;
 - (iv) an assignment and assumption agreement (the “**Assumption Agreement**”), in the form attached hereto as Exhibit C, with respect to all Assumed Contracts, executed by Pluris;
 - (v) a certificate, certifying: (A) as complete and accurate all requisite resolutions or actions of Pluris’ Manager approving the execution and delivery of each of the Transaction Documents and the consummation of the Contemplated Transactions and (B) the incumbency and signatures of the Manager and any other officers of Pluris executing this Agreement and the other Transaction Documents executed by Pluris’ Manager and such other officers;
 - (vi) all other assignments and other instruments as are necessary, or reasonably requested by ONWASA, to vest in ONWASA title to the Systems Assets, executed by Pluris;
 - (vii) an opinion of Pluris’ counsel that (a) all Transaction Documents have been authorized, executed and delivered by Pluris and constitute valid, binding and enforceable obligations of Pluris, (b) Pluris has taken all corporate action required to carry out the Contemplated Transactions, (c) Pluris has obtained all regulatory approvals required to carry out the Contemplated Transactions as set forth in the Transaction Documents, (d) the Contemplated Transactions and their consummation will not violate any order, decree, law or administrative regulation to which Pluris is subject, and (e) no litigation is pending or, to counsel’s knowledge, overtly threatened in writing, that would prevent Pluris from carrying out its obligations under the Transaction Documents; and
 - (viii) such other documents or instruments as are necessary to consummate the Contemplated Transactions.
- (b) ONWASA Deliveries. ONWASA shall deliver or cause to be delivered to Pluris the following:
- (i) the Assumption Agreement, executed by ONWASA;
 - (ii) a certificate, certifying: (A) as complete and accurate all requisite resolutions or actions of ONWASA’s Board of Directors approving the execution and delivery of each of the Transaction Documents and the consummation of the Contemplated Transactions and (B) the

incumbency and signatures of ONWASA's Chairman and other officers of ONWASA executing this Agreement and the other Transaction Documents executed by ONWASA's Chairman and such other officers;

(iii) a cash payment (the "**Cash Payment**") in an aggregate amount of forty-eight million three hundred thousand dollars (\$48,300,000.00), by wire transfer of immediately available funds to an account designated by Pluris in writing; and

(iv) such other documents or instruments as are necessary, or reasonably requested by Pluris, to consummate the Contemplated Transactions.

4.5 Property Tax. All local property taxes on the Systems Assets shall be paid at or before Closing by Pluris. There shall be no proration of the property taxes between the parties on a calendar year basis as of the Closing Date. Such property taxes are and shall be the responsibility of Pluris. If paid at Closing, the property taxes shall be deducted from the consideration otherwise to be received by Pluris for the Systems Assets under Section 1.1(d).

4.6 Public Announcement. After the Closing, the Parties shall prepare and issue a joint public announcement with respect to the Contemplated Transactions, the form and content of which shall be mutually agreed by the Parties.

4.7 Employee Matters. The Parties acknowledge that, following the Closing, ONWASA agrees to interview and consider employment of the Operators in Responsible Charge of the Systems as well as other Pluris personnel that ONWASA may deem necessary. ONWASA is under no obligation to hire such individuals. Pluris has made ONWASA aware of those employees that Pluris intends to retain, and ONWASA agrees to neither interview nor offer employment to those Pluris employees within six months of Closing. Accordingly, Pluris shall be solely responsible and liable for the following obligations and liabilities (collectively, the "**Employee Liabilities**"): (a) all compensation and other amounts payable to any current or former employee, officer, independent contractor or consultant of Pluris, including wages, hourly pay, commission, bonus, salary, accrued vacation, fringe, pension and profit sharing benefits, severance and retention pay, reimbursement payments and any other employee benefits for any period relating to service with Pluris at any time (whether prior to or after the Closing); (b) the satisfaction of all claims for medical, dental, life insurance, health accident or disability benefits brought by or in respect of current or former employees, officers, independent contractors or consultants of Pluris or the spouses, dependents or beneficiaries thereof (whether such claims relate to events occurring on or after the Closing); and (c) all indemnity obligations owed to, reimbursement payments payable to, and all worker's compensation claims of, any current or former employee, officer, independent contractor or consultant of Pluris (whether relating to events occurring prior to or after the Closing).

4.8 Post-Closing Matters.

(a) Delivery of Systems Assets. Simultaneously with the Closing, the Parties shall

execute and deliver all deeds, bills of sale, instruments of conveyance, assignments and other documents and take and do all such other actions and things as necessary, or reasonably requested by ONWASA, to assign and transfer to ONWASA all of Pluris' rights, title and interest in and to the Systems Assets. Furthermore, each Party will cooperate with the other Party and execute and deliver to the other Party such other instruments and documents and take such other actions as may be reasonably requested from time to time by the other Party as necessary or advisable to carry out the purposes of this Agreement and to properly transition the Systems to ONWASA.

(b) **Post-Closing Possession.** ONWASA agrees to grant to Pluris a period of three (3) months post-closing to vacate the office building at the site of the Pluris, LLC Sneads Ferry Plant, during such time no rent shall be charged to Pluris. Pluris shall be responsible for any/all utilities and building maintenance during this time. This period may be shortened at the discretion of Pluris upon written notice to ONWASA.

(c) **Mail and Records.** After the Closing, Pluris shall forward and deliver to ONWASA all mail, notices and other correspondence received by Pluris relating to the Systems or the Systems Assets. After the Closing, during normal business hours and subject to the Confidentiality Agreement, Pluris will permit ONWASA's representatives to have reasonable access to and examine any books and records of Pluris relating to the Systems that are not delivered to ONWASA pursuant to this Agreement. Pluris agrees not to destroy any such books and records except in accordance with applicable Law and its internal document retention policies.

(d) **Cooperation.** After the Closing, Pluris shall cooperate with ONWASA as reasonably requested in order to facilitate the transition of the Systems to ONWASA. To the extent that Pluris' rights under any Assumed Contract, or any other Systems Assets, may not be assigned to ONWASA without the consent of another Person which has not been obtained, this Agreement shall not constitute an agreement to assign the same if an attempted assignment would constitute a breach thereof or be unlawful.

4.9 Customer List, Deposits, and Payments.

(a) **Customer List.** At least sixty (60) days prior to the Closing, Pluris shall provide ONWASA with a complete and accurate list in all material respects (the "**Customer List**") of the following information with respect to each Systems' customer, including all active Systems' accounts (collectively, the "**Customer Information**"): name; address; account number; the date and amount of the most recent invoice issued to such customer (whether or not such invoice has been paid); the meter reading applicable to such recent invoice; the date and amount of all other outstanding invoices due from such customer; the most recent meter reading (and date thereof); and, to the extent available, email address and phone number.

(b) **Customer Deposits.** Pluris shall transfer Customer Deposits held by it as of Closing to ONWASA. Within ten (10) business days after the Closing, Pluris shall provide to

ONWASA an updated Customer List with respect to each Systems customer as of the Closing, and such updated Customer List shall reflect the amount of all Customer Deposits held by Pluris as of Closing.

(c) **Customer Invoicing.** After the Closing, ONWASA shall issue all invoices to Systems customers for Systems services. Pluris shall be entitled to all amounts due from Systems customers for Systems services with respect to periods ending on or before the Closing Date (collectively, the “**Pluris Revenues**”). ONWASA shall be entitled to all amounts due from Systems customers for Systems services with respect to all periods after the Closing Date (collectively, the “**ONWASA Revenues**”). With respect to any payment received from a Systems customer for Systems services for a period which begins on or before the Closing Date and ends after the Closing Date, the payment shall be prorated on a per diem basis for such period using the pre-Closing meter reading provided by Pluris and the post-Closing meter reading by ONWASA and apportioned between the Parties as contemplated above in this Section 4.9(c). After the Closing, if a Party receives any amount to which the other Party is entitled under this Section 4.9, the receiving Party shall remit such amount to such other Party within thirty (30) days of receipt.

(d) **New Lines.** Prior to the Closing, Pluris shall continue to install lines and facilities in accordance with its existing standards and specifications as necessary to provide Systems services, comply with existing development agreements, or comply with applicable Laws, which may include the installation or construction of any mains, collection lines, pipes, lift stations; or other facilities. Pluris will provide a quarterly update to ONWASA describing any such new facilities installed or constructed after the Effective Date and prior to Closing.

ARTICLE 5 CONDITIONS TO CLOSING

5.1 Conditions to the Obligations of All Parties. The obligation of each Party to consummate the Contemplated Transactions is subject to the fulfillment or satisfaction, on or prior to the Closing Date, of each of the following conditions:

(a) **Government Action.** No Governmental Authority (other than the Parties) shall have issued or entered any Order or taken any other action, which has not been rescinded and which has the effect of making the Contemplated Transactions illegal or otherwise restrains, enjoins or otherwise prohibits the consummation of the Contemplated Transactions.

(b) **Consents.** All consents, authorizations and approvals of any Governmental Authority (other than the Parties) (collectively “**Regulatory Approvals**”) required to be obtained before consummation of the Contemplated Transactions shall have been obtained.

5.2 Conditions to Obligation of ONWASA to Effect the Closing. The obligation of ONWASA to consummate the Contemplated Transactions is subject to the fulfillment or

satisfaction, on or prior to the Closing Date, of each of the following conditions:

(a) **Representations and Warranties.** All of the representations and warranties of Pluris set forth in this Agreement that are qualified as to materiality shall be true and correct and all such representations and warranties that are not so qualified shall be true and correct in all material respects, in each case as of the date of this Agreement and as of the Closing Date.

(b) **Pluris Covenants.** Pluris shall have in all material respects performed and complied with the obligations and covenants required by this Agreement to be performed or complied with by Pluris on or prior to the Closing Date.

(c) **Closing Deliveries.** Pluris shall have delivered, and duly executed where appropriate, to ONWASA each of the items set forth in Section 4.4(a).

(d) **Litigation.** There shall not have been commenced or threatened against ONWASA any Action by any third party (i) involving any challenge to, or seeking damages or other relief in connection with, Pluris' ability to perform any of the Contemplated Transactions or (ii) that may have the effect of preventing, delaying, making illegal, imposing limitations or conditions on or otherwise interfering with Pluris' ability to perform any of the Contemplated Transactions.

(e) **Releases.** Pluris shall have obtained releases of, or shall otherwise have made provision satisfactory to the ONWASA for the release of, all Encumbrances upon the Systems Assets other than Permitted Encumbrances.

(f) **Third Party Consents.** All consents, authorizations and approvals of any third party required to be obtained before consummation of the Contemplated Transactions (including those consents and approvals listed in Sections 2.3 and 3.3) shall have been obtained.

(g) **Revenue bonds** have been issued by ONWASA to secure the payment of the Cash Payment.

(h) **Material Adverse Change.** There shall not have occurred any material adverse change (or any event or events that, individually or in the aggregate, with or without the passage of time, could reasonably be expected to result in a material adverse change) in the business, condition (financial or otherwise), assets or results of operations of the Systems, taken as a whole.

The foregoing conditions are for the sole benefit of ONWASA and may be waived by ONWASA, in whole or in part, at any time in the sole discretion of ONWASA.

5.3 **Conditions to Obligation of Pluris to Effect the Closing.** The obligation of Pluris to consummate the Contemplated Transactions is subject to the fulfillment or satisfaction, on or prior to the Closing Date, of each of the following conditions:

(a) **Representations and Warranties.** All of the representations and warranties of ONWASA set forth in this Agreement that are qualified as to materiality shall be true and correct and all such representations and warranties that are not so qualified shall be true and correct in all material respects, in each case as of the date of this Agreement and as of the Closing Date.

(b) **ONWASA Covenants.** ONWASA shall have in all material respects performed and complied with the obligations and covenants required by this Agreement to be performed or complied with by ONWASA on or prior to the Closing Date.

(c) **Closing Deliveries.** ONWASA shall have delivered, and duly executed where appropriate, to Pluris each of the items set forth in Section 4.4(b).

(d) **Litigation.** There shall not have been commenced or threatened against Pluris any Action by any third party (i) involving any challenge to, or seeking damages or other relief in connection with, ONWASA's ability to perform any of the Contemplated Transactions or (ii) that may have the effect of preventing, delaying, making illegal, imposing limitations or conditions on or otherwise interfering with ONWASA's ability to perform any of the Contemplated Transactions.

(e) **Third Party Consents.** All consents, authorizations and Regulatory Approvals listed in Section 2.3 shall have been obtained.

(f) ONWASA shall have paid the Cash Payment to Pluris.

The foregoing conditions are for the sole benefit of Pluris and may be waived by Pluris, in whole or in part, at any time in the sole discretion of Pluris.

ARTICLE 6 **TERMINATION**

6.1 **Termination.** This Agreement may be terminated at any time prior to the Closing:

(a) By the mutual written consent of ONWASA and Pluris;

(b) By ONWASA or Pluris, by written notice to the other Party, if any Governmental Authority (other than ONWASA) shall have issued or entered any Order or taken any other action, which has the effect of making the Contemplated Transactions illegal or otherwise permanently restrains, enjoins or otherwise prohibits the Contemplated Transactions;

(c) By Pluris, by written notice to ONWASA, if ONWASA shall have breached in any material respect any of its representations, warranties, covenants or agreements contained in this Agreement, and such breach has not been cured by ONWASA within ten (10) days after its receipt of written notice of such breach from Pluris;

(d) By ONWASA by written notice to Pluris if Pluris shall have breached in any material respect any of its representations, warranties, covenants or agreements contained in this Agreement, and such breach has not been cured by Pluris within ten (10) days after its receipt of written notice of such breach from ONWASA;

(e) By ONWASA, by written notice to Pluris, if ONWASA is not satisfied with its due diligence investigation of the Systems Assets, the Assumed Liabilities and the business, condition (financial or otherwise), assets and results of operations of the Systems; or

(f) Subject to Section 1.2, by ONWASA or Pluris, by written notice to the other Party, in the event the Closing has not taken place by the Closing Deadline.

6.2 Effect of Termination. Upon the termination of this Agreement in accordance with Section 6.1, the Parties shall have no further liability or obligation under this Agreement except (a) that no such termination shall relieve any Party from liability for any material breach of this Agreement by such Party prior to such termination and (b) that the obligations and liabilities arising under this Section 6.2 and any obligation expressly provided to survive a termination of this Agreement shall remain in full force and survive such termination of this Agreement. Further, the two hundred thousand dollar (\$200,000.00) Deposit paid on the signing of the Memorandum of Intent shall be repaid to ONWASA by Pluris if the termination was due to, the failure to approve the transaction by the Local Government Commission, or the inability of ONWASA to issue revenue bonds or otherwise obtain financing to secure the Cash Payment. In the event of a termination under any other circumstance, Pluris shall retain the Deposit.

ARTICLE 7
[RESERVED]

ARTICLE 8
MISCELLANEOUS

8.1 Expenses. Except as otherwise expressly provided in this Agreement, each Party shall bear its expenses incurred in connection with the preparation and performance of the Transaction Documents and the Contemplated Transactions.

8.2 Notices. All notices, consents, waivers and other communications under this Agreement must be in writing and will be deemed to have been duly delivered and received (a) when delivered personally (deemed received on receipt or refusal of delivery) or (b) one business day after being sent by a nationally recognized overnight delivery service (charges prepaid), in each case to the appropriate physical addresses set forth below (or to such other physical addresses as a Party may designate by notice in writing to the other Parties):

obligations under this Agreement, without the prior written consent of Pluris; and (ii) Pluris may assign this Agreement without the prior written consent of ONWASA as part of a Section 1031 like-kind exchange under the Code under the terms set forth in this Section. If Pluris elects to sell the Real Property by means of a Section 1031 like-kind exchange, ONWASA shall cooperate with Pluris in effecting that 1031 exchange; provided, however, that such 1031 exchange shall not: (i) delay the Closing; (ii) change the consideration otherwise to be paid for the Real Property or the Systems Assets under this Agreement; (iii) expose ONWASA to any obligation, liability, or cost whatsoever (including, without limitation, any responsibility or liability of any kind for the failure of such exchange to be consummated or to qualify for tax-deferred status under any federal or State law or rule and any damage calculated or related in any fashion to Pluris' lost tax benefits), (iv) require ONWSA to hold title to any property; or (v) relieve Pluris of any of its agreements or other obligations under this Agreement. This Agreement shall be binding upon, inure to the benefit of and be enforceable by the Parties and their respective successors and permitted assigns. No such assignment shall release the assigning Party from any liability or obligation under this Agreement without the prior written consent of the other Party. Any such assignment made in breach of this Section 8.5 will be void and of no force or effect. Nothing expressed or referred to in this Agreement will be construed to give any Person other than the Parties any legal or equitable right, remedy or claim under or with respect to this Agreement. This Agreement and all of its terms and conditions are for the sole and exclusive benefit of the Parties and their successors and permitted assigns.

8.6 Severability. If any provision of this Agreement is held invalid or unenforceable by any court of competent jurisdiction, the other provisions of this Agreement will remain in full force and effect. Any provision of this Agreement held invalid or unenforceable only in part or degree will remain in full force and effect to the extent not held invalid or unenforceable.

8.7 Governing Law. This Agreement and all matters arising out of or in connection with this Agreement and its Exhibits and Schedules (whether arising in contract, tort, equity or otherwise), including the construction and interpretation thereof, shall be governed by the Laws of the State of North Carolina (including its statutes of limitations) without regard to conflicts of laws principles.

8.8 Electronic Signature. This Agreement may be executed in two or more counterparts, each of which will be deemed to be an original copy of this Agreement and all of which, when taken together, will be deemed to constitute one and the same agreement. This Agreement may be executed by one or more facsimile signatures, or signatures transmitted by other electronic means (including via e-mail in a .pdf copy). The Parties agree that any signature, whether it be electronic, digital or a .pdf copy of a manual signature, is intended to authenticate this Agreement and shall have the same effect as a manual or original signature.

8.9 Construction and Interpretation. The headings of Sections and Articles in this Agreement are provided for convenience only and will not affect its construction or interpretation. All references to a "Section" or "Article" refer to the corresponding Section or Article of this Agreement, except as otherwise expressly set forth in this Agreement. The Parties

have participated jointly in the negotiation and drafting of this Agreement. If an ambiguity or question of intent or interpretation arises, this Agreement shall be construed as if drafted jointly by the Parties, and no presumption or burden of proof shall arise favoring or disfavoring any Party by virtue of the authorship of any of the provisions of this Agreement. In this Agreement unless a clear contrary intention appears: (a) reference to any agreement or instrument means such agreement or instrument as amended or modified and in effect from time to time in accordance with the terms thereof; (b) "hereunder," "hereof," "hereto" and words of similar import shall be deemed references to this Agreement as a whole and not to any particular Article, Section or other provision thereof; (c) "including" (and with correlative meaning "include") means including without limiting the generality of any description preceding such term; and (d) the terms "dollars" and "\$" mean United States Dollars. Neither the specification of any amount nor the inclusion of any specific item or matter in any provision of this Agreement or in any Schedule or Exhibit is intended to imply that such amount, or higher or lower amount, or such item or matter, is or is not material. No remedy conferred herein upon or reserved to a Party is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or equity.

8.10 Schedules and Exhibits. The Schedules and Exhibits identified in this Agreement are incorporated herein by reference and made a part hereof. Any fact or item which is disclosed on any Schedule shall be deemed disclosed on each other Schedule to the extent that its relevance or applicability to information called for by such other Schedule is reasonably apparent in the disclosure on the face of such first Schedule, notwithstanding the omission of a reference or cross-reference to such. The disclosures made in any Schedule will be deemed disclosed for purposes of the Section or subsection of this Agreement that corresponds in number to the relevant Section or subsection of such Schedule and, except as expressly set forth in such Schedule or as provided in the preceding sentence, will not be deemed or construed as a disclosure or exception with respect to any other provision of this Agreement. No disclosure in the Schedules relating to any possible breach or violation of any agreement or Law shall be construed as an admission or indication that any such breach or violation exists or has actually occurred. In the event of any inconsistency between the statements in the body of this Agreement and those in any Schedule (other than an exception expressly set forth as such in a Schedule), the statements in the body of this Agreement will control.

8.11 Dispute Resolution. Any dispute involving this Agreement shall be determined by the appropriate division of the General Court of Justice in Onslow County, North Carolina.

8.12. Conflicting Terms. To the extent the provisions of this Agreement conflict with the terms of that "*Memorandum of Intent*" dated February 16, 2023 executed by the Parties, the provisions of this Agreement shall control.

8.13. Surviving Obligations. Any obligations which are expressly provided to survive the Closing (including Articles 2 and 3) or any provision which by its nature and effect must be observed, kept, or performed after the Closing (including Article 8) shall survive the Closing and shall remain binding upon and for the benefit of the Parties until fully observed, kept, or

performed in accordance with its terms.

8.14. Definitions. For all purposes of this Agreement, except as otherwise expressly provided or unless the context clearly requires otherwise:

“Action” means any claim, demand, action, cause of action, lawsuit, litigation, arbitration, inquiry, notice of violation, audit, proceeding, summons, subpoena or investigation of any kind or nature, whether at law or in equity and whether civil, criminal, administrative, regulatory or otherwise.

“Agreement” means this Systems Purchase Agreement, together with the Exhibits and the Schedules attached hereto, as amended from time to time.

“Assumed Contracts” means the contracts listed on Schedule 1.1(a)(vi).

“Assumption Agreement” has the meaning set forth in Section 4.4(a)(ii).

“Cash Payment” has the meaning set forth in Section 4.4(b)(iii).

“Closing” refers to the closing of the Contemplated Transactions.

“Closing Date” has the meaning set forth in Section 1.2.

“Code” means the Internal Revenue Code of 1986, as amended.

“Contemplated Transactions” means all the transactions contemplated by this Agreement and the other Transaction Documents.

“Customer Deposits” means all deposits received by Pluris from Systems customers with respect to the Systems services.

“Customer Information” has the meaning set forth in Section 4.9(a).

“Customer List” has the meaning set forth in Section 4.9(a).

“Easements” means all easements, rights of way, rights, privileges and appurtenances, including proofs of dedication, in which Pluris has any right, title or interest and which are used or held solely for use by Pluris in connection with the Systems.

“Effective Date” has the meaning set forth in the Preamble.

“Employee Liabilities” has the meaning set forth in Section 4.7

“Encumbrances” means any and all liens, charges, security interests, options, claims, mortgages,

pledges, proxies, voting trusts or agreements, obligations, covenants, easements, servitudes, rights of way, encroachments, understandings or arrangements or other restrictions on title or transfer of any nature whatsoever.

“Environmental Claim” means any Action, including any enforcement matter, investigation or notice (written or oral), by any Person alleging actual or potential liability for non-compliance, investigatory, cleanup or governmental response costs, or natural resources or property damages, or personal injuries, attorney’s fees or penalties relating to (a) the presence, release, or threatened release of any Hazardous Materials at any Owned Real Property location, (b) circumstances forming the basis of any violation of any Environmental Law by Pluris, or (c) the release or threatened release of any Hazardous Materials by Pluris.

“Environmental Law” means each and every Law relating to pollution, protection or preservation of human health, human safety or the environment including ambient air, surface water, ground water, land surface or subsurface strata, and natural resources, and including each law and regulation relating to emissions, discharges, releases or threatened releases of Hazardous Materials, or otherwise relating to the manufacturing, processing, distribution, use, treatment, generation, storage, containment (whether above ground or underground), disposal, transport or handling of Hazardous Materials, or the preservation of the environment or mitigation of adverse effects thereon and each Law with regard to, without limitation, compliance, record keeping, notification, disclosure and reporting requirements respecting Hazardous Materials.

“Financial Statements” has the meaning set forth in Section 2.4.

“Governmental Authority” means any federal, state, or local government, or any court, governmental division or department, administrative agency or commission or other governmental or quasi-governmental authority or instrumentality of any nature, domestic or foreign or any arbitral tribunal.

“Hazardous Materials” means chemicals; pollutants; contaminants; wastes; toxic or hazardous substances (including substances listed as hazardous under the United States Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), the Resources Conservation Recovery Act (RCRA), and the North Carolina Inactive Hazardous Substances Act), materials and wastes; petroleum and petroleum products; asbestos and asbestos-containing materials; polychlorinated biphenyls; lead and lead-based paints and materials; and radon.

“Lagoon” means the real property owned by Pluris located at Highway _____.

“Law” means any applicable federal, state, local, municipal, or other constitution, law, ordinance, principle of common law, code, regulation, rule, order or statute as amended, modified, codified, replaced or reenacted, in whole or in part, and in effect from time to time, including rules and regulations promulgated thereunder.

“Losses” means all damages, liabilities, obligations, deficiencies, Actions, judgments, interest,

awards, penalties, fines, costs and other losses and expenses of every kind and nature, including reasonable attorneys' fees; but excluding punitive, indirect, exemplary, and consequential damages.

"ONWASA" has the meaning set forth in the Preamble.

"ONWASA Revenues" has the meaning set forth in Section 4.9(c).

"ONWASA's Knowledge" means the actual knowledge of ONWASA's Chief Executive Officer.

"Order" means any order, injunction, judgment, decree, ruling, assessment or arbitration award of any Governmental Authority or arbitrator.

"Ordinary Course of Business" means, with respect to any action of Pluris, that such action is taken in the ordinary course of normal, day-to-day operations of Pluris and is consistent with Pluris' past practices.

"Other Contracts" has the meaning set forth in Article 9.

"Owned Real Property" has the meaning set forth in Section 2.9(b).

"Party" or "Parties" has the meaning set forth in the Preamble.

"Permits" means all permits, licenses, consents, approvals, authorizations, certificates, registrations, variances and similar rights obtained, or required to be obtained, from Governmental Authorities.

"Permitted Encumbrances" means any equipment, software, or other leases assumed by ONWASA under the Assumption Agreement, Encumbrances for ad valorem Taxes for the then current year, and all matters of record as of the Effective Date. Deeds of Trust and financing agreements, if any, shall not be "permitted encumbrances". If paid off at Closing, Deeds of Trust and/or financing agreements shall be deducted from the consideration otherwise to be received by Pluris for the Systems Assets under Section 1.1(d).

"Person" means a natural person, partnership, corporation, limited liability company, business trust, joint stock company, trust, unincorporated association, joint venture, Governmental Authority or other entity or organization.

"Pluris Revenues" has the meaning set forth in Section 4.9(c).

"Pluris' Knowledge" and the "Knowledge of Pluris" mean the actual knowledge of: (i) with respect to Pluris, LLC, Dwight Peterson; and (ii) with respect to Pluris Webb Creek, LLC, William Andrews.

“Policies” has the meaning set forth in Section 2.14.

“Systems Assets” has the meaning set forth in Section 1.1(a).

“Real Property” has the meaning set forth in Section 2.9(a)(i).

“Required Easements” means all easements, rights of way, rights, privileges and appurtenances, including proofs of dedication, solely used in connection with the Systems operation and required by Pluris in order to use and operate the Systems Assets in the manner in which the Systems Assets are currently being used and operated.

“Schedules” means the Schedules attached to this Agreement.

“State” means the State of North Carolina.

“Tax” or “Taxes” means all taxes, charges, fees, duties, levies, penalties or other assessments imposed by any federal, state, or local Governmental Authority, including income, gross receipts, excise, property, sales, gain, use, license, custom duty, unemployment, transfer, franchise, payroll, withholding, social security, minimum estimated, profit, gift, severance, value added, disability, premium, recapture, credit, occupation, service, leasing, employment, stamp and other taxes, and shall include interest, penalties or additions attributable thereto or attributable to any failure to comply with any requirement regarding Tax Returns.

“Tax Return” means any return, declaration, report, claim for refund, or information return or statement relating to Taxes, including any such document prepared on a consolidated, combined or unitary basis and also including any schedule or attachment thereto, and including any amendment thereof.

“Transaction Document” means this Agreement, the certificates, agreements, instruments and documents delivered by a Party pursuant to Section 4.4 and all other certificates, agreements, instruments and documents executed and delivered by a Party in accordance with this Agreement.

[The remainder of this page is blank. Signature page follows.]

IN WITNESS WHEREOF, the undersigned have executed and delivered this Agreement as of the Effective Date.

PLURIS:

Pluris, LLC,
a North Carolina limited liability company

By Its Manager:

Pluris Advisors, LLC,
a Texas limited liability company

By: _____
Name/Title: Maurice Gallarda, Manager

Pluris Webb Creek, LLC,
a North Carolina limited liability company

By Its Manager:

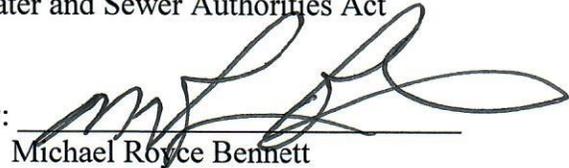
Pluris Advisors, LLC,
a Texas limited liability company

By: _____
Name/Title: Maurice Gallarda, Manager

ONWASA:

Onslow Water and Sewer Authority,
an authority organized under the North Carolina
Water and Sewer Authorities Act

By: _____

A handwritten signature in black ink, appearing to read "M. R. Bennett", is written over a horizontal line. The signature is fluid and cursive.

Michael Royce Bennett
Chairman

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act, and is contingent upon the Local Government Commission approval of revenue bond issuance.

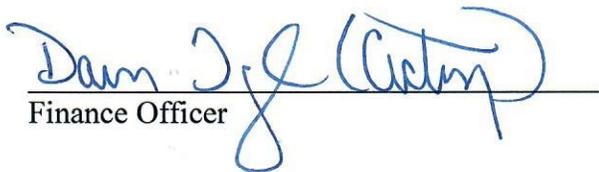

Finance Officer

EXHIBIT A
BILL OF SALE FORM

BILL OF SALE

THIS BILL OF SALE, is made this _____ day of _____, 2023, by PLURIS, LLC, a North Carolina limited liability company, and PLURIS WEBB CREEK, LLC, a North Carolina limited liability company (collectively, "Seller") to ONSLOW WATER AND SEWER AUTHORITY ("Buyer.")

WITNESSETH:

That Seller, for the consideration set forth in, and as contemplated by, that "*Systems Purchase Agreement*" dated _____, 2023 (the "*Systems Purchase Agreement*"), the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents doth bargain, sell and convey in "as-is" where-is" condition without warranty or representation unto the Buyer, Buyer's heirs, successors in interest, and/or assigns, certain articles of personal property, more particularly described as follows:

(i) All sewer lift station equipment, booster pump station equipment, and all trunk, collection and other pipes, drains and lines used or held for use by Seller in connection with the Systems as set forth on Schedule 1.1(a)(ii) attached;

(ii) The equipment, machinery, furniture, computer hardware and software and related peripheral equipment and other tangible personal property set forth on Schedule 1.1(a)(iii) attached; and

(iii) All supplies, tools, raw materials, parts, work in process and inventories used or held for use by Seller in connection with the Systems as set forth on Schedule 1.1(a)(iv) attached.

Buyer to have and to hold said personal property in fee simple. Seller hereby covenants that it is seized of said property in fee and has the right to convey they same in fee simple, that the same is free and clear of all encumbrances whatsoever, and that Seller will warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Buyer hereby acknowledges that Buyer accepts the property in "as-is" "where-is" condition and understands that all sales are final and that all monies paid or to be paid are "non-refundable."

Except as otherwise stated in this Bill of Sale, the capitalized terms used in this Bill of Sale shall have the same meanings for those terms as defined in the *Systems Purchase Agreement*. The provisions of Article 8 of the *Systems Purchase Agreement* are incorporated into this Bill of Sale by this reference. Each party will execute and deliver all additional documents and do all other acts as may be reasonably necessary to carry out the provisions and intent of this Bill of Sale. Nothing in this Bill of Sale shall be deemed or construed to constitute or create a partnership, association, joint venture, or agency between the parties.

IN TESTIMONY WHEREOF, the parties hereto set their hands and seals on the date first above written.

SELLER:

PLURIS, LLC, a North Carolina limited liability company

By Its Manager: Pluris Advisors, LLC, a Texas limited liability company

By: _____

Maurice Gallarda, Manager

PLURIS WEBB CREEK, LLC, a North Carolina limited liability company

By Its Manager: Pluris Advisors, LLC, a Texas limited liability company

By: _____

Maurice Gallarda, Manager

BUYER:

ONslow WATER AND SEWER AUTHORITY

By: _____

Michael R. Bennett, Chairman of the Board

STATE OF _____ COUNTY OF _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that: MAURICE GALLARDA, Manager of Pluris Advisors, LLC, a Texas limited liability company, Manager of Pluris, LLC, a North Carolina limited liability company, and Pluris Webb Creek, LLC, a North Carolina limited liability company, by authority duly given and as the act and deed of the foregoing entities, signs this Bill of Sale for the purposes herein indicated.

Witness my hand and Notarial stamp or seal, this ___ day of _____, 2023.

[OFFICIAL SEAL]

Notary Public Signature

Printed Name _____

My commission expires: _____

STATE OF _____ COUNTY OF _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that: Michael R. Bennett, Chairman of the Board of Onslow Water and Sewer Authority,

a North Carolina limited liability company, by authority duly given and as the act and deed of the foregoing limited liability company, signs this Bill of Sale for the purposes herein indicated.

Witness my hand and Notarial stamp or seal, this ___ day of _____, 2023.

[OFFICIAL SEAL]

Notary Public Signature

Printed Name _____

My commission expires: _____

**EXHIBIT B
DEED FORM**

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: _____

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Rizzo & Blackburn, PLLC, 115 Triton Lane, Surf City, NC 28445

This instrument was prepared by Rizzo & Blackburn, PLLC, 115 Triton Lane, Surf City, NC 28445

Brief description for the Index: _____

THIS DEED made this _____ day of _____, 2023, by and between

GRANTOR

GRANTEE

PLURIS, LLC, a North Carolina limited liability company
5950 Berkshire Lane, Suite 800
Dallas, TX 75225

ONslow WATER AND SEWER AUTHORITY
228 Georgetown Road
Jacksonville, NC 28540

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of _____, _____ Township, _____ Onslow _____ County, North Carolina and more particularly described as follows:

SEE EXHIBIT A - ATTACHED HERETO

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.
All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.
A map showing the above described property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- Ad valorem taxes for 2024 and subsequent years, if any.
- All easements, rights-of-way, restrictive covenants, and other matters of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR:

PLURIS, LLC, a North Carolina limited liability company

By Its Manager: Pluris Advisors, LLC, a Texas limited liability company

By: _____
Maurice Gallarda, Manager

STATE OF _____ COUNTY OF _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that: MAURICE GALLARDA, Manager of Pluris Advisors, LLC, a Texas limited liability company, Manager of Pluris, LLC, a North Carolina limited liability company, by authority duly given and as the act and deed of the foregoing entities, signs the foregoing instrument for the purposes therein indicated. Witness my hand and Notarial stamp or seal, this ___ day of __, 2023.

[OFFICIAL SEAL]

Notary Public Signature
Printed Name _____
My commission expires: _____

EXHIBIT A

LEGAL DESCRIPTIONS ATTACHED

FOR THE FOLLOWING PARCEL NOS.

Parcel ID – 029761 – PIN – 427903407219 – 1095 NC HWY 210

Parcel ID – 155733 – PIN – 425801470108 – Off Pamlico Dr

Parcel ID – 158399 – PIN – 437004906456 – Peggy’s Trace

Parcel ID – 159909 – PIN – 426802666628 – Deep Inlet Drive

Parcel ID – 170688 – PIN – 428801198359 – 539 White Shoal Way

CHARLES F. RIGGS & ASSOCIATES, INC.

Land Surveyors

Charles F. Riggs, P.L.S. L-2981
 James A. Lewis, P.L.S. L-4562, S.C.# 27741
 Kenneth E. Johnson, P.L.S. L-4925
 Corporate License (C-730)

502 NEW BRIDGE STREET
 P.O. Box 1570
 JACKSONVILLE, NORTH CAROLINA 28541
 TELEPHONE: (910) 455-0877
 FACSIMILE: (910) 455-9033
 E-MAIL: riggsland@bizec.rr.com

Wilmington Office:
 101 Scotts Hill Loop Road
 Wilmington, N.C. 28411
 (910) 681-7444

ONWASA

415.470 Acre Tract on N.C. Highway 210
 Deed Book 3289, Page 133
 Onslow County Tax ID # 029761
 Stump Sound Township, Onslow County, North Carolina

Commencing at an existing Parker Kalon nail in the centerline intersection of the asphalt of N.C. Highway 172 and N.C. Highway 210, thence leaving said intersection South 25 degrees 17 minutes 25 seconds East 1,787.72 feet to an existing magnetic nail in the centerline of N.C. Highway 210, said existing magnetic nail lying South 10 degrees 16 minutes 40 seconds West 212.57 feet from NCGS Monument "Site" having coordinates of North = 293,225.236' and East = 2,472,077.495', thence from the above described existing magnetic nail in said centerline South 85 degrees 43 minutes 15 seconds East 75.02 feet to an existing concrete monument in the eastern right-of-way line of N.C. Highway 210, thence along said eastern right-of-way line South 05 degrees 47 minutes 25 seconds West 156.15 feet to an existing iron pipe in said eastern right-of-way line and having coordinates of North = 292,855.119' and East = 2,472,098.627', thence along the eastern right-of-way line of N.C. Highway 210 South 05 degrees 47 minutes 25 seconds West 1,645.85 feet to a point in the eastern right-of-way line of N.C. Highway 210 and being the southwest corner of Topsail Landing, LLC as recorded in Deed Book 4099, Page 91 and as shown on Map Book 67, Page 94 of the Onslow County Registry and being THE TRUE POINT OF BEGINNING: thence from the above described true point of beginning and leaving said eastern right-of-way line and along the southern and eastern line of Topsail Landing, LLC the following courses and distances: South 84 degrees 09 minutes 11 seconds East 618.22 feet, North 82 degrees 08 minutes 25 seconds East 338.73 feet, South 50 degrees 25 minutes 50 seconds East 1,066.59 feet, North 05 degrees 01 minutes 39 seconds East 860.21 feet, North 09 degrees 20 minutes 23 seconds West 525.72 feet and North 07 degrees 57 minutes 35 seconds East 1,037.12 feet to a point, thence North 87 degrees 43 minutes 18 seconds East 96.22 feet to an existing iron pipe, thence North 87 degrees 41 minutes 28 seconds East 590.72 feet to a nonmonumented point, thence North 88 degrees 11 minutes 16 seconds East 276.30 feet to an existing iron rod, thence North 82 degrees 48 minutes 35 seconds East 350.03 feet to an existing iron rod, thence South 68 degrees 27 minutes 16 seconds East 664.57 feet to an existing iron rod, thence South 49 degrees 28 minutes 15 seconds East 328.84 feet to a point in the centerline of School House Branch, thence along the centerline of School House Branch the following courses and distances: South 26 degrees 00 minutes 48 seconds East 76.83 feet, South 55 degrees 12 minutes 21 seconds East 303.04 feet, South 16 degrees 14 minutes 19 seconds East 213.18 feet, South 15 degrees 21 minutes 28 seconds East 451.55 feet, South 25 degrees 39 minutes 54 seconds East 101.31 feet, South 48 degrees 55 minutes 33 seconds East 166.83 feet, South 44 degrees 01 minutes 03 seconds East 335.02 feet, South 19 degrees 16 minutes 49 seconds East 89.04 feet, South 43 degrees 08 minutes 52 seconds East 194.28 feet, South 62 degrees 53 minutes 44 seconds East 204.46 feet and South 80 degrees 48 minutes 27 seconds East 228.70 feet to a point in the

centerline intersection of School House Branch and Permeta Branch, thence leaving said School House Branch and along the centerline of Permeta Branch the following courses and distances: South 01 degrees 26 minutes 49 seconds East 157.94 feet, South 16 degrees 49 minutes 40 seconds West 272.10 feet, South 20 degrees 34 minutes 12 seconds West 212.30 feet, South 06 degrees 50 minutes 21 seconds East 203.66 feet, South 05 degrees 13 minutes 07 seconds West 118.30 feet, South 03 degrees 10 minutes 50 seconds West 178.30 feet, South 18 degrees 10 minutes 28 seconds West 104.87 feet, South 52 degrees 00 minutes 50 seconds West 118.87 feet, South 78 degrees 53 minutes 57 seconds West 179.91 feet, South 72 degrees 33 minutes 19 seconds West 297.22 feet, South 68 degrees 18 minutes 08 seconds West 93.52 feet, South 44 degrees 50 minutes 40 seconds West 89.35 feet, South 34 degrees 21 minutes 03 seconds West 245.17 feet, South 40 degrees 49 minutes 22 seconds West 190.16 feet, South 77 degrees 20 minutes 04 seconds West 80.57 feet, North 88 degrees 27 minutes 05 seconds West 122.93 feet, South 69 degrees 33 minutes 45 seconds West 134.54 feet, South 55 degrees 30 minutes 21 seconds West 159.38 feet, South 32 degrees 56 minutes 00 seconds West 84.39 feet, South 16 degrees 54 minutes 58 seconds West 168.97 feet, South 22 degrees 45 minutes 37 seconds West 153.27 feet, South 84 degrees 30 minutes 44 seconds West 112.38 feet and South 45 degrees 14 minutes 14 seconds West 112.63 feet to a point in the centerline intersection of Permeta Branch and the Robbins Bridge Branch, thence leaving said Permeta Branch and along the centerline of Robbins Bridge Branch the following courses and distances: South 08 degrees 23 minutes 45 seconds West 88.75 feet, South 47 degrees 27 minutes 43 seconds West 170.56 feet, South 13 degrees 42 minutes 44 seconds West 164.66 feet, South 31 degrees 16 minutes 44 seconds West 153.23 feet, South 08 degrees 58 minutes 14 seconds West 57.60 feet, South 12 degrees 48 minutes 36 seconds East 258.75 feet, South 57 degrees 16 minutes 53 seconds West 105.82 feet, South 33 degrees 23 minutes 43 seconds West 99.87 feet, South 06 degrees 28 minutes 44 seconds West 136.14 feet, South 53 degrees 20 minutes 16 seconds East 56.77 feet, South 71 degrees 26 minutes 44 seconds West 109.56 feet, South 33 degrees 30 minutes 44 seconds West 117.51 feet, North 72 degrees 05 minutes 17 seconds West 55.74 feet and South 73 degrees 53 minutes 43 seconds West 90.65 feet to a point in the centerline intersection of Robbins Bridge Branch and Mill Swamp, thence leaving said Robbins Bridge Branch and along the centerline of Mill Swamp the following courses and distances: South 85 degrees 04 minutes 44 seconds West 74.89 feet, North 38 degrees 45 minutes 18 seconds West 52.72 feet, North 13 degrees 38 minutes 43 seconds East 217.06 feet, South 77 degrees 27 minutes 43 seconds West 231.87 feet, North 35 degrees 42 minutes 17 seconds West 123.02 feet, North 63 degrees 56 minutes 16 seconds West 133.76 feet, North 39 degrees 07 minutes 17 seconds West 98.84 feet, North 85 degrees 01 minutes 16 seconds West 159.33 feet, North 64 degrees 31 minutes 17 seconds West 92.16 feet, North 23 degrees 50 minutes 16 seconds West 114.72 feet, North 54 degrees 11 minutes 16 seconds West 146.66 feet, North 12 degrees 13 minutes 17 seconds West 235.88 feet, North 66 degrees 07 minutes 16 seconds West 57.71 feet, North 19 degrees 24 minutes 16 seconds West 121.71 feet, North 29 degrees 49 minutes 17 seconds West 169.06 feet, North 77 degrees 57 minutes 14 seconds West 84.27 feet, North 85 degrees 31 minutes 18 seconds West 151.91 feet, North 37 degrees 34 minutes 14 seconds West 66.70 feet, North 14 degrees 37 minutes 17 seconds West 175.70 feet, North 44 degrees 43 minutes 17 seconds West 150.78 feet, North 75 degrees 28 minutes 17 seconds West 95.22 feet, North 64 degrees 32 minutes 16 seconds West 130.84 feet, North 47 degrees 40 minutes 16 seconds West 90.23 feet, North 05 degrees 14 minutes 17 seconds West 142.10 feet, North 55 degrees 44 minutes 16 seconds West 73.44 feet, North 43 degrees 53 minutes 17 seconds West 242.85 feet, North 58 degrees 01 minutes 17 seconds West 118.68 feet, North 17 degrees 24 minutes 16 seconds West 97.04 feet, North 51 degrees 09 minutes 16 seconds West 229.87 feet, North 68 degrees 28 minutes 17 seconds West 91.19 feet, North 45 degrees 26 minutes 16 seconds West 149.54 feet, North 79 degrees 04 minutes 16 seconds West 157.78, North 45 degrees 13 minutes 18 seconds West 64.69 feet, North 75 degrees 21 minutes 21 seconds West 71.72 feet, North 75 degrees 21 minutes 21 seconds West 49.07 feet, North 76 degrees 38 minutes 15 seconds West 90.83 feet and North 73 degrees 47 minutes 08 seconds West 64.51 feet to a point in the intersection of the centerline of Mill Swamp and the eastern right-of-way line of N.C. Highway 210, thence leaving the centerline of Mill Swamp and along the

eastern right-of-way line of N.C. Highway 210 North 05 degrees 47 minutes 25 seconds East 1,451.42 feet to a point in said eastern right-of-way line and being the point and place of beginning and containing 415.470 acres as partially surveyed on April 18, 2013 and calculated from a composite of deeds and maps on August 2, 2023 by Charles Francis Riggs, P.L.S. L-2981 and being a portion of the property as described in Deed Book 3289, Page 133 of the Onslow County Registry. The courses contained within are correct in angular relationship and are referenced to NAD83(2011).

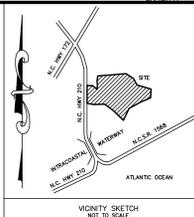
Charles Francis Riggs, P.L.S. L-2981

PRELIMINARY

I, CHARLES FRANCIS BIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREIN IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000.

PRELIMINARY PLAN NOT FOR RECORDATION CONVEYANCES OR SALES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE V-2, WHICH IS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370340, 370047800K, JUNE 19, 2020.



LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L88	76.83	S26°50'48"E	L108	297.22	S72°33'19"W	L128	105.82	S57°16'53"W
L89	303.04	S55°12'21"E	L109	93.52	S68°08'08"W	L129	99.87	S33°23'43"W
L90	213.18	S16°14'09"E	L110	89.30	S44°50'40"W	L130	136.14	S06°28'44"W
L91	431.55	S15°21'28"E	L111	245.17	S34°21'03"W	L131	56.77	S53°20'16"E
L92	101.31	S25°39'54"E	L112	190.16	S47°49'22"W	L132	109.56	S71°26'44"W
L93	166.83	S48°50'33"E	L113	80.57	S77°20'04"W	L133	117.51	S33°30'44"W
L94	335.02	S44°01'03"E	L114	122.83	N88°27'05"W	L134	55.74	N72°05'17"W
L95	89.04	S19°48'18"E	L115	134.54	S69°33'45"W	L135	90.65	S73°53'43"W
L96	194.28	S43°08'52"E	L116	159.38	S55°30'21"W	L136	74.89	S85°04'44"W
L97	204.46	S82°53'44"E	L117	84.39	S32°56'00"W	L137	52.72	N38°45'18"W
L98	238.70	S80°48'27"E	L118	168.97	S16°54'58"W	L138	217.06	N13°38'43"E
L99	159.94	S01°26'49"E	L119	153.27	S22°45'37"W	L139	231.87	S72°47'43"W
L100	272.10	S16°48'40"W	L120	112.38	S84°30'44"W	L140	123.02	N35°42'17"W
L101	212.30	S20°34'12"W	L121	112.63	S45°14'14"W	L141	133.76	N63°56'16"W
L102	203.66	S08°50'21"E	L122	88.75	S08°23'45"W	L142	98.84	N39°07'17"W
L103	118.30	S05°13'07"W	L123	170.56	S47°24'43"W	L143	150.33	N85°01'16"W
L104	178.30	S03°10'50"W	L124	164.66	S13°42'44"W	L144	92.16	N64°31'17"W
L105	104.87	S18°02'28"W	L125	153.23	S31°16'44"W	L145	114.72	N23°50'16"W
L106	118.87	S52°00'50"W	L126	57.60	S08°58'14"W	L146	146.66	N54°11'16"W
L107	179.91	S78°53'57"W	L127	258.75	S12°48'36"E	L147	235.86	N121°31'17"W

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L148	57.71	N88°07'16"W	L168	64.62	N45°31'16"W	L188	105.82	S57°16'53"W
L149	129.71	N82°14'16"W	L169	70.72	N75°20'27"W	L189	99.87	S33°23'43"W
L150	169.05	N29°49'17"W	L170	49.07	N75°21'21"W	L190	136.14	S06°28'44"W
L151	84.27	N73°27'14"W	L171	80.83	N78°28'15"W	L191	431.55	S15°21'28"E
L152	151.91	N85°18'16"W	L172	64.31	N73°47'08"W	L192	101.31	S25°39'54"E
L153	66.70	N37°34'14"W				L193	166.83	S48°50'33"E
L154	175.70	N143°27'17"W				L194	335.02	S44°01'03"E
L155	150.78	N44°31'17"W				L195	89.04	S19°48'18"E
L156	95.22	N75°28'17"W				L196	194.28	S43°08'52"E
L157	130.84	N64°32'16"W				L197	204.46	S82°53'44"E
L158	90.23	N47°40'16"W				L198	238.70	S80°48'27"E
L159	142.10	N04°14'17"W				L199	159.94	S01°26'49"E
L160	73.44	N55°41'16"W				L200	272.10	S16°48'40"W
L161	242.85	N43°53'17"W				L201	212.30	S20°34'12"W
L162	118.68	N80°11'17"W				L202	203.66	S08°50'21"E
L163	97.04	N10°24'16"W				L203	118.30	S05°13'07"W
L164	229.87	N51°09'16"W				L204	178.30	S03°10'50"W
L165	91.19	N10°24'16"W				L205	104.87	S18°02'28"W
L166	149.54	N45°26'16"W				L206	118.87	S52°00'50"W
L167	157.78	N79°04'16"W				L207	179.91	S78°53'57"W

TOTAL AREA
415.470 ACRES

PRELIMINARY PLAN NOT FOR RECORDATION CONVEYANCES OR SALES

OWNER	TITLE SOURCE	TAX ID #	PARCEL ID #
FLURIS, LLC	A NEVADA LIMITED LIABILITY COMPANY	773-116	029761
D.B. 3289, P. 133			
D.B. 1605, P. 490			
D.B. 1162, P. 807			
D.B. 678, P. 235			
D.B. 616, P. 795			
D.B. 616, P. 158			
M.B. 22, P. 58			
M.B. 20, P. 23			
D.B. 3289, P. 133			
D.B. 1605, P. 490			
D.B. 1162, P. 807			
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M.B. 22, P. 58			
M.B. 20, P. 23			
D.B. 3289, P. 133			
D.B. 1605, P. 490			
D.B. 1162, P. 80			

CHARLES F. RIGGS & ASSOCIATES, INC.

Land Surveyors

Charles F. Riggs, P.L.S. L-2981
502 New Bridge Street
Jacksonville, North Carolina 28540
(910) 455-0877
charlesriggs@riggslandnc.com

Corporate License (C-730)
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P.O. Box 1570
Jacksonville, North Carolina 28541
(910) 455-0877
www.riggslandnc.com

James A. Lewis, P.L.S. L-4562
Landfall Executive Suites
1213 Culbreth Drive
Wilmington, North Carolina 28405
(910) 681-7444
jameslewis@riggslandnc.com

ONWASA
Pump Station
Deed Book 4444, Page 729
Onslow County Parcel ID # 155733
Stump Sound Township, Onslow County, North Carolina

Commencing at the southeast corner of Lot 191, Phase V, The Village of Folkstone as recorded in Map Book 69, Page 142 of the Onslow County Registry and located on the northern right-of-way line of Pamlico Drive (50' R/W – Public) and being THE TRUE POINT OF BEGINNING: thence from the above described true point of beginning and leaving said right-of-way line and along the eastern property lines of Lot 191 North 02 degrees 07 minutes 27 seconds East 55.98 feet and North 15 degrees 00 minutes 20 seconds East 156.33 feet to a point and being the northeastern corner of Lot 191, thence leaving said northeastern corner and along the line of Baehr as recorded in Deed Book 2517, Page 370 North 80 degrees 36 minutes 35 seconds East 50.73 feet to a point in Turkey Creek and in the line of Ottaway as recorded in Deed Book 1753, Page 994, thence along Turkey Creek and the line of Ottaway the following courses and distances: South 15 degrees 19 minutes 55 seconds East 86.80 feet, South 53 degrees 41 minutes 43 seconds East 69.37 feet, South 30 degrees 51 minutes 49 seconds East 7.55 feet and South 06 degrees 51 minutes 46 seconds East 13.76 feet to a point in said Turkey Creek and in the line of Ottaway and being the northeastern corner of Lot 190, Phase V, The Village of Folkstone as recorded in Map Book 76, Page 1 of the Onslow County Registry, thence leaving said Turkey Creek and the line of Ottaway and along the northern line of Lot 190 South 56 degrees 04 minutes 57 seconds West 165.50 feet to a point in the northern right-of-way line of Pamlico Drive and being the northwestern corner of Lot 190, thence leaving said northwestern corner and along the northern right-of-way line of Pamlico Drive along a curve to the left having an arc length of 47.09 feet and a radius of 50.00 feet and a chord bearing and distance of North 60 degrees 53 minutes 45.37 feet to a point in said northern right-of-way line and being the southeastern corner of Lot 191 and being the point and place of beginning and containing 0.540 acres as calculated by Charles Francis Riggs, P.L.S. L-2981 from a composite of deeds and maps and not from an actual field survey and being all the property as described in Deed Book 4444, Page 729 as Pump Station on Map Book 69, Page 142 of the Onslow County Registry. The courses contained within are correct in angular relationship and are referenced to Map Book 69, Page 142 of the Onslow County Registry.

Charles Francis Riggs, P.L.S. L-2981

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

PRELIMINARY PLAT
 CHARLES FRANCIS RIGGS, P.L.S. L-2981
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370575 3720425800K, JUNE 19, 2020

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	7.55'	S30°51'49"E
L2	13.76'	S06°51'46"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD	BEARING
C1	47.09'	50.00'	45.37'	N60°53'48"W

SOUTHEAST CORNER OF LOT 191, PHASE V, THE VILLAGE AT FOLKSTONE M.B. 69, P. 142

NOW OR FORMERLY FOLKSTONE RP, LLC D.B. 4451, P. 289 PORTION OF TRACT 10 M.B. 71, P. 127

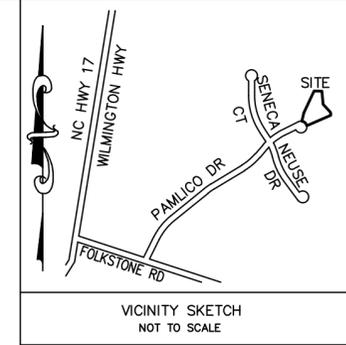
NOW OR FORMERLY BAEHR D.B. 2517, P. 370 LOT 6, SECTION TWO KING SUBDIVISION M.B. 40, P. 165

NOW OR FORMERLY DENSFORD D.B. 5520, P. 471 LOT 191, PHASE V THE VILLAGE AT FOLKSTONE M.B. 69, P. 142

NOW OR FORMERLY OTTAWAY D.B. 1753, P. 994 DUMPSTER SITE

PUMP STATION D.B. 4444, P. 729 TAX MAP # 747C-109 PARCEL ID # 155733 23548 Sq.Ft. 0.540 ACRES

NOW OR FORMERLY FOLKSTONE RP, LLC D.B. 4451, P. 289 LOT 190, PHASE V THE VILLAGE AT FOLKSTONE M.B. 76, P. 1



PLAT SETBACKS	ZONED R-15 ZONING SETBACKS
FRONT = 25'	FRONT = 25'
REAR = 15'	REAR = 25'
SIDE = 8'	SIDE = 12'

OWNERS
 PLURIS, LLC

TITLE SOURCE
 D.B. 4444, P. 729

TAX MAP #
 747C-109

PARCEL ID #
 155733

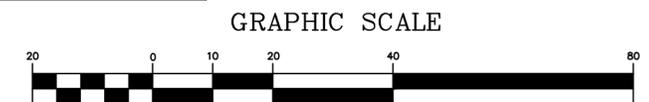
REFERENCES
 D.B. 1753, P. 994
 D.B. 2517, P. 370
 D.B. 4444, P. 729
 D.B. 4451, P. 289
 D.B. 5520, P. 471
 M.B. 40, P. 165
 M.B. 69, P. 142
 M.B. 71, P. 127
 M.B. 76, P. 1

RESTRICTIVE COVENANTS
 D.B. 3639, P. 295
 D.B. 4265, P. 483

PHYSICAL IMPROVEMENTS WERE NOT LOCATED

ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED

- LEGEND**
- CC = CONTROL CORNER
 - ECM = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CC)
 - EIP = EXISTING IRON PIPE (FOUND)
 - EIR = EXISTING IRON ROD (FOUND)
 - EMN = EXISTING MAGNETIC NAIL (FOUND)(CC)
 - EPK = EXISTING PARKER-KALON NAIL (FOUND)(CC)
 - ERRS = EXISTING RAILROAD SPIKE (FOUND)
 - MBL = MINIMUM BUILDING LINE
 - NMP = NON MONUMENTED POINT
 - R/W = RIGHT OF WAY
 - SCM = SET CONCRETE MONUMENT (CC)
 - SIP = SET IRON PIPE
 - SIR = SET IRON ROD
 - SMN = SET MAGNETIC NAIL (CC)
 - SPK = SET PARKER-KALON NAIL (CC)
 - ⊙ = CENTERLINE
 - ⊕ = WATER METER
 - ⊗ = FIRE HYDRANT
 - ⊗ = WATER VALVE
 - ⊗ = SANITARY SEWER MANHOLE
 - ⊗ = CLEAN OUT
 - ⊗ = TELEPHONE PEDESTAL
 - ⊗ = TELEVISION PEDESTAL
 - ⊗ = FIBER OPTIC CABLE MARKER
 - ⊗ = LIGHT POLE
 - ⊗ = POWER POLE
 - ⊗ = POWER LINE
 - ⊗ = ELECTRIC TRANSFORMER
 - ⊗1.5' = EXISTING SPOT ELEVATION



1 inch = 20 ft.

ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A

PROJECT NUMBER: 23-07-07 JTG

R:\2023\23-07-07 ONWASA\CAD Drawings\23-07-07.dwg - Thursday, August 03, 2023 2:20:15 PM

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
 LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
 LAND PLANNING & COMPUTER MAPPING

502 NEW BRIDGE STREET P.O. BOX 1570 JACKSONVILLE, NC 28540-1570 TELEPHONE: (910) 455-0877 E-MAIL: riggsland@riggslandnc.com	LANDFALL EXECUTIVE SUITES 1213 CULBRETH DRIVE WILMINGTON, NC 28405 TELEPHONE: (910) 681-7444
---	---

COMPOSITE SURVEY FOR
ONWASA
 PUMP STATION, THE VILLAGE AT FOLKSTONE, PHASE V, M.B. 69, P. 142
 STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS, LLC, OWNER; D.B. 4444, P. 729
 PAMLICO DRIVE

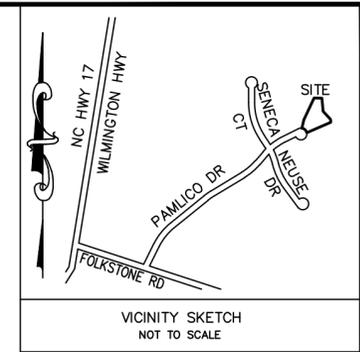
I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

PRELIMINARY PLAT
 CHARLES FRANCIS RIGGS, P.L.S. L-2981
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370575 3720425800K, JUNE 19, 2020

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	7.55'	S30°51'49"E
L2	13.76'	S06°51'46"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD	BEARING
C1	47.09'	50.00'	45.37'	N60°53'48"W



PLAT SETBACKS	ZONED R-15 ZONING SETBACKS
FRONT = 25'	FRONT = 25'
REAR = 15'	REAR = 25'
SIDE = 8'	SIDE = 12'

OWNERS
 PLURIS, LLC

TITLE SOURCE
 D.B. 4444, P. 729

TAX MAP #
 747C-109

PARCEL ID #
 155733

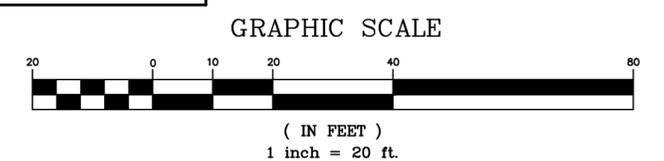
REFERENCES
 D.B. 1753, P. 994
 D.B. 2517, P. 370
 D.B. 4444, P. 729
 D.B. 4451, P. 289
 D.B. 5520, P. 471
 M.B. 40, P. 165
 M.B. 69, P. 142
 M.B. 71, P. 127
 M.B. 76, P. 1

RESTRICTIVE COVENANTS
 D.B. 3639, P. 295
 D.B. 4265, P. 483

PHYSICAL IMPROVEMENTS WERE NOT LOCATED

ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED

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 - ECM = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CC)
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 - EIR = EXISTING IRON ROD (FOUND)
 - EMN = EXISTING MAGNETIC NAIL (FOUND)(CC)
 - EPK = EXISTING PARKER-KALON NAIL (FOUND)(CC)
 - ERRS = EXISTING RAILROAD SPIKE (FOUND)
 - MBL = MINIMUM BUILDING LINE
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 - SPK = SET PARKER-KALON NAIL (CC)
 - ⊙ = CENTERLINE
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 - ⊕ = POWER LINE
 - ⊕ = ELECTRIC TRANSFORMER
 - ⊕ = EXISTING SPOT ELEVATION



PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

NOW OR FORMERLY
 FOLKSTONE RP, LLC
 D.B. 4451, P. 289
 LOT 190, PHASE V
 THE VILLAGE AT FOLKSTONE
 M.B. 76, P. 1

NOW OR FORMERLY
 DENSFORD
 D.B. 5520, P. 471
 LOT 191, PHASE V
 THE VILLAGE AT FOLKSTONE
 M.B. 69, P. 142

PUMP STATION
 D.B. 4444, P. 729
 TAX MAP # 747C-109
 PARCEL ID # 155733
 23548 Sq.Ft.
 0.540 ACRES

ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A
 PROJECT NUMBER: 23-07-07 JTG

R:\2023\23-07-07 ONWASA\CAD\Drawings\23-07-07.dwg - Thursday, August 03, 2023 2:20:15 PM

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
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---	---

COMPOSITE SURVEY
 FOR
ONWASA
 PUMP STATION, THE VILLAGE AT FOLKSTONE, PHASE V, M.B. 69, P. 142
 STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS, LLC, OWNER; D.B. 4444, P. 729
 PAMLICO DRIVE

CHARLES F. RIGGS & ASSOCIATES, INC.

Land Surveyors

Charles F. Riggs, P.L.S. L-2981
502 New Bridge Street
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James A. Lewis, P.L.S. L-4562
Landfall Executive Suites
1213 Culbreth Drive
Wilmington, North Carolina 28405
(910) 681-7444
jameslewis@riggslandnc.com

ONWASA
Lift Station Site
Deed Book 4302, Page 23
Onslow County Parcel ID # 158399
Stump Sound Township, Onslow County, North Carolina

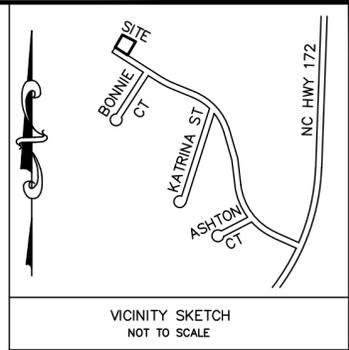
Commencing at the western corner of Lot 16, Phase One, Peggy's Cove at Southbridge as recorded in Map Book 61, Page 123 and located on the eastern right-of-way line of Peggy's Trace (R/W Varies – Private) and being THE TRUE POINT OF BEGINNING: thence from the above described true point of beginning and leaving said southeast corner and along the said eastern right-of-way line along a curve to the right having an arc length of 49.32 feet and a radius of 575.00 feet and a chord bearing and distance of North 32 degrees 09 minutes 51 seconds West 49.30 feet to a point of curvature, thence leaving said point of curvature along a curve to the left having an arc length of 49.82 feet and radius of 625.00 feet and a chord bearing and distance of North 31 degrees 59 minutes 27 seconds West 49.81 feet to a point in said eastern right-of-way line, thence leaving said eastern right-of-way line North 55 degrees 43 minutes 32 seconds East 95.36 feet to a point in the Common Area of Peggy's Cove at Southbridge as recorded in Map Book 67, Page 34 of the Onslow County Registry, thence along said Common Area line South 37 degrees 40 minutes 03 seconds East 98.57 feet to a point and being the northern corner of Lot 16, thence along the line of Lot 16 South 55 degrees 22 minutes 44 seconds West 105.00 feet to a point in the eastern right-of-way line of Peggy's Trace and being the western corner of Lot 16 and being the point and place of beginning and containing 0.23 acres as calculated by Charles Francis Riggs, P.L.S. L-2981 from a composite of deeds and maps and not from an actual field survey and being all the property as described in Deed Book 4302, Page 23 as Lift Station Site on Map Book 67, Page 34 of the Onslow County Registry. The courses contained within are correct in angular relationship and are referenced to Map Book 67, Page 34 of the Onslow County Registry.

Charles Francis Riggs, P.L.S. L-2981

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

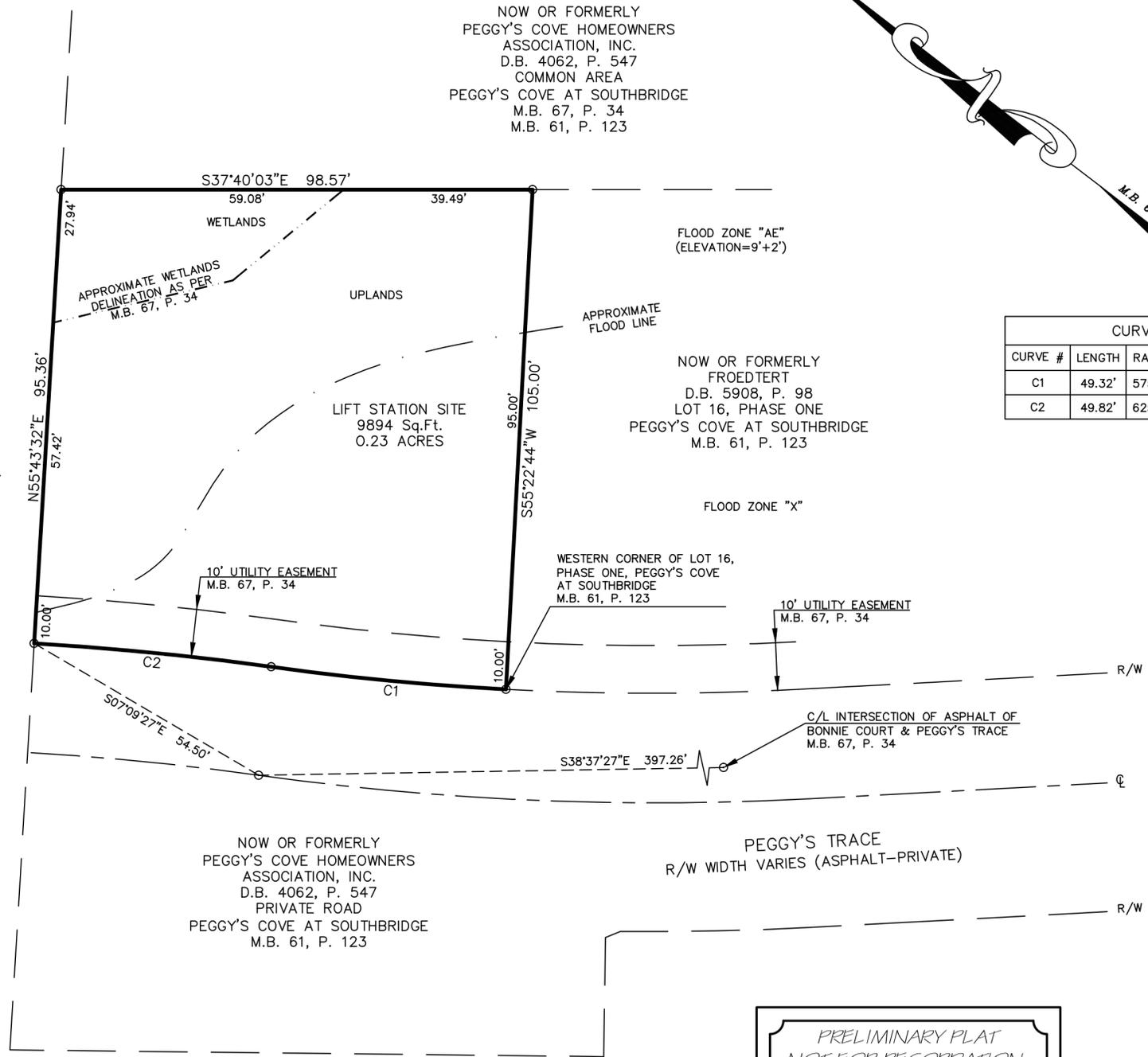
PRELIMINARY PLAT
 CHARLES FRANCIS RIGGS, P.L.S. L-2981
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" & "AE" WHICH IS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370340 372043600K. JUNE 19, 2020



NOW OR FORMERLY
 PEGGY'S COVE HOMEOWNERS
 ASSOCIATION, INC.
 D.B. 4062, P. 547
 COMMON AREA
 PEGGY'S COVE AT SOUTHBRIDGE
 M.B. 67, P. 34
 M.B. 61, P. 123

NOW OR FORMERLY
 SOUTHBRIDGE LOT
 DEVELOPMENT, LLC
 D.B. 4302, P. 29



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD	BEARING
C1	49.32'	575.00'	49.30'	N32°09'51"W
C2	49.82'	625.00'	49.81'	N31°59'27"W

- PLAT SETBACKS**
 FRONT = 25'
 REAR = 15'
 SIDE = 5'
- ZONED R-10 ZONING SETBACKS**
 FRONT = 20'
 REAR = 15'
 SIDE = 8'
- OWNERS**
 PLURIS, LLC
- TITLE SOURCE**
 D.B. 4302, P. 23
- TAX MAP #**
 772-215.25
- PARCEL ID #**
 158399
- REFERENCES**
 D.B. 4062, P. 547
 D.B. 4302, P. 23
 D.B. 4302, P. 29
 D.B. 5908, P. 98
 M.B. 61, P. 123
 M.B. 67, P. 34
- RESTRICTIVE COVENANTS**
 D.B. 3492, P. 869
 D.B. 3492, P. 887
 D.B. 5648, P. 227

PHYSICAL IMPROVEMENTS WERE NOT LOCATED

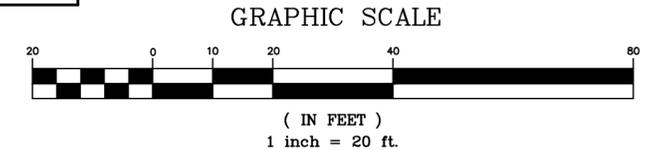
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 - X1.5' = EXISTING SPOT ELEVATION

PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

COMPOSITE SURVEY
 FOR
ONWASA

LIFT STATION SITE, PHASE ONE, PEGGY'S COVE AT SOUTHBRIDGE, M.B. 67, P. 34
 STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS, LLC, OWNER; D.B. 4302, P. 23
 PEGGY'S TRACE



CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
 LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
 LAND PLANNING & COMPUTER MAPPING

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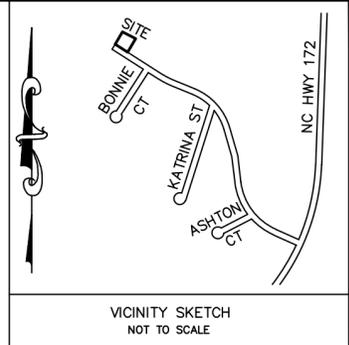
ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A
 PROJECT NUMBER: 23-07-08 JTG

R:\2023\23-07-08 ONWASA\CAD Drawings\23-07-08.dwg - Thursday, August 03, 2023 2:09:13 PM

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

PRELIMINARY PLAT
 CHARLES FRANCIS RIGGS, P.L.S. L-2981
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 CONVEYANCES OR SALES

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CURVE TABLE				
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OWNERS
 PLURIS, LLC

TITLE SOURCE
 D.B. 4302, P. 23

TAX MAP #
 772-215.25

PARCEL ID #
 158399

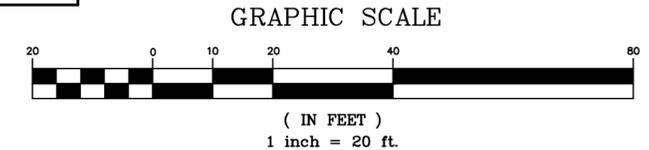
REFERENCES
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 D.B. 4302, P. 23
 D.B. 4302, P. 29
 D.B. 5908, P. 98
 M.B. 61, P. 123
 M.B. 67, P. 34

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PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

COMPOSITE SURVEY FOR
ONWASA

LIFT STATION SITE, PHASE ONE, PEGGY'S COVE AT SOUTHBRIDGE, M.B. 67, P. 34
 STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS, LLC, OWNER; D.B. 4302, P. 23
 PEGGY'S TRACE

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ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A
 PROJECT NUMBER: 23-07-08 JTG

R:\2023\23-07-08 ONWASA\CAD\Drawings\23-07-08.dwg - Thursday, August 03, 2023 2:09:13 PM

CHARLES F. RIGGS & ASSOCIATES, INC.

Land Surveyors

Charles F. Riggs, P.L.S. L-2981
502 New Bridge Street
Jacksonville, North Carolina 28540
(910) 455-0877
charlesriggs@riggslandnc.com

Corporate License (C-730)
502 New Bridge Street
P.O. Box 1570
Jacksonville, North Carolina 28541
(910) 455-0877
www.riggslandnc.com

James A. Lewis, P.L.S. L-4562
Landfall Executive Suites
1213 Culbreth Drive
Wilmington, North Carolina 28405
(910) 681-7444
jameslewis@riggslandnc.com

ONWASA
Sewer Lift Station Site
Deed Book 5218, Page 512
Onslow County Parcel ID # 159909
Stump Sound Township, Onslow County, North Carolina

Commencing at the northwestern corner of Lot 133, Section I, Bridgeport as recorded in Map Book 71, Page 72 and located on the eastern right-of-way line of N.C.S.R. 2279 (60' R/W – Public) and being THE TRUE POINT OF BEGINNING: thence from the above described true point of beginning and leaving said northwest corner and along the said eastern right-of-way line North 07 degrees 35 minutes 17 seconds West 50.00 feet to a point in said eastern right-of-way line and being the southeasternmost corner of the Common Area, Section II-A, Bridgeport as recorded in Map Book 72, Page 239, thence leaving said eastern right-of-way line and along the southern line of the Common Area North 82 degrees 24 minutes 43 seconds East 45.00 feet to a point, thence along the western line of the Common Area South 07 degrees 35 minutes 17 seconds East 50.00 feet to a point in the northern line of Lot 133, thence along said northern line South 82 degrees 24 minutes 43 seconds West 45.00 feet to a point in the eastern right-of-way line of N.C.S.R. 2279 and being the point and place of beginning and containing 0.051 acres as calculated by Charles Francis Riggs, P.L.S. L-2981 from a composite of deeds and maps and not from an actual field survey and being all the property as described in Deed Book 5218, Page 512 as Sewer Lift Station Site on Map Book 71, Page 72 of the Onslow County Registry. The courses contained within are correct in angular relationship and are referenced to Map Book 71, Page 72 of the Onslow County Registry.

Charles Francis Riggs, P.L.S. L-2981

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

PRELIMINARY PLAT
 CHARLES FRANCIS RIGGS, P.L.S. L-2981
 NOT FOR RECORDATION
 CONVEYANCES OR SALES

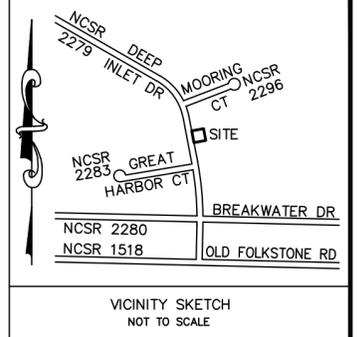
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370340 3720426800K, JUNE 19, 2020

NOW OR FORMERLY
 BRIDGEPORT HOME OWNER'S
 ASSOCIATION, INC.
 D.B. 4538, P. 545
 COMMON AREA, SECTION II-A
 BRIDGEPORT
 M.B. 70, P. 65
 M.B. 71, P. 72
 M.B. 72, P. 50
 M.B. 72, P. 239

NOW OR FORMERLY
 BRIDGEPORT HOME OWNER'S
 ASSOCIATION, INC.
 D.B. 4538, P. 545
 COMMON AREA, SECTION II-A
 BRIDGEPORT
 M.B. 70, P. 65
 M.B. 71, P. 72
 M.B. 72, P. 50
 M.B. 72, P. 239

NOW OR FORMERLY
 COGO
 D.B. 5586, P. 914
 LOT 133, SECTION I
 BRIDGEPORT
 M.B. 70, P. 65
 M.B. 71, P. 72

SEWER LIFT STATION SITE
 2250 Sq.Ft.
 0.051 ACRES



PLAT SETBACKS	ZONED RA ZONING SETBACKS
FRONT = 25'	FRONT = 30'
REAR = 15'	REAR = 15'
SIDE = 8'	SIDE = 8'
RESTRICTIVE COVENANTS	OWNERS
D.B. 4263, P. 446	PLURIS, LLC
D.B. 4373, P. 958	TITLE SOURCE
D.B. 4374, P. 689	D.B. 5218, P. 512
D.B. 4437, P. 89	TAX MAP #
	766E-61
	PARCEL ID #
	159909
	REFERENCES
	D.B. 4538, P. 545
	D.B. 5218, P. 512
	D.B. 5586, P. 914
	M.B. 70, P. 65
	M.B. 71, P. 72
	M.B. 72, P. 50
	M.B. 72, P. 239

PHYSICAL IMPROVEMENTS WERE NOT LOCATED

ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED

- LEGEND**
- CC = CONTROL CORNER
 - ECM = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CC)
 - EIP = EXISTING IRON PIPE (FOUND)
 - EIR = EXISTING IRON ROD (FOUND)
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 - EPK = EXISTING PARKER-KALON NAIL (FOUND)(CC)
 - ERRS = EXISTING RAILROAD SPIKE (FOUND)
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 - WV = WATER VALVE
 - SS = SANITARY SEWER MANHOLE
 - CO = CLEAN OUT
 - PH = TELEPHONE PEDESTAL
 - TV = TELEVISION PEDESTAL
 - FO = FIBER OPTIC CABLE MARKER
 - LP = LIGHT POLE
 - PP = POWER POLE
 - PL = POWER LINE
 - ET = ELECTRIC TRANSFORMER
 - X1.5' = EXISTING SPOT ELEVATION

GRAPHIC SCALE



(IN FEET)
 1 inch = 10 ft.

ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A

PROJECT NUMBER: 23-07-09 JTG

C/L INTERSECTION OF ASPHALT OF
 NCSR 2296-MOORING COURT &
 NCSR 2279-DEEP INLET DRIVE (M.B. 72, P. 239)

C/L INTERSECTION OF ASPHALT OF
 NCSR 2283-GREAT HARBOR COURT &
 NCSR 2279-DEEP INLET DRIVE (M.B. 70, P. 65)

NCSR 2279 - DEEP INLET DRIVE
 60' R/W (ASPHALT-PUBLIC)

COMPOSITE SURVEY
 FOR
ONWASA

SEWER LIFT STATION SITE, SECTION I, BRIDGEPORT, M.B. 71, P. 72
 STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS, LLC, OWNER; D.B. 5218, P. 512
 DEEP INLET DRIVE

R:\2023\23-07-09 ONWASA\CAD Drawings\23-07-09.dwg - Wednesday, July 26, 2023 9:23:06 AM

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)

LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
 LAND PLANNING & COMPUTER MAPPING

502 NEW BRIDGE STREET
 P.O. BOX 1570
 JACKSONVILLE, NC 28540-1570
 TELEPHONE: (910) 455-0877

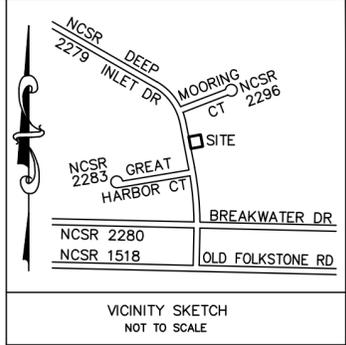
LANDFALL EXECUTIVE SUITES
 1213 CULBRETH DRIVE
 WILMINGTON, NC 28405
 TELEPHONE: (910) 681-7444

E-MAIL: riggsland@riggslandnc.com

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

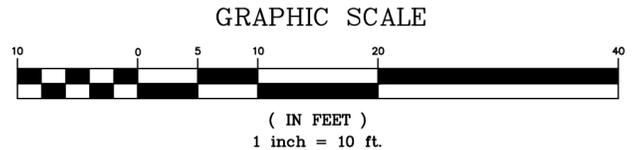
PRELIMINARY PLAT
 CHARLES FRANCIS RIGGS, P.L.S. L-2981
 NOT FOR RECORDATION
 CONVEYANCES OR SALES

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PLAT SETBACKS	ZONED RA ZONING SETBACKS
FRONT = 25'	FRONT = 30'
REAR = 15'	REAR = 15'
SIDE = 8'	SIDE = 8'
RESTRICTIVE COVENANTS	OWNERS
D.B. 4263, P. 446	PLURIS, LLC
D.B. 4373, P. 958	TITLE SOURCE
D.B. 4374, P. 689	D.B. 5218, P. 512
D.B. 4437, P. 89	TAX MAP #
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	D.B. 5586, P. 914
	M.B. 70, P. 65
	M.B. 71, P. 72
	M.B. 72, P. 50
	M.B. 72, P. 239

- PHYSICAL IMPROVEMENTS WERE NOT LOCATED**
- ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED**
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CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
 LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
 LAND PLANNING & COMPUTER MAPPING

502 NEW BRIDGE STREET P.O. BOX 1570 JACKSONVILLE, NC 28540-1570 TELEPHONE: (910) 455-0877 E-MAIL: riggsland@riggslandnc.com	LANDFALL EXECUTIVE SUITES 1213 CULBRETH DRIVE WILMINGTON, NC 28405 TELEPHONE: (910) 681-7444
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COMPOSITE SURVEY
 FOR
ONWASA
 SEWER LIFT STATION SITE, SECTION I, BRIDGEPORT, M.B. 71, P. 72
 STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS, LLC, OWNER; D.B. 5218, P. 512
 DEEP INLET DRIVE

ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A
 PROJECT NUMBER: 23-07-09 JTG

CHARLES F. RIGGS & ASSOCIATES, INC.

Land Surveyors

Charles F. Riggs, P.L.S. L-2981
502 New Bridge Street
Jacksonville, North Carolina 28540
(910) 455-0877
charlesriggs@riggslandnc.com

Corporate License (C-730)
502 New Bridge Street
P.O. Box 1570
Jacksonville, North Carolina 28541
(910) 455-0877
www.riggslandnc.com

James A. Lewis, P.L.S. L-4562
Landfall Executive Suites
1213 Culbreth Drive
Wilmington, North Carolina 28405
(910) 681-7444
jameslewis@riggslandnc.com

ONWASA
Sewer Pump Station
Deed Book 5885, Page 169
Onslow County Parcel ID # 170688
Stump Sound Township, Onslow County, North Carolina

Commencing at the northwestern corner of Lot 27, The Shores Phase One at Windpointe as recorded in Map Book 81, Page 37 and located on the eastern right-of-way line of White Shoal Way (60' R/W – Public), thence along said eastern right-of-way line along a curve to the right having an arc length of 35.78 feet and a radius of 460.00 feet and a chord bearing and chord of North 48 degrees 18 minutes 35 seconds East 35.77 feet to a point of reverse curvature, thence along a curve to the left having an arc length of 17.54 feet and a radius of 460.00 feet and a chord bearing and chord of North 48 degrees 01 minutes 17 seconds East 17.54 feet to a point in said eastern right-of-way and being THE TRUE POINT OF BEGINNING: thence from the above described true point of beginning and leaving said eastern right-of-way line and along the line of the Common Area, The Shores Phase One At Windpointe South 58 degrees 59 minutes 12 seconds East 50.00 feet to a point, South 31 degrees 00 minutes 48 seconds West 50.00 feet to a point and North 58 degrees 59 minutes 12 seconds West 56.37 feet to a point in the eastern right-of-way line of White Shoal Way, thence along said eastern right-of-way line along a curve to the right having an arc length of 50.53 feet and a radius of 200.00 feet and chord bearing and chord of North 38 degrees 16 minutes 10 seconds East 50.40 feet to a point in said eastern right-of-way line and being the point and place of beginning and containing 0.062 acres as calculated by Charles Francis Riggs, P.L.S. L-2981 from a composite of deeds and maps and not from an actual field survey and being all the property as described in Deed Book 5885, Page 169 as Sewer Pump Station on Map Book 81, Page 37 of the Onslow County Registry. The courses contained within are correct in angular relationship and are referenced to Map Book 81, Page 37 of the Onslow County Registry.

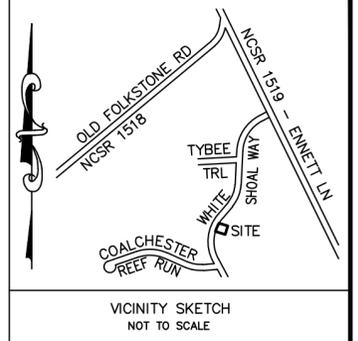
Charles Francis Riggs, P.L.S. L-2981

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PRELIMINARY PLAT
 CHARLES FRANCIS RIGGS, P.L.S. L-2981
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

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NOW OR FORMERLY
 WINDPOINTE HOMEOWNERS
 ASSOCIATION, INC.
 D.B. 5885, P. 97
 COMMON AREA,
 THE SHORES PHASE ONE
 AT WINDPOINTE
 M.B. 81, P. 37



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD	BEARING
C1	50.53'	200.00'	50.40'	N38°16'10"E
C2	17.54'	460.00'	17.54'	N48°01'17"E
C3	35.78'	460.00'	35.77'	N48°18'35"E

PLAT SETBACKS
 FRONT = 25'
 REAR = 15'
 SIDE = 8'

ZONED RA ZONING SETBACKS
 FRONT = 30'
 REAR = 15'
 SIDE = 8'

OWNERS
 PLURIS, LLC

TITLE SOURCE
 D.B. 5885, P. 169

TAX MAP #
 773G-82

PARCEL ID #
 170688

REFERENCES
 D.B. 5022, P. 958
 D.B. 5885, P. 97
 D.B. 5885, P. 169
 M.B. 81, P. 37

RESTRICTIVE COVENANTS
 D.B. 5668, P. 94
 D.B. 5809, P. 387

PHYSICAL IMPROVEMENTS WERE NOT LOCATED

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 - ⊕ = CENTERLINE
 - ⊕ = WATER METER
 - ⊕ = FIRE HYDRANT
 - ⊕ = WATER VALVE
 - ⊕ = SANITARY SEWER MANHOLE
 - ⊕ = CLEAN OUT
 - ⊕ = TELEPHONE PEDESTAL
 - ⊕ = TELEVISION PEDESTAL
 - ⊕ = FIBER OPTIC CABLE MARKER
 - ⊕ = LIGHT POLE
 - ⊕ = POWER POLE
 - ⊕ = POWER LINE
 - ⊕ = ELECTRIC TRANSFORMER
 - ⊕ = EXISTING SPOT ELEVATION

GRAPHIC SCALE



(IN FEET)
 1 inch = 10 ft.

ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A

PROJECT NUMBER: 23-07-10 JTG

NOW OR FORMERLY
 A. SYDES CONSTRUCTION, INC.
 D.B. 5022, P. 958
 LOT 27,
 THE SHORES PHASE ONE
 AT WINDPOINTE
 M.B. 81, P. 37

NOW OR FORMERLY
 WINDPOINTE HOMEOWNERS
 ASSOCIATION, INC.
 D.B. 5885, P. 97
 COMMON AREA,
 THE SHORES PHASE ONE
 AT WINDPOINTE
 M.B. 81, P. 37

NORTHWEST CORNER OF
 LOT 27, THE SHORES
 PHASE ONE AT WINDPOINTE
 M.B. 81, P. 37

SEWER PUMP STATION
 2713 Sq.Ft.
 0.062 ACRES

NOW OR FORMERLY
 WINDPOINTE HOMEOWNERS
 ASSOCIATION, INC.
 D.B. 5885, P. 97
 COMMON AREA,
 THE SHORES PHASE ONE
 AT WINDPOINTE
 M.B. 81, P. 37

WHITE SHOAL WAY
 60' R/W (ASPHALT-PUBLIC)

PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

COMPOSITE SURVEY
 FOR
ONWASA

SEWER PUMP STATION, THE SHORES PHASE ONE AT WINDPOINTE, M.B. 81, P. 37
 STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS, LLC, OWNER; D.B. 5885, P. 169
 539 WHITE SHOAL WAY

R:\2023\23-07-10 ONWASA\CAD\Drawings\23-07-10.dwg - Wednesday, July 26, 2023 9:18:03 AM

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)

LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
 LAND PLANNING & COMPUTER MAPPING

502 NEW BRIDGE STREET
 P.O. BOX 1570
 JACKSONVILLE, NC 28540-1570
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LANDFALL EXECUTIVE SUITES
 1213 CULBRETH DRIVE
 WILMINGTON, NC 28405
 TELEPHONE: (910) 681-7444
 E-MAIL: riggsland@riggslandnc.com

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

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NOW OR FORMERLY
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 ASSOCIATION, INC.
 D.B. 5885, P. 97
 COMMON AREA,
 THE SHORES PHASE ONE
 AT WINDPOINTE
 M.B. 81, P. 37

NOW OR FORMERLY
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 LOT 27,
 THE SHORES PHASE ONE
 AT WINDPOINTE
 M.B. 81, P. 37

NOW OR FORMERLY
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 ASSOCIATION, INC.
 D.B. 5885, P. 97
 COMMON AREA,
 THE SHORES PHASE ONE
 AT WINDPOINTE
 M.B. 81, P. 37

NOW OR FORMERLY
 WINDPOINTE HOMEOWNERS
 ASSOCIATION, INC.
 D.B. 5885, P. 97
 COMMON AREA,
 THE SHORES PHASE ONE
 AT WINDPOINTE
 M.B. 81, P. 37

NORTHWEST CORNER OF
 LOT 27, THE SHORES
 PHASE ONE AT WINDPOINTE
 M.B. 81, P. 37



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD	BEARING
C1	50.53'	200.00'	50.40'	N38°16'10"E
C2	17.54'	460.00'	17.54'	N48°01'17"E
C3	35.78'	460.00'	35.77'	N48°18'35"E

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 REAR = 15'
 SIDE = 8'

ZONED RA ZONING SETBACKS
 FRONT = 30'
 REAR = 15'
 SIDE = 8'

OWNERS
 PLURIS, LLC

TITLE SOURCE
 D.B. 5885, P. 169

TAX MAP #
 773G-82

PARCEL ID #
 170688

REFERENCES
 D.B. 5022, P. 958
 D.B. 5885, P. 97
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RESTRICTIVE COVENANTS
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PRELIMINARY PLAT
 NOT FOR RECORDATION,
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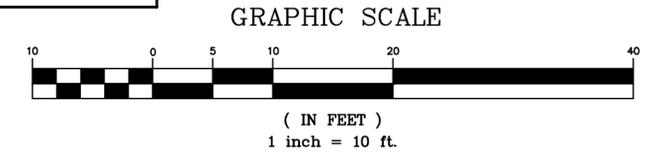
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 TELEPHONE: (910) 681-7444

COMPOSITE SURVEY
 FOR
ONWASA
 SEWER PUMP STATION, THE SHORES PHASE ONE AT WINDPOINTE, M.B. 81, P. 37
 STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS, LLC, OWNER; D.B. 5885, P. 169
 539 WHITE SHOAL WAY



ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A
 PROJECT NUMBER: 23-07-10 JTG

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: _____

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Rizzo & Blackburn, PLLC, 115 Triton Lane, Surf City, NC 28445

This instrument was prepared by Rizzo & Blackburn, PLLC, 115 Triton Lane, Surf City, NC 28445

Brief description for the Index: _____

THIS DEED made this _____ day of _____, 2023, by and between

GRANTOR

GRANTEE

PLURIS WEBB CREEK, LLC, a North Carolina limited liability company
5950 Berkshire Lane, Suite 800
Dallas, TX 75225

ONslow WATER AND SEWER AUTHORITY
228 Georgetown Road
Jacksonville, NC 28540

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of _____, _____ Township, _____ Onslow _____ County, North Carolina and more particularly described as follows:

SEE EXHIBIT A - ATTACHED HERETO

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____. All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor. A map showing the above described property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- Ad valorem taxes for 2024 and subsequent years if any.
- All easements, rights-of-way, restrictive covenants, and other matters of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR:

PLURIS WEBB CREEK, LLC, a North Carolina limited liability company

By Its Manager: Pluris Advisors, LLC, a Texas limited liability company

By: _____
Maurice Gallarda, Manager

STATE OF _____ COUNTY OF _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that: MAURICE GALLARDA, Manager of Pluris Advisors, LLC, a Texas limited liability company, Manager of Pluris Webb Creek, LLC, a North Carolina limited liability company, by authority duly given and as the act and deed of the foregoing entities, signs the foregoing instrument for the purposes therein indicated. Witness my hand and Notarial stamp or seal, this ____ day of _____, 2023.

[OFFICIAL SEAL]

Notary Public Signature
Printed Name _____
My commission expires: _____

EXHIBIT A

LEGAL DESCRIPTIONS ATTACHED

FOR THE FOLLOWING PARCEL NOS.

Parcel ID – 045161 – PIN – 533404905730 – 200 Glenwood Drive – DB4853/P88
Portion of Parcel ID – 046721 – PIN – 534301097626 – 250 Zachary Lane – DB4853/P876
Parcel ID – 052256 – PIN – 533404937577 – Foxtrace Lane – DB4853/870
Parcel ID – 052557 – PIN – 533404935275 – Parnell Road – DB4853/P883
Parcel ID – 057167 – PIN – 534301191685 – 258 Zachary Lane – DB4853/P850
Parcel ID – 058626 – PIN – 533404944805 – Charlton Rd – DB4853/P867
Portion of Parcel ID – 060903 – PIN – 534301099813 – 252 Zachary Lane – DB4853/P860
Parcel ID – 060918 – PIN – 533404938237 – Parnell Rd – DB4853/P853
Parcel ID – 062001 – PIN – 534301198896 – Gray Fox Run – DB4853/P856
Parcel ID – 064371 – PIN – 533302783378 – 136-1 Byrum Run – DB4853/P847
Parcel ID – 073781 – PIN – 534403228593 – 116 Gamble Way – DB4853/P864
Parcel ID – 076412 – PIN – 534301286862 – Kelly Cir – DB4853/P870
Parcel ID – 162809 – PIN – 533400466783 – 408 Isabel Ct – DB5169/P21

CHARLES F. RIGGS & ASSOCIATES, INC.

Land Surveyors

Charles F. Riggs, P.L.S. L-2981
502 New Bridge Street
Jacksonville, North Carolina 28540
(910) 455-0877
charlesriggs@riggslandnc.com

Corporate License (C-730)
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P.O. Box 1570
Jacksonville, North Carolina 28541
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James A. Lewis, P.L.S. L-4562
Landfall Executive Suites
1213 Culbreth Drive
Wilmington, North Carolina 28405
(910) 681-7444
jameslewis@riggslandnc.com

ONWASA

Lot 474, Section 4, Phase 3, Foxtrace, Map Book 32, Page 95
Deed Book 4853, Page 880
Onslow County Parcel ID # 045161
Swansboro Township, Onslow County, North Carolina

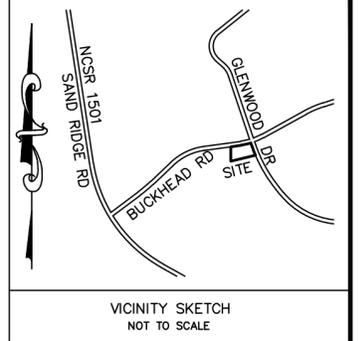
Commencing at the centerline intersection of Buckhead Road (60' R/W – Public) and Glenwood Drive (60' R/W – Public), thence leaving said centerline intersection South 01 degrees 01 minutes 02 seconds West 62.64 feet to a point in the western right-of-way line of Glenwood Drive and being THE TRUE POINT OF BEGINNING: thence from the above described true point of beginning and along the western right-of-way line of Glenwood Drive South 22 degrees 30 minutes 19 seconds East 89.53 feet to a point in said western right-of-way line and being the northeastern corner of Lot 656, Section 4, Phase 6, Foxtrace as recorded in Map Book 35, Page 8 of the Onslow County Registry, thence leaving said western right-of-way line and along the northern line of Lot 656 South 67 degrees 29 minutes 41 seconds West 200.00 feet to a point and being the northwestern corner of Lot 656 and in the line of Group Eight, Ltd as recorded in Deed Book 2923, Page 367, thence along the line of Group Eight, Ltd North 08 degrees 48 minutes 45 seconds West 141.75 feet to a point in the southern right-of-way line of Buckhead Road, thence along said right-of-way line North 81 degrees 11 minutes 13 seconds East 46.50 feet to a point in said southern right-of-way line, thence continuing along said southern right-of-way line along a curve to the left having an arc length of 97.55 feet and a radius of 430.00 feet and a chord bearing and chord of North 74 degrees 41 minutes 17 seconds East 97.34 feet to a point of reverse curvature in said southern right-of-way line, thence along a curve the right having an arc length of 38.97 and a radius of 25.00 feet and a chord bearing and chord of South 67 degrees 09 minutes 29 seconds East 35.14 feet to a point in the western right-of-way line of Glenwood Drive and being the point and place of beginning and containing 0.515 acres as calculated by Charles Francis Riggs, P.L.S. L-2981 from a composite of deeds and maps and not from an actual field survey and being all the property as described in Deed Book 4853, Page 880 of the Onslow County Registry and being all the property as shown as Lot 474, Section 4, Phase 3, Foxtrace, Map Book 32, Page 95 of the Onslow County Registry. The courses contained within are correct in angular relationship and are referenced to Map Book 32, Page 95 of the Onslow County Registry.

Charles Francis Riggs, P.L.S. L-2981

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

PRELIMINARY PLAT
 CHARLES FRANCIS RIGGS, P.L.S. L-2981
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370340 3720532400K, JUNE 19, 2020



PLAT SETBACKS
 FRONT = 20'
 REAR = 15'
 SIDE = 8'
 CORNER SIDE = 20'

ZONED R-10 ZONING SETBACKS
 FRONT = 20'
 REAR = 15'
 SIDE = 8'
 SIDE STREET = 20'

OWNERS
 PLURIS WEBB CREEK, LLC

TITLE SOURCE
 D.B. 4853, P. 880

TAX MAP #
 1308G-142

PARCEL ID #
 045161

RESTRICTIVE COVENANTS
 D.B. 1239, P. 921
 D.B. 1378, P. 673

REFERENCES
 D.B. 2923, P. 367
 D.B. 4853, P. 880
 D.B. 5649, P. 943
 M.B. 32, P. 95
 M.B. 35, P. 8

ALL PHYSICAL IMPROVEMENTS WERE NOT LOCATED

ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED

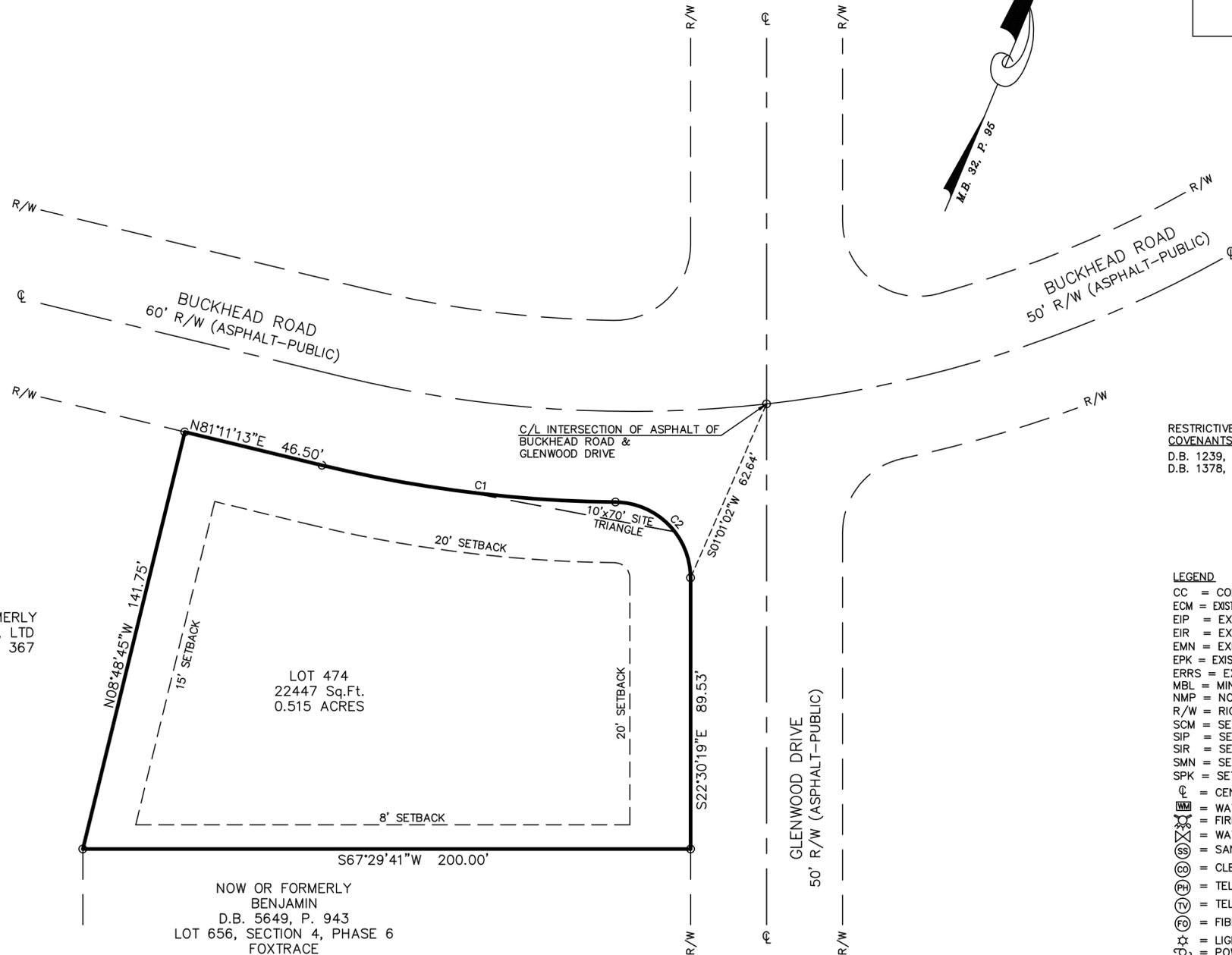
LEGEND

- CC = CONTROL CORNER
- ECM = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CC)
- EIP = EXISTING IRON PIPE (FOUND)
- EIR = EXISTING IRON ROD (FOUND)
- EMN = EXISTING MAGNETIC NAIL (FOUND)(CC)
- EPK = EXISTING PARKER-KALON NAIL (FOUND)(CC)
- ERRS = EXISTING RAILROAD SPIKE (FOUND)
- MBL = MINIMUM BUILDING LINE
- NMP = NON MONUMENTED POINT
- R/W = RIGHT OF WAY
- SCM = SET CONCRETE MONUMENT (CC)
- SIP = SET IRON PIPE
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- ☉ = CENTERLINE
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- ⊕ = POWER POLE
- ⊕ = POWER LINE
- ⊕ = ELECTRIC TRANSFORMER
- ⊕ = EXISTING SPOT ELEVATION

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD	BEARING
C1	97.55'	430.00'	97.34'	N74°41'17"E
C2	38.97'	25.00'	35.14'	S67°09'29"E

NOW OR FORMERLY
 GROUP EIGHT, LTD
 D.B. 2923, P. 367

PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES



NOW OR FORMERLY
 BENJAMIN
 D.B. 5649, P. 943
 LOT 656, SECTION 4, PHASE 6
 FOXTRACE
 M.B. 35, P. 8

R:\2023\23-07-12 ONWASA\CAD Drawings\23-07-12.dwg - Wednesday, July 26, 2023 9:06:13 AM

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
 LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
 LAND PLANNING & COMPUTER MAPPING

502 NEW BRIDGE STREET
 P.O. BOX 1570
 JACKSONVILLE, NC 28540-1570
 TELEPHONE: (910) 455-0877

LANDFALL EXECUTIVE SUITES
 1213 CULBRETH DRIVE
 WILMINGTON, NC 28405
 TELEPHONE: (910) 681-7444
 E-MAIL: riggsland@riggslandnc.com

COMPOSITE SURVEY
 FOR
ONWASA

LOT 474, SECTION 4, PHASE 3, FOXTRACE, M.B. 32, P. 95
 SWANSBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS WEBB CREEK, LLC, OWNER; D.B. 4853, P. 880
 200 GLENWOOD DRIVE



(IN FEET)
 1 inch = 10 ft.

ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A

PROJECT NUMBER: 23-07-12 JTG

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

PRELIMINARY PLAT
 CHARLES FRANCIS RIGGS, P.L.S. L-2981
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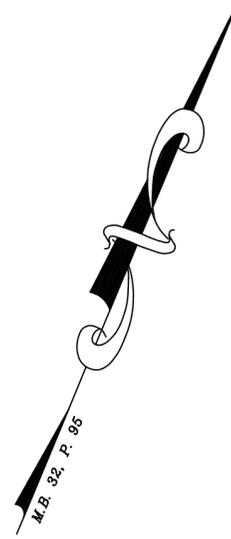
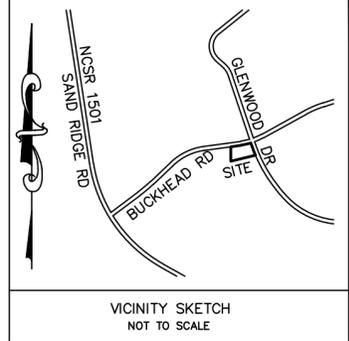
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NOW OR FORMERLY
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 D.B. 5649, P. 943
 LOT 656, SECTION 4, PHASE 6
 FOXTRACE
 M.B. 35, P. 8



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TAX MAP #
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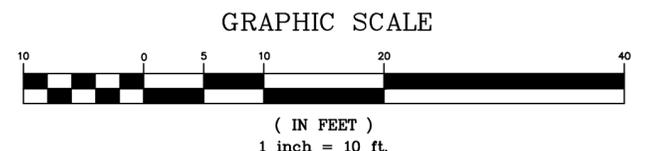
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 - ⊕ = EXISTING SPOT ELEVATION



ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A
 PROJECT NUMBER: 23-07-12 JTG

R:\2023\23-07-12 ONWASA\CAD Drawings\23-07-12.dwg - Wednesday, July 26, 2023 9:08:13 AM

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COMPOSITE SURVEY
 FOR
ONWASA
 LOT 474, SECTION 4, PHASE 3, FOXTRACE, M.B. 32, P. 95
 SWANSBORO TOWNSHIP, ONSLow COUNTY, NORTH CAROLINA
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ONWASA

Tract A, Map Book 77, Page 52

Portions of Onslow County Tax ID # 046721 and 060903

Portions of Deed Book 4853, Page 860 and Deed Book 4853, Page 876

Swansboro Township, Onslow County, North Carolina

Commencing at the northeast corner of Lot 682, Section V, Foxtrace as recorded in Map Book 35, Page 145 of the Onslow County Registry and in the southern right-of-way line of Zachary Lane (50' R/W – Public) and being THE TRUE POINT OF BEGINNING: thence from the above described true point of beginning and along said southern right-of-way line South 60 degrees 36 minutes 36 seconds East 67.45 feet to a point in said southern right-of-way line and being the northern corner of Tract B, Map Book 77, Page 52 of the Onslow County Registry, thence leaving said southern right-of-way line and along the line of Tract B the following courses and distances: South 40 degrees 32 minutes 57 seconds West 171.25 feet, South 22 degrees 54 minutes 40 seconds East 106.47 feet, South 68 degrees 28 minutes 09 seconds East 79.39 feet and North 72 degrees 40 minutes 19 seconds East 130.39 feet to a point and being a corner of Lot 683, Section V, Foxtrace as recorded in Map Book 35, Page 145, thence along the western line of Lot 683 South 35 degrees 04 minutes 33 seconds East 225.90 feet to a point and being the southwest corner of Lot 683 and lying in Parrots Swamp, thence along Parrots Swamp the following courses and distances: South 78 degrees 13 minutes 03 seconds West 35.94 feet, South 53 degrees 23 minutes 43 seconds West 34.39 feet, South 55 degrees 55 minutes 37 seconds West 50.22 feet, South 47 degrees 13 minutes 09 seconds West 48.07 feet, South 89 degrees 33 minutes 59 seconds West 44.94 feet, South 07 degrees 05 minutes 03 seconds East 22.29 feet, South 61 degrees 11 minutes 45 seconds West 63.44 feet, South 64 degrees 44 minutes 52 seconds West 78.11 feet, North 83 degrees 27 minutes 21 seconds West 28.11 feet, South 63 degrees 00 minutes 41 seconds West 30.03 feet, South 76 degrees 20 minutes 04 seconds West 41.87 feet, South 72 degrees 17 minutes 40 seconds West 43.54 feet, South 32 degrees 38 minutes 27 seconds West 31.70 feet, South 79 degrees 43 minutes 32 seconds West 31.40 feet, South 31 degrees 27 minutes 00 seconds West 25.23 feet, South 53 degrees 33 minutes 36 seconds West 5.94 feet, North 81 degrees 40 minutes 47 seconds West 40.19 feet, North 55 degrees 15 minutes 37 seconds West 55.26 feet, North 29 degrees 28 minutes 12 seconds West 10.94 feet, North 15 degrees 28 minutes 43 seconds East 28.50 feet, North 17 degrees 52 minutes 20 seconds West 48.24 feet, North 61 degrees 14 minutes 57 seconds West 52.88 feet, North 67 degrees 50 minutes 18 seconds West 32.60 feet, North 19 degrees 56 minutes 49 seconds West 80.43 feet, North 22 degrees 03 minutes 33 seconds West 110.40 feet, North 16 degrees 38 minutes 53 seconds West 4.02 feet, North 00 degrees 18 minutes 41 seconds East 50.52 feet, North 30 degrees 32 minutes 37 seconds West 70.21 feet, South 87 degrees 26 minutes 57 seconds West 29.92 feet, North 81 degrees 57 minutes 00 seconds West 16.12 feet, North 75 degrees 00 minutes 33 seconds West 28.70 feet, South 61 degrees 18 minutes 35 seconds West 9.32 feet, North 60 degrees 39 minutes 51 seconds West 26.21 feet, North 04 degrees 44 minutes 03 seconds East 11.86 feet, North 50 degrees 14 minutes 02 seconds West 48.88 feet, North 17 degrees 22 minutes 38 seconds West 17.20 feet and North 80 degrees 34 minutes 56 seconds West 5.42 feet to a point in Parrots Swamp and being the southwest corner of Lot 676, Section V, Foxtrace as recorded in Map Book 35, Page 145, thence leaving Parrots

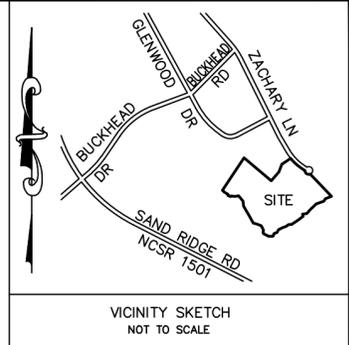
Swamp and along the southern line of Lot 676 and Lot 677, North 41 degrees 45 minutes 15 seconds East 388.95 feet to a point and being the northwest corner of Lot 679, Section V, Foxtrace as recorded in Map Book 35, Page 145, thence along the western line of Lot 679, Lot 680, Lot 681 and Lot 682, Section V, Foxtrace as recorded in Map Book 35, Page 145 South 41 degrees 39 minutes 41 seconds East to a point and being the southwest corner of Lot 682, thence along the southern line of Lot 682 North 49 degrees 09 minutes 21 seconds East 116.15 feet and North 29 degrees 23 minutes 19 seconds East 85.29 feet to a point and being the northeast corner of Lot 682 and in the western right-of-way line of Zachary Lane and being the point and place of beginning and containing 8.19 acres as calculated by Charles Francis Riggs, P.L.S. L-2981 from a composite of deeds and maps and not from an actual field survey and being all of Tract A, Map Book 77, Page 52 and being a portion of the land as described in Deed Book 4853, Page 860 and Deed Book 4853, Page 876 of the Onslow County Registry. The courses contained within are correct in angular relationship and are referenced to Map Book 77, Page 52 of the Onslow County Registry.

Charles Francis Riggs, P.L.S. L-2981

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±.

PRELIMINARY PLAT
CHARLES FRANCIS RIGGS P.L.S. - 298
NOT FOR RECORDATION,
CONVEYANCES OR SALES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE _____ VARIES _____ WHICH IS _____ A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER _____ 370340 3720534300K, JUNE 19, 2020



OWNERS	TITLE SOURCE	TAX MAP #	PARCEL ID #
PLURIS WEBB CREEK, LLC	D.B. 4853, P. 850	1308H-113	057167
	D.B. 4853, P. 856	1308H-208	060904
	D.B. 4853, P. 860	1308H-207 1308H-209	060903 035052
	D.B. 4853, P. 876	1308-2.12	046721

- ZONED R-10 ZONING SETBACKS**
 FRONT = 20'
 REAR = 15'
 SIDE = 8'
 SIDE STREET = 20'
- RESTRICTIVE COVENANTS**
 D.B. 1415, P. 792
 D.B. 1560, P. 878
 D.B. 1715, P. 1
 D.B. 1846, P. 1
- REFERENCES**
 D.B. 3143, P. 638
 D.B. 4126, P. 582
 D.B. 4420, P. 152
 D.B. 4612, P. 594
 D.B. 4644, P. 958
 D.B. 4846, P. 357
 D.B. 4853, P. 850
 D.B. 4853, P. 856
 D.B. 4853, P. 860
 D.B. 4853, P. 876
 D.B. 5048, P. 344
 D.B. 5503, P. 92
 D.B. 5539, P. 639
 D.B. 5600, P. 724
 D.B. 5639, P. 1
 D.B. 5640, P. 465
 D.B. 5686, P. 31
 D.B. 5693, P. 364
 D.B. 5703, P. 639
 M.B. 35, P. 145
 M.B. 36, P. 12
 M.B. 38, P. 36
 M.B. 39, P. 115
 M.B. 39, P. 217
 M.B. 40, P. 88
 M.B. 42, P. 191
 M.B. 77, P. 52

LINE #	LENGTH	DIRECTION
L1	35.94'	S78°13'03"W
L2	34.39'	S53°23'43"W
L3	50.22'	S55°55'37"W
L4	48.07'	S47°13'09"W
L5	44.94'	S89°33'59"W
L6	22.29'	S07°05'03"E
L7	63.44'	S61°11'45"W
L8	78.11'	S64°44'52"W
L9	28.11'	N83°27'21"W
L10	30.03'	S63°00'41"W
L11	41.87'	S76°20'04"W
L12	43.54'	S72°17'40"W
L13	31.70'	S32°38'27"W
L14	31.40'	S79°43'32"W
L15	25.23'	S31°27'00"W

LINE #	LENGTH	DIRECTION
L16	5.94'	S53°33'36"W
L17	40.19'	N81°40'47"W
L18	55.26'	N55°15'37"W
L19	10.94'	N29°28'12"W
L20	28.50'	N15°28'43"E
L21	48.24'	N17°52'20"W
L22	52.88'	N61°14'57"W
L23	32.60'	N67°50'18"W
L24	80.43'	N19°56'49"W
L25	110.40'	N22°03'33"W
L26	4.02'	N16°38'53"W
L27	50.52'	N00°18'41"E
L28	70.21'	N30°32'37"W
L29	29.92'	S87°26'57"W
L30	16.12'	N81°57'00"W

LINE #	LENGTH	DIRECTION
L31	28.70'	N75°00'33"W
L32	9.32'	S61°18'35"W
L33	26.21'	N60°39'51"W
L34	11.86'	N04°44'03"E
L35	48.88'	N50°14'02"W
L36	17.20'	N17°22'38"W
L37	5.42'	N80°34'56"W
L38	85.29'	N29°23'19"E
L39	41.00'	N49°09'20"E
L40	45.66'	S78°13'02"W
L41	28.54'	S38°53'03"W
L42	54.18'	S76°12'35"W
L43	11.55'	S83°26'41"W

CURVE #	LENGTH	RADIUS	CHORD	BEARING
C1	21.02'	25.00'	20.41'	S36°30'58"E
C2	15.61'	50.00'	15.55'	S21°21'57"E
C3	88.09'	50.00'	77.13'	S80°47'00"E

TRACT A IS A PORTION OF
 D.B. 4853, P. 876
 PARCEL ID # 046721
 &
 D.B. 4853, P. 860
 PARCEL ID # 060903

PHYSICAL IMPROVEMENTS WERE NOT LOCATED

ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED

- LEGEND**
 CC = CONTROL CORNER
 ECM = EXISTING CONCRETE MONUMENT (FOUND)(CC)
 EIP = EXISTING IRON PIPE (FOUND)
 EIR = EXISTING IRON ROD (FOUND)
 EMN = EXISTING MAGNETIC NAIL (FOUND)(CC)
 EPK = EXISTING PARKER-KALON NAIL (FOUND)(CC)
 ERRS = EXISTING RAILROAD SPIKE (FOUND)
 MBL = MINIMUM BUILDING LINE
 NMP = NON MONUMENTED POINT
 R/W = RIGHT OF WAY
 SCM = SET CONCRETE MONUMENT (CC)
 SIP = SET IRON PIPE
 SIR = SET IRON ROD
 SMN = SET MAGNETIC NAIL (CC)
 SPK = SET PARKER-KALON NAIL (CC)
 CL = CENTERLINE
 WM = WATER METER
 FH = FIRE HYDRANT
 WV = WATER VALVE
 SS = SANITARY SEWER MANHOLE
 CO = CLEAN OUT
 PH = TELEPHONE PEDESTAL
 TV = TELEVISION PEDESTAL
 FO = FIBER OPTIC CABLE MARKER
 LP = LIGHT POLE
 PP = POWER POLE
 PL = POWER LINE
 ET = ELECTRIC TRANSFORMER
 X1.5' = EXISTING SPOT ELEVATION
 [250] = ADDRESS



(IN FEET)
 1 inch = 60 ft.

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
 LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
 LAND PLANNING & COMPUTER MAPPING
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 P.O. BOX 1570
 JACKSONVILLE, NC 28540-1570
 TELEPHONE: (910) 455-0877
 E-MAIL: riggsland@riggslandnc.com

LANDFALL EXECUTIVE SUITES
 1213 CULBRETH DRIVE
 WILMINGTON, NC 28405
 TELEPHONE: (910) 681-7444

COMPOSITE SURVEY
 FOR
ONWASA
 TRACT A, M.B. 77, P. 52
 (FORMERLY LOTS 485, 672 & 670, M.B. 39, P. 115 & TRACT "C" (8.501 ACRES) OF D.B. 4853, P. 876)
 SWANSBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS WEBB CREEK, LLC, OWNER; D.B. 4853, P. 876, 860
 250, 252, 254 & 256 ZACHARY LANE

ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A
 PROJECT NUMBER: 23-07-11 JTG
 SHEET 1 OF 2



PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES OR SALES

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES OR SALES

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
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 WILMINGTON, NC 28405
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GRAPHIC SCALE
 (IN FEET)
 1 inch = 60 ft.
 ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A
 PROJECT NUMBER: 23-07-11 JTG
 SHEET 2 OF 2

R:\2023\23-07-11 ONWASA\CAD\Drawings\23-07-11.dwg - Thursday, August 03, 2023 12:00:43 PM

CHARLES F. RIGGS & ASSOCIATES, INC.

Land Surveyors

Charles F. Riggs, P.L.S. L-2981
502 New Bridge Street
Jacksonville, North Carolina 28540
(910) 455-0877
charlesriggs@riggslandnc.com

Corporate License (C-730)
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Jacksonville, North Carolina 28541
(910) 455-0877
www.riggslandnc.com

James A. Lewis, P.L.S. L-4562
Landfall Executive Suites
1213 Culbreth Drive
Wilmington, North Carolina 28405
(910) 681-7444
jameslewis@riggslandnc.com

ONWASA

1.587 Acres

Tract Two, Deed Book 4853, Page 870

Onslow County Parcel ID # 052256

Swansboro Township, Onslow County, North Carolina

Commencing at the southwest corner of Lot 101, Section 2, Phase 5, Block J, Foxtrace as recorded in Map Book 29, Page 119 and in the northern right-of-way line of Parnell Road (50' R/W – Public), thence along said northern right-of-way line South 63 degrees 55 minutes 29 seconds West 107.36 feet to a point in said northern right-of-way line and being the southeast corner of Lot 101A, Section 2, Phase 5, Block J, Foxtrace as recorded in Map Book 30, Page 25, thence leaving said northern right-of-way line and along the eastern line of Lot 101A North 26 degrees 04 minutes 31 seconds West 133.70 feet to a point and being the northeast corner of Lot 101A and being THE TRUE POINT OF BEGINNING: thence from the above described true point of beginning North 67 degrees 18 minutes 05 seconds West 121.39 feet to point and being the southeast corner of Lot 18, Section II, Block F, Foxtrace as recorded in Map Book 28, Page 79, thence leaving said point and along the southern line of Lot 17, Section II, Block F, Foxtrace as recorded in Map Book 28, Page 79 North 63 degrees 55 minutes 29 seconds East 160.00 feet to a point and being the southeast corner of Lot 17, thence along the eastern line of Lot 17 North 26 degrees 04 minutes 31 seconds West 100.00 feet to a point and being the southeast corner of Group Eight, LTD, thence along the eastern line of Group Eight, LTD North 09 degrees 39 minutes 23 seconds West 141.43 feet to a point and being the southeast corner of Lot 16A, Block F, Phase 1, Section 2, Foxtrace as recorded in Map Book 27, Page 217 and Map Book 28, Page 223, thence along the southern line of Crowder as recorded in Deed Book 5423, Page 737 and the southern line of Group Eight LTD as recorded in Deed Book 2683, Page 889 North 61 degrees 51 minutes 05 seconds East 174.26 feet to a point and being the northwest corner of Lot 95, Section 2, Phase 6, Block H, Foxtrace as recorded in Map Book 29, Page 119, Map Book 29, Page 198 and Map Book 30, Page 4, thence along the western lines Lot 95, Lot 96, Lot 97 and Lot 98, Section 2, Phase 6, Block H, Foxtrace as recorded in Map Book 29, Page 119, Map Book 29, Page 198 and Map Book 30, Page 4 South 16 degrees 27 minutes 23 seconds East 336.70 feet to a point and being the southwest corner of Lot 98, thence along the northern line of Lot 100 and Lot 101, Section 2, Phase 5, Block J, Foxtrace as recorded in Map Book 29, Page 119, Map Book 29, Page 198 and Map Book 30, Page 4 South 63 degrees 55 minutes 29 seconds West 130.50 feet to a point and being the northwest corner of Lot 101, thence South 63 degrees 13 minutes 52 seconds West 107.37 feet to a point and being the northeast corner of Lot 101A, Section 2, Phase 5, Block J, Foxtrace as recorded in Map Book 30, Page 25 and being the point and place of beginning and containing 1.587 acres as calculated by Charles Francis Riggs, P.L.S. L-2981 from a composite of deeds and maps and not from an actual field survey and being all the property as described as Tract Two, Deed Book 4853, Page 870 of the Onslow County Registry. The courses contained within are correct in angular relationship and are referenced to Map Book 29, Page 119 of the Onslow County Registry.

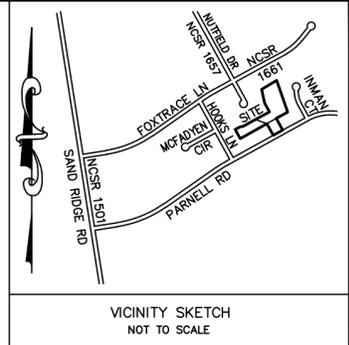
Charles Francis Riggs, P.L.S. L-2981

PRELIMINARY

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

PRELIMINARY PLAT
 CHARLES FRANCIS RIGGS, P.L.S. L-2981
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370340 3720532400K, JUNE 19, 2020



OWNERS	TITLE SOURCE	TAX MAP#	PARCEL ID#
PLURIS WEBB CREEK, LLC	D.B. 4853, P. 853	1308-2.38	060918
	D.B. 4853, P. 870	1308-2.15	052256
	D.B. 4853, P. 883	1308-2.16	052257

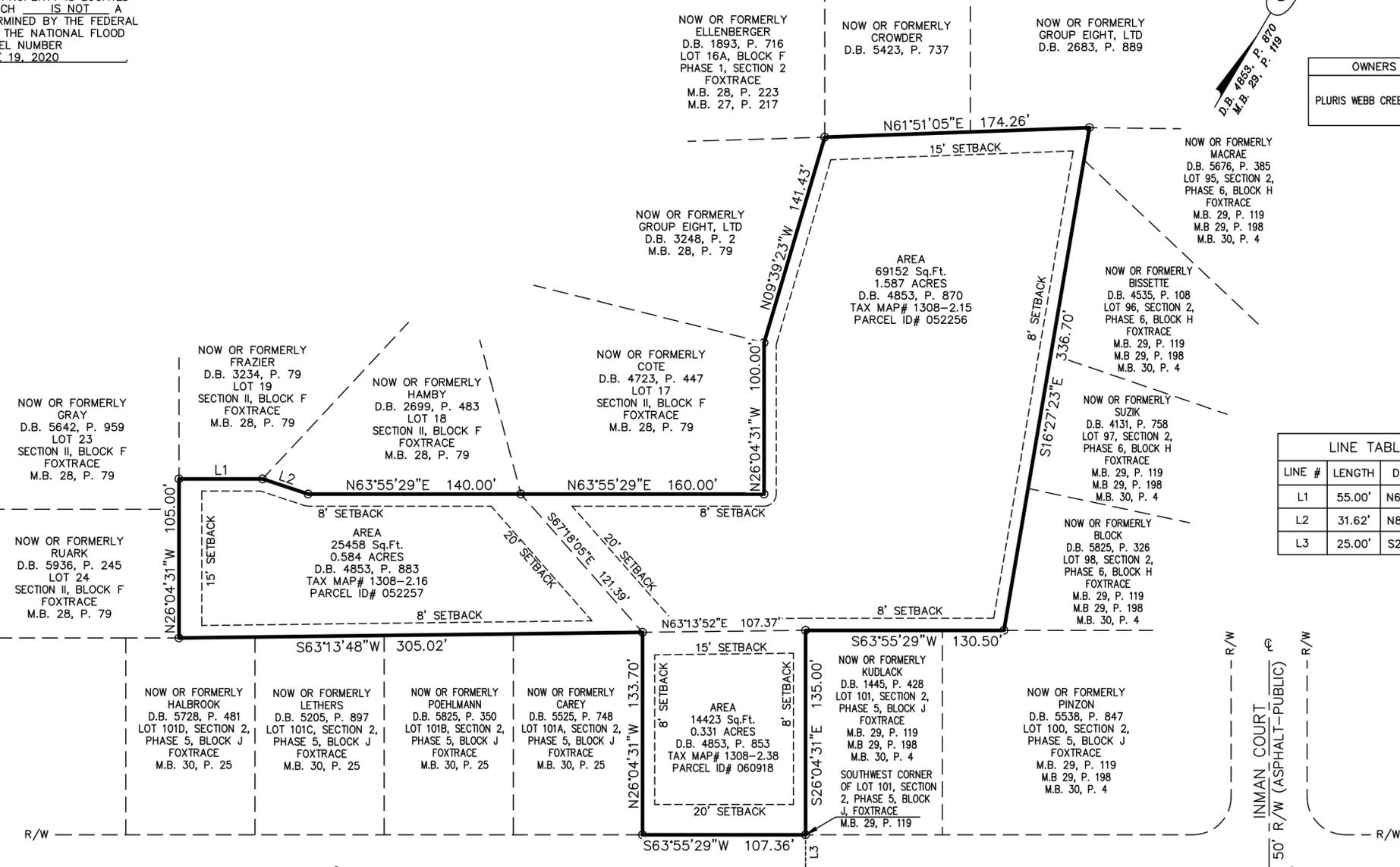
ZONED R-10 ZONING SETBACKS	REFERENCES
FRONT = 20'	D.B. 1445, P. 428
REAR = 15'	D.B. 1893, P. 716
SIDE = 8'	D.B. 2683, P. 889
SIDE STREET = 20'	D.B. 2699, P. 483
	D.B. 3234, P. 79
	D.B. 3248, P. 2
	D.B. 4131, P. 758
	D.B. 4535, P. 108
	D.B. 4723, P. 447
	D.B. 4853, P. 853
	D.B. 4853, P. 870
	D.B. 4853, P. 883
	D.B. 5205, P. 897
	D.B. 5423, P. 737
	D.B. 5525, P. 748
	D.B. 5538, P. 847
	D.B. 5642, P. 959
	D.B. 5676, P. 385
	D.B. 5728, P. 481
	D.B. 5825, P. 326
	D.B. 5825, P. 350
	D.B. 5936, P. 245
	M.B. 27, P. 217
	M.B. 28, P. 79
	M.B. 28, P. 223
	M.B. 29, P. 119
	M.B. 29, P. 198
	M.B. 30, P. 4
	M.B. 30, P. 25

TOTAL AREA
 109035 Sq.Ft.
 2.503 ACRES

LINE #	LENGTH	DIRECTION
L1	55.00'	N63°55'29"E
L2	31.62'	N82°21'35"E
L3	25.00'	S26°04'31"E

PHYSICAL IMPROVEMENTS WERE NOT LOCATED
 ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED

- LEGEND**
- CC = CONTROL CORNER
 - ECM = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CC)
 - EIP = EXISTING IRON PIPE (FOUND)
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 - EPK = EXISTING PARKER-KALON NAIL (FOUND)(CC)
 - ERRS = EXISTING RAILROAD SPIKE (FOUND)
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 - SMN = SET MAGNETIC NAIL (CC)
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 - ☉ = CENTERLINE
 - ⊕ = WATER METER
 - ⊕ = FIRE HYDRANT
 - ⊕ = WATER VALVE
 - ⊕ = SANITARY SEWER MANHOLE
 - ⊕ = CLEAN OUT
 - ⊕ = TELEPHONE PEDESTAL
 - ⊕ = TELEVISION PEDESTAL
 - ⊕ = FIBER OPTIC CABLE MARKER
 - ⊕ = LIGHT POLE
 - ⊕ = POWER POLE
 - ⊕ = POWER LINE
 - ⊕ = ELECTRIC TRANSFORMER
 - ⊕ 1.5' = EXISTING SPOT ELEVATION



PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

COMPOSITE SURVEY FOR
ONWASA

2.503 ACRES AND BEING
 0.331 ACRE TRACT AS DESCRIBED IN D.B. 4853, P. 853
 0.584 ACRE TRACT AS DESCRIBED IN D.B. 4853, P. 883
 1.587 ACRE TRACT AS DESCRIBED IN D.B. 4853, P. 870
 SWANBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS WEBB CREEK, LLC, OWNER; D.B. 4853, P. 853, D.B. 4853, P. 870 & D.B. 4853, P. 883
 PARNELL ROAD



ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A

PROJECT NUMBER: 23-07-14 JTG

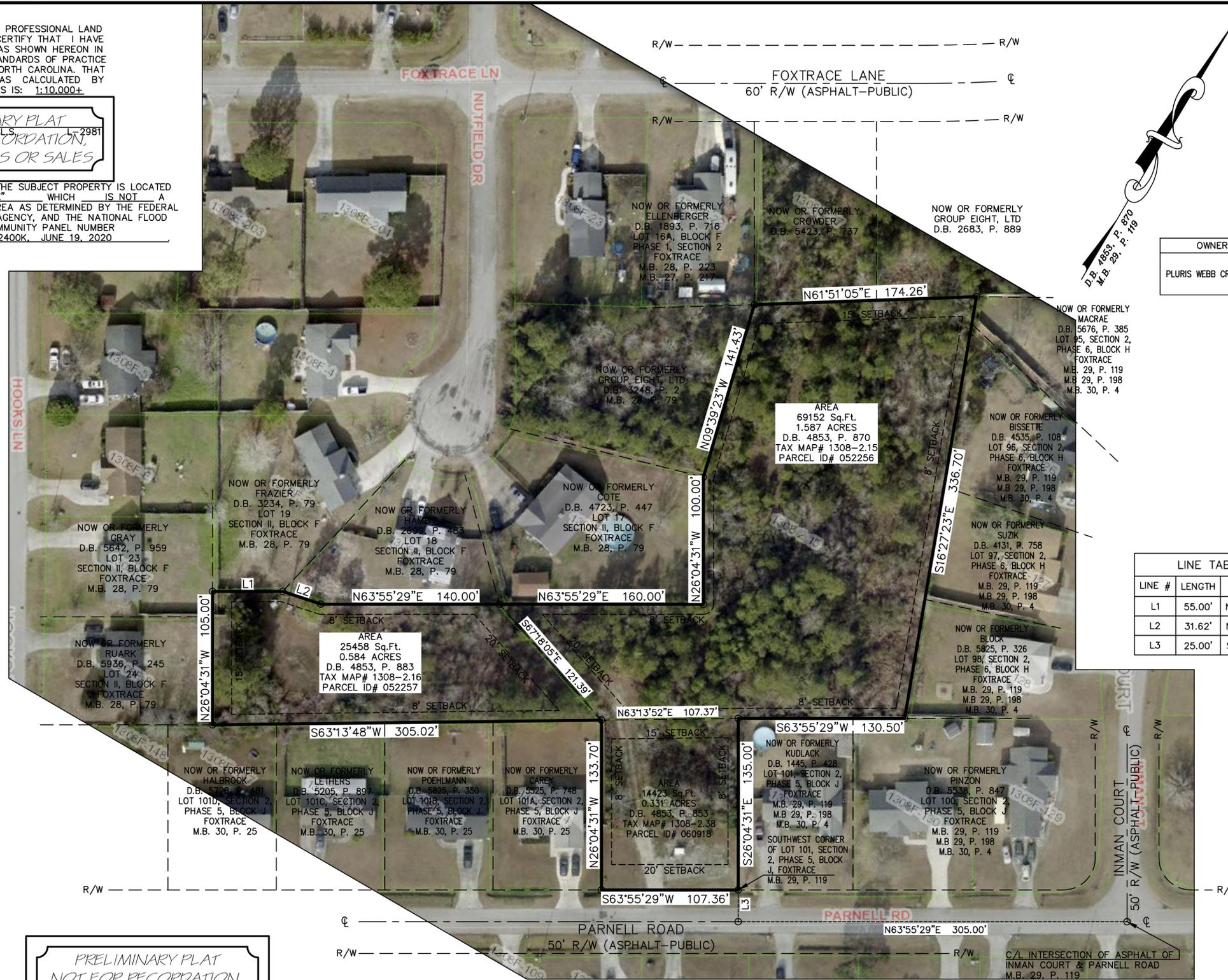
R:\2023\23-07-14 ONWASA\CAD Drawings\23-07-14.dwg - Wednesday, July 26, 2023 8:56:39 AM

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
 LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
 LAND PLANNING & COMPUTER MAPPING
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 JACKSONVILLE, NC 28540-1570
 TELEPHONE: (910) 455-0877
 E-MAIL: riggsland@riggslandnc.com
 LANDFALL EXECUTIVE SUITES
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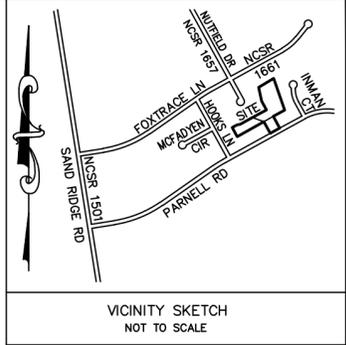
I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

PRELIMINARY PLAT
 CHARLES FRANCIS RIGGS, P.L.S. L-2981
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370340 3720532400K, JUNE 19, 2020



PRELIMINARY PLAT
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 CONVEYANCES OR SALES



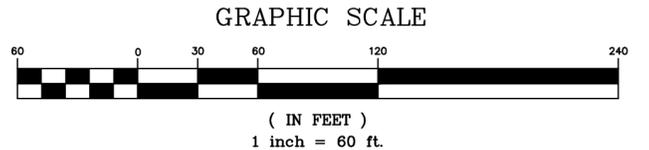
OWNERS	TITLE SOURCE	TAX MAP#	PARCEL ID#
PLURIS WEBB CREEK, LLC	D.B. 4853, P. 853	1308-2.38	060918
	D.B. 4853, P. 870	1308-2.15	052256
	D.B. 4853, P. 883	1308-2.16	052257

ZONED R-10 ZONING SETBACKS	REFERENCES
FRONT = 20'	D.B. 1445, P. 428
REAR = 15'	D.B. 1893, P. 716
SIDE = 8'	D.B. 2683, P. 889
SIDE STREET = 20'	D.B. 2699, P. 483
	D.B. 3234, P. 79
	D.B. 3248, P. 2
	D.B. 4131, P. 758
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	D.B. 4853, P. 870
	D.B. 4853, P. 883
	D.B. 5205, P. 897
	D.B. 5423, P. 737
	D.B. 5525, P. 748
	D.B. 5538, P. 847
	D.B. 5642, P. 959
	D.B. 5676, P. 385
	D.B. 5728, P. 481
	D.B. 5825, P. 326
	D.B. 5825, P. 350
	D.B. 5936, P. 245
	M.B. 27, P. 217
	M.B. 28, P. 79
	M.B. 28, P. 223
	M.B. 29, P. 119
	M.B. 29, P. 198
	M.B. 30, P. 4
	M.B. 30, P. 25

LINE #	LENGTH	DIRECTION
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L2	31.62'	N82°21'35"E
L3	25.00'	S26°04'31"E

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COMPOSITE SURVEY FOR
ONWASA

2.503 ACRES AND BEING
 0.331 ACRE TRACT AS DESCRIBED IN D.B. 4853, P. 853
 0.584 ACRE TRACT AS DESCRIBED IN D.B. 4853, P. 883
 1.587 ACRE TRACT AS DESCRIBED IN D.B. 4853, P. 870
 SWANSBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS WEBB CREEK, LLC, OWNER; D.B. 4853, P. 853, D.B. 4853, P. 870 & D.B. 4853, P. 883
 PARNELL ROAD

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ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A
 PROJECT NUMBER: 23-07-14 JTG

CHARLES F. RIGGS & ASSOCIATES, INC.

Land Surveyors

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ONWASA
0.584 Acres
Deed Book 4853, Page 883
Onslow County Parcel ID # 052257
Swansboro Township, Onslow County, North Carolina

Commencing at the southwest corner of Lot 101, Section 2, Phase 5, Block J, Foxtrace as recorded in Map Book 29, Page 119 and in the northern right-of-way line of Parnell Road (50' R/W – Public), thence along said northern right-of-way line South 63 degrees 55 minutes 29 seconds West 107.36 feet to a point in said northern right-of-way line and being the southeast corner of Lot 101A, Section 2, Phase 5, Block J, Foxtrace as recorded in Map Book 30, Page 25, thence leaving said northern right-of-way line and along the eastern line of Lot 101A North 26 degrees 04 minutes 31 seconds West 133.70 feet to a point and being the northeast corner of Lot 101A and being THE TRUE POINT OF BEGINNING: thence from the above described true point of beginning and along the northern line of Lot 101A, Lot 101B, Lot 101C and Lot 101D, Section 2, Phase 5, Block J, Foxtrace as recorded in Map Book 30, Page 25 South 63 degrees 13 minutes 48 seconds West 305.02 feet to a point, thence leaving said northern line and along the eastern line of Lots 24 and Lot 23, Section II, Block F, Foxtrace as recorded in Map Book 28, Page 79 North 26 degrees 04 minutes 31 seconds West 105.00 feet to a point, thence along the southern line of Lot 19 and Lot 18 North 63 degrees 55 minutes 29 seconds East 55.00 feet, North 82 degrees 21 minutes 35 seconds East 31.62 feet and North 63 degrees 55 minutes 29 seconds East 140.00 feet to the southeast corner of Lot 18, thence leaving said southeast corner South 67 degrees 18 minutes 05 seconds East 121.39 feet to the northeast corner of Lot 101A and being the point and place of beginning and containing 0.584 acres as calculated by Charles Francis Riggs, P.L.S. L-2981 from a composite of deeds and maps and not from an actual field survey and being all the property as described in Deed Book 4853, Page 883 of the Onslow County Registry. The courses contained within are correct in angular relationship and are referenced to Map Book 29, Page 119 of the Onslow County Registry.

Charles Francis Riggs, P.L.S. L-2981

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

PRELIMINARY PLAT
CHARLES FRANCIS RIGGS, P.L.S. L-2981
NOT FOR RECORDATION,
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R/W --- FOXTRACE LANE
60' R/W (ASPHALT-PUBLIC)

R/W ---

NOW OR FORMERLY ELLENBERGER D.B. 1893, P. 716 LOT 16A, BLOCK F PHASE 1, SECTION 2 FOXTRACE M.B. 28, P. 223 M.B. 27, P. 217
NOW OR FORMERLY CROWDER D.B. 5423, P. 737
NOW OR FORMERLY GROUP EIGHT, LTD D.B. 2683, P. 889

NOW OR FORMERLY GROUP EIGHT, LTD D.B. 3248, P. 2 M.B. 28, P. 79

AREA 69152 Sq.Ft. 1.587 ACRES D.B. 4853, P. 870 TAX MAP# 1308-2.15 PARCEL ID# 052256

NOW OR FORMERLY MACRAE D.B. 5676, P. 385 LOT 95, SECTION 2, PHASE 6, BLOCK H FOXTRACE M.B. 29, P. 119 M.B. 29, P. 198 M.B. 30, P. 4

NOW OR FORMERLY BISSETTE D.B. 4535, P. 108 LOT 96, SECTION 2, PHASE 6, BLOCK H FOXTRACE M.B. 29, P. 119 M.B. 29, P. 198 M.B. 30, P. 4

NOW OR FORMERLY SUZIK D.B. 4131, P. 758 LOT 97, SECTION 2, PHASE 6, BLOCK H FOXTRACE M.B. 29, P. 119 M.B. 29, P. 198 M.B. 30, P. 4

NOW OR FORMERLY BLOCK D.B. 5825, P. 326 LOT 98, SECTION 2, PHASE 6, BLOCK H FOXTRACE M.B. 29, P. 119 M.B. 29, P. 198 M.B. 30, P. 4

NOW OR FORMERLY FRAZIER D.B. 3234, P. 79 LOT 19 SECTION II, BLOCK F FOXTRACE M.B. 28, P. 79
NOW OR FORMERLY GRAY D.B. 5642, P. 959 LOT 23 SECTION II, BLOCK F FOXTRACE M.B. 28, P. 79

NOW OR FORMERLY HAMBY D.B. 2699, P. 483 LOT 18 SECTION II, BLOCK F FOXTRACE M.B. 28, P. 79
NOW OR FORMERLY COTE D.B. 4723, P. 447 LOT 17 SECTION II, BLOCK F FOXTRACE M.B. 28, P. 79

NOW OR FORMERLY RUARK D.B. 5936, P. 245 LOT 24 SECTION II, BLOCK F FOXTRACE M.B. 28, P. 79

AREA 25458 Sq.Ft. 0.584 ACRES D.B. 4853, P. 883 TAX MAP# 1308-2.16 PARCEL ID# 052257

NOW OR FORMERLY HALBROOK D.B. 5728, P. 481 LOT 101D, SECTION 2, PHASE 5, BLOCK J FOXTRACE M.B. 30, P. 25
NOW OR FORMERLY LETHERS D.B. 5205, P. 897 LOT 101C, SECTION 2, PHASE 5, BLOCK J FOXTRACE M.B. 30, P. 25
NOW OR FORMERLY POEHLMANN D.B. 5825, P. 350 LOT 101B, SECTION 2, PHASE 5, BLOCK J FOXTRACE M.B. 30, P. 25
NOW OR FORMERLY CAREY D.B. 5525, P. 748 LOT 101A, SECTION 2, PHASE 5, BLOCK J FOXTRACE M.B. 30, P. 25

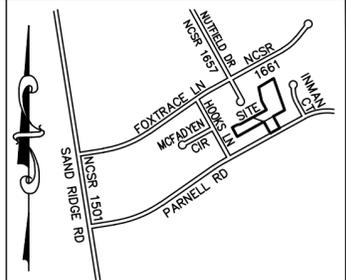
AREA 14423 Sq.Ft. 0.331 ACRES D.B. 4853, P. 853 TAX MAP# 1308-2.38 PARCEL ID# 060918

NOW OR FORMERLY KUDLACK D.B. 1445, P. 428 LOT 101, SECTION 2, PHASE 5, BLOCK J FOXTRACE M.B. 29, P. 119 M.B. 29, P. 198 M.B. 30, P. 4
SOUTHWEST CORNER OF LOT 101, SECTION 2, PHASE 5, BLOCK J FOXTRACE M.B. 29, P. 119

NOW OR FORMERLY PINZON D.B. 5538, P. 847 LOT 100, SECTION 2, PHASE 5, BLOCK J FOXTRACE M.B. 29, P. 119 M.B. 29, P. 198 M.B. 30, P. 4

R/W --- PARNELL ROAD 50' R/W (ASPHALT-PUBLIC)

C/L INTERSECTION OF INMAN COURT & PARNELL ROAD M.B. 29, P. 119



OWNERS TITLE SOURCE TAX MAP# PARCEL ID#

PLURIS WEBB CREEK, LLC	D.B. 4853, P. 853	1308-2.38	060918
	D.B. 4853, P. 870	1308-2.15	052256
	D.B. 4853, P. 883	1308-2.16	052257

ZONED R-10 ZONING SETBACKS

FRONT = 20'
REAR = 15'
SIDE = 8'
SIDE STREET = 20'

RESTRICTIVE COVENANTS

D.B. 1039, P. 235	D.B. 4853, P. 853
D.B. 1099, P. 169	D.B. 4853, P. 870
D.B. 1146, P. 596	D.B. 4853, P. 883

REFERENCES

D.B. 1445, P. 428
D.B. 1893, P. 716
D.B. 2683, P. 889
D.B. 2699, P. 483
D.B. 3234, P. 79
D.B. 3248, P. 2
D.B. 4131, P. 758
D.B. 4535, P. 108
D.B. 4723, P. 447
D.B. 4853, P. 853
D.B. 4853, P. 870
D.B. 4853, P. 883
D.B. 5205, P. 897
D.B. 5423, P. 737
D.B. 5525, P. 748
D.B. 5538, P. 847
D.B. 5642, P. 959
D.B. 5676, P. 385
D.B. 5728, P. 481
D.B. 5825, P. 326
D.B. 5825, P. 350
D.B. 5936, P. 245
M.B. 27, P. 217
M.B. 28, P. 79
M.B. 28, P. 223
M.B. 29, P. 119
M.B. 29, P. 198
M.B. 30, P. 4
M.B. 30, P. 25

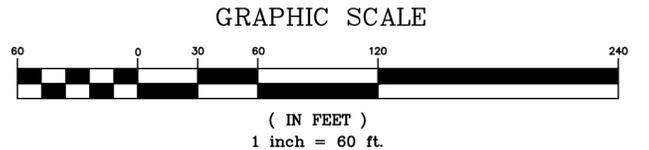
TOTAL AREA 109035 Sq.Ft. 2.503 ACRES

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	55.00'	N63°55'29"E
L2	31.62'	N82°21'35"E
L3	25.00'	S26°04'31"E

PHYSICAL IMPROVEMENTS WERE NOT LOCATED
ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED

- LEGEND
- CC = CONTROL CORNER
 - ECM = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CC)
 - EIP = EXISTING IRON PIPE (FOUND)
 - EIR = EXISTING IRON ROD (FOUND)
 - EMN = EXISTING MAGNETIC NAIL (FOUND)(CC)
 - EPK = EXISTING PARKER-KALON NAIL (FOUND)(CC)
 - ERRS = EXISTING RAILROAD SPIKE (FOUND)
 - MBL = MINIMUM BUILDING LINE
 - NMP = NON MONUMENTED POINT
 - R/W = RIGHT OF WAY
 - SCM = SET CONCRETE MONUMENT (CC)
 - SIP = SET IRON PIPE
 - SIR = SET IRON ROD
 - SMN = SET MAGNETIC NAIL (CC)
 - SPK = SET PARKER-KALON NAIL (CC)
 - CL = CENTERLINE
 - WM = WATER METER
 - FH = FIRE HYDRANT
 - WV = WATER VALVE
 - SS = SANITARY SEWER MANHOLE
 - CO = CLEAN OUT
 - TP = TELEPHONE PEDESTAL
 - TV = TELEVISION PEDESTAL
 - FOPM = FIBER OPTIC CABLE MARKER
 - LP = LIGHT POLE
 - PP = POWER POLE
 - PL = POWER LINE
 - ET = ELECTRIC TRANSFORMER
 - X1.5' = EXISTING SPOT ELEVATION



COMPOSITE SURVEY FOR ONWASA

2.503 ACRES AND BEING
0.331 ACRE TRACT AS DESCRIBED IN D.B. 4853, P. 853
0.584 ACRE TRACT AS DESCRIBED IN D.B. 4853, P. 883
1.587 ACRE TRACT AS DESCRIBED IN D.B. 4853, P. 870
SWANBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
PLURIS WEBB CREEK, LLC, OWNER; D.B. 4853, P. 853, D.B. 4853, P. 870 & D.B. 4853, P. 883
PARNELL ROAD

R:\2023\23-07-14 ONWASA\CAD Drawings\23-07-14.dwg - Wednesday, July 26, 2023 8:56:39 AM

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
LAND PLANNING & COMPUTER MAPPING
502 NEW BRIDGE STREET
P.O. BOX 1570
JACKSONVILLE, NC 28540-1570
TELEPHONE: (910) 455-0877
E-MAIL: riggsland@riggslandnc.com
LANDFALL EXECUTIVE SUITES
1213 CULBRETH DRIVE
WILMINGTON, NC 28405
TELEPHONE: (910) 681-7444

ACTUAL FIELD SURVEY DATE: N/A
MAPPING DATE: AUGUST 03, 2023
FIELD BOOK: N/A, PAGE: N/A
PROJECT NUMBER: 23-07-14 JTG

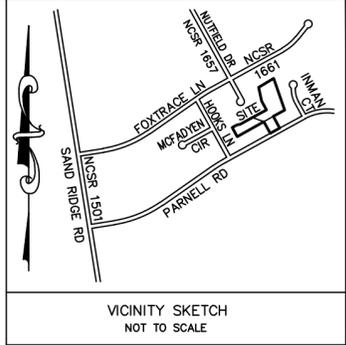
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PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES OR SALES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370340 3720532400K, JUNE 19, 2020



PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES OR SALES



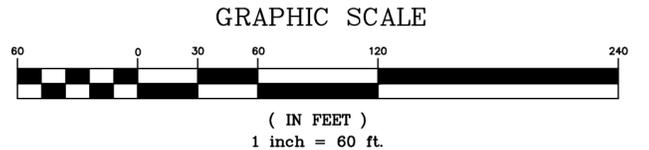
OWNERS	TITLE SOURCE	TAX MAP#	PARCEL ID#
PLURIS WEBB CREEK, LLC	D.B. 4853, P. 853	1308-2.38	060918
	D.B. 4853, P. 870	1308-2.15	052256
	D.B. 4853, P. 883	1308-2.16	052257

ZONED R-10 ZONING SETBACKS	REFERENCES
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REAR = 15'	D.B. 1893, P. 716
SIDE = 8'	D.B. 2683, P. 889
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	D.B. 3234, P. 79
	D.B. 3248, P. 2
	D.B. 4131, P. 758
	D.B. 4535, P. 108
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	D.B. 4853, P. 870
	D.B. 4853, P. 883
	D.B. 5205, P. 897
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	D.B. 5538, P. 847
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	D.B. 5676, P. 385
	D.B. 5728, P. 481
	D.B. 5825, P. 326
	D.B. 5825, P. 350
	D.B. 5936, P. 245
	M.B. 27, P. 217
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	M.B. 28, P. 223
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	M.B. 30, P. 4
	M.B. 30, P. 25

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 - ⊕ = CENTERLINE
 - ⊗ = WATER METER
 - ⊗ = FIRE HYDRANT
 - ⊗ = WATER VALVE
 - ⊗ = SANITARY SEWER MANHOLE
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 - ⊗ = TELEVISION PEDESTAL
 - ⊗ = FIBER OPTIC CABLE MARKER
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 - ⊗ = POWER POLE
 - ⊗ = POWER LINE
 - ⊗ = ELECTRIC TRANSFORMER
 - ⊗ = EXISTING SPOT ELEVATION



COMPOSITE SURVEY FOR **ONWASA**

2.503 ACRES AND BEING
 0.331 ACRE TRACT AS DESCRIBED IN D.B. 4853, P. 853
 0.584 ACRE TRACT AS DESCRIBED IN D.B. 4853, P. 883
 1.587 ACRE TRACT AS DESCRIBED IN D.B. 4853, P. 870
 SWANSBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS WEBB CREEK, LLC, OWNER; D.B. 4853, P. 853, D.B. 4853, P. 870 & D.B. 4853, P. 883
 PARNELL ROAD

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
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 LANDFALL EXECUTIVE SUITES
 1213 CULBRETH DRIVE
 WILMINGTON, NC 28405
 TELEPHONE: (910) 681-7444

ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A
 PROJECT NUMBER: 23-07-14 JTG

CHARLES F. RIGGS & ASSOCIATES, INC.

Land Surveyors

Charles F. Riggs, P.L.S. L-2981
502 New Bridge Street
Jacksonville, North Carolina 28540
(910) 455-0877
charlesriggs@riggslandnc.com

Corporate License (C-730)
502 New Bridge Street
P.O. Box 1570
Jacksonville, North Carolina 28541
(910) 455-0877
www.riggslandnc.com

James A. Lewis, P.L.S. L-4562
Landfall Executive Suites
1213 Culbreth Drive
Wilmington, North Carolina 28405
(910) 681-7444
jameslewis@riggslandnc.com

ONWASA

Lot 683, Section V, Foxtrace, Map Book 35, Page 145

Deed Book 4853, Page 850

Onslow County Parcel ID # 057167

Swansboro Township, Onslow County, North Carolina

Commencing at the northwest corner of Lot 684, Section V, Foxtrace as recorded in Map Book 35, Page 145 of the Onslow County Registry and in the southern right-of-way line of Zachary Lane (50' R/W – Public) and being THE TRUE POINT OF BEGINNING: thence from the above described true point of beginning and leaving said southern right-of-way line and along the western line of Lot 684 South 30 degrees 00 minutes 03 seconds East 304.12 feet to a point and being the southwest corner of Lot 684 and lying in Parrots Swamp, thence along Parrots Swamp the following courses and distances: South 88 degrees 31 minutes 11 seconds West 11.55 feet, South 81 degrees 17 minutes 05 seconds West 54.18 feet, South 43 degrees 57 minutes 33 seconds West 28.54 feet and South 83 degrees 17 minutes 32 seconds West 45.66 feet to point in Parrots Swamp and being the southeast corner of Tract A, Map Book 77, Page 52, thence leaving Parrots Swamp and along the eastern line of Tract A North 30 degrees 00 minutes 03 seconds West 225.90 feet to a point and being the southeast corner of Tract B, Map Book 77, Page 52, thence along the eastern line of Tract B North 07 degrees 42 minutes 55 seconds East 122.27 feet to a point in the southern right-of-way line of Zachary Lane, thence along said right-of-way line along a curve to the left having an arc length of 88.09 feet and a radius of 50.00 feet and a chord bearing and chord of South 75 degrees 42 minutes 30 seconds East 77.13 feet to a point in said southern right-of-way line and being the northwest corner of Lot 684 and being the point and place of beginning and containing 0.871 acres as calculated by Charles Francis Riggs, P.L.S. L-2981 from a composite of deeds and maps and not from an actual field survey and being all of Lot 683, Section V, Foxtrace as recorded in Map Book 35, Page 145 and as described in Deed Book 4853, Page 850 of the Onslow County Registry. The courses contained within are correct in angular relationship and are referenced to Map Book 81, Page 37 of the Onslow County Registry.

Charles Francis Riggs, P.L.S. L-2981

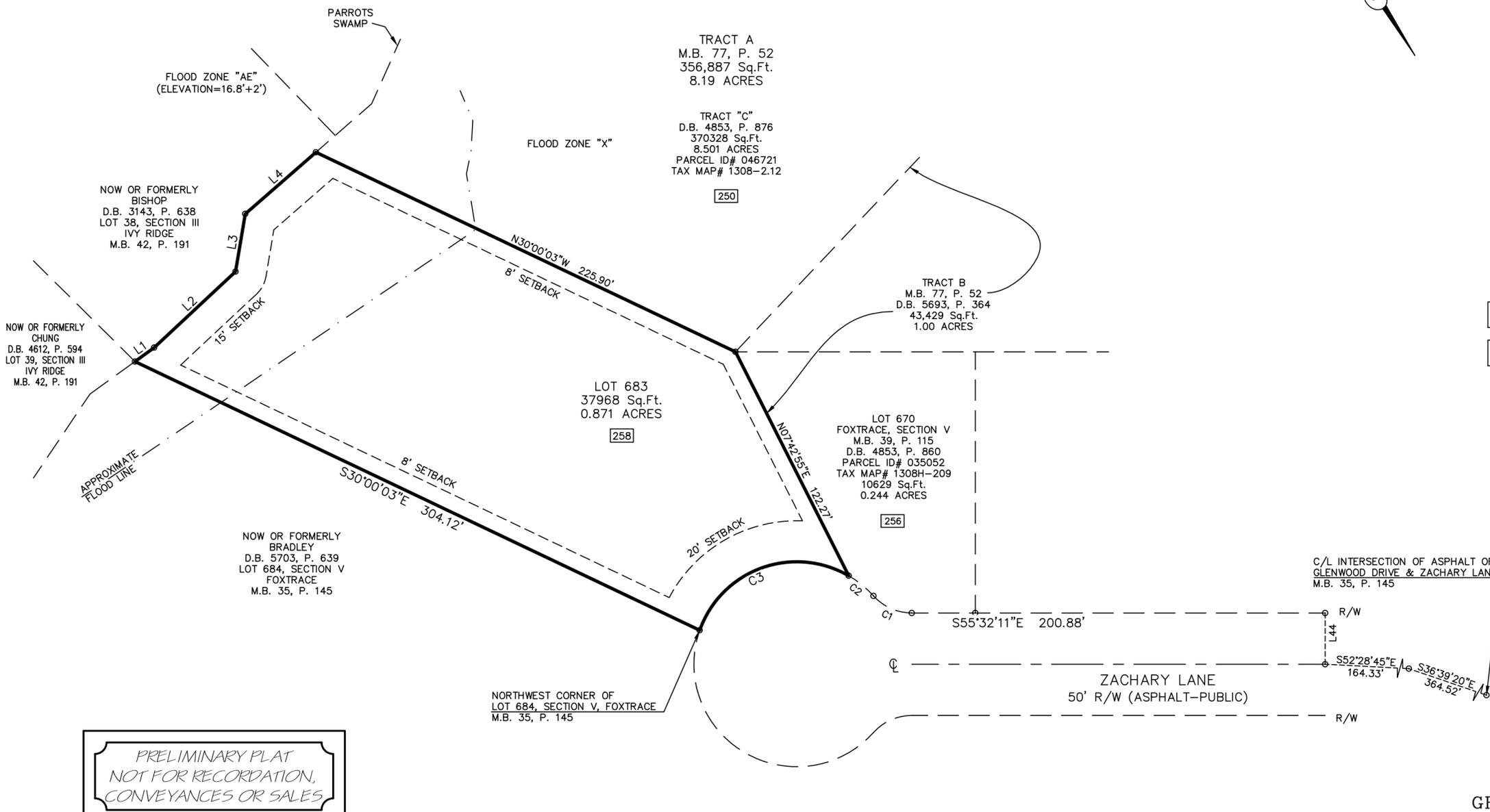
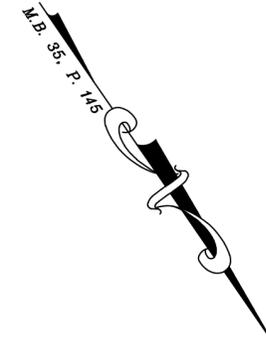
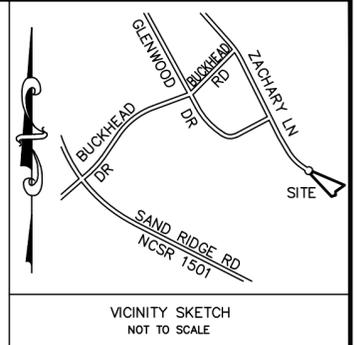
I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

PRELIMINARY PLAT
 CHARLES FRANCIS RIGGS P.L.S. 1-298
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE VARIES WHICH IS IS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370340 3720534300K, JUNE 19, 2020

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD	BEARING
C1	21.02'	25.00'	20.41'	N31°26'28"W
C2	15.61'	50.00'	15.55'	S16°17'27"E
C3	88.09'	50.00'	77.13'	S75°42'30"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	11.55'	S88°31'11"W
L2	54.18'	S81°17'05"W
L3	28.54'	S43°57'33"W
L4	45.66'	S83°17'32"W



ZONED R-10 ZONING SETBACKS
 FRONT = 20'
 REAR = 15'
 SIDE = 8'
 SIDE STREET = 20'

RESTRICTIVE COVENANTS
 D.B. 1415, P. 792
 D.B. 1560, P. 878
 D.B. 1715, P. 1
 D.B. 1846, P. 1

OWNERS
 PLURIS WEBB CREEK, LLC

TITLE SOURCE
 D.B. 4853, P. 850

TAX MAP #
 1308H-113

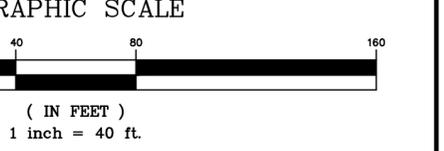
PARCEL ID #
 057167

REFERENCES
 D.B. 3143, P. 638
 D.B. 4126, P. 582
 D.B. 4420, P. 152
 D.B. 4612, P. 594
 D.B. 4644, P. 958
 D.B. 4846, P. 357
 D.B. 4853, P. 850
 D.B. 4853, P. 856
 D.B. 4853, P. 860
 D.B. 4853, P. 876
 D.B. 5048, P. 344
 D.B. 5503, P. 92
 D.B. 5539, P. 639
 D.B. 5600, P. 724
 D.B. 5639, P. 1
 D.B. 5640, P. 465
 D.B. 5686, P. 31
 D.B. 5693, P. 364
 D.B. 5703, P. 639
 M.B. 35, P. 145
 M.B. 36, P. 12
 M.B. 38, P. 36
 M.B. 39, P. 115
 M.B. 39, P. 217
 M.B. 40, P. 88
 M.B. 42, P. 191
 M.B. 77, P. 52

PHYSICAL IMPROVEMENTS WERE NOT LOCATED

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 - FO = FIBER OPTIC CABLE MARKER
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 - PP = POWER POLE
 - PL = POWER LINE
 - EL = ELECTRIC TRANSFORMER
 - XS = EXISTING SPOT ELEVATION
 - 258 = ADDRESS



CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
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COMPOSITE SURVEY
 FOR
ONWASA
 LOT 683, SECTION V, FOXTRACE, M.B. 35, P. 145
 SWANSBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS WEBB CREEK, LLC, OWNER; D.B. 4853, P. 850
 258 ZACHARY LANE

ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A
 PROJECT NUMBER: 23-07-16 JTG

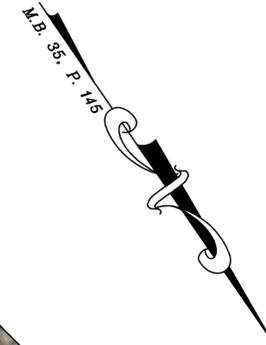
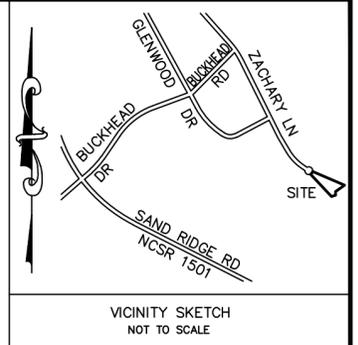
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PRELIMINARY PLAT
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CONVEYANCES OR SALES

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ZONING SETBACKS
FRONT = 20'
REAR = 15'
SIDE = 8'
SIDE STREET = 20'

OWNERS
PLURIS WEBB CREEK, LLC

TITLE SOURCE
D.B. 4853, P. 850

TAX MAP #
1308H-113

PARCEL ID #
057167

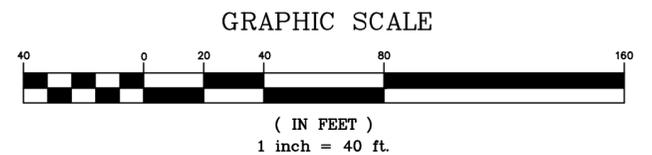
RESTRICTIVE COVENANTS
D.B. 1415, P. 792
D.B. 1560, P. 878
D.B. 1715, P. 1
D.B. 1846, P. 1

REFERENCES
D.B. 3143, P. 638
D.B. 4126, P. 582
D.B. 4420, P. 152
D.B. 4612, P. 594
D.B. 4644, P. 958
D.B. 4846, P. 357
D.B. 4853, P. 850
D.B. 4853, P. 856
D.B. 4853, P. 860
D.B. 4853, P. 876
D.B. 5048, P. 344
D.B. 5503, P. 92
D.B. 5539, P. 639
D.B. 5600, P. 724
D.B. 5639, P. 1
D.B. 5640, P. 465
D.B. 5686, P. 31
D.B. 5693, P. 364
D.B. 5703, P. 639
M.B. 35, P. 145
M.B. 36, P. 12
M.B. 38, P. 36
M.B. 39, P. 115
M.B. 39, P. 217
M.B. 40, P. 88
M.B. 42, P. 191
M.B. 77, P. 52

PHYSICAL IMPROVEMENTS
WERE NOT LOCATED

ALL POINTS NON MONUMENTED
UNLESS OTHERWISE NOTED

- LEGEND
- CC = CONTROL CORNER
 - ECM = EXISTING CONCRETE MONUMENT (FOUND)(CC)
 - EIP = EXISTING IRON PIPE (FOUND)
 - EIR = EXISTING IRON ROD (FOUND)
 - EMN = EXISTING MAGNETIC NAIL (FOUND)(CC)
 - EPK = EXISTING PARKER-KALON NAIL (FOUND)(CC)
 - ERRS = EXISTING RAILROAD SPIKE (FOUND)
 - MBL = MINIMUM BUILDING LINE
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 - R/W = RIGHT OF WAY
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 - SIP = SET IRON PIPE
 - SIR = SET IRON ROD
 - SMN = SET MAGNETIC NAIL (CC)
 - SPK = SET PARKER-KALON NAIL (CC)
 - CC = CENTERLINE
 - WM = WATER METER
 - FH = FIRE HYDRANT
 - WV = WATER VALVE
 - SS = SANITARY SEWER MANHOLE
 - CO = CLEAN OUT
 - PH = TELEPHONE PEDESTAL
 - TV = TELEVISION PEDESTAL
 - FO = FIBER OPTIC CABLE MARKER
 - LP = LIGHT POLE
 - PP = POWER POLE
 - PL = POWER LINE
 - ET = ELECTRIC TRANSFORMER
 - XS = EXISTING SPOT ELEVATION
 - [258] = ADDRESS



PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES OR SALES

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
LAND PLANNING & COMPUTER MAPPING

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E-MAIL: riggsland@riggslandnc.com

LANDFALL EXECUTIVE SUITES
1213 CULBRETH DRIVE
WILMINGTON, NC 28405
TELEPHONE: (910) 681-7444

COMPOSITE SURVEY
FOR
ONWASA
LOT 683, SECTION V, FOXTRACE, M.B. 35, P. 145
SWANSBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
PLURIS WEBB CREEK, LLC, OWNER; D.B. 4853, P. 850
258 ZACHARY LANE

ACTUAL FIELD SURVEY DATE: N/A
MAPPING DATE: AUGUST 03, 2023
FIELD BOOK: N/A, PAGE: N/A
PROJECT NUMBER: 23-07-16 JTG

CHARLES F. RIGGS & ASSOCIATES, INC.

Land Surveyors

Charles F. Riggs, P.L.S. L-2981
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(910) 455-0877
charlesriggs@riggslandnc.com

Corporate License (C-730)
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Jacksonville, North Carolina 28541
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Landfall Executive Suites
1213 Culbreth Drive
Wilmington, North Carolina 28405
(910) 681-7444
jameslewis@riggslandnc.com

ONWASA

0.049 Acre Tract, 15 Utility Easement, Foxtrace Point II, Map Book 36, Page 136
Deed Book 4853, Page 867
Onslow County Parcel ID # 058626
Swansboro Township, Onslow County, North Carolina

Commencing at the northeast corner of Lot 4B, Foxtrace Point II, as recorded in Map Book 36, Page 136 of the Onslow County Registry and located on the southern right-of-way line of N.C.S.R. 2240 (50' R/W – Public) and being THE TRUE POINT OF BEGINNING: thence from the above described true point of beginning and along the southern right-of-way line of N.C.S.R. 2240 North 88 degrees 35 minutes 52 seconds East 15.00 feet to a point in said southern right-of-way line and being the northwestern corner of Lot 5A, Foxtrace Point II as recorded in Map Book 36, page 136, thence leaving said southern right-of-way line along the western line of Lot 5A South 01 degrees 24 minutes 07 seconds East 144.89 feet to a point and being the southwestern corner of Lot 5A and in the line of Lot 56, Section One Queen's Creek as recorded in Map Book 23, Page 67, thence along the line of Lot 56 North 77 degrees 08 minutes 07 seconds West 15.47 feet to a point and being the southeast corner of Lot 4B, Foxtrace Point II, thence along the eastern line of Lot 4B North 01 degree 24 minutes 07 seconds West 141.07 feet to a point in the southern right-of-way line of N.C.S.R. 2240 and being the northeast corner of Lot 4B and being the point and place of beginning and containing 0.049 acres as calculated by Charles Francis Riggs, P.L.S. L-2981 from a composite of deeds and maps and not from an actual field survey and being all the property as described in Deed Book 4853, Page 867 as 15-foot Utility Easement Reserved for Webb Creek Water & Sewage, Inc. on Map Book 36, Page 136 of the Onslow County Registry. The courses contained within are correct in angular relationship and are referenced to Map Book 36, Page 136 of the Onslow County Registry.

Charles Francis Riggs, P.L.S. L-2981

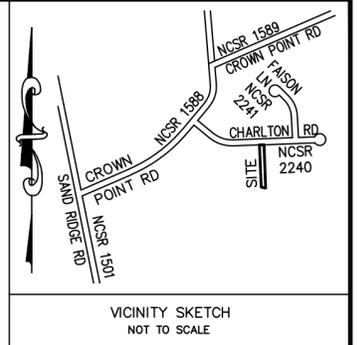
I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

PRELIMINARY PLAT
 CHARLES FRANCIS RIGGS, P.L.S. L-2981
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370340 3720532400K, JUNE 19, 2020

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.00'	N88°35'52"E
L2	15.47'	N77°08'07"W

PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES



PLAT SETBACKS
 FRONT = 20'
 REAR = 15'
 SIDE = 8'
 SIDE STREET = 20'

ZONED R-10 ZONING SETBACKS
 FRONT = 20'
 REAR = 15'
 SIDE = 8'
 SIDE STREET = 20'

OWNERS
 PLURIS WEBB CREEK, LLC

TITLE SOURCE
 D.B. 4853, P. 867

TAX MAP #
 1308H-203

PARCEL ID #
 058626

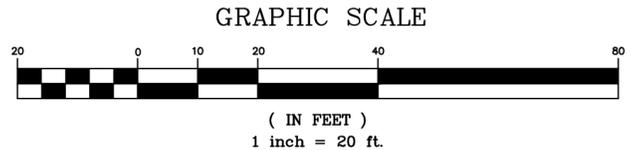
RESTRICTIVE COVENANTS
 D.B. 1492, P. 28
 D.B. 1541, P. 169

REFERENCES
 D.B. 4551, P. 879
 D.B. 4853, P. 867
 D.B. 4916, P. 507
 D.B. 5447, P. 742
 M.B. 23, P. 67
 M.B. 36, P. 136

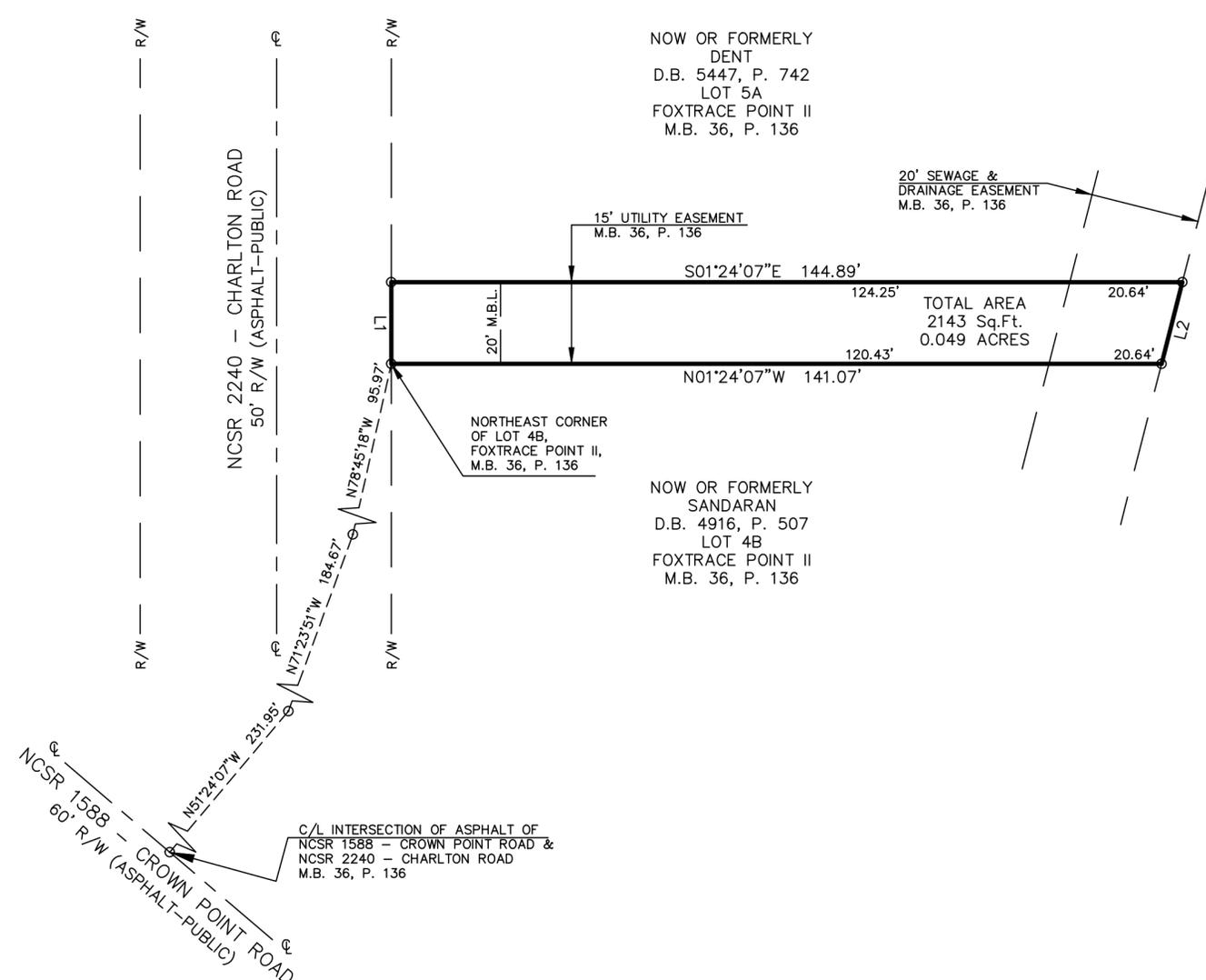
PHYSICAL IMPROVEMENTS WERE NOT LOCATED

ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED

- LEGEND**
- CC = CONTROL CORNER
 - ECM = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CC)
 - EIP = EXISTING IRON PIPE (FOUND)
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 - ⊙ = CENTERLINE
 - ⊕ = WATER METER
 - ⊗ = FIRE HYDRANT
 - ⊗ = WATER VALVE
 - ⊗ = SANITARY SEWER MANHOLE
 - ⊗ = CLEAN OUT
 - ⊗ = TELEPHONE PEDESTAL
 - ⊗ = TELEVISION PEDESTAL
 - ⊗ = FIBER OPTIC CABLE MARKER
 - ⊗ = LIGHT POLE
 - ⊗ = POWER POLE
 - ⊗ = POWER LINE
 - ⊗ = ELECTRIC TRANSFORMER
 - ⊗ = EXISTING SPOT ELEVATION



ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A
 PROJECT NUMBER: 23-07-17 JTG



NOW OR FORMERLY DENT
 D.B. 5447, P. 742
 LOT 5A
 FOXTRACE POINT II
 M.B. 36, P. 136

NOW OR FORMERLY SANDARAN
 D.B. 4916, P. 507
 LOT 4B
 FOXTRACE POINT II
 M.B. 36, P. 136

NOW OR FORMERLY BORGE
 D.B. 4551, P. 879
 LOT 56, SECTION ONE
 QUEEN'S CREEK
 M.B. 23, P. 67

20' SEWAGE & DRAINAGE EASEMENT
 M.B. 36, P. 136

15' UTILITY EASEMENT
 M.B. 36, P. 136

NORTHEAST CORNER OF LOT 4B, FOXTRACE POINT II, M.B. 36, P. 136

C/L INTERSECTION OF ASPHALT OF NCSR 1588 - CROWN POINT ROAD & NCSR 2240 - CHARLTON ROAD
 M.B. 36, P. 136

COMPOSITE SURVEY FOR
ONWASA

0.049 ACRE TRACT, 15' UTILITY EASEMENT, FOXTRACE POINT II, M.B. 36, P. 136
 SWANSBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS WEBB CREEK, LLC, OWNER; D.B. 4853, P. 867
 CHARLTON ROAD

R:\2023\23-07-17 ONWASA\CAD Drawings\23-07-17.dwg - Thursday, August 03, 2023 3:12:38 PM

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
 LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
 LAND PLANNING & COMPUTER MAPPING

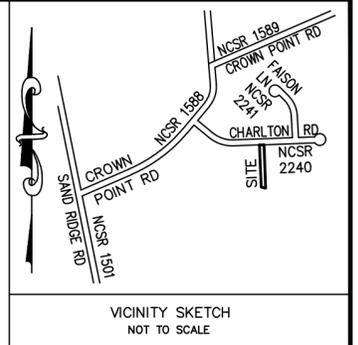
502 NEW BRIDGE STREET P.O. BOX 1570 JACKSONVILLE, NC 28540-1570 TELEPHONE: (910) 455-0877 E-MAIL: riggsland@riggslandnc.com	LANDFALL EXECUTIVE SUITES 1213 CULBRETH DRIVE WILMINGTON, NC 28405 TELEPHONE: (910) 681-7444
---	---

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

PRELIMINARY PLAT
CHARLES FRANCIS RIGGS, P.L.S. L-2981
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CONVEYANCES OR SALES

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LINE TABLE		
LINE #	LENGTH	DIRECTION
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L2	15.47'	N77°08'07"W



PLAT SETBACKS
FRONT = 20'
REAR = 15'
SIDE = 8'
SIDE STREET = 20'

ZONED R-10
ZONING SETBACKS
FRONT = 20'
REAR = 15'
SIDE = 8'
SIDE STREET = 20'

OWNERS
PLURIS WEBB CREEK, LLC

TITLE SOURCE
D.B. 4853, P. 867

TAX MAP #
1308H-203

PARCEL ID #
058626

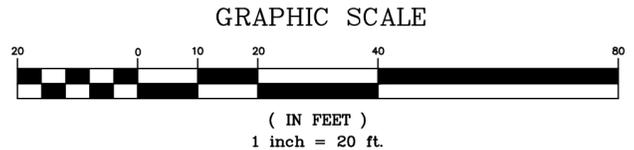
RESTRICTIVE COVENANTS
D.B. 1492, P. 28
D.B. 1541, P. 169

REFERENCES
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D.B. 4853, P. 867
D.B. 4916, P. 507
D.B. 5447, P. 742
M.B. 23, P. 67
M.B. 36, P. 136

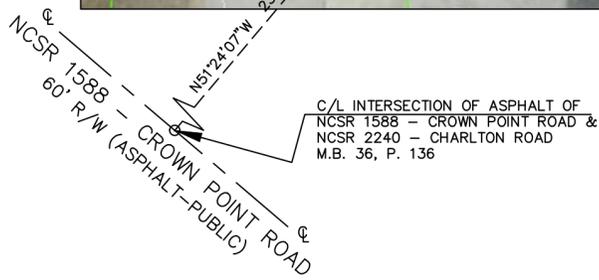
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PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES OR SALES



R:\2023\23-07-17 ONWASA\CAD\Drawings\23-07-17.dwg - Thursday, August 03, 2023 3:12:38 PM

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LANDFALL EXECUTIVE SUITES
1213 CULBRETH DRIVE
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COMPOSITE SURVEY
FOR
ONWASA
0.049 ACRE TRACT, 15' UTILITY EASEMENT, FOXTRACE POINT II, M.B. 36, P. 136
SWANSBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
PLURIS WEBB CREEK, LLC, OWNER; D.B. 4853, P. 867
CHARLTON ROAD

ACTUAL FIELD SURVEY DATE: N/A
MAPPING DATE: AUGUST 03, 2023
FIELD BOOK: N/A, PAGE: N/A
PROJECT NUMBER: 23-07-17 JTG

CHARLES F. RIGGS & ASSOCIATES, INC.

Land Surveyors

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charlesriggs@riggslandnc.com

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ONWASA

Tract A, Map Book 77, Page 52

Portions of Onslow County Tax ID # 046721 and 060903

Portions of Deed Book 4853, Page 860 and Deed Book 4853, Page 876

Swansboro Township, Onslow County, North Carolina

Commencing at the northeast corner of Lot 682, Section V, Foxtrace as recorded in Map Book 35, Page 145 of the Onslow County Registry and in the southern right-of-way line of Zachary Lane (50' R/W – Public) and being THE TRUE POINT OF BEGINNING: thence from the above described true point of beginning and along said southern right-of-way line South 60 degrees 36 minutes 36 seconds East 67.45 feet to a point in said southern right-of-way line and being the northern corner of Tract B, Map Book 77, Page 52 of the Onslow County Registry, thence leaving said southern right-of-way line and along the line of Tract B the following courses and distances: South 40 degrees 32 minutes 57 seconds West 171.25 feet, South 22 degrees 54 minutes 40 seconds East 106.47 feet, South 68 degrees 28 minutes 09 seconds East 79.39 feet and North 72 degrees 40 minutes 19 seconds East 130.39 feet to a point and being a corner of Lot 683, Section V, Foxtrace as recorded in Map Book 35, Page 145, thence along the western line of Lot 683 South 35 degrees 04 minutes 33 seconds East 225.90 feet to a point and being the southwest corner of Lot 683 and lying in Parrots Swamp, thence along Parrots Swamp the following courses and distances: South 78 degrees 13 minutes 03 seconds West 35.94 feet, South 53 degrees 23 minutes 43 seconds West 34.39 feet, South 55 degrees 55 minutes 37 seconds West 50.22 feet, South 47 degrees 13 minutes 09 seconds West 48.07 feet, South 89 degrees 33 minutes 59 seconds West 44.94 feet, South 07 degrees 05 minutes 03 seconds East 22.29 feet, South 61 degrees 11 minutes 45 seconds West 63.44 feet, South 64 degrees 44 minutes 52 seconds West 78.11 feet, North 83 degrees 27 minutes 21 seconds West 28.11 feet, South 63 degrees 00 minutes 41 seconds West 30.03 feet, South 76 degrees 20 minutes 04 seconds West 41.87 feet, South 72 degrees 17 minutes 40 seconds West 43.54 feet, South 32 degrees 38 minutes 27 seconds West 31.70 feet, South 79 degrees 43 minutes 32 seconds West 31.40 feet, South 31 degrees 27 minutes 00 seconds West 25.23 feet, South 53 degrees 33 minutes 36 seconds West 5.94 feet, North 81 degrees 40 minutes 47 seconds West 40.19 feet, North 55 degrees 15 minutes 37 seconds West 55.26 feet, North 29 degrees 28 minutes 12 seconds West 10.94 feet, North 15 degrees 28 minutes 43 seconds East 28.50 feet, North 17 degrees 52 minutes 20 seconds West 48.24 feet, North 61 degrees 14 minutes 57 seconds West 52.88 feet, North 67 degrees 50 minutes 18 seconds West 32.60 feet, North 19 degrees 56 minutes 49 seconds West 80.43 feet, North 22 degrees 03 minutes 33 seconds West 110.40 feet, North 16 degrees 38 minutes 53 seconds West 4.02 feet, North 00 degrees 18 minutes 41 seconds East 50.52 feet, North 30 degrees 32 minutes 37 seconds West 70.21 feet, South 87 degrees 26 minutes 57 seconds West 29.92 feet, North 81 degrees 57 minutes 00 seconds West 16.12 feet, North 75 degrees 00 minutes 33 seconds West 28.70 feet, South 61 degrees 18 minutes 35 seconds West 9.32 feet, North 60 degrees 39 minutes 51 seconds West 26.21 feet, North 04 degrees 44 minutes 03 seconds East 11.86 feet, North 50 degrees 14 minutes 02 seconds West 48.88 feet, North 17 degrees 22 minutes 38 seconds West 17.20 feet and North 80 degrees 34 minutes 56 seconds West 5.42 feet to a point in Parrots Swamp and being the southwest corner of Lot 676, Section V, Foxtrace as recorded in Map Book 35, Page 145, thence leaving Parrots

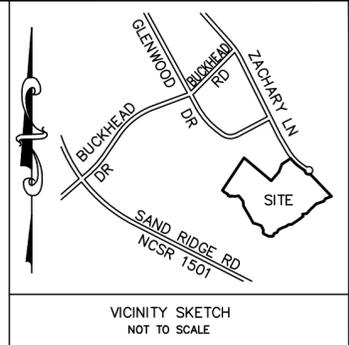
Swamp and along the southern line of Lot 676 and Lot 677, North 41 degrees 45 minutes 15 seconds East 388.95 feet to a point and being the northwest corner of Lot 679, Section V, Foxtrace as recorded in Map Book 35, Page 145, thence along the western line of Lot 679, Lot 680, Lot 681 and Lot 682, Section V, Foxtrace as recorded in Map Book 35, Page 145 South 41 degrees 39 minutes 41 seconds East to a point and being the southwest corner of Lot 682, thence along the southern line of Lot 682 North 49 degrees 09 minutes 21 seconds East 116.15 feet and North 29 degrees 23 minutes 19 seconds East 85.29 feet to a point and being the northeast corner of Lot 682 and in the western right-of-way line of Zachary Lane and being the point and place of beginning and containing 8.19 acres as calculated by Charles Francis Riggs, P.L.S. L-2981 from a composite of deeds and maps and not from an actual field survey and being all of Tract A, Map Book 77, Page 52 and being a portion of the land as described in Deed Book 4853, Page 860 and Deed Book 4853, Page 876 of the Onslow County Registry. The courses contained within are correct in angular relationship and are referenced to Map Book 77, Page 52 of the Onslow County Registry.

Charles Francis Riggs, P.L.S. L-2981

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±.

PRELIMINARY PLAT
CHARLES FRANCIS RIGGS P.L.S. -298
NOT FOR RECORDATION,
CONVEYANCES OR SALES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE _____ VARIES _____ WHICH IS _____ A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER _____ 370340 3720534300K, JUNE 19, 2020



OWNERS	TITLE SOURCE	TAX MAP #	PARCEL ID #
PLURIS WEBB CREEK, LLC	D.B. 4853, P. 850	1308H-113	057167
	D.B. 4853, P. 856	1308H-208	060904
	D.B. 4853, P. 860	1308H-207 1308H-209	060903 035052
	D.B. 4853, P. 876	1308-2.12	046721

ZONED R-10
ZONING SETBACKS
FRONT = 20'
REAR = 15'
SIDE = 8'
SIDE STREET = 20'

RESTRICTIVE COVENANTS
D.B. 1415, P. 792
D.B. 1560, P. 878
D.B. 1715, P. 1
D.B. 1846, P. 1

REFERENCES
D.B. 3143, P. 638
D.B. 4126, P. 582
D.B. 4420, P. 152
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D.B. 5639, P. 1
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M.B. 35, P. 145
M.B. 36, P. 12
M.B. 38, P. 36
M.B. 39, P. 115
M.B. 39, P. 217
M.B. 40, P. 88
M.B. 42, P. 191
M.B. 77, P. 52

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.94'	S78°13'03"W
L2	34.39'	S53°23'43"W
L3	50.22'	S55°55'37"W
L4	48.07'	S47°13'09"W
L5	44.94'	S89°33'59"W
L6	22.29'	S07°05'03"E
L7	63.44'	S61°11'45"W
L8	78.11'	S64°44'52"W
L9	28.11'	N83°27'21"W
L10	30.03'	S63°00'41"W
L11	41.87'	S76°20'04"W
L12	43.54'	S72°17'40"W
L13	31.70'	S32°38'27"W
L14	31.40'	S79°43'32"W
L15	25.23'	S31°27'00"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L16	5.94'	S53°33'36"W
L17	40.19'	N81°40'47"W
L18	55.26'	N55°15'37"W
L19	10.94'	N29°28'12"W
L20	28.50'	N15°28'43"E
L21	48.24'	N17°52'20"W
L22	52.88'	N61°14'57"W
L23	32.60'	N67°50'18"W
L24	80.43'	N19°56'49"W
L25	110.40'	N22°03'33"W
L26	4.02'	N16°38'53"W
L27	50.52'	N00°18'41"E
L28	70.21'	N30°32'37"W
L29	29.92'	S87°26'57"W
L30	16.12'	N81°57'00"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L31	28.70'	N75°00'33"W
L32	9.32'	S61°18'35"W
L33	26.21'	N60°39'51"W
L34	11.86'	N04°44'03"E
L35	48.88'	N50°14'02"W
L36	17.20'	N17°22'38"W
L37	5.42'	N80°34'56"W
L38	85.29'	N29°23'19"E
L39	41.00'	N49°09'20"E
L40	45.66'	S78°13'02"W
L41	28.54'	S38°53'03"W
L42	54.18'	S76°12'35"W
L43	11.55'	S83°26'41"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD	BEARING
C1	21.02'	25.00'	20.41'	S36°30'58"E
C2	15.61'	50.00'	15.55'	S21°21'57"E
C3	88.09'	50.00'	77.13'	S80°47'00"E

TRACT A IS A PORTION OF
D.B. 4853, P. 876
PARCEL ID # 046721
&
D.B. 4853, P. 860
PARCEL ID # 060903

PHYSICAL IMPROVEMENTS
WERE NOT LOCATED

ALL POINTS NON MONUMENTED
UNLESS OTHERWISE NOTED

- LEGEND
- CC = CONTROL CORNER
 - ECM = EXISTING CONCRETE MONUMENT (FOUND)(CC)
 - EIP = EXISTING IRON PIPE (FOUND)
 - EIR = EXISTING IRON ROD (FOUND)
 - EMN = EXISTING MAGNETIC NAIL (FOUND)(CC)
 - EPK = EXISTING PARKER-KALON NAIL (FOUND)(CC)
 - ERRS = EXISTING RAILROAD SPIKE (FOUND)
 - MBL = MINIMUM BUILDING LINE
 - NMP = NON MONUMENTED POINT
 - R/W = RIGHT OF WAY
 - SCM = SET CONCRETE MONUMENT (CC)
 - SIP = SET IRON PIPE
 - SIR = SET IRON ROD
 - SMN = SET MAGNETIC NAIL (CC)
 - SPK = SET PARKER-KALON NAIL (CC)
 - CL = CENTERLINE
 - WM = WATER METER
 - FH = FIRE HYDRANT
 - WV = WATER VALVE
 - SS = SANITARY SEWER MANHOLE
 - CO = CLEAN OUT
 - PH = TELEPHONE PEDESTAL
 - TV = TELEVISION PEDESTAL
 - FO = FIBER OPTIC CABLE MARKER
 - LP = LIGHT POLE
 - PP = POWER POLE
 - PL = POWER LINE
 - ET = ELECTRIC TRANSFORMER
 - X1.5' = EXISTING SPOT ELEVATION
 - 250 = ADDRESS



(IN FEET)
1 inch = 60 ft.

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
LAND PLANNING & COMPUTER MAPPING
502 NEW BRIDGE STREET
P.O. BOX 1570
JACKSONVILLE, NC 28540-1570
TELEPHONE: (910) 455-0877
E-MAIL: riggsland@riggslandnc.com

LANDFALL EXECUTIVE SUITES
1213 CULBRETH DRIVE
WILMINGTON, NC 28405
TELEPHONE: (910) 681-7444

COMPOSITE SURVEY
FOR
ONWASA
TRACT A, M.B. 77, P. 52
(FORMERLY LOTS 485, 672 & 670, M.B. 39, P. 115 & TRACT "C" (8.501 ACRES) OF D.B. 4853, P. 876)
SWANSBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
PLURIS WEBB CREEK, LLC, OWNER; D.B. 4853, P. 876, 860
250, 252, 254 & 256 ZACHARY LANE

ACTUAL FIELD SURVEY DATE: N/A
MAPPING DATE: AUGUST 03, 2023
FIELD BOOK: N/A, PAGE: N/A
PROJECT NUMBER: 23-07-11 JTG
SHEET 1 OF 2



PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES OR SALES

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES OR SALES

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
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GRAPHIC SCALE
 (IN FEET)
 1 inch = 60 ft.
 ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A
 PROJECT NUMBER: 23-07-11 JTG
 SHEET 2 OF 2

R:\2023\23-07-11 ONWASA\CAD Drawings\23-07-11.dwg - Thursday, August 03, 2023 12:00:43 PM

CHARLES F. RIGGS & ASSOCIATES, INC.

Land Surveyors

Charles F. Riggs, P.L.S. L-2981
502 New Bridge Street
Jacksonville, North Carolina 28540
(910) 455-0877
charlesriggs@riggslandnc.com

Corporate License (C-730)
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Jacksonville, North Carolina 28541
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Landfall Executive Suites
1213 Culbreth Drive
Wilmington, North Carolina 28405
(910) 681-7444
jameslewis@riggslandnc.com

ONWASA

Deed Book 4853, Page 853
Onslow County Parcel ID # 060918
Swansboro Township, Onslow County, North Carolina

Commencing at the southwest corner of Lot 101, Section 2, Phase 5, Block J, Foxtrace as recorded in Map Book 29, Page 119 and in the northern right-of-way line of Parnell Road (50' R/W – Public) and being THE TRUE POINT OF BEGINNING: thence from the above described true point of beginning and along said northern right-of-way line South 63 degrees 55 minutes 29 seconds West 107.36 feet to a point in said northern right-of-way line and being the southeast corner of Lot 101A, Section 2, Phase 5, Block J, Foxtrace as recorded in Map Book 30, Page 25, thence leaving said northern right-of-way line and along the eastern line of Lot 101A North 26 degrees 04 minutes 31 seconds West 133.70 feet to a point and being the northeast corner of Lot 101A, thence North 63 degrees 13 minutes 52 seconds East 107.37 feet to a point and being the northwest corner of Lot 101, Section 2, Phase 5, Block J, Foxtrace as recorded in Map Book 29, Page 119, Map Book 29, Page 198 and Map Book 30, Page 4, thence along the western line of Lot 101 South 26 degrees 04 minutes 31 seconds East 135.00 feet to a point in the northern right-of-way line of Parnell Road and being the southwest corner of Lot 101 and being the point and place of beginning and containing 0.331 acres as calculated by Charles Francis Riggs, P.L.S. L-2981 from a composite of deeds and maps and not from an actual field survey and being all the property as described in Deed Book 4853, Page 853 of the Onslow County Registry. The courses contained within are correct in angular relationship and are referenced to Map Book 29, Page 119 of the Onslow County Registry.

Charles Francis Riggs, P.L.S. L-2981

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

PRELIMINARY PLAT
 CHARLES FRANCIS RIGGS, P.L.S. L-2981
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370340 3720532400K, JUNE 19, 2020

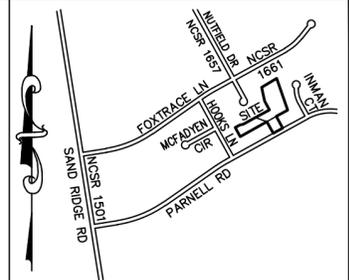
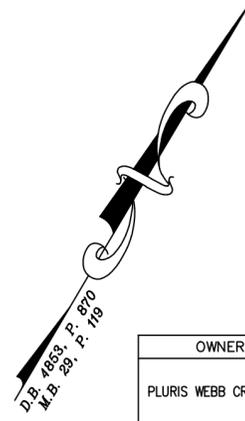
R/W --- R/W
 ☉ --- FOXTRACE LANE --- ☉
 60' R/W (ASPHALT-PUBLIC)

R/W --- R/W

NOW OR FORMERLY ELLENBERGER
 D.B. 1893, P. 716
 LOT 16A, BLOCK F
 PHASE 1, SECTION 2
 FOXTRACE
 M.B. 28, P. 223
 M.B. 27, P. 217

NOW OR FORMERLY CROWDER
 D.B. 5423, P. 737

NOW OR FORMERLY GROUP EIGHT, LTD
 D.B. 2683, P. 889



VICINITY SKETCH
 NOT TO SCALE

OWNERS	TITLE SOURCE	TAX MAP#	PARCEL ID#
PLURIS WEBB CREEK, LLC	D.B. 4853, P. 853	1308-2.38	060918
	D.B. 4853, P. 870	1308-2.15	052256
	D.B. 4853, P. 883	1308-2.16	052257

ZONED R-10
ZONING SETBACKS
 FRONT = 20'
 REAR = 15'
 SIDE = 8'
 SIDE STREET = 20'

RESTRICTIVE COVENANTS
 D.B. 1039, P. 235
 D.B. 1099, P. 169
 D.B. 1146, P. 596

REFERENCES
 D.B. 1445, P. 428
 D.B. 1893, P. 716
 D.B. 2683, P. 889
 D.B. 2699, P. 483
 D.B. 3234, P. 79
 D.B. 3248, P. 2
 D.B. 4131, P. 758
 D.B. 4535, P. 108
 D.B. 4723, P. 447
 D.B. 4853, P. 853
 D.B. 4853, P. 870
 D.B. 4853, P. 883
 D.B. 5205, P. 897
 D.B. 5423, P. 737
 D.B. 5525, P. 748
 D.B. 5538, P. 847
 D.B. 5642, P. 959
 D.B. 5676, P. 385
 D.B. 5728, P. 481
 D.B. 5825, P. 326
 D.B. 5825, P. 350
 D.B. 5936, P. 245
 M.B. 27, P. 217
 M.B. 28, P. 79
 M.B. 28, P. 223
 M.B. 29, P. 119
 M.B. 29, P. 198
 M.B. 30, P. 4
 M.B. 30, P. 25

TOTAL AREA
 109035 Sq.Ft.
 2.503 ACRES

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	55.00'	N63°55'29"E
L2	31.62'	N82°21'35"E
L3	25.00'	S26°04'31"E

PHYSICAL IMPROVEMENTS
 WERE NOT LOCATED

ALL POINTS NON MONUMENTED
 UNLESS OTHERWISE NOTED

- LEGEND**
- CC = CONTROL CORNER
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 - EIR = EXISTING IRON ROD (FOUND)
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 - EPK = EXISTING PARKER-KALON NAIL (FOUND)(CC)
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 - SPK = SET PARKER-KALON NAIL (CC)
 - ☉ = CENTERLINE
 - ⊕ = WATER METER
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 - ⊕ = SANITARY SEWER MANHOLE
 - ⊕ = CLEAN OUT
 - ⊕ = TELEPHONE PEDESTAL
 - ⊕ = TELEVISION PEDESTAL
 - ⊕ = FIBER OPTIC CABLE MARKER
 - ⊕ = LIGHT POLE
 - ⊕ = POWER POLE
 - ⊕ = POWER LINE
 - ⊕ = ELECTRIC TRANSFORMER
 - ⊕ 1.5' = EXISTING SPOT ELEVATION

GRAPHIC SCALE



(IN FEET)
 1 inch = 60 ft.

ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A

PROJECT NUMBER: 23-07-14 JTG

NOW OR FORMERLY GRAZIER
 D.B. 3234, P. 79
 LOT 19
 SECTION II, BLOCK F
 FOXTRACE
 M.B. 28, P. 79

NOW OR FORMERLY GRAY
 D.B. 5642, P. 959
 LOT 23
 SECTION II, BLOCK F
 FOXTRACE
 M.B. 28, P. 79

NOW OR FORMERLY RUARK
 D.B. 5936, P. 245
 LOT 24
 SECTION II, BLOCK F
 FOXTRACE
 M.B. 28, P. 79

NOW OR FORMERLY HAMBLY
 D.B. 2699, P. 483
 LOT 18
 SECTION II, BLOCK F
 FOXTRACE
 M.B. 28, P. 79

NOW OR FORMERLY COTE
 D.B. 4723, P. 447
 LOT 17
 SECTION II, BLOCK F
 FOXTRACE
 M.B. 28, P. 79

NOW OR FORMERLY GROUP EIGHT, LTD
 D.B. 3248, P. 2
 M.B. 28, P. 79

NOW OR FORMERLY MACRAE
 D.B. 5676, P. 385
 LOT 95, SECTION 2,
 PHASE 6, BLOCK H
 FOXTRACE
 M.B. 29, P. 119
 M.B. 29, P. 198
 M.B. 30, P. 4

NOW OR FORMERLY BISSETTE
 D.B. 4535, P. 108
 LOT 96, SECTION 2,
 PHASE 6, BLOCK H
 FOXTRACE
 M.B. 29, P. 119
 M.B. 29, P. 198
 M.B. 30, P. 4

NOW OR FORMERLY SUZIK
 D.B. 4131, P. 758
 LOT 97, SECTION 2,
 PHASE 6, BLOCK H
 FOXTRACE
 M.B. 29, P. 119
 M.B. 29, P. 198
 M.B. 30, P. 4

NOW OR FORMERLY BLOCK
 D.B. 5825, P. 326
 LOT 98, SECTION 2,
 PHASE 6, BLOCK H
 FOXTRACE
 M.B. 29, P. 119
 M.B. 29, P. 198
 M.B. 30, P. 4

AREA
 25458 Sq.Ft.
 0.584 ACRES
 D.B. 4853, P. 883
 TAX MAP# 1308-2.16
 PARCEL ID# 052257

AREA
 14423 Sq.Ft.
 0.331 ACRES
 D.B. 4853, P. 853
 TAX MAP# 1308-2.38
 PARCEL ID# 060918

NOW OR FORMERLY KUDLACK
 D.B. 1445, P. 428
 LOT 101, SECTION 2,
 PHASE 5, BLOCK J
 FOXTRACE
 M.B. 29, P. 119
 M.B. 29, P. 198
 M.B. 30, P. 4

NOW OR FORMERLY PINZON
 D.B. 5538, P. 847
 LOT 100, SECTION 2,
 PHASE 5, BLOCK J
 FOXTRACE
 M.B. 29, P. 119
 M.B. 29, P. 198
 M.B. 30, P. 4

NOW OR FORMERLY HALBROOK
 D.B. 5728, P. 481
 LOT 101D, SECTION 2,
 PHASE 5, BLOCK J
 FOXTRACE
 M.B. 30, P. 25

NOW OR FORMERLY LETHERS
 D.B. 5205, P. 897
 LOT 101C, SECTION 2,
 PHASE 5, BLOCK J
 FOXTRACE
 M.B. 30, P. 25

NOW OR FORMERLY POEHLMANN
 D.B. 5825, P. 350
 LOT 101B, SECTION 2,
 PHASE 5, BLOCK J
 FOXTRACE
 M.B. 30, P. 25

NOW OR FORMERLY CAREY
 D.B. 5525, P. 748
 LOT 101A, SECTION 2,
 PHASE 5, BLOCK J
 FOXTRACE
 M.B. 30, P. 25

NOW OR FORMERLY SOUTH WEST CORNER
 OF LOT 101, SECTION
 2, PHASE 5, BLOCK
 J, FOXTRACE
 M.B. 29, P. 119

NOW OR FORMERLY
 D.B. 5825, P. 326
 LOT 98, SECTION 2,
 PHASE 6, BLOCK H
 FOXTRACE
 M.B. 29, P. 119
 M.B. 29, P. 198
 M.B. 30, P. 4

NOW OR FORMERLY
 D.B. 5825, P. 326
 LOT 98, SECTION 2,
 PHASE 6, BLOCK H
 FOXTRACE
 M.B. 29, P. 119
 M.B. 29, P. 198
 M.B. 30, P. 4

PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

COMPOSITE SURVEY
 FOR
ONWASA

2.503 ACRES AND BEING
 0.331 ACRE TRACT AS DESCRIBED IN D.B. 4853, P. 853
 0.584 ACRE TRACT AS DESCRIBED IN D.B. 4853, P. 883
 1.587 ACRE TRACT AS DESCRIBED IN D.B. 4853, P. 870
 SWANBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS WEBB CREEK, LLC, OWNER; D.B. 4853, P. 853, D.B. 4853, P. 870 & D.B. 4853, P. 883
 PARNELL ROAD

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)

LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
 LAND PLANNING & COMPUTER MAPPING

502 NEW BRIDGE STREET
 P.O. BOX 1570
 JACKSONVILLE, NC 28540-1570
 TELEPHONE: (910) 455-0877

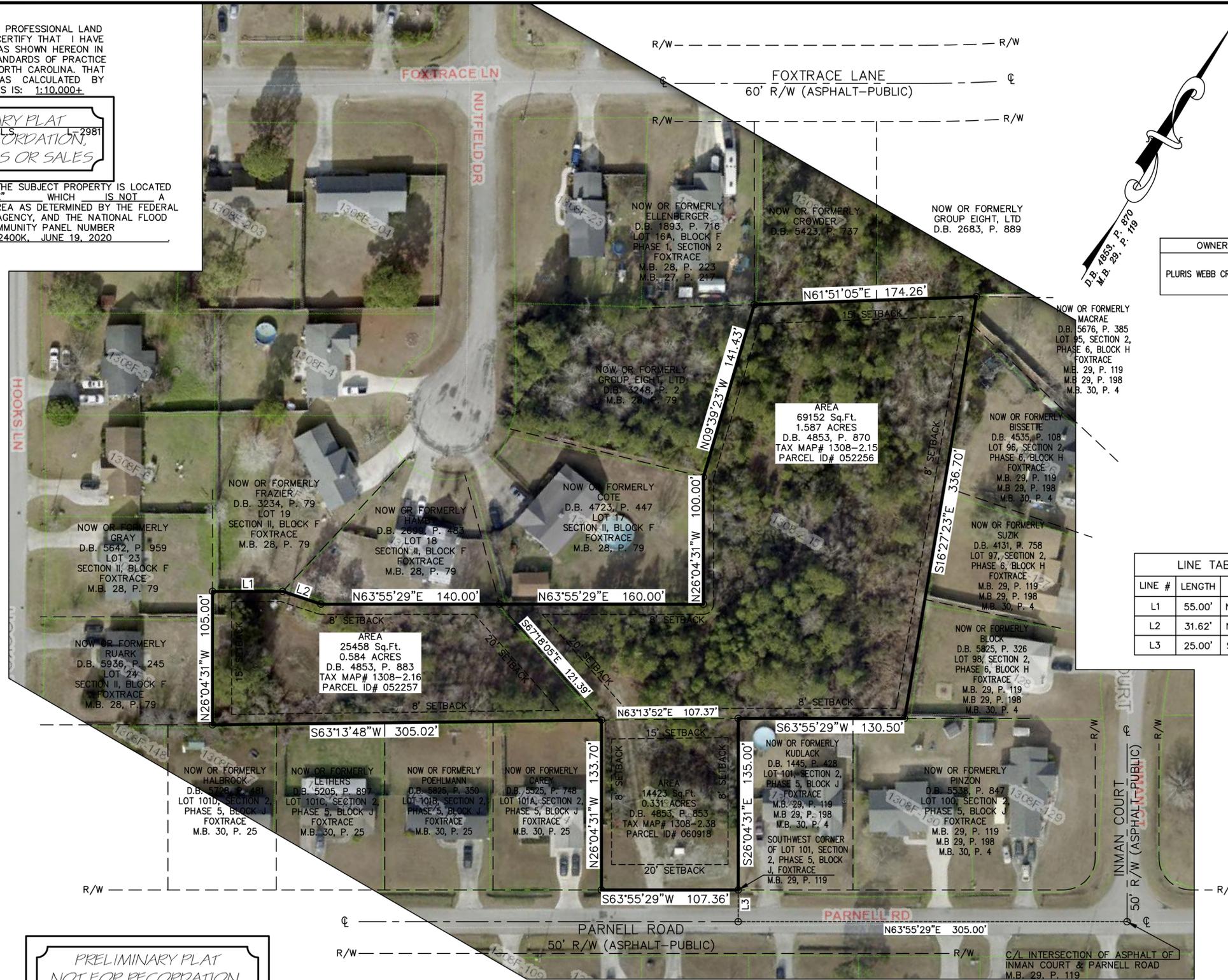
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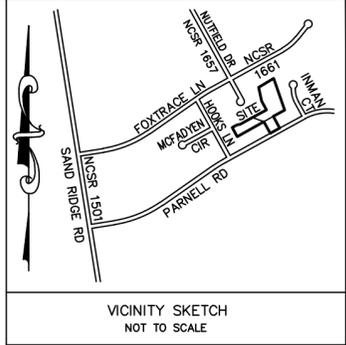
I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

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PRELIMINARY PLAT
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CONVEYANCES OR SALES



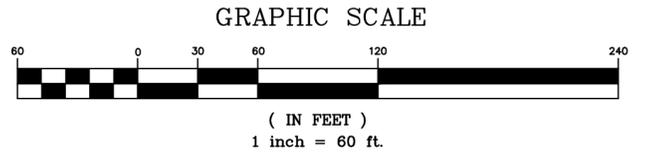
OWNERS	TITLE SOURCE	TAX MAP#	PARCEL ID#
PLURIS WEBB CREEK, LLC	D.B. 4853, P. 853	1308-2.38	060918
	D.B. 4853, P. 870	1308-2.15	052256
	D.B. 4853, P. 883	1308-2.16	052257

ZONED R-10 ZONING SETBACKS	REFERENCES
FRONT = 20'	D.B. 1445, P. 428
REAR = 15'	D.B. 1893, P. 716
SIDE = 8'	D.B. 2683, P. 889
SIDE STREET = 20'	D.B. 2699, P. 483
	D.B. 3234, P. 79
	D.B. 3248, P. 2
	D.B. 4131, P. 758
	D.B. 4535, P. 108
	D.B. 4723, P. 447
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	D.B. 5538, P. 847
	D.B. 5642, P. 959
	D.B. 5676, P. 385
	D.B. 5728, P. 481
	D.B. 5825, P. 326
	D.B. 5825, P. 350
	D.B. 5936, P. 245
	M.B. 27, P. 217
	M.B. 28, P. 79
	M.B. 28, P. 223
	M.B. 29, P. 119
	M.B. 29, P. 198
	M.B. 30, P. 4
	M.B. 30, P. 25

LINE #	LENGTH	DIRECTION
L1	55.00'	N63°55'29"E
L2	31.62'	N82°21'35"E
L3	25.00'	S26°04'31"E

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 - ⊗ = POWER LINE
 - ⊗ = ELECTRIC TRANSFORMER
 - ⊗ 1.5' = EXISTING SPOT ELEVATION



COMPOSITE SURVEY FOR **ONWASA**

2.503 ACRES AND BEING
 0.331 ACRE TRACT AS DESCRIBED IN D.B. 4853, P. 853
 0.584 ACRE TRACT AS DESCRIBED IN D.B. 4853, P. 883
 1.587 ACRE TRACT AS DESCRIBED IN D.B. 4853, P. 870
 SWANSBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS WEBB CREEK, LLC, OWNER; D.B. 4853, P. 853, D.B. 4853, P. 870 & D.B. 4853, P. 883
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 WILMINGTON, NC 28405
 TELEPHONE: (910) 681-7444

ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A
 PROJECT NUMBER: 23-07-14 JTG

CHARLES F. RIGGS & ASSOCIATES, INC.

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jameslewis@riggslandnc.com

ONWASA

3.143 Acre Tract, Reserved By Owner, Foxden, Map Book 40, Page 131
Tract Two, Deed Book 4853, Page 856
Onslow County Parcel ID # 062001
Swansboro Township, Onslow County, North Carolina

Commencing at a the southwest corner of Lot 27, Foxden as recorded in Map Book 40, Page 131 of the Onslow County Registry and located on the eastern right-of-way line of Gray Fox Run (50' R/W – Public) and being THE TRUE POINT OF BEGINNING: thence from the above described true point of beginning and leaving said eastern right-of-way line and along the southern line of Lot 27, North 57 degrees 55 minutes 46 seconds East 277.02 feet to a point being the southeast corner of Lot 27 and lying in Scott's Branch Creek, thence along Scott's Branch Creek the following courses and distances: South 16 degrees 37 minutes 26 seconds East 35.50 feet, South 36 degrees 07 minutes 49 seconds East 149.44 feet, South 47 degrees 31 minutes 37 seconds East 152.57 feet, South 27 degrees 01 minutes 07 seconds East 155.19 feet and South 13 degrees 33 minutes 53 seconds East 170.45 feet to a point in Parrot Swamp, thence along Parrot Swamp South 46 degrees 58 minutes 02 seconds West 135.14 feet to point and being the southeastern corner of Lot 26, Foxden as recorded in Map Book 40, Page 131 of the Onslow County Registry, thence leaving Parrot Swamp and along the eastern line of Lot 26 North 37 degrees 07 minutes 34 seconds West 477.46 feet, North 43 degrees 03 minutes 02 seconds West 94.28 feet and North 67 degrees 12 minutes 18 seconds West 110.00 feet to a point in the eastern right-of-way line of Gray Fox Run and being the northeastern corner of Lot 26, thence along the eastern right-of-way line of Gray Fox Run along a curve to the left having an arc length of 15.06 feet and a radius of 50.00 feet and a chord bearing and chord of North 12 degrees 42 minutes 09 seconds West 15.00 feet to a point in said eastern right-of-way line and being the southwest corner of Lot 27, Foxden as recorded in Map Book 40, Page 131 and being the point and place of beginning and containing 3.143 acres as calculated by Charles Francis Riggs, P.L.S. L-2981 from a composite of deeds and maps and not from an actual field survey and being all the property as described as Tract Two, Deed Book 4853, Page 856 as Reserved By Owner on Map Book 40, Page 131 of the Onslow County Registry. The courses contained within are correct in angular relationship and are referenced to Map Book 40, Page 131 of the Onslow County Registry.

Charles Francis Riggs, P.L.S. L-2981

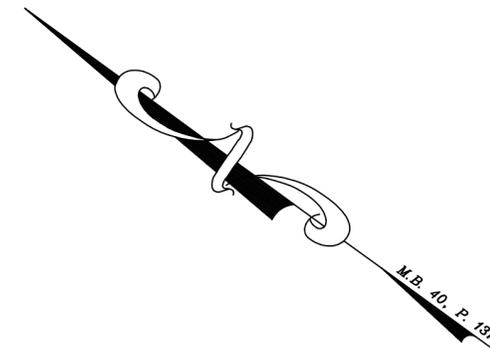
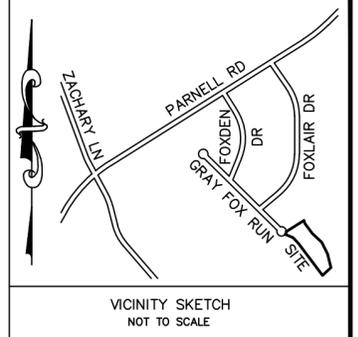
I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

PRELIMINARY PLAT
 CHARLES FRANCIS RIGGS, P.L.S. L-2981
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370340 3720532400K, JUNE 19, 2020

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.50'	S16°37'26"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD	BEARING
C1	15.06'	50.00'	15.00'	N12°42'09"W



NOW OR FORMERLY MATTHEWS
 D.B. 5247, P. 771

SCOTTS BRANCH CREEK
 (M.B. 40, P. 131)

NOW OR FORMERLY MATTHEWS
 D.B. 5247, P. 771

100' JONES ONLSOW EMC EASEMENT
 APPROXIMATE LOCATION SCALED FROM M.B. 40, P. 131

FLOOD ZONE "AE"
 (ELEVATION=13.3'+2')

NOW OR FORMERLY MATTHEWS
 D.B. 5247, P. 771

PLAT SETBACKS
 FRONT = 20'
 REAR = 15'
 SIDE = 8'
 SIDE STREET = 20'

ZONED R-10 ZONING SETBACKS
 FRONT = 20'
 REAR = 15'
 SIDE = 8'
 SIDE STREET = 20'

RESTRICTIVE COVENANTS
 D.B. 1680, P. 69

OWNERS
 PLURIS WEBB CREEK, LLC

TITLE SOURCE
 D.B. 4853, P. 856

TAX MAP #
 1315C-37

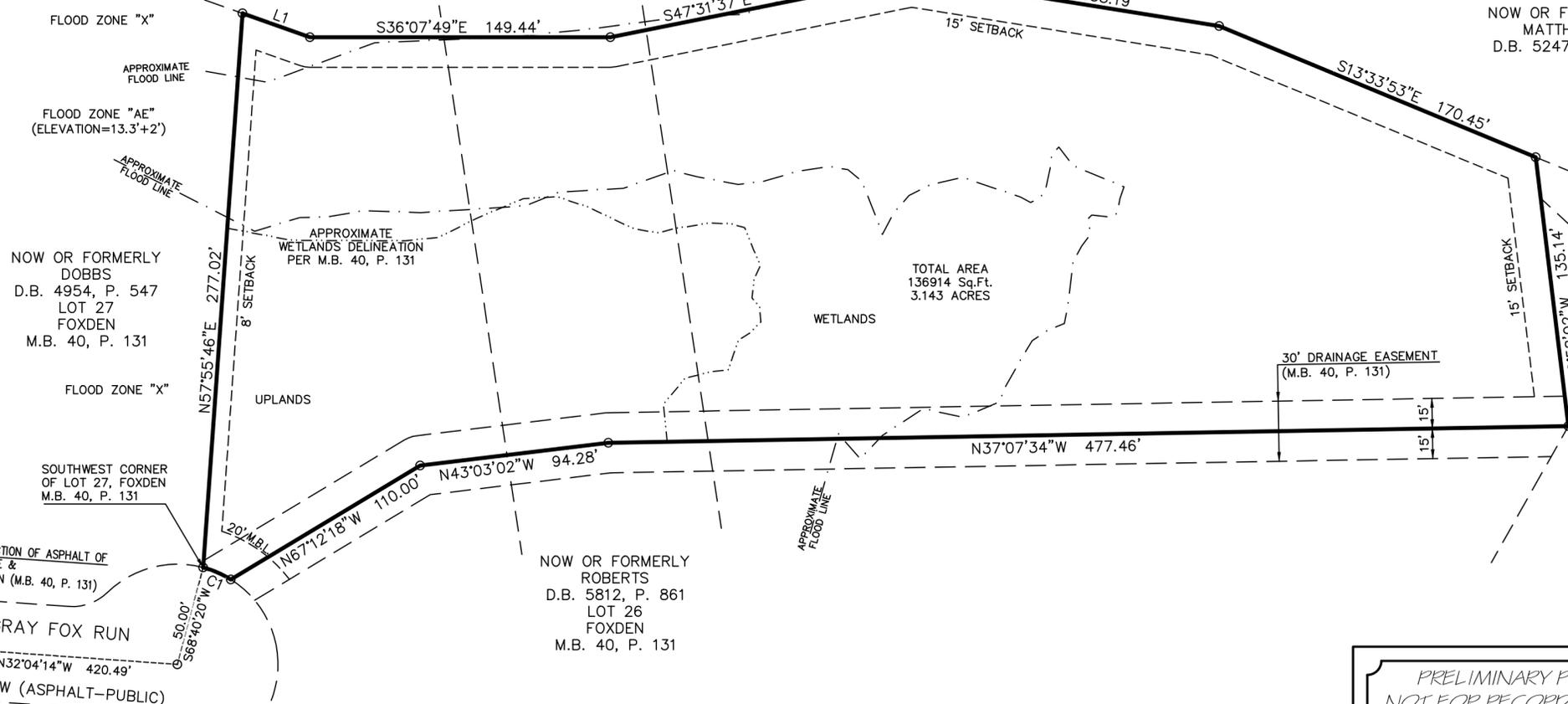
PARCEL ID #
 062001

REFERENCES
 D.B. 1938, P. 546
 D.B. 2562, P. 687
 D.B. 4853, P. 856
 D.B. 4954, P. 547
 D.B. 5247, P. 771
 D.B. 5812, P. 861
 M.B. 40, P. 131
 M.B. 42, P. 191
 M.B. 43, P. 145

PHYSICAL IMPROVEMENTS WERE NOT LOCATED

ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED

- LEGEND**
- CC = CONTROL CORNER
 - ECM = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CC)
 - EIP = EXISTING IRON PIPE (FOUND)
 - EIR = EXISTING IRON ROD (FOUND)
 - EMN = EXISTING MAGNETIC NAIL (FOUND)(CC)
 - EPK = EXISTING PARKER-KALON NAIL (FOUND)(CC)
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 - ⊗ = FIRE HYDRANT
 - ⊖ = WATER VALVE
 - ⊗ = SANITARY SEWER MANHOLE
 - ⊙ = CLEAN OUT
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 - ⊖ = TELEVISION PEDESTAL
 - ⊗ = FIBER OPTIC CABLE MARKER
 - ☆ = LIGHT POLE
 - ⊕ = POWER POLE
 - ⊖ = POWER LINE
 - ⊗ = ELECTRIC TRANSFORMER
 - ⊗1.5' = EXISTING SPOT ELEVATION



TOTAL AREA
 136914 Sq.Ft.
 3.143 ACRES

WETLANDS

UPLANDS

NOW OR FORMERLY GRADY
 D.B. 2562, P. 687
 LOT 44, SECTION II
 IVY RIDGE
 M.B. 42, P. 191
 M.B. 43, P. 145

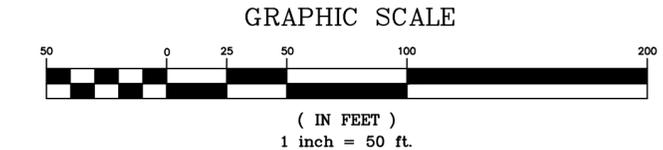
NOW OR FORMERLY ROBERTS
 D.B. 5812, P. 861
 LOT 26
 FOXDEN
 M.B. 40, P. 131

NOW OR FORMERLY DOBBS
 D.B. 4954, P. 547
 LOT 27
 FOXDEN
 M.B. 40, P. 131

PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

COMPOSITE SURVEY
 FOR
ONWASA

3.143 ACRE TRACT, RESERVED BY OWNER, FOXDEN, M.B. 40, P. 131
 SWANSBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS WEBB CREEK, LLC, OWNER; D.B. 4853, P. 856
 GRAY FOX RUN



ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A
 PROJECT NUMBER: 23-07-21 JTG

R:\2023\23-07-21 ONWASA\CAD Drawings\23-07-21.dwg - Wednesday, July 26, 2023 8:04:59 AM

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
 LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
 LAND PLANNING & COMPUTER MAPPING

502 NEW BRIDGE STREET P.O. BOX 1570 JACKSONVILLE, NC 28540-1570 TELEPHONE: (910) 455-0877 E-MAIL: riggsland@riggslandnc.com	LANDFALL EXECUTIVE SUITES 1213 CULBRETH DRIVE WILMINGTON, NC 28405 TELEPHONE: (910) 681-7444
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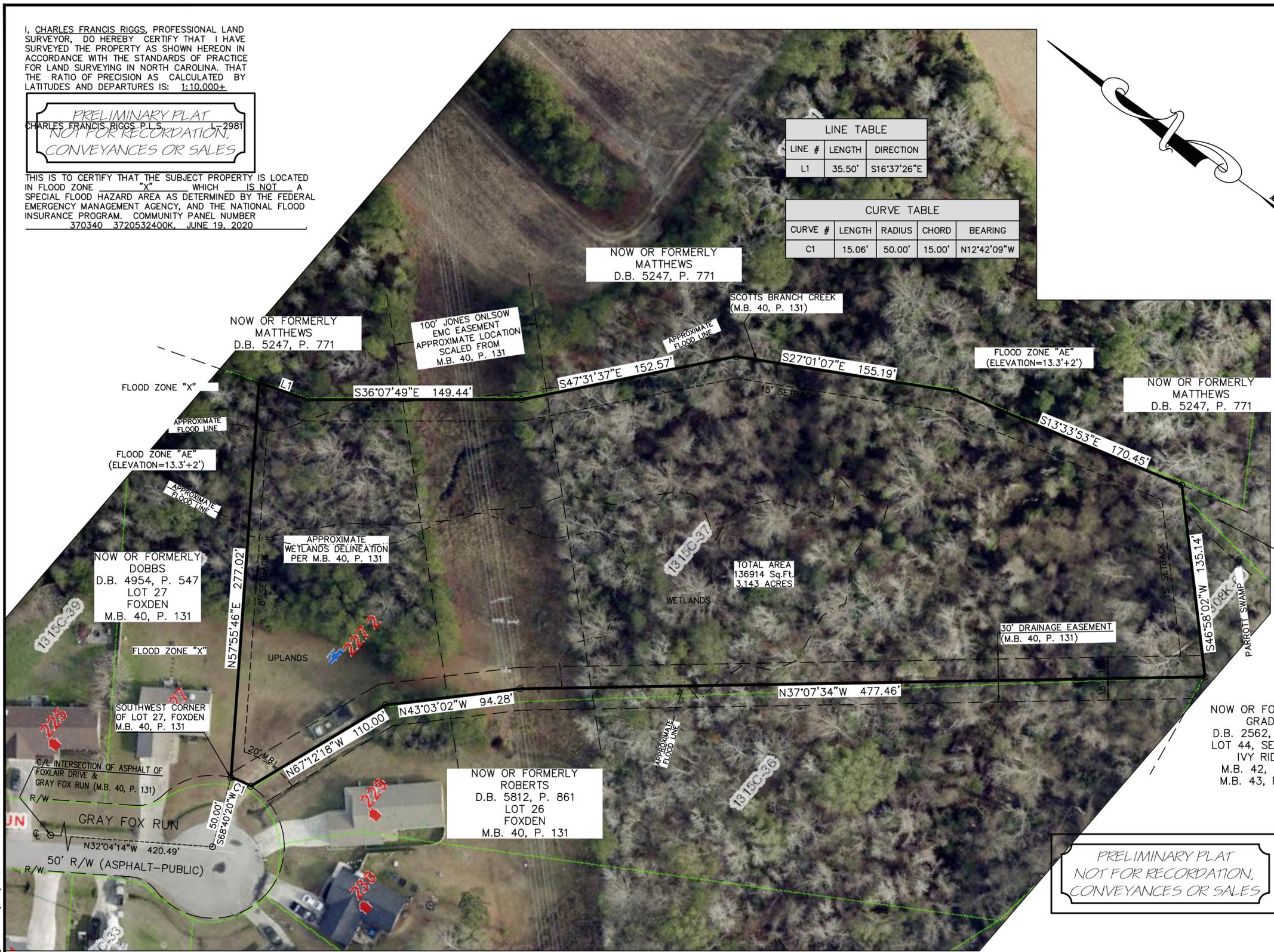
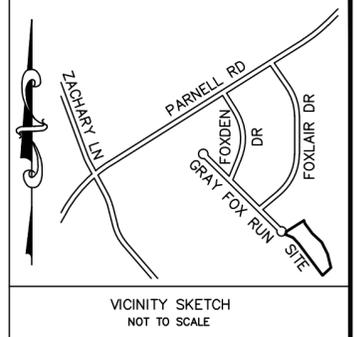
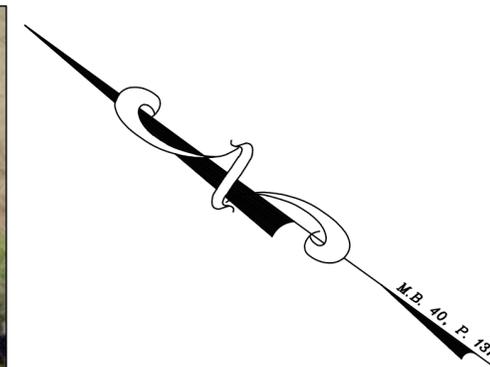
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PRELIMINARY PLAT
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ZONED R-10 ZONING SETBACKS
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RESTRICTIVE COVENANTS
 D.B. 1680, P. 69

OWNERS
 PLURIS WEBB CREEK, LLC

TITLE SOURCE
 D.B. 4853, P. 856

TAX MAP #
 1315C-37

PARCEL ID #
 062001

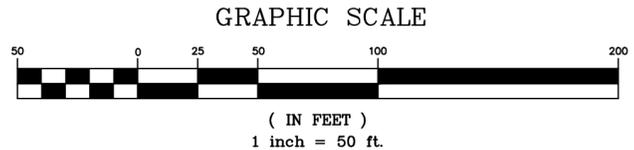
REFERENCES
 D.B. 1938, P. 546
 D.B. 2562, P. 687
 D.B. 4853, P. 856
 D.B. 4954, P. 547
 D.B. 5247, P. 771
 D.B. 5812, P. 861
 M.B. 40, P. 131
 M.B. 42, P. 191
 M.B. 43, P. 145

PHYSICAL IMPROVEMENTS WERE NOT LOCATED

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 - ⊗ 1.5' = EXISTING SPOT ELEVATION

PRELIMINARY PLAT
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 CONVEYANCES OR SALES



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COMPOSITE SURVEY
 FOR
ONWASA
 3.143 ACRE TRACT, RESERVED BY OWNER, FOXDEN, M.B. 40, P. 131
 SWANSBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS WEBB CREEK, LLC, OWNER; D.B. 4853, P. 856
 GRAY FOX RUN

ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A
 PROJECT NUMBER: 23-07-21 JTG

R:\2023\23-07-21 ONWASA\CAD\Drawings\23-07-21.dwg - Wednesday, July 26, 2023 8:04:59 AM

CHARLES F. RIGGS & ASSOCIATES, INC.

Land Surveyors

Charles F. Riggs, P.L.S. L-2981
502 New Bridge Street
Jacksonville, North Carolina 28540
(910) 455-0877
charlesriggs@riggslandnc.com

Corporate License (C-730)
502 New Bridge Street
P.O. Box 1570
Jacksonville, North Carolina 28541
(910) 455-0877
www.riggslandnc.com

James A. Lewis, P.L.S. L-4562
Landfall Executive Suites
1213 Culbreth Drive
Wilmington, North Carolina 28405
(910) 681-7444
jameslewis@riggslandnc.com

ONWASA

0.219 Acre Lot Reserved for Webb Creek Utility, Phase 5, Fox Lair, Map Book 46, Page 51
Tract Two, Deed Book 4853, Page 847
Onslow County Parcel ID # 064371
Swansboro Township, Onslow County, North Carolina

Commencing at the northeast corner of Lot 53, Phase 6, Foxlair as recorded in Map Book 47, Page 59 of the Onslow County Registry and located on the western right-of-way line of Byrum Run (60' R/W – Public) and being THE TRUE POINT OF BEGINNING: thence from the above described true point of beginning and leaving said western right-of-way line and along the northern line of Lot 53 South 73 degrees 17 minutes 24 seconds West 183.00 feet to point and being the northwest corner of Lot 53, thence leaving said northwest corner and along the line of Spindler as recorded in Deed Book 5800, Page 773 North 07 degrees 40 minutes 29 seconds West 11.06 feet to a point, thence along the line of Russell as recorded in Deed Book 2021, Page 642 North 07 degrees 40 minutes 43 seconds West 43.16 feet to a point and being the southwest corner of Lot 52, Phase 5, Foxlair as recorded in Map Book 46, Page 51, thence along the southern line of Lot 52 North 73 degrees 17 minutes 24 seconds East 174.49 feet to a point in the western right-of-way line of Byrum Run and being the southeast corner of Lot 52, thence along said western right-of-way line South 16 degrees 42 minutes 36 seconds East 53.55 feet to a point in said western right-of-way line and being the northeast corner of Lot 53 and being the point and place of beginning and containing 0.219 acres as calculated by Charles Francis Riggs, P.L.S. L-2981 from a composite of deeds and maps and not from an actual field survey and being all the property as described as Tract Two, Deed Book 4853, Page 847 as Lot Reserved for Webb Creek Utility on Map Book 46, Page 51 of the Onslow County Registry. The courses contained within are correct in angular relationship and are referenced to Map Book 46, Page 51 of the Onslow County Registry.

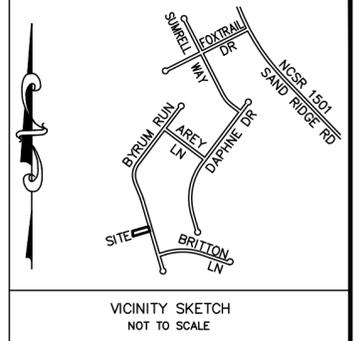
Charles Francis Riggs, P.L.S. L-2981

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

PRELIMINARY PLAT
CHARLES FRANCIS RIGGS, P.L.S. L-2981
NOT FOR RECORDATION,
CONVEYANCES OR SALES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370340 3720532200K, JUNE 19, 2020

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	11.06'	N07°40'29"W



PLAT SETBACKS
FRONT = 20'
REAR = 15'
SIDE = 8'
SIDE STREET = 20'

ZONED R-10 ZONING SETBACKS
FRONT = 20'
REAR = 15'
SIDE = 8'
SIDE STREET = 20'

OWNERS
PLURIS WEBB CREEK, LLC

TITLE SOURCE
D.B. 4853, P. 847

TAX MAP #
1308J-170

PARCEL ID #
064371

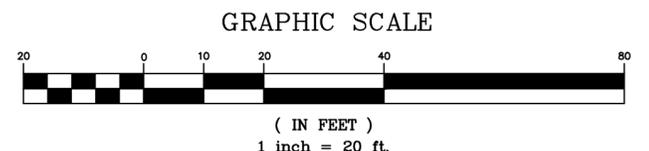
RESTRICTIVE COVENANTS
D.B. 2335, P. 778
D.B. 2346, P. 927

REFERENCES
D.B. 2021, P. 642
D.B. 3909, P. 381
D.B. 4853, P. 847
D.B. 5415, P. 263
D.B. 5800, P. 773
M.B. 26, P. 202
M.B. 46, P. 51
M.B. 47, P. 59

PHYSICAL IMPROVEMENTS WERE NOT LOCATED

ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED

- LEGEND
- CC = CONTROL CORNER
 - ECM = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CC)
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ACTUAL FIELD SURVEY DATE: N/A
MAPPING DATE: AUGUST 03, 2023
FIELD BOOK: N/A, PAGE: N/A

PROJECT NUMBER: 23-07-22 JTG

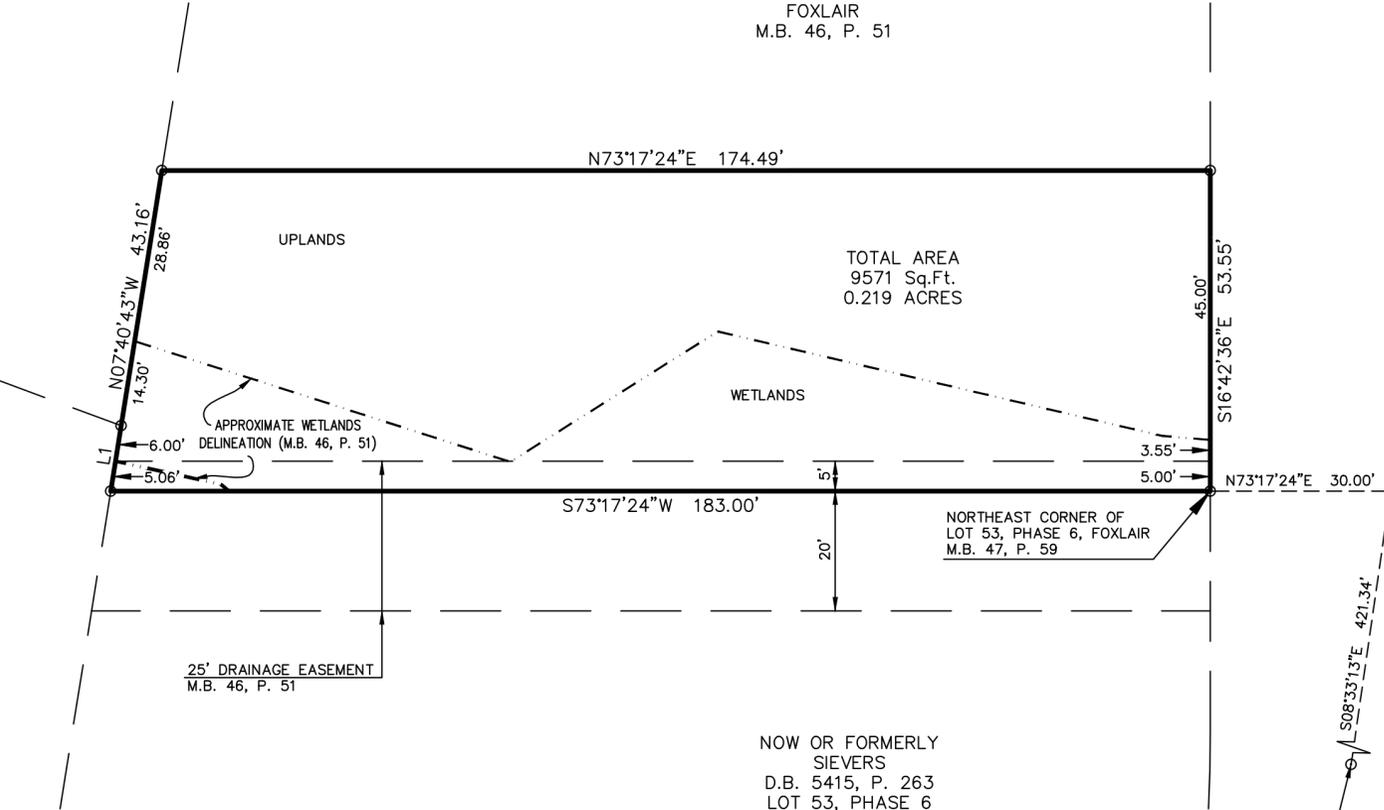
NOW OR FORMERLY RUSSELL
D.B. 2021, P. 642

NOW OR FORMERLY SPINDLER
D.B. 5800, P. 773
M.B. 26, P. 202

NOW OR FORMERLY LEWIS
D.B. 3909, P. 381
LOT 52, PHASE 5
FOXLAIR
M.B. 46, P. 51

NOW OR FORMERLY SIEVERS
D.B. 5415, P. 263
LOT 53, PHASE 6
FOXLAIR
M.B. 47, P. 59

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES OR SALES



R:\2023\23-07-22 ONWASA\CAD\Drawings\23-07-22.dwg - Thursday, August 03, 2023 2:00:20 PM

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
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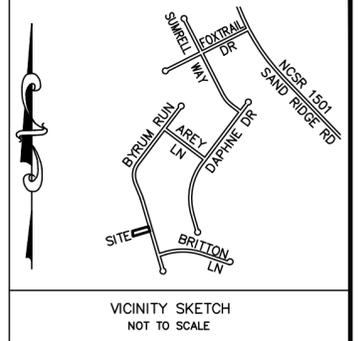
COMPOSITE SURVEY FOR
ONWASA
0.219 ACRE LOT, RESERVED FOR WEBB CREEK UTILITY, PHASE 5, FOXLAIR, M.B. 46, P. 51
SWANSBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
PLURIS WEBB CREEK, LLC, OWNER; D.B. 4853, P. 847
136-1 BYRUM RUN

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

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 SIDE = 8'
 SIDE STREET = 20'

ZONED R-10 ZONING SETBACKS
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OWNERS
 PLURIS WEBB CREEK, LLC

TITLE SOURCE
 D.B. 4853, P. 847

TAX MAP #
 1308J-170

PARCEL ID #
 064371

RESTRICTIVE COVENANTS
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 - ⊕ = LIGHT POLE
 - ⊕ = POWER POLE
 - ⊕ = POWER LINE
 - ⊕ = ELECTRIC TRANSFORMER
 - ⊕ = EXISTING SPOT ELEVATION



PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

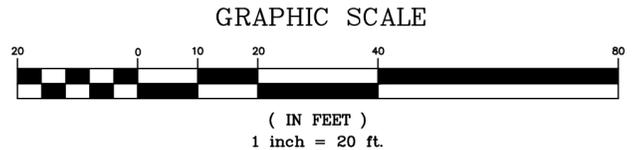
R:\2023\23-07-22 ONWASA\CAD\Drawings\23-07-22.dwg - Thursday, August 03, 2023 2:00:20 PM

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
 LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
 LAND PLANNING & COMPUTER MAPPING

502 NEW BRIDGE STREET
 P.O. BOX 1570
 JACKSONVILLE, NC 28540-1570
 TELEPHONE: (910) 455-0877
 E-MAIL: riggsland@riggslandnc.com

LANDFALL EXECUTIVE SUITES
 1213 CULBRETH DRIVE
 WILMINGTON, NC 28405
 TELEPHONE: (910) 681-7444

COMPOSITE SURVEY
 FOR
ONWASA
 0.219 ACRE LOT, RESERVED FOR WEBB CREEK UTILITY, PHASE 5, FOXLAIR, M.B. 46, P. 51
 SWANSBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS WEBB CREEK, LLC, OWNER; D.B. 4853, P. 847
 136-1 BYRUM RUN



ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A
 PROJECT NUMBER: 23-07-22 JTG

CHARLES F. RIGGS & ASSOCIATES, INC.

Land Surveyors

Charles F. Riggs, P.L.S. L-2981
502 New Bridge Street
Jacksonville, North Carolina 28540
(910) 455-0877
charlesriggs@riggslandnc.com

Corporate License (C-730)
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P.O. Box 1570
Jacksonville, North Carolina 28541
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www.riggslandnc.com

James A. Lewis, P.L.S. L-4562
Landfall Executive Suites
1213 Culbreth Drive
Wilmington, North Carolina 28405
(910) 681-7444
jameslewis@riggslandnc.com

ONWASA

Pump Station Area

Deed Book 4853, Page 864

Onslow County Parcel ID # 073781

Swansboro Township, Onslow County, North Carolina

Commencing at the northeast corner of Lot 32, Phase III, Quail Roost as recorded in Map Book 55, Page 164 of the Onslow County Registry and located on the western right-of-way line of Top Knot Road (60' R/W – Public) and being THE TRUE POINT OF BEGINNING: thence from the above described true point of beginning and leaving said western right-of-way line and along the northern line of Lot 32 South 68 degrees 20 minutes 59 seconds West 141.01 feet to a point and being the northwest corner of Lot 32, thence along the line of Lot 33, Phase II, Quail Roost as recorded in Map Book 55, Page 53 North 25 degrees 44 minutes 34 seconds West 9.78 feet to a point in the southern right-of-way line of Gamble Way (60' R/W – Public) and being the northeast corner of Lot 33, thence along said southern right-of-way line along a curve to the right having an arc length of 124.90 feet and a radius of 220.00 feet and a chord bearing and chord of North 46 degrees 13 minutes 21 seconds East 123.23 feet to a point of curvature, thence along a curve to the right having an arc length of 41.83 feet and a radius of 25.00 feet and a chord bearing and chord of South 69 degrees 34 minutes 54 seconds East 37.12 feet to a point in the western right-of-way line of Top Knot Road, thence along said western right-of-way line South 21 degrees 39 minutes 01 seconds East 31.31 feet to a point in said western right-of-way line and being the northeast corner of Lot 32 and being the point and place of beginning and containing 0.135 acres as calculated by Charles Francis Riggs, P.L.S. L-2981 from a composite of deeds and maps and not from an actual field survey and being all the property as described in Deed Book 4853, Page 864 as Pump Station Area on Map Book 55, Page 53 of the Onslow County Registry. The courses contained within are correct in angular relationship and are referenced to Map Book 55, Page 53 of the Onslow County Registry.

Charles Francis Riggs, P.L.S. L-2981

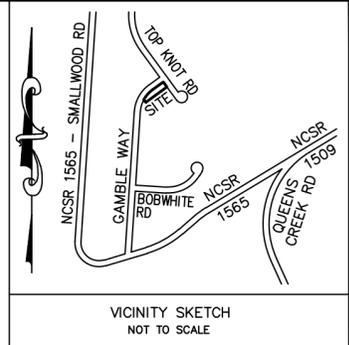
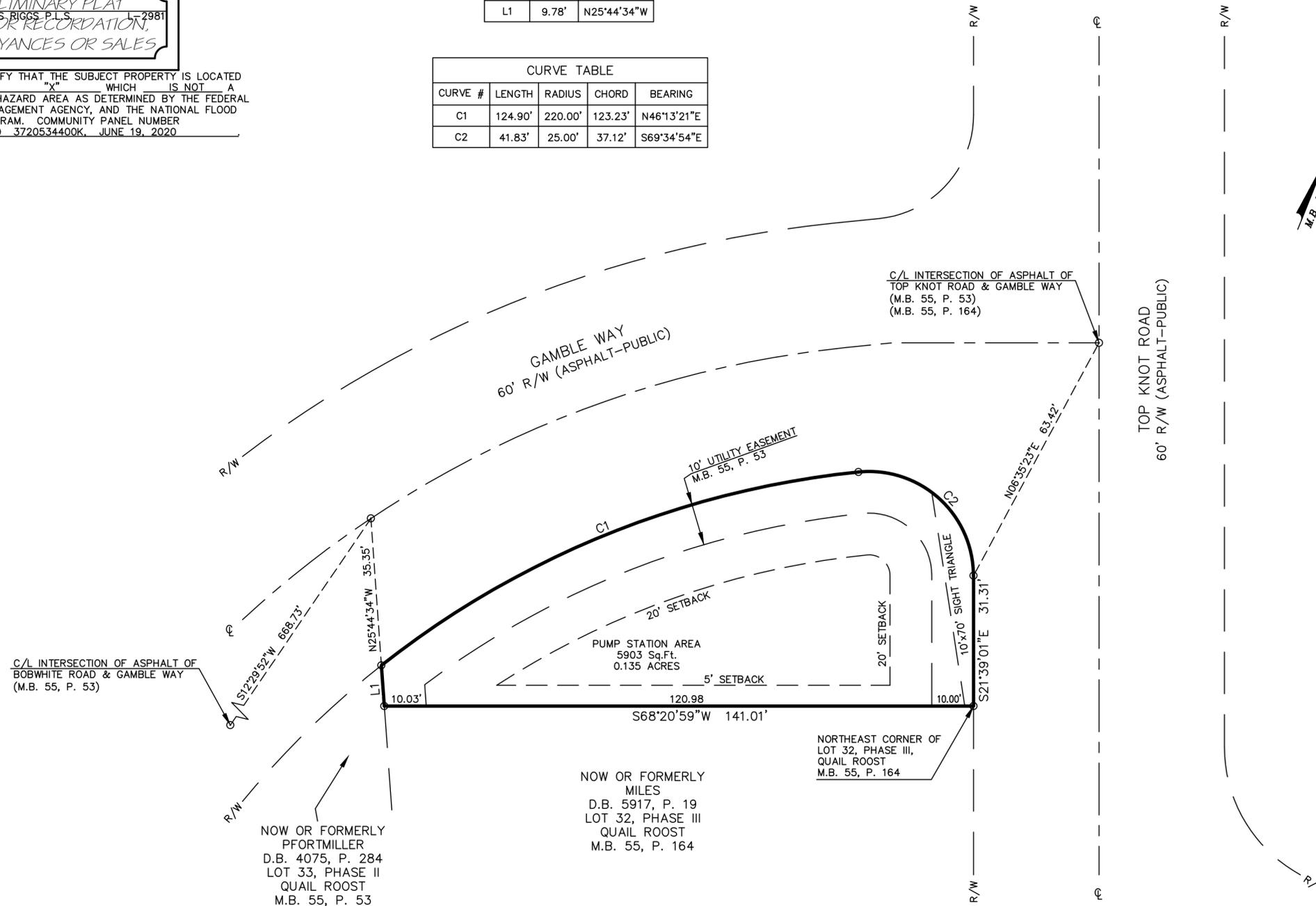
I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

PRELIMINARY PLAT
 CHARLES FRANCIS RIGGS, P.L.S. L-2981
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370340 3720534400K, JUNE 19, 2020

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.78'	N25°44'34"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD	BEARING
C1	124.90'	220.00'	123.23'	N46°13'21"E
C2	41.83'	25.00'	37.12'	S69°34'54"E



PLAT SETBACKS
 FRONT = 40'
 REAR = 15'
 SIDE = 8'
 SIDE STREET = 20'

ZONED R-5 ZONING SETBACKS
 FRONT = 20'
 REAR = 15'
 SIDE = 5'
 SIDE STREET = 20'

OWNERS
 PLURIS WEBB CREEK, LLC

TITLE SOURCE
 D.B. 4853, P. 864

TAX MAP #
 1314E-45

PARCEL ID #
 073781

RESTRICTIVE COVENANTS
 D.B. 2939, P. 173
 D.B. 2939, P. 185

REFERENCES
 D.B. 4075, P. 284
 D.B. 4853, P. 864
 D.B. 5917, P. 19
 M.B. 55, P. 53
 M.B. 55, P. 164

PHYSICAL IMPROVEMENTS WERE NOT LOCATED

ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED

LEGEND

- CC = CONTROL CORNER
- ECM = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CC)
- EIP = EXISTING IRON PIPE (FOUND)
- EIR = EXISTING IRON ROD (FOUND)
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GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A

PROJECT NUMBER: 23-07-23 JTG

R:\2023\23-07-23 ONWASA\CAD\Drawings\23-07-23.dwg - Tuesday, July 25, 2023 4:41:53 PM

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COMPOSITE SURVEY
 FOR
ONWASA

PUMP STATION AREA, PHASE II, QUAIL ROOST, M.B. 55, P. 53
 SWANSBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS WEBB CREEK, LLC, OWNER; D.B. 4853, P. 864
 116 GAMBLE WAY

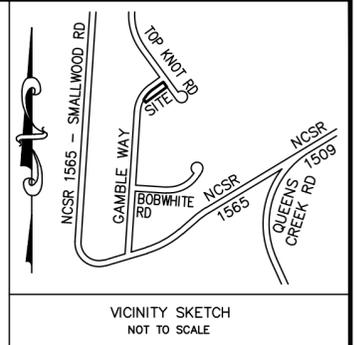
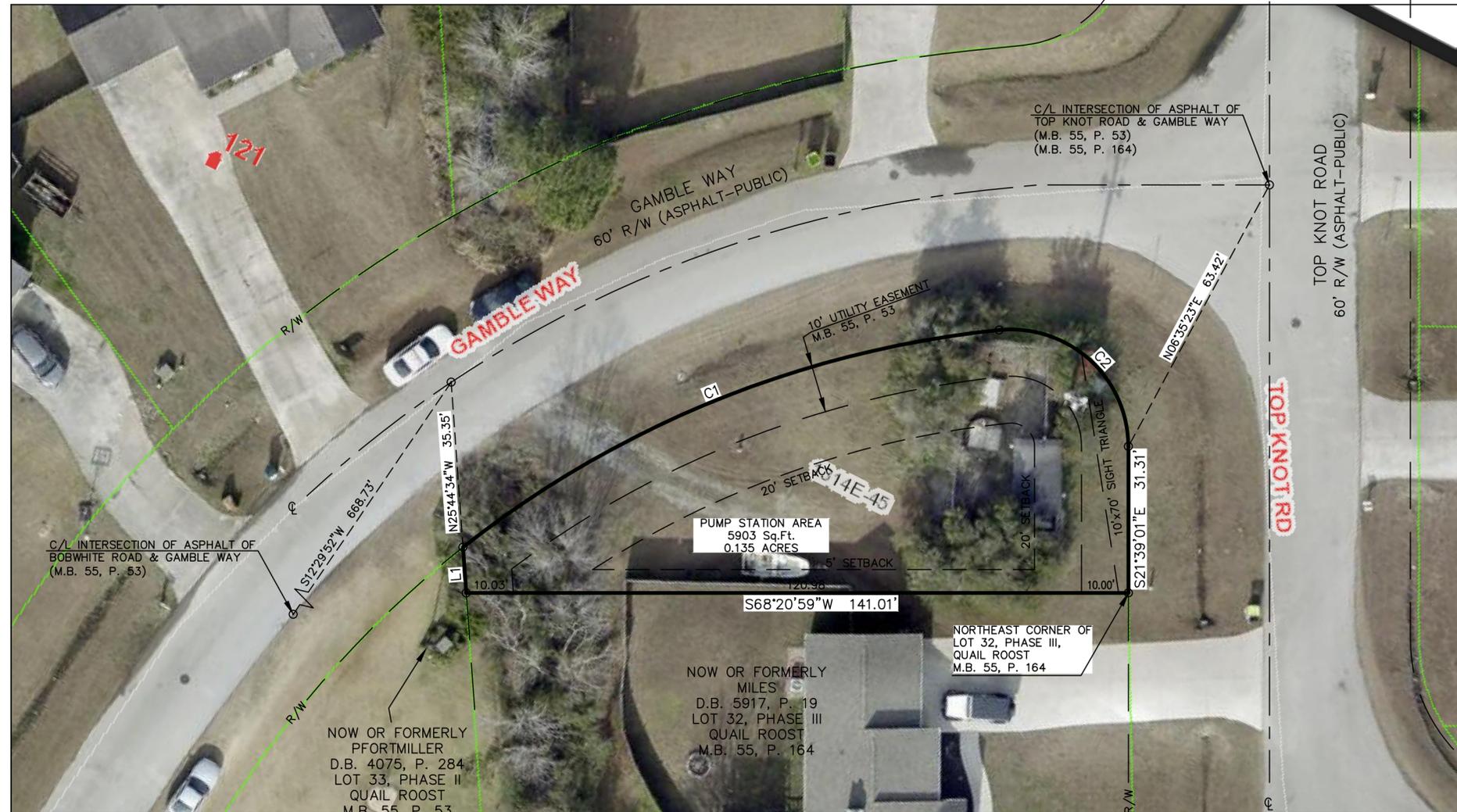
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PRELIMINARY PLAT
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 CONVEYANCES OR SALES

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ZONED R-5 ZONING SETBACKS
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OWNERS
 PLURIS WEBB CREEK, LLC

TITLE SOURCE
 D.B. 4853, P. 864

TAX MAP #
 1314E-45

PARCEL ID #
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RESTRICTIVE COVENANTS

D.B. 2939, P. 173
 D.B. 2939, P. 185

REFERENCES

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 D.B. 4853, P. 864
 D.B. 5917, P. 19
 M.B. 55, P. 53
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GRAPHIC SCALE



ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A

PROJECT NUMBER: 23-07-23 JTG

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COMPOSITE SURVEY
 FOR
ONWASA

PUMP STATION AREA, PHASE II, QUAIL ROOST, M.B. 55, P. 53
 SWANSBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS WEBB CREEK, LLC, OWNER; D.B. 4853, P. 864
 116 GAMBLE WAY

PRELIMINARY PLAT
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 CONVEYANCES OR SALES

CHARLES F. RIGGS & ASSOCIATES, INC.

Land Surveyors

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Wilmington, North Carolina 28405
(910) 681-7444
jameslewis@riggslandnc.com

ONWASA

Creeker Town Lift Station Site
Tract One, Deed Book 4853, Page 870
Onslow County Parcel ID # 076412
Swansboro Township, Onslow County, North Carolina

Commencing at the centerline intersection of N.C.S.R. 3309 – McAlphine Lane and N.C.S.R. 3308 – Mann Street, thence leaving said centerline intersection and along the centerline of N.C.S.R. 3308 North 01 degrees 35 minutes 16 seconds West 120.00 feet to a point in the center of the cul de sac of N.C.S.R. 3308, thence leaving said center North 44 degrees 29 minutes 29 seconds East 55.00 feet to point in the northern right-of-way line of N.C.S.R. 3308, thence leaving said northern right-of-way line North 44 degrees 29 minutes 29 seconds East 174.84 feet to a point and being the northeast corner of Lot 23, Creeker Town South as recorded in Map Book 50, Page 1 of the Onslow County Registry, thence leaving said northeast corner North 53 degrees 21 minutes 52 seconds West 99.80 feet to a point and being THE TRUE POINT OF BEGINNING: thence from the above described true point of beginning South 41 degrees 59 minutes 13 seconds West 84.58 feet to a point in the northern line of Lot 23, Creeker Town South as recorded in Map Book 50, Page 1, thence along the northern line of Lot 23, Lot 22, Lot 17 and Lot 16, Creeker Town South as recorded in Map Book 50, Page 1 South 88 degrees 36 minutes 36 seconds West 359.73 feet to a point, thence leaving said northern line North 01 degrees 23 minutes 24 seconds West 141.15 feet to a point, thence North 88 degrees 36 minutes 36 seconds East 289.96 feet to a point, thence South 62 degrees 03 minutes 39 seconds East 105.84 feet to a point, thence South 53 degrees 21 minutes 52 seconds East 45.18 feet to a point and being the point and place of beginning and containing 1.204 acres as calculated by Charles Francis Riggs, P.L.S. L-2981 from a composite of deeds and maps and not from an actual field survey and being all the property described as Tract One, Deed Book 4853, Page 870 of the Onslow County Registry. The courses contained within are correct in angular relationship and are referenced to Deed Book 4853, Page 870 of the Onslow County Registry.

Charles Francis Riggs, P.L.S. L-2981

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

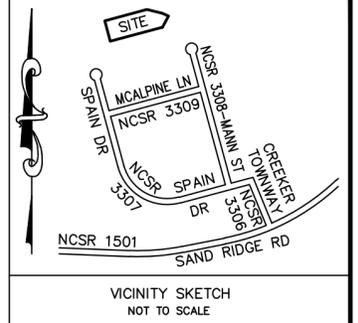
PRELIMINARY PLAT
 CHARLES FRANCIS RIGGS, P.L.S. L-2981
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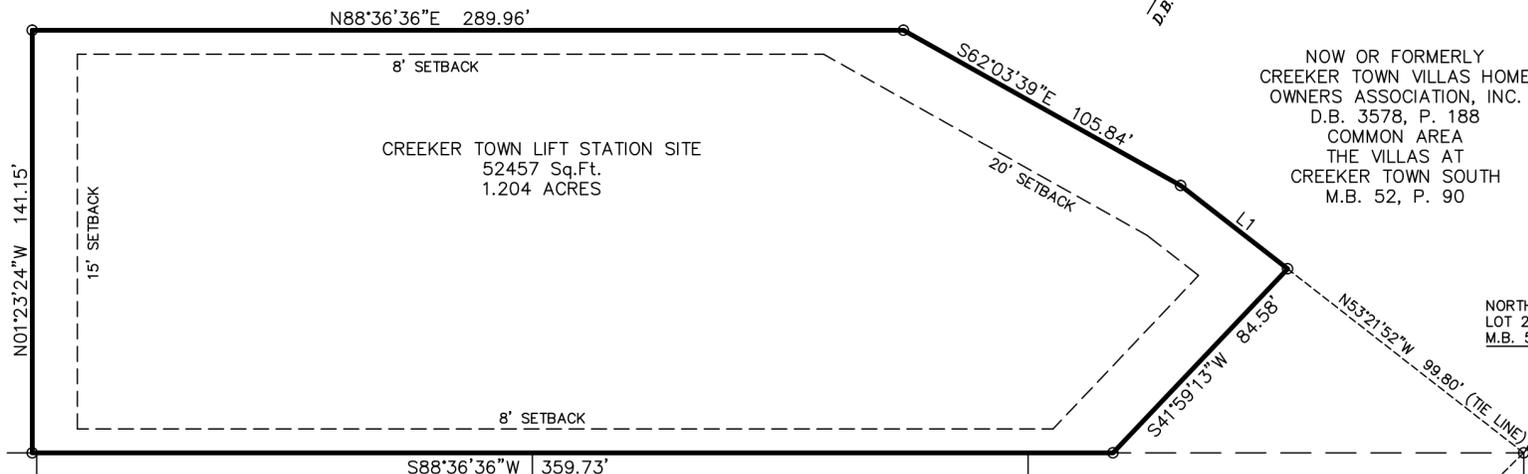
NOW OR FORMERLY
 CREEKER TOWN VILLAS HOME
 OWNERS ASSOCIATION, INC.
 D.B. 3578, P. 188
 COMMON AREA
 THE VILLAS AT
 CREEKER TOWN SOUTH
 M.B. 52, P. 90

NOW OR FORMERLY
 CREEKER TOWN VILLAS HOME
 OWNERS ASSOCIATION, INC.
 D.B. 3578, P. 188
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 M.B. 52, P. 90



- OWNERS**
 PLURIS WEBB CREEK, LLC
 D.B. 4853, P. 870
- TITLE SOURCE**
 D.B. 4853, P. 870
- TAX MAP #**
 1308-2.63
- PARCEL ID #**
 076412
- ZONED R-5 ZONING SETBACKS**
 FRONT = 20'
 REAR = 15'
 SIDE = 8'
 SIDE STREET = 20'
- REFERENCES**
 D.B. 2810, P. 706
 D.B. 3578, P. 188
 D.B. 4853, P. 870
 D.B. 5144, P. 523
 D.B. 5707, P. 698
 D.B. 5985, P. 647
 M.B. 5, P. 93
 M.B. 50, P. 1
 M.B. 52, P. 90
 M.B. 53, P. 220
 M.B. 53, P. 222
 M.B. 54, P. 97
 M.B. 54, P. 170
 M.B. 54, P. 184
 M.B. 54, P. 224
 M.B. 60, P. 210
- RESTRICTIVE COVENANTS**
 D.B. 2677, P. 867
 D.B. 2677, P. 879
 D.B. 2946, P. 620
 D.B. 2946, P. 632
 D.B. 2986, P. 587
 D.B. 2986, P. 590
 D.B. 3004, P. 620



NOW OR FORMERLY
 GILL
 D.B. 5707, P. 698
 LOT 16
 CREEKER TOWN SOUTH
 M.B. 50, P. 1

NOW OR FORMERLY
 SHELANSKEY
 D.B. 5144, P. 523
 LOT 17
 CREEKER TOWN SOUTH
 M.B. 50, P. 1

NOW OR FORMERLY
 BARNES
 D.B. 2810, P. 706
 LOT 22
 CREEKER TOWN SOUTH
 M.B. 50, P. 1

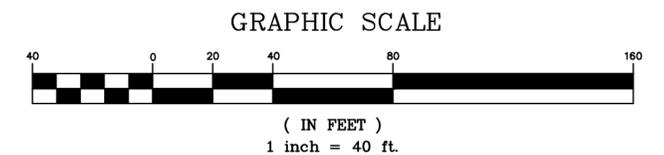
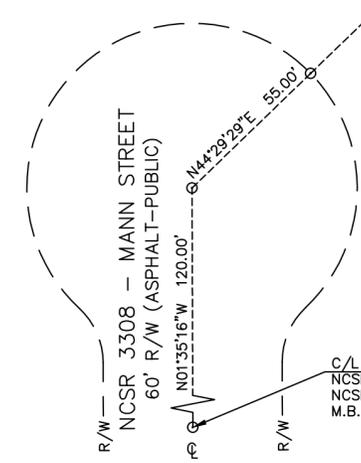
NOW OR FORMERLY
 WALLACE
 D.B. 5985, P. 647
 LOT 23
 CREEKER TOWN SOUTH
 M.B. 50, P. 1

PHYSICAL IMPROVEMENTS WERE NOT LOCATED
 ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED

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- CC = CONTROL CORNER
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 - ⊕ 1.5' = EXISTING SPOT ELEVATION

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	45.18'	S53°21'52"E

PRELIMINARY PLAT
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 CONVEYANCES OR SALES



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COMPOSITE SURVEY
 FOR
ONWASA
 CREEKER TOWN LIFT STATION SITE AS DESCRIBED BY D.B. 4853, P. 870
 SWANSBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS WEBB CREEK, LLC, OWNER; D.B. 4853, P. 870
 KELLY CIRCLE

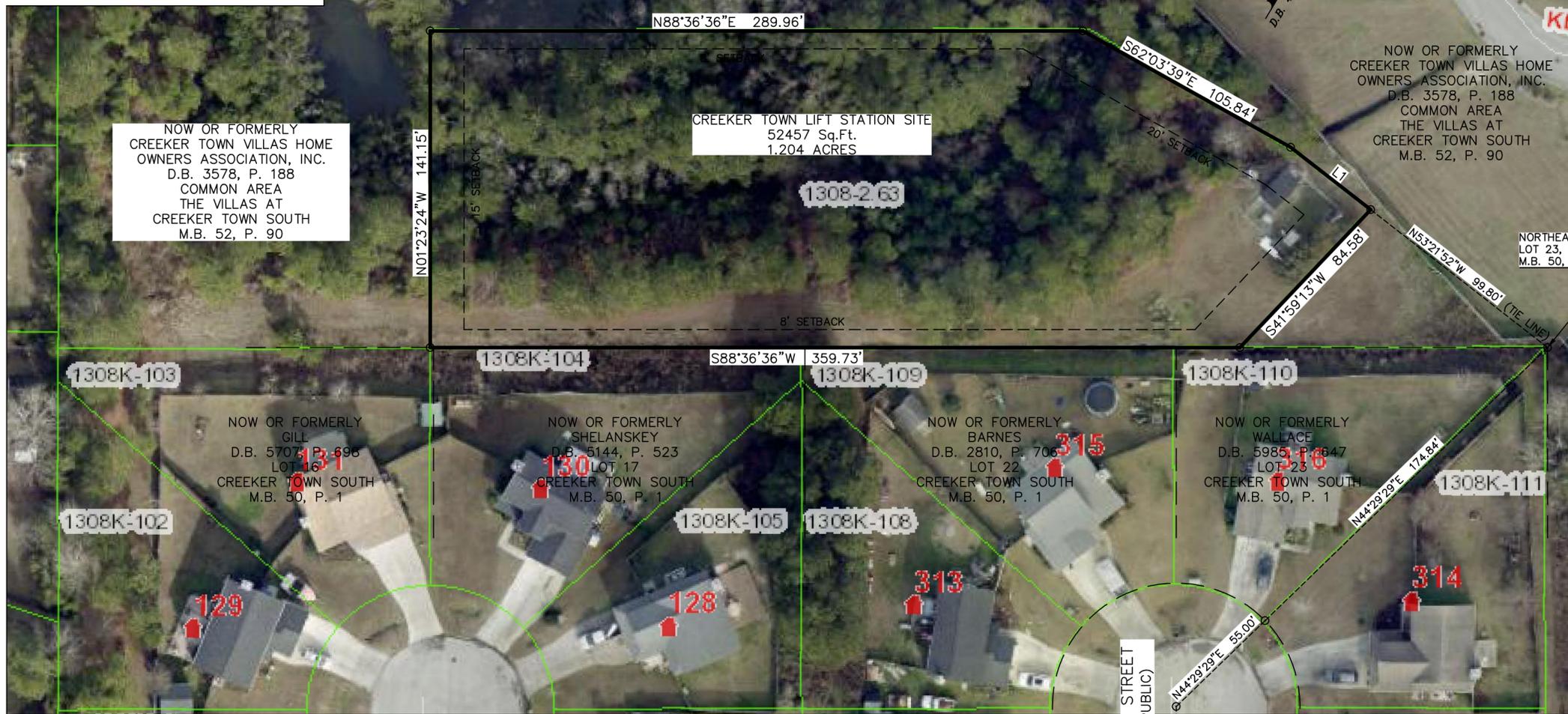
ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A
 PROJECT NUMBER: 23-07-24 JTG

R:\2023\23-07-24 ONWASA\CAD Drawings\23-07-24.dwg - Wednesday, July 26, 2023 7:43:12 AM

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

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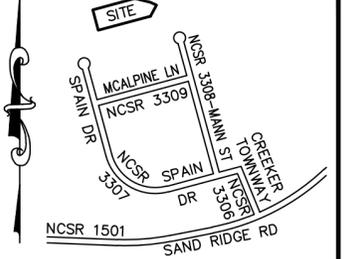
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 M.B. 52, P. 90

NOW OR FORMERLY
 CREEKER TOWN VILLAS HOME OWNERS ASSOCIATION, INC.
 D.B. 3578, P. 188
 COMMON AREA
 THE VILLAS AT CREEKER TOWN SOUTH
 M.B. 52, P. 90

NOW OR FORMERLY
 CREEKER TOWN VILLAS HOME OWNERS ASSOCIATION, INC.
 D.B. 3578, P. 188
 COMMON AREA
 THE VILLAS AT CREEKER TOWN SOUTH
 M.B. 52, P. 90

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	45.18'	S53°21'52"E

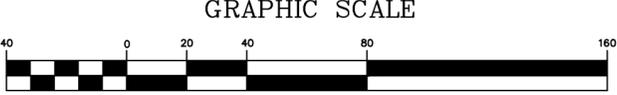
PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES



VICINITY SKETCH
 NOT TO SCALE

- OWNERS**
 PLURIS WEBB CREEK, LLC
- TITLE SOURCE**
 D.B. 4853, P. 870
- TAX MAP #**
 1308-2.63
- PARCEL ID #**
 076412
- ZONED R-5 ZONING SETBACKS**
 FRONT = 20'
 REAR = 15'
 SIDE = 8'
 SIDE STREET = 20'
- REFERENCES**
 D.B. 2810, P. 706
 D.B. 3578, P. 188
 D.B. 4853, P. 870
 D.B. 5144, P. 523
 D.B. 5707, P. 698
 D.B. 5985, P. 647
 M.B. 5, P. 93
 M.B. 50, P. 1
 M.B. 52, P. 90
 M.B. 53, P. 220
 M.B. 53, P. 222
 M.B. 54, P. 97
 M.B. 54, P. 170
 M.B. 54, P. 184
 M.B. 54, P. 224
 M.B. 60, P. 210
- RESTRICTIVE COVENANTS**
 D.B. 2677, P. 867
 D.B. 2677, P. 879
 D.B. 2946, P. 620
 D.B. 2946, P. 632
 D.B. 2986, P. 587
 D.B. 2986, P. 590
 D.B. 3004, P. 620

- PHYSICAL IMPROVEMENTS WERE NOT LOCATED**
- ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED**
- LEGEND**
- CC = CONTROL CORNER
 - ECM = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CC)
 - EIP = EXISTING IRON PIPE (FOUND)
 - EIR = EXISTING IRON ROD (FOUND)
 - EMN = EXISTING MAGNETIC NAIL (FOUND)(CC)
 - EPK = EXISTING PARKER-KALON NAIL (FOUND)(CC)
 - ERRS = EXISTING RAILROAD SPIKE (FOUND)
 - MBL = MINIMUM BUILDING LINE
 - NMP = NON MONUMENTED POINT
 - R/W = RIGHT OF WAY
 - SCM = SET CONCRETE MONUMENT (CC)
 - SIP = SET IRON PIPE
 - SIR = SET IRON ROD
 - SMN = SET MAGNETIC NAIL (CC)
 - SPK = SET PARKER-KALON NAIL (CC)
 - ⊕ = CENTERLINE
 - ⊙ = WATER METER
 - ⊙ = FIRE HYDRANT
 - ⊙ = WATER VALVE
 - ⊙ = SANITARY SEWER MANHOLE
 - ⊙ = CLEAN OUT
 - ⊙ = TELEPHONE PEDESTAL
 - ⊙ = TELEVISION PEDESTAL
 - ⊙ = FIBER OPTIC CABLE MARKER
 - ⊙ = LIGHT POLE
 - ⊙ = POWER POLE
 - ⊙ = POWER LINE
 - ⊙ = ELECTRIC TRANSFORMER
 - ⊙ = EXISTING SPOT ELEVATION



(IN FEET)
 1 inch = 40 ft.

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
 LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
 LAND PLANNING & COMPUTER MAPPING

502 NEW BRIDGE STREET
 P.O. BOX 1570
 JACKSONVILLE, NC 28540-1570
 TELEPHONE: (910) 455-0877
 E-MAIL: riggsland@riggslandnc.com

LANDFALL EXECUTIVE SUITES
 1213 CULBRETH DRIVE
 WILMINGTON, NC 28405
 TELEPHONE: (910) 681-7444

COMPOSITE SURVEY
 FOR
ONWASA
 CREEKER TOWN LIFT STATION SITE AS DESCRIBED BY D.B. 4853, P. 870
 SWANSBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS WEBB CREEK, LLC, OWNER; D.B. 4853, P. 870
 KELLY CIRCLE

ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A
 PROJECT NUMBER: 23-07-24 JTG

R:\2023\23-07-24 ONWASA\CAD\Drawings\23-07-24.dwg - Wednesday, July 26, 2023 7:43:12 AM

CHARLES F. RIGGS & ASSOCIATES, INC.

Land Surveyors

Charles F. Riggs, P.L.S. L-2981
502 New Bridge Street
Jacksonville, North Carolina 28540
(910) 455-0877
charlesriggs@riggslandnc.com

Corporate License (C-730)
502 New Bridge Street
P.O. Box 1570
Jacksonville, North Carolina 28541
(910) 455-0877
www.riggslandnc.com

James A. Lewis, P.L.S. L-4562
Landfall Executive Suites
1213 Culbreth Drive
Wilmington, North Carolina 28405
(910) 681-7444
jameslewis@riggslandnc.com

ONWASA

Sewage Pump Station, Utility and Access Easement, Section IV, Eastport, Map Book 78, Page 9
Deed Book 5169, Page 21
Onslow County Parcel ID # 162809
Swansboro Township, Onslow County, North Carolina

Commencing at the northwest corner of Lot 50, Section IV, Eastport as recorded in Map Book 78, Page 9 of the Onslow County Registry and in the eastern right-of-way line of N.C.S.R. 3316 – Isabel Court (50' R/W – Public) and being THE TRUE POINT OF BEGINNING: thence from the above described true point of beginning and along said eastern right-of-way along a curve to the left and having an arc length of 20.13 feet and a radius of 51.00 feet and a chord bearing and chord of North 41 degrees 49 minutes 17 seconds West 20.00 feet to a point in said eastern right-of-way line and being the southeast corner of Lot 49, Section IV, Eastport as recorded in Map Book 78, Page 9 of the Onslow County Registry, thence along the eastern line of Lot 49 North 03 degrees 43 minutes 06 seconds East 43.23 feet and North 09 degrees 10 minutes 19 seconds West 577.26 feet to a point in the southern line of Alandea, LLC as recorded in Deed Book 5136, Page 384 North 81 degrees 10 minutes 59 seconds East 653.32 feet to a point and being the northwest corner of Lot 13, Eastport as recorded in Map Book 58, Page 234, thence along the western line of Lot 13 South 31 degrees 55 minutes 16 seconds East 351.61 feet to a point and being the northeast corner of Lot 50, Section IV, Eastport as recorded in Map Book 78, Page 9, thence along the northern line of Lot 50 South 59 degrees 29 minutes 11 seconds West 846.15 feet to a point in the eastern right-of-way line of N.C.S.R. 3316 and being the northwest corner of Lot 50 and being the point and place of beginning and containing 8.20 acres as calculated by Charles Francis Riggs, P.L.S. L-2981 from a composite of deeds and maps and not from an actual field survey and being all the property as described in Deed Book 5169, Page 21 of the Onslow County Registry. The courses contained within are correct in angular relationship and are referenced to Map Book 78, Page 9 of the Onslow County Registry.

Charles Francis Riggs, P.L.S. L-2981

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

PRELIMINARY PLAT
 CHARLES FRANCIS RIGGS, P.L.S. L-2981
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370340 3720532400K, JUNE 19, 2020

NOW OR FORMERLY
 PARTAIN
 D.B. 5273, P. 736
 LOT 49, SECTION IV
 EASTPORT
 M.B. 78, P. 9

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	43.23'	N03°43'06"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD	BEARING
C1	20.13'	51.00'	20.00'	N41°49'17"W

NOW OR FORMERLY
 ALANDEAL, LLC
 TRACT II
 D.B. 5136, P. 384
 LOT 2B
 M.B. 1, P. 59

SEWAGE PUMP STATION,
 UTILITY & ACCESS EASEMENT
 357167 Sq.Ft.
 8.20 ACRES

NOW OR FORMERLY
 FIELD
 D.B. 5608, P. 671
 LOT 13
 EASTPORT
 M.B. 58, P. 234

OWNERS
 PLURIS WEBB CREEK, LLC

TITLE SOURCE
 D.B. 5169, P. 21

TAX MAP #
 1308-20.7

PARCEL ID #
 162809

REFERENCES
 D.B. 5136, P. 384
 D.B. 5169, P. 21
 D.B. 5228, P. 503
 D.B. 5273, P. 736
 D.B. 5608, P. 671
 M.B. 1, P. 59
 M.B. 1, P. 59A
 M.B. 58, P. 234
 M.B. 78, P. 9

RESTRICTIVE COVENANTS
 D.B. 4702, P. 2
 D.B. 5149, P. 136

PHYSICAL IMPROVEMENTS
 WERE NOT LOCATED

ALL POINTS NON MONUMENTED
 UNLESS OTHERWISE NOTED

- LEGEND**
- CC = CONTROL CORNER
 - ECM = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CC)
 - EIP = EXISTING IRON PIPE (FOUND)
 - EIR = EXISTING IRON ROD (FOUND)
 - EMN = EXISTING MAGNETIC NAIL (FOUND)(CC)
 - EPK = EXISTING PARKER-KALON NAIL (FOUND)(CC)
 - ERRS = EXISTING RAILROAD SPIKE (FOUND)
 - MBL = MINIMUM BUILDING LINE
 - NMP = NON MONUMENTED POINT
 - R/W = RIGHT OF WAY
 - SCM = SET CONCRETE MONUMENT (CC)
 - SIP = SET IRON PIPE
 - SIR = SET IRON ROD
 - SMN = SET MAGNETIC NAIL (CC)
 - SPK = SET PARKER-KALON NAIL (CC)
 - ⊙ = CENTERLINE
 - ⊕ = WATER METER
 - ⊗ = FIRE HYDRANT
 - ⊘ = WATER VALVE
 - ⊚ = SANITARY SEWER MANHOLE
 - ⊛ = CLEAN OUT
 - ⊜ = TELEPHONE PEDESTAL
 - ⊝ = TELEVISION PEDESTAL
 - ⊞ = FIBER OPTIC CABLE MARKER
 - ☆ = LIGHT POLE
 - ⊕ = POWER POLE
 - ⊖ = POWER LINE
 - ⊗ = ELECTRIC TRANSFORMER
 - ⊘1.5' = EXISTING SPOT ELEVATION

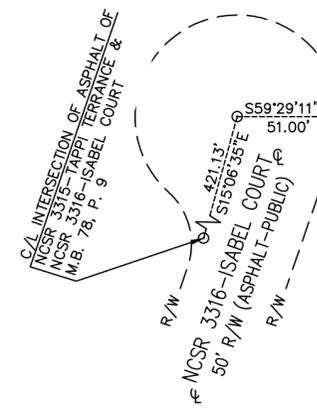
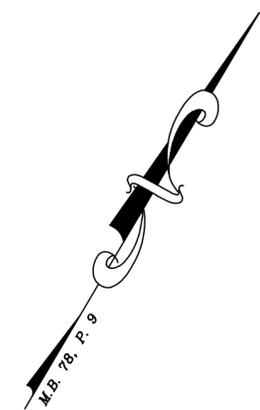
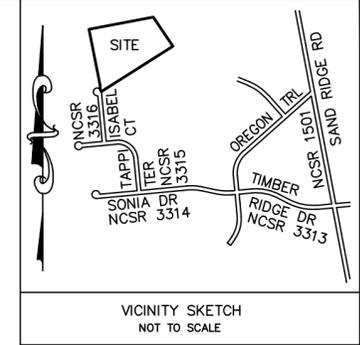
GRAPHIC SCALE



(IN FEET)
 1 inch = 60 ft.

ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A

PROJECT NUMBER: 23-07-25 JTG



PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

R:\2023\23-07-25 ONWASA\CAD\Drawings\23-07-25.dwg - Thursday, August 03, 2023 1:19:44 PM

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
 LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
 LAND PLANNING & COMPUTER MAPPING

502 NEW BRIDGE STREET P.O. BOX 1570 JACKSONVILLE, NC 28540-1570 TELEPHONE: (910) 455-0877 E-MAIL: riggsland@riggslandnc.com	LANDFALL EXECUTIVE SUITES 1213 CULBRETH DRIVE WILMINGTON, NC 28405 TELEPHONE: (910) 681-7444
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COMPOSITE SURVEY
 FOR
ONWASA
 SEWAGE PUMP STATION, UTILITY AND ACCESS EASEMENT, SECTION IV, EASTPORT, M.B. 78, P. 9
 SWANSBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS WEBB CREEK, LLC, OWNER; D.B. 5169, P. 21
 408 ISABEL COURT

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

PRELIMINARY PLAT
 CHARLES FRANCIS RIGGS, P.L.S. L-2981
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370340 3720532400K, JUNE 19, 2020

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	43.23'	N03°43'06"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD	BEARING
C1	20.13'	51.00'	20.00'	N41°49'17"W

NOW OR FORMERLY
 PARTAIN
 D.B. 5273, P. 736
 LOT 49, SECTION IV
 EASTPORT
 M.B. 78, P. 9

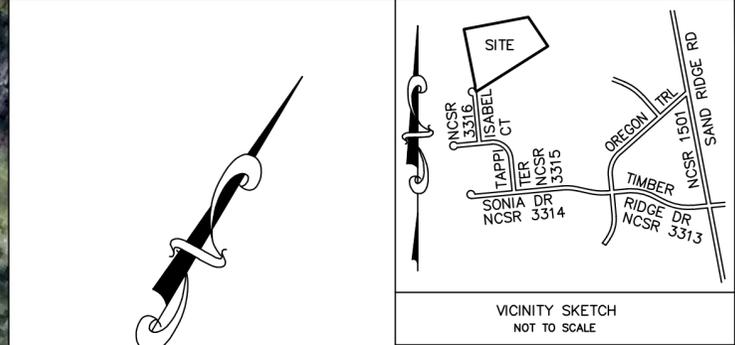
NOW OR FORMERLY
 ALANDEAL, LLC
 TRACT II
 D.B. 5136, P. 384
 LOT 2B
 M.B. 1, P. 59

SEWAGE PUMP STATION,
 UTILITY & ACCESS EASEMENT
 357167 Sq.Ft.
 8.20 ACRES

NOW OR FORMERLY
 FIELD
 D.B. 5608, P. 671
 LOT 13
 EASTPORT
 M.B. 58, P. 234

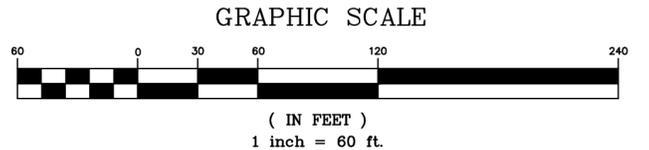
NOW OR FORMERLY
 BRYAN
 D.B. 5228, P. 503
 LOT 50, SECTION IV
 EASTPORT
 M.B. 78, P. 9

PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCES OR SALES



- PLAT SETBACKS**
 FRONT = 25'
 REAR = 15'
 SIDE = 8'
 SIDE STREET = 20'
- ZONED R-8M ZONING SETBACKS**
 FRONT = 20'
 REAR = 15'
 SIDE = 5'
 SIDE STREET = 20'
- OWNERS**
 PLURIS WEBB CREEK, LLC
- TITLE SOURCE**
 D.B. 5169, P. 21
- TAX MAP #**
 1308-20.7
- PARCEL ID #**
 162809
- REFERENCES**
 D.B. 5136, P. 384
 D.B. 5169, P. 21
 D.B. 5228, P. 503
 D.B. 5273, P. 736
 D.B. 5608, P. 671
 M.B. 1, P. 59
 M.B. 1, P. 59A
 M.B. 58, P. 234
 M.B. 78, P. 9
- RESTRICTIVE COVENANTS**
 D.B. 4702, P. 2
 D.B. 5149, P. 136

- PHYSICAL IMPROVEMENTS WERE NOT LOCATED**
- ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED**
- LEGEND**
 CC = CONTROL CORNER
 ECM = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CC)
 EIP = EXISTING IRON PIPE (FOUND)
 EIR = EXISTING IRON ROD (FOUND)
 EMN = EXISTING MAGNETIC NAIL (FOUND)(CC)
 EPK = EXISTING PARKER-KALON NAIL (FOUND)(CC)
 ERRS = EXISTING RAILROAD SPIKE (FOUND)
 MBL = MINIMUM BUILDING LINE
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 R/W = RIGHT OF WAY
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 SMN = SET MAGNETIC NAIL (CC)
 SPK = SET PARKER-KALON NAIL (CC)
 C = CENTERLINE
 WM = WATER METER
 FH = FIRE HYDRANT
 WV = WATER VALVE
 SSM = SANITARY SEWER MANHOLE
 CO = CLEAN OUT
 TP = TELEPHONE PEDESTAL
 TVP = TELEVISION PEDESTAL
 FOCM = FIBER OPTIC CABLE MARKER
 LP = LIGHT POLE
 PP = POWER POLE
 PL = POWER LINE
 ET = ELECTRIC TRANSFORMER
 X1.5' = EXISTING SPOT ELEVATION



CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
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 WILMINGTON, NC 28405
 TELEPHONE: (910) 681-7444

COMPOSITE SURVEY
 FOR
ONWASA
 SEWAGE PUMP STATION, UTILITY AND ACCESS EASEMENT, SECTION IV, EASTPORT, M.B. 78, P. 9
 SWANSBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 PLURIS WEBB CREEK, LLC, OWNER; D.B. 5169, P. 21
 408 ISABEL COURT

ACTUAL FIELD SURVEY DATE: N/A
 MAPPING DATE: AUGUST 03, 2023
 FIELD BOOK: N/A, PAGE: N/A
 PROJECT NUMBER: 23-07-25 JTG

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EXHIBIT C
ASSUMPTION AGREEMENT FORM

ASSIGNMENT/ASSUMPTION OF ASSUMED CONTRACTS

THIS ASSIGNMENT/ASSUMPTION OF ASSUMED CONTRACTS (this “*Assignment*”) is entered into effective _____, 2023 (the “*Closing Date*”), by PLURIS WEBB CREEK, LLC, a North Carolina limited liability company, and PLURIS, LLC, a North Carolina limited liability company (collectively, “*Seller*”), and ONSLOW WATER AND SEWER AUTHORITY, an authority organized under the North Carolina Water and Sewer Authorities Act (“*Buyer*”).

RECITALS

Seller and Buyer have entered into that “*Systems Purchase Agreement*” dated _____, 2023 (the “*Purchase Agreement*”) whereby Buyer is acquiring certain of Seller’s assets. *(The Purchase Agreement is incorporated into this Assignment by this reference. Except as otherwise stated in this Assignment, the capitalized terms used in this Assignment shall have the same meanings for those terms as defined in the Purchase Agreement.)* Under the Purchase Agreement, Seller is to assign its rights under its existing contractual agreements identified on *Schedule 1.1(a)(vi)* attached (collectively, the “*Assumed Contracts*”) to Buyer. In consideration of these Recitals and on the terms and conditions described below, the parties agree:

1. ASSIGNMENT/ASSUMPTION. Subject to all necessary consents which may need to be obtained as a condition of assignment, Seller assigns all of its rights and obligations under the Assumed Contracts to Buyer, and Buyer accepts that assignment, all to be effective as of the Closing Date.

2. OBLIGATIONS UNDER THE ASSUMED CONTRACTS.

2.1. Buyer Obligations. All obligations under the Assumed Contracts shall be adjusted as of the Closing Date. Buyer assumes and agrees to perform all terms, covenants, and obligations applicable to Seller under the Assumed Contracts accruing or due to be performed on and after the Closing Date.

2.2. Seller Obligations. Seller shall remain liable for and shall perform all terms, covenants, and obligations applicable to it under the Assumed Contracts accruing or due to be performed before the Closing Date.

3. REPRESENTATIONS. Each party represents that it has the right, power, and authority to enter into this Assignment; each person executing this Assignment on its behalf is authorized to do so; and this Assignment constitutes its valid and legally binding obligation, enforceable as against it in accordance with its terms.

4. MISCELLANEOUS. The provisions of Article 8 of the Purchase Agreement are incorporated into this Assignment by this reference. Each party will execute and deliver all additional documents and do all other acts as may be reasonably necessary to carry out the provisions and intent of this Assignment. Nothing in this Assignment shall be deemed or construed to constitute or create a partnership, association, joint venture, or agency between the parties.

[Signatures on Next Two Pages]

IN WITNESS WHEREOF, the undersigned have executed and delivered this Assignment as of the date first above written.

SELLER:

Pluris, LLC,
a North Carolina limited liability company

By Its Manager:

Pluris Advisors, LLC,
a Texas limited liability company

By: _____
Name/Title: Maurice Gallarda, Manager

Pluris Webb Creek, LLC,
a North Carolina limited liability company

By Its Manager:

Pluris Advisors, LLC,
a Texas limited liability company

By: _____
Name/Title: Maurice Gallarda, Manager

BUYER:

Onslow Water and Sewer Authority,
an authority organized under the North Carolina Water
and Sewer Authorities Act

By: _____
Name/Title:

LIST OF SCHEDULES:

1.1(a)(vi) - List of Assumed Contracts

SCHEDULE 1.1(a)(vi)
List of Assumed Contracts

All written Developer Agreements to which the Pluris entities are party are filed with the NCUC and copies thereof are kept on file at Pluris' Sneads Ferry business office. Kaarin Williams, permitting and developer relations coordinator may be reached for additional information on each agreement.

See attached list for each Pluris entity.

North Topsail / Sneads Ferry Service Area

Development Name	Date of Executed Agreement (Listings with no date are Pre-Pluris Developments)
<u>Residential</u>	
Aaronfield at Old Folkstone	1/29/2020
Barton Bay	
Beachside Village	12/2/2021
Bermuda Landing	
Bridgeport	3/28/2011
Calinda Cay	
Cape Island	
Comet at Sneads Ferry	9/28/2022; 12/21/2022
Dolphin Shores	
Emerald Dunes	
Ennett Townhomes	10/29/2009
Escoba Bay	1987
Everetts Creek Estates	
Evolve at North Shore	8/23/2022; 2/28/2023
Folkstone Heights	1/25/2021
Hampton Colony	
Hawthorne at Sneads Ferry	12/30/2022; 2/7/2023
Heron Cay	
Holly Sands Villas	
Landing & Village at Folkstone	4/12/2010
Landing at Everetts Creek	3/31/2009
Landing at Mill Creek	6/28/2002
Manchester Estates	
Mimosa Bay - Ph 1-4	1/29/2010
Nautical Reach	8/16/2013
North Shore Country Club	
Northpoint Bay	3/1/2023
Old Millstone Landing	
Oyster Landing	4/30/2010; 3/8/2012
Permeta Branch	6/18/2023
Preserve at Tidewater	8/19/2014; 2/10/2016
Quarters at Stone Bay	3/4/2011
Scotch Bonnet	1/11/2013
Shipwatch Villas	6/11/2013
South Bridge	10/1/2009; 1/24/2023
St Moritz	7/11/1986
St Regis	
Stonebay Townhomes	4/27/2018
Topsail Reef	
Topsail Villas	
Villa Capriani	
Village of Stump Sound	

<u>Commercial</u>	
Windopointe	6/1/2021
Agave Azul	5/17/2019
Allard Properties, LLC	
Alliance US Properties, LLC	
Atlantic Plaza	
Baked Pizza	
Beachside Commons	
Benjamin Barnes	
Bojangles	
Born Again Baptist Church	
Cape Fear Mini Storage	
Coastal Premier Properties, LLC	
Coldwell Banker Sea Coast Realty	
CVS	
Dairy Queen	
Denny's	6/27/2014
Dollar General	
Elizabeth Gilligan	
Ennett Realty	
First Citizens Bank	
Four Corners Shopping Center	10/22/1987
Guy C Lee Building Materials	
Hampton Inn	2/22/2016
Hardee's	
Hazy's Plaza	
HV Hospitality, LLC / North Shore Inn	
Industrial Concrete, Inc	
Jeanette Lopez / Salty Sistas	
Jimmy's Bar & Grill	
Jones Onslow Electric Member Co-op	
Just One Touch Cleaning	
Kathy Park Real Estate	
Marine Federal Credit Union	
McDonald's	
Mirage USA, LLC	
North End Acquisitions, Inc	
North Shore Village	
North Topsail Landing	3/8/2023
Onslow County ABC	
Onslow County Public Library	9/14/2012
Onslow County Public Schools	9/25/1989; 8/1/1991
Onslow RV Campground	11/21/2022
O'Reilly Automotive Stores, Inc	9/22/2020
Pawville North Carolina, LLC	
Pierce Gregory M / All Pets Animal Hosp; Breakwater Nutrition	
Pizza 21, LLC / Domino's Pizza	
Rademacher and Associates / Backyard Tavern	

Commercial (continued)

Rick's Restaurant	
Riverview Café	
Rogers Bay Campground	
Sawgrass Plaza	
Scotchman / Worsley Co	
Seaview Fishing Pier, LLC	
Shark Attack	
Sneads Ferry Inn	
Sneads Ferry LP Gas	
Sneads Ferry Presbyterian Church	
Sneads Ferry RV Park	1/12/2023
Speedway	
Stump Sound Elementary School	
Swing Away NC, Inc	
Taco Bell	
Terry Whaley	
The Turtle Factory	
Topsail Way Shopping Center	
Town of North Topsail Beach	
Treasure Realty Plaza	
Truist Bank	
USPS	
Wet Bucket, Inc	
Woodcreek RV Park	05/2011
Yopp Brothers Marine	

Webb Creek Service Areas

Development Name	Date of Executed Agreement (Listings with no date are Pre-Pluris Developments)
<u>Residential</u>	
Buckhead	
Creekertown	
Creekertown Villas	
Cooper's Court	
Foxden	
Foxlair	
Fox Trace Section 1 - 5	
Fox Trace Point 1 & 2	
Jack's Branch	
Jack's Branch Townhomes	9/12/2022
Quail Roost	
The Pines	10/26/2016
Eastport 1 & 3	10/26/2016
Timber Ridge	10/26/2016
<u>Commercial</u>	
The Pines Mobile Home Park	9/16/2022
Kid's Educational Center	
Monsters Pizza	
Onslow County Public Schools - Sand Ridge Elementary	
Sunshine Laundromat	
Whizz Mart #3 and Car Wash	
The Gas Mart	

SCHEDULE 1.1(a)(i)
List of Real Property

Real Property Owned By Pluris, LLC:

1. Parcel ID – 029761 – PIN – 427903407219 – 1095 NC HWY 210 – DB3289/P133
2. Parcel ID – 155733 – PIN – 425801470108 – Off Pamlico Dr – DB4444/P729
3. Parcel ID – 158399 – PIN – 437004906456 – Peggy’s Trace – DB4302/P23
4. Parcel ID – 159909 – PIN – 426802666628 – Deep Inlet Drive – DB5218/P512
5. Parcel ID – 170688 – PIN – 428801198359 – 539 White Shoal Way – DB5885/P169

Real Property Owned By Pluris Webb Creek, LLC

6. Parcel ID – 045161 – PIN – 533404905730 – 200 Glenwood Drive – DB4853/P880
7. Portion of Parcel ID – 046721 – PIN – 534301097626 – 250 Zachary Lane – DB4853/P876
8. Parcel ID – 052256 – PIN – 533404937577 – Foxtrace Lane – DB4853/870
9. Parcel ID – 052557 – PIN – 533404935275 – Parnell Road – DB4853/P883
10. Parcel ID – 057167 – PIN – 534301191685 – 258 Zachary Lane – DB4853/P850
11. Parcel ID – 058626 – PIN – 533404944805 – Charlton Rd – DB4853/P867
12. Portion of Parcel ID – 060903 – PIN – 534301099813 – 252 Zachary Lane – DB4853/P860
13. Parcel ID – 060918 – PIN – 533404938237 – Parnell Rd – DB4853/P853
14. Parcel ID – 062001 – PIN – 534301198896 – Gray Fox Run – DB4853/P856
15. Parcel ID – 064371 – PIN – 533302783378 – 136-1 Byrum Run – DB4853/P847
16. Parcel ID – 073781 – PIN – 534403228593 – 116 Gamble Way – DB4853/P864
17. Parcel ID – 076412 – PIN – 534301286862 – Kelly Cir – DB4853/P870
18. Parcel ID – 162809 – PIN – 533400466783 – 408 Isabel Ct – DB5169/P21

26



Doc ID: 007531270005 Type: CRP
Recorded: 09/01/2009 at 01:55:31 PM
Fee Amt: \$15,048.00 Page 1 of 5
Excise Tax: \$15,022.00
Onslow County, NC
Rebecca L. Pollard Reg. of Deeds

This instrument was prepared by: FRANK W. ERWIN,
a licensed North Carolina Attorney.

BK 3289 PG 133-137

Delinquent taxes, if any, to be paid by the closing attorney
to the Onslow County Tax Collector upon disbursement
of closing proceeds.

This deed presented to
The Onslow Co Tax Office
Date 9-1-09 Clerk [Signature]

This instrument prepared by:
FRANK W. ERWIN, ATTORNEY
825 Gum Branch Rd., Suite 115
Jacksonville, NC 28540

Index Description: 492.669 +/- ACRES ON NC HWY
210
Tax Stamps ~~\$16,600.00~~ \$15,022.00
Tax Parcel #773 116 E.E
File #R15423

MAIL AFTER RECORDING
TO GRANTEE

NO CLOSING UNDERTAKEN:
NORTH CAROLINA

SPECIAL WARRANTY DEED

ONSLow COUNTY

THIS DEED, made this 31 day of August, 2009, by and between NORTH
TOPSAIL UTILITIES, INC., a North Carolina Corporation, hereinafter called Grantors, and
PLURIS, LLC, a Nevada limited liability company, hereinafter called Grantee, whose permanent
mailing address is 26000 COMMERCENTRE DRIVE, LAKE FOREST, CA 92630.

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

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of
which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto
the Grantee in fee simple, all of that certain lot or parcel of land situated in STUMP SOUND
Township, ONSLOW County, North Carolina and more particularly described as follows:

**BEING all of that property described on Exhibit A, attached hereto and
incorporated herein by this reference as if fully set forth herein.**

w

ERWIN, SIMPSON & STROUD Attorneys, P.L.L.C. - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exception hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Restrictive and Protective Covenants of record, if any.

IN WITNESS WHEREOF, as the above date, Grantor (whether person, corporation, limited liability company, general partnership, limited partnership, or other entity) has signed this instrument in the ordinary course of business, by the signature(s) below if its duly authorized representative(s), as the act of such entity.

NORTH TOPSAIL UTILITIES, INC.,
A North Carolina Corporation

By: 
John Stover, Vice President

ERWIN, SIMPSON & STROUD Attorneys, P.L.L.C. - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

State of Illinois
County of Cook

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: John Stover, Vice President of North Topsail Utilities, Inc..

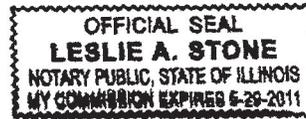
Date: 7.30.09

Leslie A. Stone
(Official Signature of Notary)

Leslie A. Stone, Notary Public
(Notary's printed or typed name)

(Official Seal)

My commission expires: 5-29-2011



R:\DEEDS\WDSPEC.FRM(010693)081802\REV010506021209
K:\ANTOPUTIL\CLOSING DOCS 71409\specialwarrantydeed071609.wpd
R15423 *u*

ERWIN, SIMPSON & STROUD Attorneys, P.L.L.C. - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

BK 4444 PG 729 - 732

This instrument prepared by:
FRANK W. ERWIN, ATTORNEY
825 Gum Branch Rd., Suite 115
Jacksonville, NC 28540
**MAIL AFTER RECORDING
TO GRANTEE**

Index Description: .54 Acre Tract known as "Pump
Station", Village of Folkstone V, Map Book 69, Page 142
Tax Stamps \$ -0-
Tax Parcel #155733
File #R18869

NO TITLE SEARCH REQUESTED OR MADE; NO CLOSING UNDERTAKEN;
NORTH CAROLINA

WARRANTY DEED

ONSLOW COUNTY

THIS DEED, made this 14th day of APRIL, 2016, by and between FOSE PROPERTIES, LLC, hereinafter called Grantors, whose mailing address is 8 BAYVIEW DRIVE, JACKSONVILLE, NC 28540, and PLURIS, LLC, hereinafter called Grantee, whose permanent mailing address is 2100 MCKINNEY AVENUE, SUITE 1550, DALLAS, TX 75201.

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

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all of that certain lot or parcel of land situated in STUMP SOUND Township, ONSLOW County, North Carolina and more particularly described as follows:

Being all of that .54 acre tract of land noted as "Pump Station" as shown on that plat of The Village at Folkstone Phase V recorded in Map Book 69, Page 142, Onslow County Registry together with all sewer lines, and associated mains, valves, pumps and other apparatus which is/are located in or on any


ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

Submitted electronically by "ERWIN & SIMPSON"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Onslow County Register of Deeds.

easement leading to or from any of the above named subdivision sections to the wastewater treatment facility served by the pumping station located on the said parcel.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the said premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Restrictive and Protective Covenants of record, if any.

IN WITNESS WHEREOF, as the above date, Grantor (whether person, corporation, limited liability company, general partnership, limited partnership, or other entity) has signed this instrument in the ordinary course of business, by the signature(s) below if its duly authorized representative(s), as the act of such entity.


ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

N/A If initialed, the property includes the primary residence of at least one of the Grantors, otherwise, note as N/A. (per NC GS § 105-317.2)

FOSE PROPERTIES, LLC

By: [Signature]
DONALD FOSE, MANAGER

Onslow County
North Carolina

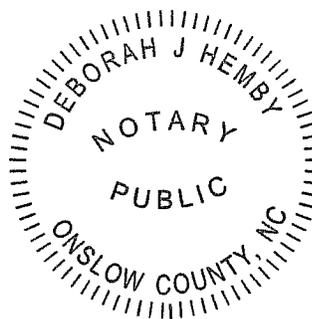
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated above: DONALD FOSE, MANAGER

Date: 4-14-16

[Signature]
(Official Signature of Notary)

Deborah J Hemby, Notary Public
(Notary's printed or typed name)

(Official Seal)



My commission expires: 9-19-2020

R:\DEEDS\W DSTND.FRM(010593)081302\REV010506\021209\091409\082311
K:\FOSE\Village of Folkstone\Phase V\WD Pump Station to Pluris Sec V.wpd
R18869

[Signature]
ERWIN & SIMPSON Attorneys, PLLC - Telephone: (910) 455-1800
825 Gum Branch Road, Suite 115, Jacksonville, NC 28540

enu

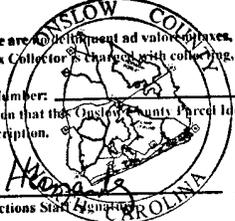
This deed presented to
The Onslow Co Tax Office
Date 5-8-15 Clerk [Signature]

EXHIBIT A

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

Jenifer Adams
Tax Collections Staff



5-8-15
Date



Doc ID: 012122700003 Type: CRP
Recorded: 05/15/2015 at 01:33:37 PM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Onslow County, NC
Rebecca L. Pollard Reg. of Deeds
BK **4302** PG **23-25**

SPECIAL WARRANTY DEED

WE PREPARED THE DEED IN THIS TRANSACTION, BUT WE MADE NO EXAMINATION OF TITLE TO THE PROPERTY AND WE EXPRESS NO OPINION ON TITLE TO THE PROPERTY.

**Prepared by: MURCHISON, TAYLOR, & GIBSON, PLLC
16 North Fifth Avenue, Wilmington, NC 28401**

NORTH CAROLINA

PARCEL: 158399

ONslow COUNTY

REVENUE STAMPS: \$0.00

THIS SPECIAL WARRANTY DEED, made and entered into this 30th day of April, 2015, by and between **RTSFR & D, LLC**, a North Carolina limited liability company with a mailing address of 1202 Eastwood Road, Wilmington, NC 28403 (the "GRANTOR") and **PLURIS, LLC**, a North Carolina limited liability company whose mailing address is 1095 Hwy 210, Sneads Ferry, NC 28469 (the "GRANTEE");

WITNESSETH:

NOW THEREFORE, The GRANTOR, for and in consideration of the sum of Ten dollars (\$10.00) and other valuable considerations to it in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, has bargained and sold, and by these presents does hereby bargain, sell and convey unto GRANTEE and its successors and assigns forever, in fee simple, all that certain real property and appurtenances thereto, located in Onslow County, North Carolina, as more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference.

SUBJECT TO (i) restrictions, covenants, easements and encumbrances of record; (ii) *ad valorem* taxes for the current and all subsequent years; (iii) matters which would be revealed by a current, accurate physical survey of the subject property; (iv) the terms, provisions, conditions and restrictions contained in that certain Master Community Covenant for Southbridge recorded in Book 3492, Page 869, as same may be amended and/or supplemented from time to time; (v) the terms, provisions, conditions and restrictions contained in that certain Declaration of Covenants, Conditions and Restrictions for Peggy's Cove at Southbridge recorded in Book 3492, Page 887, as same may be amended and/or supplemented from time to time (the "Peggy's Cove Covenants"); and (v) all governmental permits and regulations, including but not limited to environmental, zoning, subdivision, building and land use statutes, ordinances and regulations and all permit conditions of any federal, state or local entity.

ALSO SUBJECT TO the following restriction: The property shall only be used for a sewer lift station facility and related utility purposes until at least December 31, 2045. Prior to such date, no other use of the property shall be made without the written consent of Grantor or the Peggy's Cove Homeowners Association, Inc.

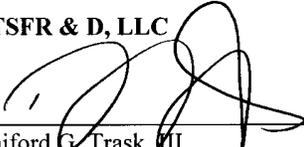
TOGETHER WITH a non-exclusive and perpetual easement for ingress, egress and regress over and upon all private roadways within Peggy's Cove at Southbridge subdivision as such easements were reserved by GRANTOR in Article II of the Declaration of Covenants, Conditions and Restrictions for Peggy's Cove at Southbridge recorded in Book 3492, Page 887 of the Pender County Registry.

TO HAVE AND TO HOLD the above granted and described property, together with all and singular, the rights, privileges, easements, tenements and appurtenances thereunto belonging, or in anywise appertaining unto the said GRANTEE, its successors and assigns, in fee simple, forever.

And the GRANTOR covenants with the GRANTEE, that GRANTOR has done nothing to impair such title as GRANTOR received, and GRANTOR will warrant and defend the title against the lawful claims of all persons claiming by, under or through GRANTOR, subject to those matters otherwise described herein.

IN TESTIMONY WHEREOF, the said GRANTOR has caused this instrument to be executed the day and year first above written.

RTSFR & D, LLC

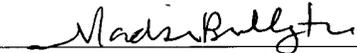
By: 
Name: Raiford G. Trask, III
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF New Hanover
(County where acknowledgment taken)

I, Madison Bullington, a Notary Public for New Hanover County, North Carolina, do hereby certify that Raiford G. Trask, III, Manager of RTSFR & D, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

WITNESS my hand and official seal this 30th day of April, 2015.


Notary Public

My commission expires:
August 22, 2017

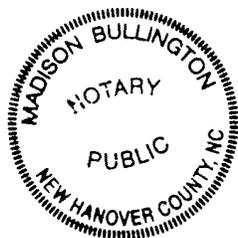


EXHIBIT A

BEING ALL of that property designated as “**Lift Station Site, 9,894 sq. ft., 0.23 Acres +/-**” on that map entitled “Peggy’s Cove at Southbridge, Phase One, Common Areas, Planned Residential Development” and recorded in Map Cabinet 67 at Pages 34, 34A, 34B and 34C of the Onslow County Registry (the “Plat”), reference to said Plat is hereby made for a more particular description.

Denny



Doc ID: 014845250003 Type: CRP
Recorded: 07/21/2020 at 03:50:11 PM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Onslow County, NC
Rebecca L. Pollard Reg. of Deeds

BK 5218 PG 512-514

SPECIAL WARRANTY DEED

Excise Tax: None Recording Time, Book and Page

This instrument prepared by: Gaylor Edwards & Vatcher, P.A., Licensed North Carolina Attorneys

Tax Parcel Map No.: 159909

Brief description for index: Sewer Lift Station Site, Bridgeport, Sec. I, Map Bk 71, Pg 72

The hereinafter described property does xx does not include the primary residence of Grantor.

THIS SPECIAL WARRANTY DEED made this 17 day of July, 2020 by and between:

GRANTOR:

GRANTEE:

BEAVER CREEK INVESTORS, INC., a
North Carolina corporation

PLURIS, LLC, a North Carolina
limited liability company

Mailing address:
405 Johnson Blvd.
Jacksonville, NC 28540

Mailing address:
5950 Berkshire Lane, Suite 800
Dallas, TX 75225

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

WITNESSETH: that for Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor, has and by these presents does hereby give, grant, bargain, sell and convey unto the Grantee, all that certain tract, lot or parcel of land situated in Stump Sound Township, Onslow County, North Carolina and being more particularly described as follows:

Being all that lot or parcel of land designated as "Sewer Lift Station Site, 2,250 sq. ft., 0.05 acre," as shown and described on a plat entitled, "Revised Final Plat Showing Planned Residential Development BRIDGEPORT, SECTION I," dated Mar. 2, 2016, prepared by John L. Pierce & Associates, P.A. and recorded in Map Book 71, Page 72, in the Office of the Register of Deeds of Onslow County, North Carolina.

SUBJECT TO (a) restrictive covenants recorded in Book 4263, Page 446, as amended, in the Onslow County Registry; (b) matters which would be revealed by a current and accurate survey; (c) ad valorem taxes for the year 2020 and thereafter; (d) restrictions, covenants, easements and encumbrances of record; (e) all governmental permits and regulations, including, but not limited to, environmental, zoning, subdivision, building and land use statutes, ordinances and regulations and all permit conditions of any federal, state or local authority.

TO HAVE AND TO HOLD the aforesaid tract, lot or parcel of land and all privileges and appurtenances of Grantor thereto belonging, to the Grantee.

GRANTOR COVENANTS WITH GRANTEE, that title to the aforesaid tract, lot or parcel of land is free and clear of encumbrances made by Grantor, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor, and none other.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized Manager, the day and year first above written.

BEAVER CREEK INVESTORS, INC., a North Carolina corporation

By: *Betty Bullock*
Name: **Betty Bullock**
Title: **President**

STATE OF NORTH CAROLINA
COUNTY OF ONSLOW

I certify that the following person personally appeared before me this day, and acknowledged to me that he or she voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated: **Betty Bullock**

Date: July 17, 2020

J. Dewey Edwards, Jr.
(Official Signature of Notary)

J. Dewey Edwards, Jr.
(Notary's printed or typed name)



(Official Stamp or Seal)

My commission expires: July 9, 2021

Type: CONSOLIDATED REAL PROPERTY
Recorded: 12/9/2022 3:46:38 PM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Onslow County, NC
Omega K. Jarman Reg. of Deeds

BK 5885 PG 169 - 171

This instrument was prepared by Lanier, Fountain & Ceruzzi, a licensed North Carolina Attorney. Delinquent taxes, if any, to be paid by the closing attorney to the Onslow County Tax Collector upon disbursement of closing proceeds

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$-0- *No Title Examination Requested*

Parcel Identifier 170688 No. _____ Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Pluris LLC, 1095 Hwy 210, Sneads Ferry, NC 28460

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

Brief description for the Index: Windpointe Sewer Pump Station

THIS DEED made this 1st day of December 2022, by and between

GRANTOR	GRANTEE
A SYDES CONSTRUCTION, INC., A North Carolina Corporation	PLURIS LLC A North Carolina limited liability company
PO Box 7122 Jacksonville, NC 28541	1095 Hwy 210 Sneads Ferry, NC 28460
Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.	

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

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in Stump Sound Township, Onslow County, North Carolina and more particularly described as follows:

BEING all that 0.06 acre tract of land designated as Sewer Pump Station, as shown on plat entitled, "THE SHORES PHASE ONE AT WINDPOINTE", recorded in Map Book 81, Pages 37A & 37B, Onslow County Registry, together with all sewer lines and associated mains, valves, pumps and other apparatus which is/are located in or on any easement leading to or from the above named subdivision sections to the wastewater treatment facility served by the pumping station located on the said parcel.

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.

FIRST TRACT: All of that certain lot or parcel of land situated in Swansboro Township, Onslow County, North Carolina and more particularly described as follows: Being all of Lot 670 as will appear of record in Maps Book 39, Page 115, Slide K-581, Onslow County Registry.

Subject to restrictive covenants and easements of record.

Together with any and all utility lines, easements, apparatuses, equipment, improvements, and the like, associated with that certain water and sewer utility known as Webb Creek Water and Sewer upon which the real property tax lien, which is being foreclosed upon in the above encaptioned matter, has attached.

Parcel Identification Numbers: 035052

SECOND TRACT: All of that certain lot or parcel of land situated in Swansboro Township, Onslow County, North Carolina and more particularly described as follows: Being all of Lot 485 as will appear of record in Maps Book 39, Page 115, Slide K-581, Onslow County Registry.

Subject to restrictive covenants and easements of record.

Together with any and all utility lines, easements, apparatuses, equipment, improvements, and the like, associated with that certain water and sewer utility known as Webb Creek Water and Sewer upon which the real property tax lien, which is being foreclosed upon in the above encaptioned matter, has attached.

Parcel Identification Numbers: 060903

To have and to hold the aforesaid tract of land, to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns forever, in as full and ample manner as said MARK D. BARDILL, Commissioner as aforesaid, is authorized and empowered to convey the same.

In witness whereof, the said MARK D. BARDILL, Commissioner, hath hereunto set his hand and seal.



(SEAL)
MARK D. BARDILL, Commissioner

NORTH CAROLINA
PAMLICO COUNTY

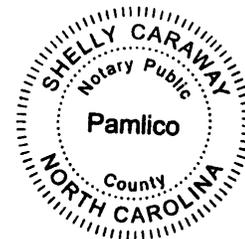
I, Shelly Caraway of said County, do hereby certify that MARK D. BARDILL, Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and official seal this the 26th day of October, 2018.



Notary Public

My commission expires: 07/01/2023



3
Bardill



Doc ID: 014081020003 Type: CRP
Recorded: 10/30/2018 at 11:16:12 AM
Fee Amt: \$37.00 Page 1 of 3
Revenue Tax: \$11.00
Onslow County, NC
Rebecca L. Pollard Reg. of Deeds
BK 4853 PG 880-882

Prepared by: Zacchaeus Legal Services
Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585

Revenue Stamps \$11.00

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF ONSLOW

ID# 045161

This deed, made this 26th day of October, 2018, by MARK D. BARDILL, Commissioner, to Pluris Webb Creek, LLC of 2100 McKinney Ave., Suite 1550, Dallas, Texas, 75201.

WITNESSETH:

That whereas the said MARK D. BARDILL was appointed Commissioner under an order of the District Court, in the tax foreclosure proceeding entitled Onslow County versus Webb Creek Water and Sewage, Inc., Defendant, and United States of America, by and through Department of Treasury, Internal Revenue Service, North Carolina Department of Commerce, Division of Employment Security, Branch Banking and Trust Company, and North Carolina Department of Revenue, Lienholders, et al, File No. 18-CVD-261; and said MARK D. BARDILL was directed by said Order as Commissioner to sell the land hereinafter described at public sale after due advertisement according to law; and

Whereas, the said MARK D. BARDILL, Commissioner, did on the 25th day of September, 2018, offer the land hereinafter described at a public sale at the Onslow County Courthouse door, in Jacksonville, North Carolina, and then and there the said Pluris Webb Creek, LLC became the last and highest bidder for said land for the sum of \$5,336.25; and no upset or increased bid having been made within the time allowed by law, and said sale having been confirmed by said Court, and said MARK D. BARDILL, Commissioner, having been ordered to execute a deed to said purchaser upon payment of the purchase money;

Now, therefore, for and in consideration of the premises and the sum of \$5,336.25, receipt of which is hereby acknowledged, the said MARK D. BARDILL, Commissioner, does by these presents, hereby bargain, sell, grant, and convey to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns that certain parcel or tract of land, situated in Swansboro Township, Onslow County, North Carolina, and described as follows:

All of that certain lot or parcel of land situated in Swansboro Township, Onslow County, North Carolina and more particularly described as follows:

Being all of Lot 474, Foxtrace Subdivision, Section 4, Phase 3, as will appear of record in Book of Maps 32, at Page 95, Slide I-83, Onslow County Register of Deeds.

This conveyance is made subject to a 120 day right of redemption by the United States of America pursuant to 26 U.S.C. Section 7425 and 28 U.S.C. Section 2410.

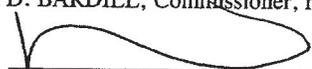
Subject to restrictive covenants and easements of record.

Together with any and all utility lines, easements, apparatuses, equipment, improvements, and the like, associated with that certain water and sewer utility known as Webb Creek Water and Sewer upon which the real property tax lien, which is being foreclosed upon in the above encaptioned matter, has attached.

Parcel Identification Number: 045161

To have and to hold the aforesaid tract of land, to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns forever, in as full and ample manner as said MARK D. BARDILL, Commissioner as aforesaid, is authorized and empowered to convey the same.

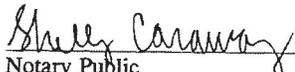
In witness whereof, the said MARK D. BARDILL, Commissioner, hath hereunto set his hand and seal.

 (SEAL)
MARK D. BARDILL, Commissioner

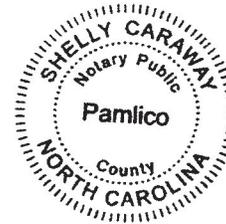
NORTH CAROLINA
PAMLICO COUNTY

I, Shelly Caraway of said County, do hereby certify that MARK D. BARDILL, Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and official seal this the 26th day of October, 2018.


Notary Public

My commission expires: 07/01/2023



4
Bardill



Doc ID: 014081010004 Type: CRP
Recorded: 10/30/2018 at 11:14:41 AM
Fee Amt: \$143.00 Page 1 of 4
Revenue Tax: \$117.00
Onslow County, NC
Rebecca L. Pollard Reg. of Deeds

BK 4853 PG 876-879

Prepared by: Zacchaeus Legal Services
Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585

Revenue Stamps \$117.00

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF ONSLOW

ID# 046721

This deed, made this 25th day of October, 2018, by MARK D. BARDILL, Commissioner, to Pluris Webb Creek, LLC of 2100 McKinney Ave., Suite 1550, Dallas, Texas, 75201.

WITNESSETH:

That whereas the said MARK D. BARDILL was appointed Commissioner under an order of the District Court, in the tax foreclosure proceeding entitled Onslow County versus Webb Creek Water and Sewage, Inc., Defendant, and United States of America, by and through Department of Treasury, Internal Revenue Service, North Carolina Department of Commerce, Division of Employment Security, Branch Banking and Trust Company and North Carolina Department of Revenue, Lienholders, et al, File No. 18-CVD-260; and said MARK D. BARDILL was directed by said Order as Commissioner to sell the land hereinafter described at public sale after due advertisement according to law; and

Whereas, the said MARK D. BARDILL, Commissioner, did on the 25th day of September, 2018, offer the land hereinafter described at a public sale at the Onslow County Courthouse door, in Jacksonville, North Carolina, and then and there the said Pluris Webb Creek, LLC became the last and highest bidder for said land for the sum of \$58,030.42; and no upset or increased bid having been made within the time allowed by law, and said sale having been confirmed by said Court, and said MARK D. BARDILL, Commissioner, having been ordered to execute a deed to said purchaser upon payment of the purchase money;

Now, therefore, for and in consideration of the premises and the sum of \$58,030.42, receipt of which is hereby acknowledged, the said MARK D. BARDILL, Commissioner, does by these presents, hereby bargain, sell, grant, and convey to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns that certain parcel or tract of land, situated in Swansboro Township, Onslow County, North Carolina, and described as follows:

All of that certain lot or parcel of land situated in Swansboro Township, Onslow County, North Carolina and more particularly described as follows:
Beginning at the southwest corner of Lot 683, Section 5 of the Foxtrace Subdivision as recorded in Map

Book 35, Page 145, Slide J-652 of the Onslow County Registry, said point also being in Parrots Swamp; thence from beginning point and following Parrots Swamp the following bearings and distances: S. 83-17-33 W. 35.94 feet, S. 58-28-12 W. 34.49 feet, S. 61-00-07 W. 50.22 feet, S. 52-17-39 W. 48.07 feet, N. 85-21-32 W. 44.94 feet, S. 02-00-03 E. 22.29 feet, S. 66-16-15 W. 63.44 feet, S. 69-49-21 W. 78.11 feet, N. 78-22-51 W. 28.11 feet, S. 68-05-11 feet, S. 81-24-33 W. 41.87 feet, S. 77-22-10 W. 43.54 feet, S. 37-42-57 W. 31.70 feet, S. 84-48-02 W. 31.40 feet, S. 36-31-41 W. 25.23 feet, 58-38-06 W. 5.94 feet, N. 76-36-18 W. 40.19 feet, N. 50-11-08 W. 55.26 feet, N. 24-23-49 W. 10.94 feet, N. 20-33-12 E. 28.50 feet, N. 12-47-50 W. 48.23 feet, N. 56-10-27 W. 52.88 feet, N. 62-45-48 W. 32.60 feet, N. 14-52-19 W. 80.43 feet, N. 16-59-03 W. 110.39 feet, N. 15-39-22 W. 3.64 feet, N. 05-23-11 E. 50.52 feet, N. 25-28-07 W. 70.21 feet, N. 87-28-33 W. 29.91 feet, N. 76-52-30 W. 16.12 feet, N. 68-86-03 W. 28.70 feet, S. 66-23-05 W. 9.32 feet, N. 55-35-12 W. 26.21 feet, N. 09-48-33 E. 11.86 feet, N. 45-09-33 W. 48.88 feet, N. 12-18-08 W. 17.20 feet, N. 75-20-23 W. 5.42 feet to the southwest corner of Lot 676; thence leaving Parrots Swamp and following the southern line of Lots 676 and 677 N. 46-49-44 E. 388.94 feet to a point in the southern line of Lot 677; thence along the rear of Lots 679-682 S. 36-35-12 E. 355.89 feet to the southwest corner of Lot 682; thence along the southern line of Lot 682 N. 54-13-51 E. 116.14 feet, N. 34-17-49 E. 85.28 feet to the southern right of way of Zachary Lane; thence along said right of way S. 55-32-11 200.88 feet to a curve to the right having a radius of 25.00 feet and a chord bearing and distance of S. 31-26-28 E. 20.41 feet to a curve to the left having a radius of 50.00 feet and a chord bearing and distance of S. 16-17-27 E. 15.55 feet to the northwest corner of Lot 683; thence along the western line of said lot S. 07-42-55 W. 122.27 feet, S. 30-00-03 E. 225.90 feet to the point and place of beginning, containing 9.19 acres.

LESS AND EXCEPT so much of the above described parcel conveyed to J. Hal Kinlaw, Jr. recorded in Deed Book 2161, Page 846, Onslow County Registry.

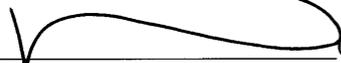
This conveyance is made subject to a 120 day right of redemption by the United States of America pursuant to 26 U.S.C. Section 7425 and 28 U.S.C. Section 2410.

Together with any and all utility lines, easements, apparatuses, equipment, improvements, and the like, associated with that certain water and sewer utility known as Webb Creek Water and Sewer upon which the real property tax lien, which is being foreclosed upon in the above encaptioned matter, has attached. Subject to restrictive covenants and easements of record.

Parcel Identification Number: 046721

To have and to hold the aforesaid tract of land, to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns forever, in as full and ample manner as said MARK D. BARDILL, Commissioner as aforesaid, is authorized and empowered to convey the same.

In witness whereof, the said MARK D. BARDILL, Commissioner, hath hereunto set his hand and seal.



(SEAL)
MARK D. BARDILL, Commissioner

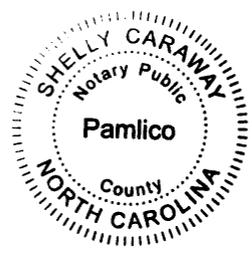
NORTH CAROLINA
PAMLICO COUNTY

I, Shelly Caraway of said County, do hereby certify that MARK D. BARDILL, Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and official seal this the 25th day of October, 2018.



Notary Public



My commission expires: 07/01/2023

Lp
Bardill


 Doc ID: 014081000006 Type: CRP
 Recorded: 10/30/2018 at 11:12:55 AM
 Fee Amt: \$42.00 Page 1 of 6
 Revenue Tax: \$16.00
 Onslow County, NC
 Rebecca L. Pollard Reg. of Deeds
BK 4853 PG 870-875

Prepared by: Zacchaeus Legal Services

Revenue Stamps \$16.00

Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF ONSLOW

ID# 052256 & 076412

This deed, made this 26th day of October, 2018, by MARK D. BARDILL, Commissioner, to Pluris Webb Creek, LLC of 2100 McKinney Ave., Suite 1550, Dallas, Texas, 75201.

WITNESSETH:

That whereas the said MARK D. BARDILL was appointed Commissioner under an order of the District Court, in the tax foreclosure proceeding entitled Onslow County versus Webb Creek Water and Sewage, Inc., Defendant, and United States of America, by and through Department of Treasury, Internal Revenue Service, North Carolina Department of Commerce, Division of Employment Security, Branch Banking and Trust Company, and North Carolina Department of Revenue, Lienholders, et al, File No. 18-CVD-259; and said MARK D. BARDILL was directed by said Order as Commissioner to sell the land hereinafter described at public sale after due advertisement according to law; and

Whereas, the said MARK D. BARDILL, Commissioner, did on the 25th day of September, 2018, offer the land hereinafter described at a public sale at the Onslow County Courthouse door, in Jacksonville, North Carolina, and then and there the said Pluris Webb Creek, LLC became the last and highest bidder for said land for the sum of \$3,847.02 in regards to Parcel ID# 076412 and for the sum of \$3,796.41 in regards to Parcel ID# 052256; and no upset or increased bid having been made within the time allowed by law, and said sale having been confirmed by said Court, and said MARK D. BARDILL, Commissioner, having been ordered to execute a deed to said purchaser upon payment of the purchase money;

Now, therefore, for and in consideration of the premises and the sum of \$3,847.02 in regards to Parcel ID# 076412 and for the sum of \$3,796.41 in regards to Parcel ID# 052256, receipt of which is hereby acknowledged, the said MARK D. BARDILL, Commissioner, does by these presents, hereby bargain, sell, grant, and convey to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns that certain parcel or tract of land, situated in Swansboro Township, Onslow County, North Carolina, and described as follows:

TRACT ONE: All of those certain lots or parcels of land situated in Swansboro Township, Onslow County, North Carolina and more particularly described as follows:

Beginning at a point which is located N. 53-21-52 W. 99.80 feet from the northeast corner of Lot 23 Creeker Town South as recorded in Map Book 50, Page 1, Slide L-1099; thence from said beginning point S. 41-59-13 W. 84.58 feet to a point in the northern line of Lot 23; thence along said northern line S. 88-36-36 W. 359.73 feet to a point in the northern line of Lot 16; thence leaving said northern line the following bearings and distances: N. 01-23-24 W. 141.15 feet; N. 88-36-36 E. 289.96 feet; S. 62-03-39 E. 105.84 feet; S. 53-21-52 E. 45.18 feet to the point and place of beginning, containing 1.20 acres.

EASEMENT TRACTS:

EASEMENT ONE: There is also granted a 60' easement for access to the lift station from Kelly Circle to Webb Creek Utilities and being further described as follows: Beginning at a point which is located N. 53-21-52 W. 99.80 feet from the northeast corner of Lot 23 Creeker Town South as recorded in Map Book 50, Page 1, Slide L-1099; thence from said beginning point N. 53-21-52 W. 45.18 feet; thence N. 62-03-39 W. 15.48 feet; thence N. 41-59-13 E. 105.56 feet to the curb and gutter at Kelly Circle; thence along said curb and gutter and if were in a straight line S. 38-29-48 E. 60.84 feet; thence leaving said curb and gutter S. 41-59-13 W. 87.53 feet to the point and place of beginning.

EASEMENT TWO: There is an additional easement granted to Webb Creek Utilities, north of Spain Drive and south of Building 500 Creek Town Villas and being further described as follows: Beginning at the southeast corner of Lot 31 Creeker Town South as recorded in Map Book 50, Page 1, Slide L-1099, and following the eastern line of Lots 31 and 30 N. 16-22-26 W. 75.05 feet, thence N. 06-24-29 W. 58.20 feet to a point in the eastern line of Lot 30 and in the southern side of a 40' drainage easement; thence leaving said eastern line and following said southern line N. 88-36-36 E. 58.25 feet to a point; thence leaving said southern easement line S. 16-22-26 E. 117.32 feet to a point in the northern right of way of Spain Drive; thence along said right of way S. 73-37-34 W. 66.34 feet to the point and place of beginning.

EASEMENT THREE: There is also granted a 24' access easement along Creekertown Way, Jessie Circle and Kelly Circle. Webb Creek Utilities shall also have a blanket easement across all sewer lines, services and drainage features located on or connecting to Creekertown Way, Jessie Circle and Kelly Circle. This blanket easement is granted to Webb Creek Water & Sewage, Inc., its successors or assigns in interest and shall include all sewage lines and services located within the boundaries of the Creeker Town Villas Homeowners Association, Inc., property which is or will be conveyed by the above Grantor(s) which has previously been described as Villas Maps Roadways and Streets.

This conveyance is made subject to a 120 day right of redemption by the United States of America pursuant to 26 U.S.C. Section 7425 and 28 U.S.C. Section 2410.

Subject to restrictive covenants and easements of record.

Together with any and all utility lines, easements, apparatuses, equipment, improvements, and the like, associated with that certain water and sewer utility known as Webb Creek Water and Sewer upon which the real property tax lien, which is being foreclosed upon in the above encaptioned matter, has attached.

Parcel Identification Number: 076412 (formerly 076409, 051850 & 076411)

TRACT TWO: All of that certain lot or parcel of land situated in Swansboro Township, Onslow County, North Carolina and more particularly described as follows:

Beginning at a concrete control monument at the southwest corner of Lot 101, Section 2, Phase 5, Block J of Foxtrace Subdivision as recorded in Map Book 29, Page 119 of the Onslow County Registry; thence from said point of beginning and following the western line of Lot 101 N. 26° 04' 31" W. 135.00 feet, thence N. 63° 55' 29" E. 130.50 feet to a point in the northern line of Lot 100; thence leaving said northern line and following the western lines of Lots 98, 97, 96, and 95 N. 16° 27' 24" W. 336.70 feet to the northwest corner of Lot 95; thence N. 64° 36' 01" E. 25.00 feet to a point in the northern line of Lot 95, said point also being the southwest corner of Lot 16, Block F, Phase 1, Section II, as recorded in Map Book 27, Page 217, of the Onslow County Registry; thence following the western line of Lot 16 N. 29° 13' 06" W. 140.00 feet to a point in the southern right-of-way and curve of Foxtrace Lane; thence following said right-of-way and curve to the right having a radius of 1,030.00 feet, a length of 56.50 feet, and a chord bearing and distance of S. 62° 21' 12" W. 56.49 feet to a point of tangency; thence continuing along said right-of-way S. 63° 55' 29" W. 135.00 feet to the northeast corner of Lot 16A, Block F, Phase I, Section II, as recorded in Map Book 28, Page 223, of the Onslow County Registry; thence leaving said right-of-way and following the eastern line of Lot 16A S. 26° 04' 31" E. 144.25 feet to the southeast corner of said lot; thence S. 62° 11' 38" W. 90.04 feet to the southwest corner of Lot 16A; thence S. 46° 41' 45" E. 142.04 feet to the northeast corner of Lot 17, Block F, Section II, as recorded in Map Book 28, Page 79, of the Onslow County Registry; thence along the eastern line of Lot 17 S. 26° 04' 31" E. 100.00 feet to the southeast corner of said lot; thence S. 63° 55' 29" W. 160.00 feet to the southwest corner of Lot 17; thence S. 67° 18' 05" E. 121.39 feet to a point; thence S. 26° 04' 31" E. 133.70 feet to a point in the northern right-of-way of Parnell Road; thence along said right-of-way N. 63° 55' 29" E. 107.36 feet to the point and place of beginning, containing 2.69 acres.

LESS AND EXCEPT so much of the above described parcel that was conveyed to Group Eight, Ltd. recorded in Deed Book 3393, Page 458, Deed Book 2683, Page 889, and Deed Book 2176, Page 828, Onslow County Registry.

LESS AND EXCEPT Lots 16-A and 16-B of Foxtrace Subdivision, Block F, Phase 1, Section 2, as shown on map of record in Map Book 28, Page 223, Plat Cabinet F, Slide 331, Onslow County Registry.

LESS AND EXCEPT so much of the above described parcel recorded in Deed Book 3248, Page 2, that laps onto the above referenced parcel.

LESS AND EXCEPT the right of way of Foxtrace Lane.

This conveyance is made subject to a 120 day right of redemption by the United States of America pursuant to 26 U.S.C. Section 7425 and 28 U.S.C. Section 2410.

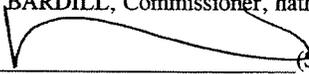
Subject to restrictive covenants and easements of record.

Together with any and all utility lines, easements, apparatuses, equipment, improvements, and the like, associated with that certain water and sewer utility known as Webb Creek Water and Sewer upon which the real property tax lien, which is being foreclosed upon in the above encaptioned matter, has attached.

Parcel Identification Number: 052256

To have and to hold the aforesaid tract of land, to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns forever, in as full and ample manner as said MARK D. BARDILL, Commissioner as aforesaid, is authorized and empowered to convey the same.

In witness whereof, the said MARK D. BARDILL, Commissioner, hath hereunto set his hand and seal.



(SEAL)
MARK D. BARDILL, Commissioner

NORTH CAROLINA
PAMLICO COUNTY

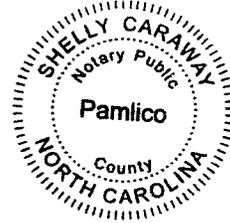
I, Shelly Caraway of said County, do hereby certify that MARK D. BARDILL, Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and official seal this the 26th day of October, 2018.



Notary Public

My commission expires: 07/01/2023



5
Bardill


 Doc ID: 014081030003 Type: CRP
 Recorded: 10/30/2018 at 11:17:42 AM
 Fee Amt: \$34.00 Page 1 of 3
 Revenue Tax: \$8.00
 Onslow County, NC
 Rebecca L. Pollard Reg. of Deeds
BK 4853 PG 883-885

Prepared by: Zacchaeus Legal Services

Revenue Stamps \$8.00

Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF ONSLOW

ID# 052257

This deed, made this 25th day of October, 2018, by MARK D. BARDILL, Commissioner, to Pluris Webb Creek, LLC of 2100 McKinney Ave., Suite 1550, Dallas, Texas, 75201.

WITNESSETH:

That whereas the said MARK D. BARDILL was appointed Commissioner under an order of the District Court, in the tax foreclosure proceeding entitled Onslow County versus Hooks-Kinlaw Group, Inc., et al, File No. 18-CVD-1310; and said MARK D. BARDILL was directed by said Order as Commissioner to sell the land hereinafter described at public sale after due advertisement according to law; and

Whereas, the said MARK D. BARDILL, Commissioner, did on the 25th day of September, 2018, offer the land hereinafter described at a public sale at the Onslow County Courthouse door, in Jacksonville, North Carolina, and then and there the said Pluris Webb Creek, LLC became the last and highest bidder for said land for the sum of \$3,817.93; and no upset or increased bid having been made within the time allowed by law, and said sale having been confirmed by said Court, and said MARK D. BARDILL, Commissioner, having been ordered to execute a deed to said purchaser upon payment of the purchase money;

Now, therefore, for and in consideration of the premises and the sum of \$3,817.93, receipt of which is hereby acknowledged, the said MARK D. BARDILL, Commissioner, does by these presents, hereby bargain, sell, grant, and convey to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns that certain parcel or tract of land, situated in Swansboro Township, Onslow County, North Carolina, and described as follows:

All that certain tract or parcel of land situated in Swansboro Township, Onslow County, North Carolina, and more particularly described as follows:

Beginning at the Southwestern corner of Lot 31, Section One, Queen's Creek. Said Lot recorded in Map Book 22, Page 92, Register of Deeds in Onslow County, North Carolina. Thence leaving point of beginning and running with the Southern Property Line of Queen's Creek, Section One North 66 degrees 55 minutes 47 seconds East 1411.12 feet to a point; thence South 23 degrees 04 minutes 3 seconds East

1112.692 feet to a point; thence South 66 degrees 55 minutes 47 seconds West 2236.646 feet to a point located in the centerline of the Old Hubert Road; thence running with said centerline of the Old Hubert Road the following bearings and distances: North 21 degrees 01 minutes 48 seconds East 156.23 feet to an iron stake, North 26 degrees 22 minutes 04 seconds East 172.516 feet to an iron stake, North 24 degrees 09 minutes 42 seconds East 510.619 feet to an iron stake, North 6 degrees 35 minutes 45 seconds East 195.562 feet to an iron stake and North 6 degrees 0 minutes 13 seconds West 388.779 feet to the point of beginning. Containing 44.0 acres.

LESS AND EXCEPT so much of the above described parcel that lies south of the northern boundary line of Lots 105A-105D in Plat Book 30, Page 25, Onslow County Registry.

LESS AND EXCEPT so much of the above described parcel that lies east of the western boundary line of the property described in Deed Book 1132, Page 262, Onslow County Registry.

LESS AND EXCEPT so much of the above described parcel that lies north of the southern boundary line of Lots 18 and 19, and west of the eastern boundary line of Lots 23 and 24 in Plat Book 28, Page 79, Onslow County Registry.

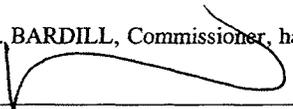
Subject to restrictive covenants and easements of record.

Together with any and all utility lines, easements, apparatuses, equipment, improvements and the like, associated with that certain water and sewer utility known as Webb Creek Water and Sewer upon which the real property tax lien, which is being foreclosed upon in the above encaptioned matter, has attached.

Parcel Identification Number: 052257

To have and to hold the aforesaid tract of land, to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns forever, in as full and ample manner as said MARK D. BARDILL, Commissioner as aforesaid, is authorized and empowered to convey the same.

In witness whereof, the said MARK D. BARDILL, Commissioner, hath hereunto set his hand and seal.

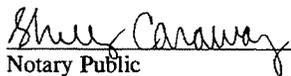


MARK D. BARDILL, Commissioner (SEAL)

NORTH CAROLINA
PAMLICO COUNTY

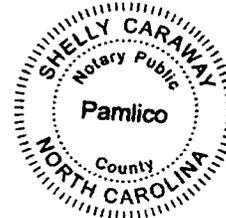
I, Shelly Caraway of said County, do hereby certify that MARK D. BARDILL, Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and official seal this the 25th day of October, 2018.



Notary Public

My commission expires: 07/01/2023



Bardill



Doc ID: 014080940003 Type: CRP
Recorded: 10/30/2018 at 11:02:44 AM
Fee Amt: \$38.00 Page 1 of 3
Revenue Tax: \$12.00
Onslow County, NC
Rebecca L. Pollard Reg. of Deeds

BK 4853 PG 850-852

Prepared by: Zacchaeus Legal Services
Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585

Revenue Stamps \$12.00

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF ONSLOW

ID# 057167

This deed, made this 25th day of October, 2018, by MARK D. BARDILL, Commissioner, to Pluris Webb Creek, LLC of 2100 McKinney Ave., Suite 1550, Dallas, Texas, 75201.

WITNESSETH:

That whereas the said MARK D. BARDILL was appointed Commissioner under an order of the District Court, in the tax foreclosure proceeding entitled Onslow County versus Kinlaw Investment Company, Inc. a/k/a Kinlaw Investment Company, Defendant and Branch Banking and Trust Company, Lienholder, et al, File No. 16-CVD-3128; and said MARK D. BARDILL was directed by said Order as Commissioner to sell the land hereinafter described at public sale after due advertisement according to law; and

Whereas, the said MARK D. BARDILL, Commissioner, did on the 25th day of September, 2018, offer the land hereinafter described at a public sale at the Onslow County Courthouse door, in Jacksonville, North Carolina, and then and there the said Pluris Webb Creek, LLC became the last and highest bidder for said land for the sum of \$5,520.25; and no upset or increased bid having been made within the time allowed by law, and said sale having been confirmed by said Court, and said MARK D. BARDILL, Commissioner, having been ordered to execute a deed to said purchaser upon payment of the purchase money;

Now, therefore, for and in consideration of the premises and the sum of \$5,520.25, receipt of which is hereby acknowledged, the said MARK D. BARDILL, Commissioner, does by these presents, hereby bargain, sell, grant, and convey to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns that certain parcel or tract of land, situated in Swansboro Township, Onslow County, North Carolina, and described as follows:

All that certain tract or parcel of land situated in Swansboro Township, Onslow County, North Carolina, and more particularly described as follows:

Being all of Lot 683, Foxtrace, as will appear in Map Book 35, Page 145, Slide J-652 of the Onslow County Registry. Tax Parcel 1308H-113.

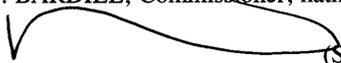
Together with any and all utility lines, easements, apparatuses, equipment, improvements, and the like,

associated with that certain water and sewer utility known as Webb Creek Water and Sewer upon which the real property tax lien, which is being foreclosed upon in the above encaptioned matter, has attached. Subject to restrictive covenants and easements of record.

Parcel Identification Number: 057167

To have and to hold the aforesaid tract of land, to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns forever, in as full and ample manner as said MARK D. BARDILL, Commissioner as aforesaid, is authorized and empowered to convey the same.

In witness whereof, the said MARK D. BARDILL, Commissioner, hath hereunto set his hand and seal.



(SEAL)
MARK D. BARDILL, Commissioner

NORTH CAROLINA
PAMLICO COUNTY

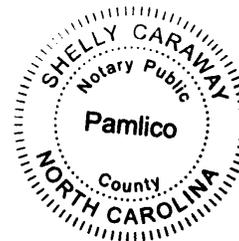
I, Shelly Caraway of said County, do hereby certify that MARK D. BARDILL, Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and official seal this the 25th day of October, 2018.



Notary Public

My commission expires: 07/01/2023



Bardill


 Doc ID: 014080990003 Type: CRP
 Recorded: 10/30/2018 at 11:11:06 AM
 Fee Amt: \$38.00 Page 1 of 3
 Revenue Tax: \$12.00
 Onslow County, NC
 Rebecca L. Pollard Reg. of Deeds
BK 4853 PG 867-869

Prepared by: Zacchaeus Legal Services
Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585

Revenue Stamps \$12.00

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF ONSLOW

ID# 058626

This deed, made this 25th day of October, 2018, by MARK D. BARDILL, Commissioner, to Pluris Webb Creek, LLC of 2100 McKinney Ave., Suite 1550, Dallas, Texas, 75201.

WITNESSETH:

That whereas the said MARK D. BARDILL was appointed Commissioner under an order of the District Court, in the tax foreclosure proceeding entitled Onslow County versus Hurst-Law Group, Inc., Defendant, and First-Citizens Bank & Trust Company, Lienholder, et al, File No. 17-CVD-3424; and said MARK D. BARDILL was directed by said Order as Commissioner to sell the land hereinafter described at public sale after due advertisement according to law; and

Whereas, the said MARK D. BARDILL, Commissioner, did on the 25th day of September, 2018, offer the land hereinafter described at a public sale at the Onslow County Courthouse door, in Jacksonville, North Carolina, and then and there the said Pluris Webb Creek, LLC became the last and highest bidder for said land for the sum of \$5,769.16; and no upset or increased bid having been made within the time allowed by law, and said sale having been confirmed by said Court, and said MARK D. BARDILL, Commissioner, having been ordered to execute a deed to said purchaser upon payment of the purchase money;

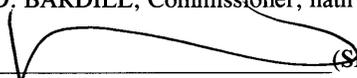
Now, therefore, for and in consideration of the premises and the sum of \$5,769.16, receipt of which is hereby acknowledged, the said MARK D. BARDILL, Commissioner, does by these presents, hereby bargain, sell, grant, and convey to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns that certain parcel or tract of land, situated in Swansboro Township, Onslow County, North Carolina, and described as follows:

All of that certain lot or parcel of land situated in Swansboro Township, Onslow County, North Carolina and more particularly described as follows:
 Being all of that 15-foot Utility Easement Reserved for Webb Creek Water & Sewage, Inc. as shown on the plat of Foxtrace Point II Subdivision in Plat Book 36, Page 136, Onslow County Registry.
 Subject to restrictive covenants and easements of record.

Together with any and all utility lines, easements, apparatuses, equipment, improvements, and the like, associated with that certain water and sewer utility known as Webb Creek Water and Sewer upon which the real property tax lien, which is being foreclosed upon in the above encaptioned matter, has attached. **Parcel Identification Number: 058626**

To have and to hold the aforesaid tract of land, to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns forever, in as full and ample manner as said MARK D. BARDILL, Commissioner as aforesaid, is authorized and empowered to convey the same.

In witness whereof, the said MARK D. BARDILL, Commissioner, hath hereunto set his hand and seal.



(SEAL)
MARK D. BARDILL, Commissioner

NORTH CAROLINA
PAMLICO COUNTY

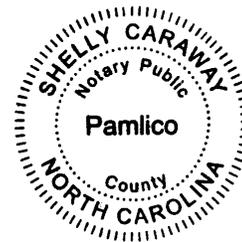
I, Shelly Caraway of said County, do hereby certify that MARK D. BARDILL, Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and official seal this the 25th day of October, 2018.



Notary Public

My commission expires: 07/01/2023



4
Bardill


 Doc ID: 014080970004 Type: CRP
 Recorded: 10/30/2018 at 11:08:02 AM
 Fee Amt: \$88.00 Page 1 of 4
 Revenue Tax: \$62.00
 Onslow County, NC
 Rebecca L. Pollard Reg. of Deeds
BK 4853 PG 860-863

Prepared by: Zacchaeus Legal Services
Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585

Revenue Stamps \$62.00

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF ONSLOW

ID# 035052 &060903

This deed, made this 26th day of October, 2018, by MARK D. BARDILL, Commissioner, to Pluris Webb Creek, LLC of 2100 McKinney Ave., Suite 1550, Dallas, Texas, 75201.

WITNESSETH:

That whereas the said MARK D. BARDILL was appointed Commissioner under an order of the District Court, in the tax foreclosure proceeding entitled Onslow County versus J. Hal Kinlaw, Jr. a/k/a Joseph Hal Kinlaw, Jr. and spouse, if any, Defendants, and First-Citizens Bank & Trust Company, Branch Banking and Trust Company and Lawyers Mutual Liability Insurance Company of North Carolina, Lienholders, et al, File No. 17-CVD-3310; and said MARK D. BARDILL was directed by said Order as Commissioner to sell the land hereinafter described at public sale after due advertisement according to law; and

Whereas, the said MARK D. BARDILL, Commissioner, did on the 25th day of September, 2018, offer the land hereinafter described at a public sale at the Onslow County Courthouse door, in Jacksonville, North Carolina, and then and there the said Pluris Webb Creek, LLC became the last and highest bidder for said land for the sum of \$15,404.92 in regards to Parcel ID# 035052 and for the sum of \$15,404.92 in regards to Parcel ID# 060903; and no upset or increased bid having been made within the time allowed by law, and said sale having been confirmed by said Court, and said MARK D. BARDILL, Commissioner, having been ordered to execute a deed to said purchaser upon payment of the purchase money;

Now, therefore, for and in consideration of the premises and the sum of \$15,404.92 in regards to Parcel ID# 035052 and for the sum of \$15,404.92 in regards to Parcel ID# 060903, receipt of which is hereby acknowledged, the said MARK D. BARDILL, Commissioner, does by these presents, hereby bargain, sell, grant, and convey to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns that certain parcel or tract of land, situated in Swansboro Township, Onslow County, North Carolina, and described as follows:

TRACT TWO: All that certain tract or parcel of land situated in Swansboro Township, Onslow County, North Carolina, and more particularly described as follows:
 Being all of the "Reserved by Owner" area as shown on Final Plat of Foxden Subdivision, Lots 4-30 & 53-57, Plat Book 40, Page 131, Onslow County Registry.
 Together with any and all utility lines, easements, apparatuses, equipment, improvements, and the like, associated with that certain water and sewer utility known as Webb Creek Water and Sewer upon which the real property tax lien, which is being foreclosed upon in the above encaptioned matter, has attached. This conveyance is made subject to a 120 day right of redemption by the United States of America pursuant to 26 U.S.C. Section 7425 and 28 U.S.C. Section 2410.
 Subject to restrictive covenants and easements of record.
Parcel Identification Number: 062001

TRACT FIVE: All that certain tract or parcel of land situated in Swansboro Township, Onslow County, North Carolina, and more particularly described as follows:
 Being all of Lot 672 as will appear of record in Book of Maps 39, at Page 115, Slide K-581, Onslow County Register of Deeds.
 Together with any and all utility lines, easements, apparatuses, equipment, improvements, and the like, associated with that certain water and sewer utility known as Webb Creek Water and Sewer upon which the real property tax lien, which is being foreclosed upon in the above encaptioned matter, has attached. This conveyance is made subject to a 120 day right of redemption by the United States of America pursuant to 26 U.S.C. Section 7425 and 28 U.S.C. Section 2410.
 Subject to restrictive covenants and easements of record.
Parcel Identification Number: 060904

To have and to hold the aforesaid tract of land, to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns forever, in as full and ample manner as said MARK D. BARDILL, Commissioner as aforesaid, is authorized and empowered to convey the same.

In witness whereof, the said MARK D. BARDILL, Commissioner, hath hereunto set his hand and seal.

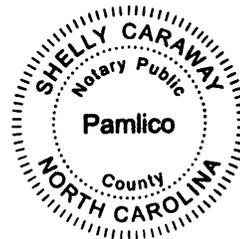
 (SEAL)
 MARK D. BARDILL, Commissioner

NORTH CAROLINA
 PAMLICO COUNTY

I, Shelly Caraway of said County, do hereby certify that MARK D. BARDILL, Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and official seal this the 29th day of October, 2018.


 Notary Public



My commission expires: 07/01/2023

Bardill



Doc ID: 014080950003 Type: CRP
Recorded: 10/30/2018 at 11:04:08 AM
Fee Amt: \$37.00 Page 1 of 3
Revenue Tax: \$11.00
Onslow County, NC
Rebecca L. Pollard Reg. of Deeds
BK **4853** PG **853-855**

Prepared by: Zacchaeus Legal Services
Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585

Revenue Stamps \$11.00

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF ONSLOW

ID# 060918

This deed, made this 25th day of October, 2018, by MARK D. BARDILL, Commissioner, to Pluris Webb Creek, LLC of 2100 McKinney Ave., Suite 1550, Dallas, Texas, 75201.

WITNESSETH:

That whereas the said MARK D. BARDILL was appointed Commissioner under an order of the District Court, in the tax foreclosure proceeding entitled Onslow County versus Group Eight, Ltd., Defendant, and North Carolina Department of Commerce, Division of Employment Security, North Carolina Department of Revenue, United States of America, by and through Department of Treasury, Internal Revenue Service and Branch Banking and Trust Company, Lienholders, et al, File No. 16-CVD-3135; and said MARK D. BARDILL was directed by said Order as Commissioner to sell the land hereinafter described at public sale after due advertisement according to law; and

Whereas, the said MARK D. BARDILL, Commissioner, did on the 25th day of September, 2018, offer the land hereinafter described at a public sale at the Onslow County Courthouse door, in Jacksonville, North Carolina, and then and there the said Pluris Webb Creek, LLC became the last and highest bidder for said land for the sum of \$5,009.74; and no upset or increased bid having been made within the time allowed by law, and said sale having been confirmed by said Court, and said MARK D. BARDILL, Commissioner, having been ordered to execute a deed to said purchaser upon payment of the purchase money;

Now, therefore, for and in consideration of the premises and the sum of \$5,009.74, receipt of which is hereby acknowledged, the said MARK D. BARDILL, Commissioner, does by these presents, hereby bargain, sell, grant, and convey to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns that certain parcel or tract of land, situated in Swansboro Township, Onslow County, North Carolina, and described as follows:

All that certain tract or parcel of land situated in Swansboro Township, Onslow County, North Carolina, and more particularly described as follows:
Beginning at the southwest corner of Lot 101, Section 2, Phase 5, Block J, of Foxtrace Subdivision as

recorded in Map Book 30, Page 4 of the Onslow County Registry, said point also being in the northern right of way of Parnell Road; thence from said beginning point and following said right of way S. 63° 55' 29" W. 107.36 feet to the southeast corner of Lot 101A, Section 2, Phase 5, Block J, as recorded in Map Book 30, Page 25; thence leaving said right of way and following the eastern line of Lot 101A, N. 26° 04' 31" W. 133.70 feet to the northeast corner of Lot 101, thence N 63° 13' 52" E 107.37 feet to the northwest corner of Lot 101, thence along the western line of said Lot S. 26° 04' 31" E. 135.00 feet to the point and place of beginning, containing 14,423.82 square feet.

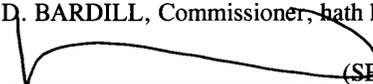
Together with any and all utility lines, easements, apparatuses, equipment, improvements, and the like, associated with that certain water and sewer utility known as Webb Creek Water and Sewer upon which the real property tax lien, which is being foreclosed upon in the above encaptioned matter, has attached. This conveyance is made subject to a 120 day right of redemption by the United States of America pursuant to 26 U.S.C. Section 7425 and 28 U.S.C. Section 2410.

Subject to restrictive covenants and easements of record.

Parcel Identification Number: 060918

To have and to hold the aforesaid tract of land, to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns forever, in as full and ample manner as said MARK D. BARDILL, Commissioner as aforesaid, is authorized and empowered to convey the same.

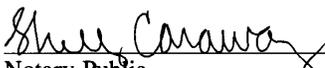
In witness whereof, the said MARK D. BARDILL, Commissioner, hath hereunto set his hand and seal.

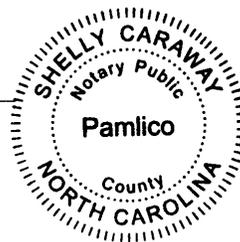
 (SEAL)
MARK D. BARDILL, Commissioner

NORTH CAROLINA
PAMLICO COUNTY

I, Shelly Caraway of said County, do hereby certify that MARK D. BARDILL, Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and official seal this the 25th day of October, 2018.


Notary Public



My commission expires: 07/01/2023

A
Bardill



Doc ID: 014080960004 Type: CRP
Recorded: 10/30/2018 at 11:05:57 AM
Fee Amt: \$43.00 Page 1 of 4
Revenue Tax: \$17.00
Onslow County, NC
Rebecca L. Pollard Reg. of Deeds
BK **4853** PG **856-859**

Prepared by: Zacchaeus Legal Services
Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585

Revenue Stamps \$17.00

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF ONSLOW

ID# 062001 & 060904

This deed, made this 29th day of October, 2018, by MARK D. BARDILL, Commissioner, to Pluris Webb Creek, LLC of 2100 McKinney Ave., Suite 1550, Dallas, Texas, 75201.

WITNESSETH:

That whereas the said MARK D. BARDILL was appointed Commissioner under an order of the District Court, in the tax foreclosure proceeding entitled Onslow County versus Group Eight, Ltd., Defendant, and North Carolina Department of Commerce, Division of Employment Security, North Carolina Department of Revenue, United States of America, by and through Department of Treasury, Internal Revenue Service, and Branch Banking and Trust Company, Lienholders, et al, File No. 16-CVD-3139; and said MARK D. BARDILL was directed by said Order as Commissioner to sell the land hereinafter described at public sale after due advertisement according to law; and

Whereas, the said MARK D. BARDILL, Commissioner, did on the 25th day of September, 2018, offer the land hereinafter described at a public sale at the Onslow County Courthouse door, in Jacksonville, North Carolina, and then and there the said Pluris Webb Creek, LLC became the last and highest bidder for said land for the sum of \$3,548.20 in regards to Parcel ID# 062001 and for the sum of \$4,473.05 in regards to Parcel ID# 060904; and no upset or increased bid having been made within the time allowed by law, and said sale having been confirmed by said Court, and said MARK D. BARDILL, Commissioner, having been ordered to execute a deed to said purchaser upon payment of the purchase money;

Now, therefore, for and in consideration of the premises and the sum of \$3,548.20 in regards to Parcel ID# 062001 and for the sum of \$4,473.05 in regards to Parcel ID# 060904, receipt of which is hereby acknowledged, the said MARK D. BARDILL, Commissioner, does by these presents, hereby bargain, sell, grant, and convey to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns that certain parcel or tract of land, situated in Swansboro Township, Onslow County, North Carolina, and described as follows:

TRACT TWO: All that certain tract or parcel of land situated in Swansboro Township, Onslow County, North Carolina, and more particularly described as follows:
 Being all of the "Reserved by Owner" area as shown on Final Plat of Foxden Subdivision, Lots 4-30 & 53-57, Plat Book 40, Page 131, Onslow County Registry.
 Together with any and all utility lines, easements, apparatuses, equipment, improvements, and the like, associated with that certain water and sewer utility known as Webb Creek Water and Sewer upon which the real property tax lien, which is being foreclosed upon in the above encaptioned matter, has attached. This conveyance is made subject to a 120 day right of redemption by the United States of America pursuant to 26 U.S.C. Section 7425 and 28 U.S.C. Section 2410.
 Subject to restrictive covenants and easements of record.
Parcel Identification Number: 062001

TRACT FIVE: All that certain tract or parcel of land situated in Swansboro Township, Onslow County, North Carolina, and more particularly described as follows:
 Being all of Lot 672 as will appear of record in Book of Maps 39, at Page 115, Slide K-581, Onslow County Register of Deeds.
 Together with any and all utility lines, easements, apparatuses, equipment, improvements, and the like, associated with that certain water and sewer utility known as Webb Creek Water and Sewer upon which the real property tax lien, which is being foreclosed upon in the above encaptioned matter, has attached. This conveyance is made subject to a 120 day right of redemption by the United States of America pursuant to 26 U.S.C. Section 7425 and 28 U.S.C. Section 2410.
 Subject to restrictive covenants and easements of record.
Parcel Identification Number: 060904

To have and to hold the aforesaid tract of land, to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns forever, in as full and ample manner as said MARK D. BARDILL, Commissioner as aforesaid, is authorized and empowered to convey the same.

In witness whereof, the said MARK D. BARDILL, Commissioner, hath hereunto set his hand and seal.

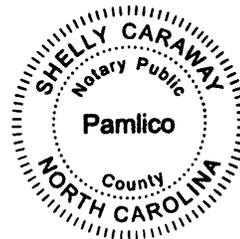
 (SEAL)
 MARK D. BARDILL, Commissioner

NORTH CAROLINA
 PAMLICO COUNTY

I, Shelly Caraway of said County, do hereby certify that MARK D. BARDILL, Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and official seal this the 29th day of October, 2018.


 Notary Public



My commission expires: 07/01/2023



Doc ID: 014080930003 Type: CRP
Recorded: 10/30/2018 at 11:01:07 AM
Fee Amt: \$86.00 Page 1 of 3
Revenue Tax: \$60.00
Onslow County, NC
Rebecca L. Pollard Reg. of Deeds

BK 4853 PG 847-849

Prepared by: Zacchaeus Legal Services
Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585

Revenue Stamps \$60.00

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF ONSLOW

ID# 064371

This deed, made this 26th day of October, 2018, by MARK D. BARDILL, Commissioner, to Pluris Webb Creek, LLC of 2100 McKinney Ave., Suite 1550, Dallas, ~~North Carolina~~, Texas.

WITNESSETH:

That whereas the said MARK D. BARDILL was appointed Commissioner under an order of the District Court, in the tax foreclosure proceeding entitled Onslow County versus Parnell-Kinlaw Group, Inc., Defendant and Branch Banking and Trust Company and First-Citizens Bank and Trust Company, Lienholders, et al, File No. 16-CVD-3030; and said MARK D. BARDILL was directed by said Order as Commissioner to sell the land hereinafter described at public sale after due advertisement according to law; and

Whereas, the said MARK D. BARDILL, Commissioner, did on the 25th day of September, 2018, offer the land hereinafter described at a public sale at the Onslow County Courthouse door, in Jacksonville, North Carolina, and then and there the said Pluris Webb Creek, LLC became the last and highest bidder for said land for the sum of \$29,990.84; and no upset or increased bid having been made within the time allowed by law, and said sale having been confirmed by said Court, and said MARK D. BARDILL, Commissioner, having been ordered to execute a deed to said purchaser upon payment of the purchase money;

Now, therefore, for and in consideration of the premises and the sum of \$29,990.84, receipt of which is hereby acknowledged, the said MARK D. BARDILL, Commissioner, does by these presents, hereby bargain, sell, grant, and convey to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns that certain parcel or tract of land, situated in Swansboro Township, Onslow County, North Carolina, and described as follows:

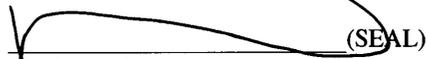
TRACT TWO: All that certain tract or parcel of land situated in Swansboro Township, Onslow County, North Carolina, and more particularly described as follows:
Being all of Lot Reserved for Webb Creek Utility as shown on Final Plat of Foxlair Subdivision, as shown in Plat Book 46, Page 51, Onslow County Registry.
Together with any and all utility lines, easements, apparatuses, equipment, improvements, and the like,

associated with that certain water and sewer utility known as Webb Creek Water and Sewer upon which the real property tax lien, which is being foreclosed upon in the above encaptioned matter, has attached. Subject to restrictive covenants and easements of record.

Parcel Identification Number: 064371

To have and to hold the aforesaid tract of land, to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns forever, in as full and ample manner as said MARK D. BARDILL, Commissioner as aforesaid, is authorized and empowered to convey the same.

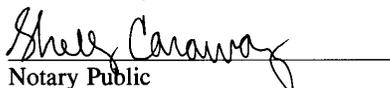
In witness whereof, the said MARK D. BARDILL, Commissioner, hath hereunto set his hand and seal.

 (SEAL)
MARK D. BARDILL, Commissioner

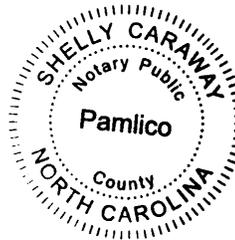
NORTH CAROLINA
PAMLICO COUNTY

I, Shelly Caraway of said County, do hereby certify that MARK D. BARDILL, Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and official seal this the 26th day of October, 2018.


Notary Public

My commission expires: 07/01/2023



Bardill



Doc ID: 014080980003 Type: CRP
Recorded: 10/30/2018 at 11:09:30 AM
Fee Amt: \$34.00 Page 1 of 3
Revenue Tax: \$8.00
Onslow County, NC
Rebecca L. Pollard Reg. of Deeds

BK **4853** PG **864-866**

Prepared by: Zacchaeus Legal Services
Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585

Revenue Stamps \$8.00

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF ONSLOW

ID# 073781

This deed, made this 25th day of October, 2018, by MARK D. BARDILL, Commissioner, to Pluris Webb Creek, LLC of 2100 McKinney Ave., Suite 1550, Dallas, Texas, 75201.

WITNESSETH:

That whereas the said MARK D. BARDILL was appointed Commissioner under an order of the District Court, in the tax foreclosure proceeding entitled Onslow County versus Hurst-Law Group, Inc., Defendant, and Quail Roost Homes Homeowners Association, Inc., Lienholder, et al, File No. 17-CVD-3423; and said MARK D. BARDILL was directed by said Order as Commissioner to sell the land hereinafter described at public sale after due advertisement according to law; and

Whereas, the said MARK D. BARDILL, Commissioner, did on the 25th day of September, 2018, offer the land hereinafter described at a public sale at the Onslow County Courthouse door, in Jacksonville, North Carolina, and then and there the said Pluris Webb Creek, LLC became the last and highest bidder for said land for the sum of \$3,772.82; and no upset or increased bid having been made within the time allowed by law, and said sale having been confirmed by said Court, and said MARK D. BARDILL, Commissioner, having been ordered to execute a deed to said purchaser upon payment of the purchase money;

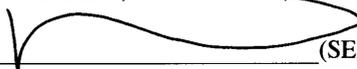
Now, therefore, for and in consideration of the premises and the sum of \$3,772.82, receipt of which is hereby acknowledged, the said MARK D. BARDILL, Commissioner, does by these presents, hereby bargain, sell, grant, and convey to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns that certain parcel or tract of land, situated in Swansboro Township, Onslow County, North Carolina, and described as follows:

All of that certain lot or parcel of land situated in Swansboro Township, Onslow County, North Carolina and more particularly described as follows:
Being all of that 5,903 square foot parcel named Pump Station Area (Reserved for Webb Creek Water & Sewage, Inc.) in Deed Book 55, Page 53, Onslow County Registry.
Subject to restrictive covenants and easements of record.

Together with any and all utility lines, easements, apparatuses, equipment, improvements, and the like, associated with that certain water and sewer utility known as Webb Creek Water and Sewer upon which the real property tax lien, which is being foreclosed upon in the above encaptioned matter, has attached. **Parcel Identification Number: 073781**

To have and to hold the aforesaid tract of land, to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns forever, in as full and ample manner as said MARK D. BARDILL, Commissioner as aforesaid, is authorized and empowered to convey the same.

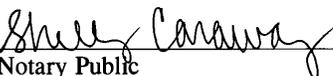
In witness whereof, the said MARK D. BARDILL, Commissioner, hath hereunto set his hand and seal.


(SEAL)
MARK D. BARDILL, Commissioner

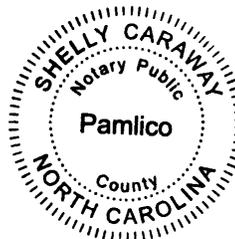
NORTH CAROLINA
PAMLICO COUNTY

I, Shelly Caraway of said County, do hereby certify that MARK D. BARDILL, Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and official seal this the 25th day of October, 2018.


Notary Public

My commission expires: 07/01/2023



Lp
Bardill


 Doc ID: 014081000006 Type: CRP
 Recorded: 10/30/2018 at 11:12:55 AM
 Fee Amt: \$42.00 Page 1 of 6
 Revenue Tax: \$16.00
 Onslow County, NC
 Rebecca L. Pollard Reg. of Deeds
BK 4853 PG 870-875

Prepared by: Zacchaeus Legal Services

Revenue Stamps \$16.00

Return to: Zacchaeus Legal Services, P.O. Box 25, Trenton, NC 28585

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF ONSLOW

ID# 052256 & 076412

This deed, made this 26th day of October, 2018, by MARK D. BARDILL, Commissioner, to Pluris Webb Creek, LLC of 2100 McKinney Ave., Suite 1550, Dallas, Texas, 75201.

WITNESSETH:

That whereas the said MARK D. BARDILL was appointed Commissioner under an order of the District Court, in the tax foreclosure proceeding entitled Onslow County versus Webb Creek Water and Sewage, Inc., Defendant, and United States of America, by and through Department of Treasury, Internal Revenue Service, North Carolina Department of Commerce, Division of Employment Security, Branch Banking and Trust Company, and North Carolina Department of Revenue, Lienholders, et al, File No. 18-CVD-259; and said MARK D. BARDILL was directed by said Order as Commissioner to sell the land hereinafter described at public sale after due advertisement according to law; and

Whereas, the said MARK D. BARDILL, Commissioner, did on the 25th day of September, 2018, offer the land hereinafter described at a public sale at the Onslow County Courthouse door, in Jacksonville, North Carolina, and then and there the said Pluris Webb Creek, LLC became the last and highest bidder for said land for the sum of \$3,847.02 in regards to Parcel ID# 076412 and for the sum of \$3,796.41 in regards to Parcel ID# 052256; and no upset or increased bid having been made within the time allowed by law, and said sale having been confirmed by said Court, and said MARK D. BARDILL, Commissioner, having been ordered to execute a deed to said purchaser upon payment of the purchase money;

Now, therefore, for and in consideration of the premises and the sum of \$3,847.02 in regards to Parcel ID# 076412 and for the sum of \$3,796.41 in regards to Parcel ID# 052256, receipt of which is hereby acknowledged, the said MARK D. BARDILL, Commissioner, does by these presents, hereby bargain, sell, grant, and convey to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns that certain parcel or tract of land, situated in Swansboro Township, Onslow County, North Carolina, and described as follows:

TRACT ONE: All of those certain lots or parcels of land situated in Swansboro Township, Onslow County, North Carolina and more particularly described as follows:

Beginning at a point which is located N. 53-21-52 W. 99.80 feet from the northeast corner of Lot 23 Creeker Town South as recorded in Map Book 50, Page 1, Slide L-1099; thence from said beginning point S. 41-59-13 W. 84.58 feet to a point in the northern line of Lot 23; thence along said northern line S. 88-36-36 W. 359.73 feet to a point in the northern line of Lot 16; thence leaving said northern line the following bearings and distances: N. 01-23-24 W. 141.15 feet; N. 88-36-36 E. 289.96 feet; S. 62-03-39 E. 105.84 feet; S. 53-21-52 E. 45.18 feet to the point and place of beginning, containing 1.20 acres.

EASEMENT TRACTS:

EASEMENT ONE: There is also granted a 60' easement for access to the lift station from Kelly Circle to Webb Creek Utilities and being further described as follows: Beginning at a point which is located N. 53-21-52 W. 99.80 feet from the northeast corner of Lot 23 Creeker Town South as recorded in Map Book 50, Page 1, Slide L-1099; thence from said beginning point N. 53-21-52 W. 45.18 feet; thence N. 62-03-39 W. 15.48 feet; thence N. 41-59-13 E. 105.56 feet to the curb and gutter at Kelly Circle; thence along said curb and gutter and if were in a straight line S. 38-29-48 E. 60.84 feet; thence leaving said curb and gutter S. 41-59-13 W. 87.53 feet to the point and place of beginning.

EASEMENT TWO: There is an additional easement granted to Webb Creek Utilities, north of Spain Drive and south of Building 500 Creek Town Villas and being further described as follows: Beginning at the southeast corner of Lot 31 Creeker Town South as recorded in Map Book 50, Page 1, Slide L-1099, and following the eastern line of Lots 31 and 30 N. 16-22-26 W. 75.05 feet, thence N. 06-24-29 W. 58.20 feet to a point in the eastern line of Lot 30 and in the southern side of a 40' drainage easement; thence leaving said eastern line and following said southern line N. 88-36-36 E. 58.25 feet to a point; thence leaving said southern easement line S. 16-22-26 E. 117.32 feet to a point in the northern right of way of Spain Drive; thence along said right of way S. 73-37-34 W. 66.34 feet to the point and place of beginning.

EASEMENT THREE: There is also granted a 24' access easement along Creekertown Way, Jessie Circle and Kelly Circle. Webb Creek Utilities shall also have a blanket easement across all sewer lines, services and drainage features located on or connecting to Creekertown Way, Jessie Circle and Kelly Circle. This blanket easement is granted to Webb Creek Water & Sewage, Inc., its successors or assigns in interest and shall include all sewage lines and services located within the boundaries of the Creeker Town Villas Homeowners Association, Inc., property which is or will be conveyed by the above Grantor(s) which has previously been described as Villas Maps Roadways and Streets.

This conveyance is made subject to a 120 day right of redemption by the United States of America pursuant to 26 U.S.C. Section 7425 and 28 U.S.C. Section 2410.

Subject to restrictive covenants and easements of record.

Together with any and all utility lines, easements, apparatuses, equipment, improvements, and the like, associated with that certain water and sewer utility known as Webb Creek Water and Sewer upon which the real property tax lien, which is being foreclosed upon in the above encaptioned matter, has attached.

Parcel Identification Number: 076412 (formerly 076409, 051850 & 076411)

TRACT TWO: All of that certain lot or parcel of land situated in Swansboro Township, Onslow County, North Carolina and more particularly described as follows:

Beginning at a concrete control monument at the southwest corner of Lot 101, Section 2, Phase 5, Block J of Foxtrace Subdivision as recorded in Map Book 29, Page 119 of the Onslow County Registry; thence from said point of beginning and following the western line of Lot 101 N. 26° 04' 31" W. 135.00 feet, thence N. 63° 55' 29" E. 130.50 feet to a point in the northern line of Lot 100; thence leaving said northern line and following the western lines of Lots 98, 97, 96, and 95 N. 16° 27' 24" W. 336.70 feet to the northwest corner of Lot 95; thence N. 64° 36' 01" E. 25.00 feet to a point in the northern line of Lot 95, said point also being the southwest corner of Lot 16, Block F, Phase 1, Section II, as recorded in Map Book 27, Page 217, of the Onslow County Registry; thence following the western line of Lot 16 N. 29° 13' 06" W. 140.00 feet to a point in the southern right-of-way and curve of Foxtrace Lane; thence following said right-of-way and curve to the right having a radius of 1,030.00 feet, a length of 56.50 feet, and a chord bearing and distance of S. 62° 21' 12" W. 56.49 feet to a point of tangency; thence continuing along said right-of-way S. 63° 55' 29" W. 135.00 feet to the northeast corner of Lot 16A, Block F, Phase I, Section II, as recorded in Map Book 28, Page 223, of the Onslow County Registry; thence leaving said right-of-way and following the eastern line of Lot 16A S. 26° 04' 31" E. 144.25 feet to the southeast corner of said lot; thence S. 62° 11' 38" W. 90.04 feet to the southwest corner of Lot 16A; thence S. 46° 41' 45" E. 142.04 feet to the northeast corner of Lot 17, Block F, Section II, as recorded in Map Book 28, Page 79, of the Onslow County Registry; thence along the eastern line of Lot 17 S. 26° 04' 31" E. 100.00 feet to the southeast corner of said lot; thence S. 63° 55' 29" W. 160.00 feet to the southwest corner of Lot 17; thence S. 67° 18' 05" E. 121.39 feet to a point; thence S. 26° 04' 31" E. 133.70 feet to a point in the northern right-of-way of Parnell Road; thence along said right-of-way N. 63° 55' 29" E. 107.36 feet to the point and place of beginning, containing 2.69 acres.

LESS AND EXCEPT so much of the above described parcel that was conveyed to Group Eight, Ltd. recorded in Deed Book 3393, Page 458, Deed Book 2683, Page 889, and Deed Book 2176, Page 828, Onslow County Registry.

LESS AND EXCEPT Lots 16-A and 16-B of Foxtrace Subdivision, Block F, Phase 1, Section 2, as shown on map of record in Map Book 28, Page 223, Plat Cabinet F, Slide 331, Onslow County Registry.

LESS AND EXCEPT so much of the above described parcel recorded in Deed Book 3248, Page 2, that laps onto the above referenced parcel.

LESS AND EXCEPT the right of way of Foxtrace Lane.

This conveyance is made subject to a 120 day right of redemption by the United States of America pursuant to 26 U.S.C. Section 7425 and 28 U.S.C. Section 2410.

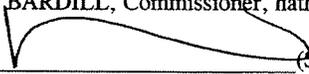
Subject to restrictive covenants and easements of record.

Together with any and all utility lines, easements, apparatuses, equipment, improvements, and the like, associated with that certain water and sewer utility known as Webb Creek Water and Sewer upon which the real property tax lien, which is being foreclosed upon in the above encaptioned matter, has attached.

Parcel Identification Number: 052256

To have and to hold the aforesaid tract of land, to the said Pluris Webb Creek, LLC, and their successors, heirs and assigns forever, in as full and ample manner as said MARK D. BARDILL, Commissioner as aforesaid, is authorized and empowered to convey the same.

In witness whereof, the said MARK D. BARDILL, Commissioner, hath hereunto set his hand and seal.



(SEAL)
MARK D. BARDILL, Commissioner

NORTH CAROLINA
PAMLICO COUNTY

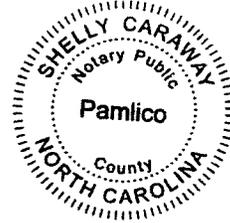
I, Shelly Caraway of said County, do hereby certify that MARK D. BARDILL, Commissioner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and official seal this the 26th day of October, 2018.



Notary Public

My commission expires: 07/01/2023





Doc ID: 014759330003 Type: CRP
Recorded: 05/20/2020 at 03:16:06 PM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Onslow County, NC
Rebecca L. Pollard Reg. of Deeds

BK **5169** PG **21-23**

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: None Recording Time, Book and Page set forth above

This instrument prepared by: Gaylor Edwards & Vatcher, P.A., Licensed North Carolina Attorneys
Tax Parcel ID No(s): 162809 S/F 162809
Brief description for index: SPS, Utility and Access Easement, 8.20 acres, Eastport, Sec. IV, Map Bk 78, Pg 9
The hereinafter described property _____ does xx does not include the primary residence of Grantor.

THIS DEED made this 18 day of May, 2020 by and between:

GRANTOR:

GRANTEE:

ALANDEAL, LLC, a North Carolina
limited liability company

PLURIS WEBB CREEK, LLC, a North
Carolina limited liability company

Mailing address:
12 Taney Avenue
Annapolis, MD 21401

Mailing address:
5959 Berkshire Lane, Suite 800
Dallas, TX 75225

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

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto the Grantee, in fee simple, all that/those certain tract(s), lot(s) or parcel(s) of land, situated in Swansboro Township, Onslow County, North Carolina and more particularly described as follows:

Being all that tract of land designated "SPS, Utility and Access Easement, 8.20 Ac." as shown on a plat entitled, "Eastport, Section IV" dated 11-25-19, prepared by Parker & Associates, Inc., and recorded in Map Book 78, Page 9, Cabinet O, in the Office of the Register of Deeds of Onslow County, North Carolina.

Subject to the reservation by Grantor, for the benefit of Grantor, its successors and assigns, of a perpetual ingress, egress and regress easement for vehicular and pedestrian traffic and utility easement for access

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and extension of utilities to the tract of land situated north of the above described property. The location of said easements to be selected by Grantor in such a manner that does not interfere with the existing improvements on the above described tract of land.

The property herein above described was acquired, or is a portion of the property acquired, by Grantor by instrument recorded in: Book 5136, Page 384, Onslow County Registry.

TO HAVE AND TO HOLD the aforesaid tract(s), lot(s) or parcel(s) of land and all privileges and appurtenances thereto belonging to the Grantee, in fee simple.

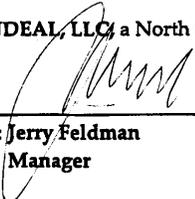
GRANTOR COVENANTS WITH THE GRANTEE that Grantor has done nothing to impair the title to the above described property, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through the Grantor and none other.

Title to the property herein above described is subject to the following exceptions:

Property taxes for the year 2020 and thereafter; restrictive covenants, and utility easements of record, and matters shown on any recorded map or plat of the above described property.

IN WITNESS WHEREOF, the Grantor has hereto set his/her hand and seal, or if corporate or other entity, has caused this instrument to be executed by its duly-authorized partner(s), manager(s) or officer(s), the day and year first above written.

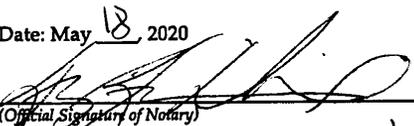
ALANDEAL, LLC, a North Carolina limited liability company

By: 
Name: **Jerry Feldman**
Title: **Manager**

STATE OF MARYLAND
COUNTY OF ANNE ARUNDEL

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purposes stated therein and in the capacity(ies) indicated: **Jerry Feldman**

Date: May 18, 2020


(Official Signature of Notary)
KERRY KILLIAN-WILKOVICH
(Notary's printed or typed name)

Kerry Killian-Wilkovich
Notary Public
Anne Arundel County
State of Maryland

My commission expires: 12/21/20

(Official Stamp or Seal)

SCHEDULE 1.1(a)(ii)
**List of Sewer Lift Station Equipment, Booster Pump Station Equipment, and all Trunk,
Collection and Other Pipes, Drains and Lines**

See attached listing.

SCHEDULE 1.1(a)(ii)
PLURIS, LLC

System Component/Asset	Quantity	Size or Capacity	Type/Material
Force Mains	63,325	LF 2"	PVC
Force Mains	6,016	LF 3"	PVC
Force Mains	41,737	LF 4"	PVC
Force Mains	52,781	LF 6"	PVC
Force Mains	21,688	LF 8"	PVC
Force Mains	44,764	LF 10"	PVC
Force Mains	66,545	LF 12"	PVC
Gravity Mains	8,168	LF 6"	PVC
Gravity Mains	173,984	LF 8"	C900
Gravity Mains	8,856	LF 10"	C900
Gravity Mains	14,839	LF 12"	C900
Gravity Mains	475	LF 15"	C900
Manholes	1,290	#	
Lift Stations	57	# 25-125 gpm	
Lift Stations	24	# 126-300 gpm	
Lift Stations	11	# 301-550 gpm	
Lift Station (South Bridge)	1	# 750 gpm	
Lift Station (Main)	1	# 1,200 gpm	
Lift Station (Main)	1	# 1,850 gpm	
Simplex Pump/lift stations	850	# 2 hp in each	
Service Connections	6,775	#	

SCHEDULE 1.1(a)(iii)
List of Equipment, Software, and Other Tangible Personal Property

In addition to the facilities, equipment and vehicles listed below, Pluris will convey to ONWASA the furniture, computer hardware and software and related office equipment used in connection with Pluris' permitting and operations functions. Purus will not convey computer hardware and software and related office equipment and furniture used in connection with Pluris' call center operations, except for cubicles and desks which will be conveyed.

SCHEDULE 1.1(a)(iii)
PLURIS, LLC

Lagoon System (Quantity)

- Parshall flume (1)
- ultrasonic flow meter (1)
- bar screen (1)
- 42.2 acre three-cell facultative lagoon (1 system, 3 cells)
- tablet chlorinator (1)
- 138,875-gallon chlorine contact chamber (1)
- irrigation pump station, duplex 1,800 GPM pump (2)
- effluent flow meter (1)
- 129.28-acre spray irrigation area (1 system, 25 fields)
- piping, valves, controls, and appurtenances

MBR Treatment Plant (Quantity)

- flow splitter box with a 3- inch spaced manual bar screen (1)
- influent magnetic induction type flow meter totalizer (1)
- 254,320-gallon aerated flow equalization tank (1)
 - 1,200 GPM submersible pumps (2)
 - 10 hp floating mechanical aerators (2)
- dual 2 millimeter (mm) rotary drum fine screens (2)
- 52,229-gallon anaerobic tank (1)
 - 2 hp mechanical mixer
 - alum chemical feed system
 - 20 gallon per hour (GPH) chemical feed pumps (2)
- 49,745-gallon pre -anoxic tank (1)
 - 1.5 hp mechanical mixer (1)
- 121,583-gallon pre -aeration tanks (2)
 - 300 cubic foot per minute (CFM) blowers (3)
 - fine bubble diffusers (2)
 - 4.6 hp mechanical mixers (2)
 - pre -aeration recirculation wet well (1)
 - 2,778 GPM recirculation pumps (2)
- 70,324-gallon post anoxic tank (1)
 - 3.6 hp mechanical mixer (1)
 - Micro C chemical feed system (1)
 - 1.8 GPH chemical feed pumps (2)
- 41,888-gallon membrane bioreactor (MBR) aeration basins (2)
 - ten membrane cassettes (each)
 - 386 GPM permeate pumps (2)
 - fine bubble diffusers (2)
 - telescoping valve (2)
 - turbidimeter (2)
 - 711 CFM blowers (3)
- recycled activated sludge (RAS) and waste activated sludge (WAS) wet well (1)

SCHEDULE 1.1(a)(iii)
PLURIS, LLC

- 2,082 GPM recycle/wasting pumps (2)
- 330,616-gallon aerobic digester (1)
 - 6-inch diameter decanting pipes (2)
 - coarse bubble diffusers (2)
 - 1,000 CFM blowers (2)
- ultraviolet (UV) disinfection unit (1)
- wash water lift station (1)
 - 300 GPM submersible pumps (2)
- gravity feed line to the high-rate infiltration basins (2 LF)
- 9.5-acre dewatering storage lagoon (1)
- auxiliary generator (1)
- high-rate infiltration basin (2)
 - effluent flow meter (1)
 - refrigerated effluent sampler (1)
- piping, valves, controls, and appurtenances

ADDITIONAL EQUIPMENT:

1998 580 Super Backhoe
 Kubota BX2670 Lawn Mower
 Husqvarna 46" Lawn Mower
 1996 Utility Trailer
 Leonard Flat Bed Trailer
 New Holland 8360 Tractor
 John Deere 5100 E Tractor
 MX 15 John Deere Bat Wing Bushhog
 HX 14 John Deere Bushhog
 VMC Bushhog for the Mini
 Yanmar (Mini) Excavator
 New Holland Roll Belt 450 Hay Bailer
 Enorossi Hay Rake
 CM 2800 Side Cutter
 Titanium Welder
 Electric Snake
 Gen Eye Locator
 Subsite Locator
 Core Bore Saw
 Kobalt Air compressor
 John Deere Gator
 80 KW 2004 Portable Generator
 80 KW 2005 Portable Generator
 1195 Spectron 125 KW 1995 Portable Generator
 (5) Portable by-pass pumps (Godwin)
 (2) Vac-con Vac Trucks
 A-1 Hitch and Trailer 6x14 Gate Trailer

SCHEDULE 1.1(a)(iii)
PLURIS WEBB CREEK, LLC

System Component/Asset	Quantity	Size or Capacity	Type/Material
Wastewater Treatment Plant (WWTP)			
Rotary Drum Screen	2 #	1.8 MGD	Stainless Steel
Flow Equalization/Pre-anoxic	1 #	78,830 gal	Concrete
Aerobic Tank	2 #	38,275 gal	Concrete
Post-anoxic Tank	1 #	33,116 gal	Concrete
Membrane Bioreactor (MBR)	2 #	20,700 gal	
Tertiary Clarifier	3 #	141,000 gal ea (423,000 total)	Circular, Steel
Disinfection (Peracetic Acid)	2 #	280 gph	
Aerobic Digestion	1 #	38,275 gal	Concrete
Feed Forward Pump (Pre-anoxic)	2 #	875 gpm	Submersible
WAS/Rescreen Transfer Pump (MBR)	2 #	100 gpm	Submersible
Permeate Pump (Control Building)	2 #	340 gpm	Centrifugal
Washwater Lift Station Pump (Control Building)	2 #	128 gpm	Submersible
Chemical Feed Pump	4 #	50 gpd	Metering
Effluent Lift Station Pump	2 #	486 gpm	Submersible
Chemical Feed Pump (Control Building)	1 #	2.5 gpm	Metering
Mixer (Pre-anoxic)	1 #		High pressure gas
Mixer (Post-anoxic)	1 #		High pressure gas
Blower (MBR)	2 #	335 CFM	Positive displacement rotary lobe
Blower (PA/Digester/Standby)	2 #	460 CFM	Positive displacement rotary lobe
Fine Bubble Diffuser (PA Aeration)			
Coarse Bubble Diffuser (Digester)			
Yard Piping	LF		

ADDITIONAL EQUIPMENT:

CD 103M BYPASS PUMP
KUBOTA ZERO TURN 54Z
LAWN MOWER TRAILER
HONDA 2500 PRESSURE WASHER
STATIONARY AIR COMPRESSOR
CRAFTSMAN 2200i GENERATOR
HUSQVARNA 55 CHAINSAW
ALLEGRA INDUS. AIR MANHOLE BLOWER
RIDGID SEWER SNAKE
KOBALT CEMENT MIXER
MAGNUM LTS17 PAINT SPRAYER
ECHO PB80101 BACKPACK BLOWER
ECHO #2 EDGER
ECHO WEED EATER
ECHO HEDGE TRIMMER
ECHO POLE SAW
HUSQVARNA 4C WEED EATER

SCHEDULE 1.1(a)(iv)**List of Supplies, Tools, Raw Materials, Parts, Work in Process and Inventories**

See attached lists of supplies, parts and inventories onsite at each Pluris utility. There is no Work in Process to be listed as there is no long-term construction project currently in process. Each truck to be conveyed has lockable aluminum tool boxes containing tools typically necessary for daily requirements.

Pluris, LLC - North Topsail Parts & Components

<u>Quantity</u>	<u>Items</u>
2	4" Flanged Gate Valves
5	4" Flanged Check Valves
3	2" Threaded Gate Valves
6	2" PVC 90 Elbows Glue Joints
2	2" PVC Tees Glue Joints
3	4" Flanged 90 Elbows
2	6" Flanged Gate Valves
4	2" Hymax Couplings
3	4" Hymax Couplings
2	6" Hymax Couplings
9	12" Mechanical Joint Couplings
3	8" Mechanical Joint Couplings
2	12" Mechanical Joint 90 Elbows
4	12" Mechanical Joint 45 Elbows
10	Cast Iron Valve Boxes
6	1.25 Threaded Tees
2	1.25 Threaded 90 Elbows
9	1.25 Threaded Close Nipples
19	1.25 Threaded Gate Valve
3	1.25 Compression Couplings
22	2" PVC 45 Elbows
50	2" PVC 90 Elbows
30	2" PVC Couplings
28	2" PVC Tees
10	2" Close Nipples
6	2" CV200 Check Valves
2	2" Threaded Gate Valves
4	2" SCH 80 Nipples
16	2.5" PVC SHC 80 Glue Flange
6	3" PVC Glue Tee
9	4" PVC Cleanout Glue Caps
30	4" Glue Caps
6	4" Elder Valves
9	4" PVC Glue Couplings
5	4" PVC Glue Male Adapters
14	4" PVC 45 Elbows
15	4" PVC 90 Elbows
4	4" PVC Cleanouts
6	4" PVC Tees
3	6" PVC 90 Elbows
16	6" PVC Couplings
3	8" PVC Couplings
2	Simplex Trashcan Pump Packages
8	2" Tapping Saddles
2	6" Tapping Saddles

Pluris, LLC - North Topsail Parts & Components

<u>Quantity</u>	<u>Items</u>
6	8" Tapping Saddles
12	12" Tapping Saddles
2	5" Tapping Saddles
5	2" Hymax Couplings
2	3" Hymax Couplings
6	2" Full Circle Clamps
3	12" Full Circle Clamps
2	10" Full Circle Clamps
2	8" Full Circle Clamps
3	6" Full Circle Clamps
1	4" Full Circle Clamps
5	2 HP Myer's Pumps
1	2 HP Omnivore Pump
4	5 HP Myer's Pumps
1	7.5 HP Myer's Pump
1	1.5 HP Barnes Pump
2	5 HP Barnes Pump
1	20 HP Homa Pump
2	7 HP Barnes Pump
1	10 HP Homa Pump
3	5 HP Liberty Decant pumps
30	25' Lift Station Control Floats
1	Case Orange Marking Paint
1	Case White Marking Paint
6	Cans Blue Marking Paint
6	Cans Green Marking Paint
4	Cases Green Marking Flags
16	Green Marker Balls
12	Purple Marker Balls
.5	Cases Glue & Cleaner
6	6" Manhole Risers
3	3" Manhole Risers
4	4" Manhole Risers
12	Concrete Valve Rings
4	Manhole Lids & Rings
4	Simplex Packages
2	24" Simplex Risers
300 feet	#12 Green Wire
2 rolls	225' #14 Red Wire
2 rolls	700' #12 White Wire
1	500' #12 Black Wire
8	Simplex Contactors
23	Simplex Run Capacitors
10	Simplex Start Capacitors
5	Simplex Run Relays

Pluris, LLC - North Topsail Parts & Components

<u>Quantity</u>	<u>Items</u>
4	8" Stainless Steel Pipe (20 feet each)
4	6" Stainless Steel Pipe (20 feet each)
7	3" Stainless Steel Pipe (20 feet each)
5	2" Stainless Steel Pipe (20 feet each)
1	2.5" Stainless Steel Pipe (20 feet each)
5	10" Stainless Steel Pipe (20 feet each)
1	8" Stainless Steel 90 elbow
28	2" PVC SCH 40 Pipe (20 feet each)
11	4" PVC SCH 40 Pipe (20 feet each)
7	6" PVC SCH 40 Pipe (20 feet each)
4	3" PVC SCH 40 Pipe (20 feet each)
2	2.5" PVC SCH 40 Pipe (20 feet each)
1	4" SDR35 PVC Pipe (20 feet each)
2	8" PVC Pipe (20 feet each)
2	6" PVC Pipe (20 feet each)
3	10" PVC Pipe (20 feet each)

Pluris Webb Creek - Parts & Components

<u>Quantity</u>	<u>Items</u>
10	4" PVC Elder Valves
4	Cans - Glue/Cleaner
6	2" Metal Couplings
2	8" Mechanical Joint Tees
1	8" PVC 90 Elbow Glue Joint
9	6" Grip Ring Gland Pack
9	4" Grip Ring Gland Pack
8	8" Grip Ring Gland Pack
8	4" Flange Packs
1	WILO Spare EQ Pump
1	½ HP Liberty Decant Pump
1	½ HP Proflo Decant Pump
3	Stationary Crane Bases
4	4" SDR35 PVC Pipe (each 20 feet long)
10	4" SCH 40 PVC Pipe (each 20 feet long)
60	1" SCH 40 PVC Conduit (each 20 feet long)
4	2" SCH 40 PVC Pipe (each 20 feet long)
1	3" SCH 40 PVC Pipe (20 feet long)
1	4" Ductile Iron Pipe (20 feet long)
1	6" Mechanical Joint 90 Elbow
11	4" Fernco Couplings
10	8" Fernco Couplings
2	6" Mechanical Joint Couplings
6	4" PVC Glue Couplings
7	4" Cleanout Caps
8	4" PVC Caps
10	25' Lift Station Control Floats
2	4" PVC Sanitary Tees
4	4" PVC Long Sweep Combination Tees
13	4" PVC 90 Elbows
7	4" PVC 45 Elbows
1	4" Flanged Check Valve
1	3 HP Fairbanks Morse Pump
2	7 HP Ebara Pumps
2	6x8 Flanged Reducers
1	6" Mechanical Joint Tee
4	4" Mechanical Joint Couplings
1	8" Mechanical Joint Coupling
2	6" Grip Ring Packs
2	8" Grip Ring Packs
4	4" Mechanical Gland Packs
4	4" Grip Ring Packs
1	4" PVC Wye Coupling
1	4" Flanged Gate Valve
1	4" Flanged Check Valve
5	4" Mechanical Joint 90 Elbows
4	6" Mechanical Joint 90 Elbows
1	6" Mechanical Joint coupling
7	2" PVC Tees
1	2" ARV Setup

SCHEDULE 1.1(a)(v)
List of Transferrable Permits

SCHEDULE 1.1(a)(v)
List of Transferrable Permits

Listed on the following pages are what are understood to be transferrable North Carolina Department of Environmental Quality (“NCDEQ”) permits held by Pluris, LLC and Pluris Webb Creek, LLC. All permits are kept on file at each utility and are also available on file at the Wilmington office of the NCDEQ. Some permits have been consolidated into single permits as identified in the listing. Dwight Peterson with Pluris, LLC and William Andrews with Pluris Webb Creek, LLC may be reached for additional information.

As ONWASA is not regulated by the NCUC, the Certificates of Public Convenience and Necessity held by Pluris, LLC and Pluris Webb Creek, LLC will not be transferred to ONWASA.

NCDEQ Permits

Pluris, LLC

Permit #	Name	Description
WQ0005849	MBR and Lagoons	Treatment Plant
WQCS00275	Systemwide Collection System	Gravity and Force Mains
WQ0034486	North Topsail Sneads Ferry North Basin (consolidated)*	Collection System
WQ0034485	North Topsail Sneads Ferry South Basin (consolidated)*	Collection System
WQ0034483	North Topsail Sneads Ferry North Beach Basin (consolidated)*	Collection System

* Consolidated - a number of individual permits included in consolidation and each individual permit is on file at Pluris

Pluris Webb Creek, LLC

Permit #	Name	Description
NC0089877	Webb Creek MBR	Treatment Plant
WQCS00230	Webb Creek Collection System	Gravity and Force Mains
WQ0018455	Fox Den	Duplex Lift Station
WQ0016303	Fox Trace Section #4 Phase 5	Duplex Lift Station
WQ0034087	Jacks Branch	Duplex Lift Station
WQ0034087	Jacks Branch Modification	Duplex Lift Station
WQ0001237	Dayrell Point	Duplex Lift Station
WQ0031256	Quails Roost	Duplex Lift Station
WQ0010030	Buckhead	Duplex Lift Station

WQ0003776	Fox Trace Phase 2	Duplex Lift Station
WQ0014883	Fox Trace	Duplex Lift Station
WQ0014479	Fox Trace Point 2	Duplex Lift Station
WQ0024807	Creeker Town	Duplex Lift Station
WQ0024807	Fox Trace Point	Duplex Lift Station
WQ0005997	Queens Creek	Duplex Lift Station
WQ0004263	Fox Trace	Duplex Lift Station
WQ0013643	Fox Trace Section 5	Duplex Lift Station
WQ0020566	Fox Lair	Duplex Lift Station
WQ0022596	Buckhead	Duplex Lift Station
WQ0022596	Buckhead Modification #1	Duplex Lift Station
WQ0014111	Sand Ridge Elementary School	Duplex Lift Station
WQ0007887	Fox Trace Section 3 #1	Duplex Lift Station
WQ0007887	Fox Trace Section 3 Modification 1	Duplex Lift Station
WQ0003776	Fox Trace Section 2	Duplex Lift Station
WQ0012444	Fox Trace Section 4 Phase 6	Duplex Lift Station

SCHEDULE 1.1(a)(vi)
List of Assumed Contracts

SCHEDULE 1.1(a)(vi)
List of Assumed Contracts

All written Developer Agreements to which the Pluris entities are party are filed with the NCUC and copies thereof are kept on file at Pluris' Sneads Ferry business office. Kaarin Williams, permitting and developer relations coordinator may be reached for additional information on each agreement.

See attached list for each Pluris entity.

North Topsail / Sneads Ferry Service Area

Development Name	Date of Executed Agreement (Listings with no date are Pre-Pluris Developments)
<u>Residential</u>	
Aaronfield at Old Folkstone	1/29/2020
Barton Bay	
Beachside Village	12/2/2021
Bermuda Landing	
Bridgeport	3/28/2011
Calinda Cay	
Cape Island	
Comet at Sneads Ferry	9/28/2022; 12/21/2022
Dolphin Shores	
Emerald Dunes	
Ennett Townhomes	10/29/2009
Escoba Bay	1987
Everetts Creek Estates	
Evolve at North Shore	8/23/2022; 2/28/2023
Folkstone Heights	1/25/2021
Hampton Colony	
Hawthorne at Sneads Ferry	12/30/2022; 2/7/2023
Heron Cay	
Holly Sands Villas	
Landing & Village at Folkstone	4/12/2010
Landing at Everetts Creek	3/31/2009
Landing at Mill Creek	6/28/2002
Manchester Estates	
Mimosa Bay - Ph 1-4	1/29/2010
Nautical Reach	8/16/2013
North Shore Country Club	
Northpoint Bay	3/1/2023
Old Millstone Landing	
Oyster Landing	4/30/2010; 3/8/2012
Permeta Branch	6/18/2023
Preserve at Tidewater	8/19/2014; 2/10/2016
Quarters at Stone Bay	3/4/2011
Scotch Bonnet	1/11/2013
Shipwatch Villas	6/11/2013
South Bridge	10/1/2009; 1/24/2023
St Moritz	7/11/1986
St Regis	
Stonebay Townhomes	4/27/2018
Topsail Reef	
Topsail Villas	
Villa Capriani	
Village of Stump Sound	

<u>Commercial</u>	
Windopointe	6/1/2021
Agave Azul	5/17/2019
Allard Properties, LLC	
Alliance US Properties, LLC	
Atlantic Plaza	
Baked Pizza	
Beachside Commons	
Benjamin Barnes	
Bojangles	
Born Again Baptist Church	
Cape Fear Mini Storage	
Coastal Premier Properties, LLC	
Coldwell Banker Sea Coast Realty	
CVS	
Dairy Queen	
Denny's	6/27/2014
Dollar General	
Elizabeth Gilligan	
Ennett Realty	
First Citizens Bank	
Four Corners Shopping Center	10/22/1987
Guy C Lee Building Materials	
Hampton Inn	2/22/2016
Hardee's	
Hazy's Plaza	
HV Hospitality, LLC / North Shore Inn	
Industrial Concrete, Inc	
Jeanette Lopez / Salty Sistas	
Jimmy's Bar & Grill	
Jones Onslow Electric Member Co-op	
Just One Touch Cleaning	
Kathy Park Real Estate	
Marine Federal Credit Union	
McDonald's	
Mirage USA, LLC	
North End Acquisitions, Inc	
North Shore Village	
North Topsail Landing	3/8/2023
Onslow County ABC	
Onslow County Public Library	9/14/2012
Onslow County Public Schools	9/25/1989; 8/1/1991
Onslow RV Campground	11/21/2022
O'Reilly Automotive Stores, Inc	9/22/2020
Pawville North Carolina, LLC	
Pierce Gregory M / All Pets Animal Hosp; Breakwater Nutrition	
Pizza 21, LLC / Domino's Pizza	
Rademacher and Associates / Backyard Tavern	

Commercial (continued)

Rick's Restaurant	
Riverview Café	
Rogers Bay Campground	
Sawgrass Plaza	
Scotchman / Worsley Co	
Seaview Fishing Pier, LLC	
Shark Attack	
Sneads Ferry Inn	
Sneads Ferry LP Gas	
Sneads Ferry Presbyterian Church	
Sneads Ferry RV Park	1/12/2023
Speedway	
Stump Sound Elementary School	
Swing Away NC, Inc	
Taco Bell	
Terry Whaley	
The Turtle Factory	
Topsail Way Shopping Center	
Town of North Topsail Beach	
Treasure Realty Plaza	
Truist Bank	
USPS	
Wet Bucket, Inc	
Woodcreek RV Park	05/2011
Yopp Brothers Marine	

Webb Creek Service Areas

Development Name	Date of Executed Agreement (Listings with no date are Pre-Pluris Developments)
<u>Residential</u>	
Buckhead	
Creekertown	
Creekertown Villas	
Cooper's Court	
Foxden	
Foxlair	
Fox Trace Section 1 - 5	
Fox Trace Point 1 & 2	
Jack's Branch	
Jack's Branch Townhomes	9/12/2022
Quail Roost	
The Pines	10/26/2016
Eastport 1 & 3	10/26/2016
Timber Ridge	10/26/2016
<u>Commercial</u>	
The Pines Mobile Home Park	9/16/2022
Kid's Educational Center	
Monsters Pizza	
Onslow County Public Schools - Sand Ridge Elementary	
Sunshine Laundromat	
Whizz Mart #3 and Car Wash	
The Gas Mart	

SCHEDULE 1.1(b)(vi)
List of Excluded Assets

SCHEDULE 1.1(b)(vi)
List of Assets Being Retained by Pluris Not Used in Operating the Systems

None. Assets being retained by Pluris not used in operating the Systems include computer hardware and software and related office equipment and furniture used in connection with Pluris' call center operations. Those assets will not be conveyed to ONWASA, except for cubicles and desks in the call center, which will be conveyed to ONWASA.

In addition to the Excluded Assets listed in Section 1.1(b), excluded from the Pluris assets to be acquired by ONWASA are (1) all businesses conducted by Pluris not relating to the Systems; (2) Pluris' (a) cash and cash equivalents (*e.g.*, certificates of deposit, investment accounts, etc.); (b) accounts receivable for service provided through the Systems up to the date of Closing; (c) tax refunds and loss carry forwards; and (d) investment tax credits; (3) any other assets owned by Pluris not associated with its provision of service through the Systems; and (4) all Connection Fees received by Pluris prior to July 1, 2023 relating to the Systems.

Schedule 1.1(d)
Allocation of Consideration

Pluris, LLC

Real Property:	\$ 37,171,359.00
Other Systems Assets:	\$ 328,641.00
Total:	<u>\$ 37,500,000.00</u>

Pluris Webb Creek, LLC

Real Property:	\$ 10,956,557.00
Other Systems Assets:	\$ 43,443.00
Total:	<u>\$ 11,000,000.00</u>

OTHER ASSETS**Pluris, LLC****Trucks**

Type	VIN	Mileage	Value*
F-150	1FTEX1EB6KFB64886	58,413	23,381.00
F-150	1FTEX1E86GFC61226	106,699	14,126.00
F-150	1FTEX1EB2KKF30219	21,095	27,752.00
F-150	1FTEX1EM9EFC96885	82,469	11,540.00
F-250	1FD7X2B63LEE53071	27,567	36,981.00
F-350 Crane	1FD8W3HT8JEB67708	97,094	47,861.00
F-550 Dump	1FDAF56P37EA13838		20,000.00 (estimate)
Vactor	1FVHG3CY3HHJB5707		122,000.00 (estimate)
Vactor			62,400.00 (estimate)

Trucks TOTAL 303,641.00

Tools 25,000.00 (estimate)

TOTAL 328,641.00

Pluris Webb Creek, LLC**Trucks**

Type	VIN	Mileage	Value*
F-150	1FTEX1EPXJFD04397	105,978	16,356.00
F-150	1FTEX1EB0KKD31735	88,712	19,587.00

Trucks TOTAL 35,943.00

Tools 7,500.00 (estimate)

TOTAL 43,443.00

*Value estimate from Kelley Blue Book (midpoint of Trade-in Value) as of 6/22/2023 unless noted otherwise

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SCHEDULE 2.4
Pluris Financial Statements

See Attached

Schedule 2.4
Pluris Financial Statements

**THESE FINANCIAL STATEMENTS ARE MARKED "CONFIDENTIAL"
AND "PROPRIETARY" AND ARE FURNISHED SUBJECT TO THE
TERMS OF THE PARTIES' CONFIDENTIALITY AGREEMENT DATED
OCTOBER 4, 2022.**

PLURIS, LLC

FINANCIAL STATEMENTS

**December 31, 2022 and 2021
with Report of Independent Auditors**

PLURIS, LLC
FINANCIAL STATEMENTS
December 31, 2022 and 2021

Table of Contents

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Statements of Changes in Member's Equity (Deficit)	5
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REPORT OF INDEPENDENT AUDITORS

To the Member of
Pluris, LLC

Opinion

We have audited the financial statements of Pluris, LLC, which comprise the balance sheets as of December 31, 2022 and 2021, and the related statements of operations, changes in member's equity (deficit), and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Pluris, LLC as of December 31, 2022 and 2021, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Pluris, LLC, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Pluris, LLC's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with auditing standards generally accepted in the United States of America, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Pluris, LLC's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Pluris, LLC's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Whitley Penn LLP

Dallas, Texas
April 28, 2023

PLURIS, LLC
BALANCE SHEETS

	December 31,	
	2022	2021
Assets		
Current assets:		
Cash and cash equivalents	\$ 57,172	\$ 252,817
Accounts receivable	407,730	362,103
Prepaid expenses and other	56,495	36,276
Total current assets	<u>521,397</u>	<u>651,196</u>
Due from affiliate entities	977	15,412,510
Investment in CoBank	106,743	91,770
Property and equipment, net	17,559,625	16,837,393
Goodwill	4,092,773	4,092,773
Total assets	<u>\$ 22,281,515</u>	<u>\$ 37,085,642</u>
Liabilities and Member's Equity (Deficit)		
Current liabilities:		
Accounts payable	\$ 39,772	\$ 420,694
Accrued expenses and other liabilities	49,726	50,763
Accrued interest	15,302	16,929
Deferred revenue	364,607	338,225
Long-term debt, net	451,907	432,313
Total current liabilities	<u>921,314</u>	<u>1,258,924</u>
Long-term liabilities:		
Customer deposits	100,180	77,801
Long-term debt, net	3,568,457	4,014,689
Total liabilities	<u>4,589,951</u>	<u>5,351,414</u>
Contributions in aid of construction:		
Cost of assets	24,688,730	22,452,657
Less: accumulated amortization	<u>(11,811,466)</u>	<u>(10,835,640)</u>
Net contributions in aid of construction	12,877,264	11,617,017
Prepaid contributions in aid of construction	6,478,657	4,819,104
Total contributions in aid of construction	<u>19,355,921</u>	<u>16,436,121</u>
Member's equity (deficit)	<u>(1,664,357)</u>	<u>15,298,107</u>
Total liabilities and member's equity (deficit)	<u>\$ 22,281,515</u>	<u>\$ 37,085,642</u>

See accompanying notes to financial statements.

PLURIS, LLC

STATEMENTS OF OPERATIONS

	Year Ended December 31,	
	2022	2021
	<u> </u>	<u> </u>
Operating revenues:		
Wastewater	\$ 4,584,859	\$ 4,237,637
Operating expenses:		
Operations and maintenance	2,904,924	2,720,468
Fees and taxes other than income	28,746	7,939
Depreciation	992,877	980,280
Amortization - contributions in aid of construction	(975,827)	(898,886)
Total expenses	<u>2,950,720</u>	<u>2,809,801</u>
Net income from operations	1,634,139	1,427,836
Other income (expense):		
Interest income	10,734	52
Interest expense	(164,750)	(213,467)
Gain on sale of assets	7,500	-
Benefit from change in tax legislation	-	824,011
Employee retention credit income	312,649	-
Other	9,990	49,056
Total other income (expense)	<u>176,123</u>	<u>659,652</u>
Net income	<u>\$ 1,810,262</u>	<u>\$ 2,087,488</u>

See accompanying notes to financial statements.

PLURIS, LLC
STATEMENTS OF CHANGES IN MEMBER'S EQUITY (DEFICIT)
Years Ended December 31, 2022 and 2021

Balance at January 1, 2021	\$ 13,210,619
Net income	<u>2,087,488</u>
Balance at December 31, 2021	15,298,107
Net income	1,810,262
Non-cash dividend	<u>(18,772,726)</u>
Balance at December 31, 2022	<u><u>\$ (1,664,357)</u></u>

See accompanying notes to financial statements.

PLURIS, LLC
STATEMENTS OF CASH FLOWS

	Year Ended December 31,	
	2022	2021
Operating Activities		
Net income	\$ 1,810,262	\$ 2,087,488
Adjustments to reconcile net income to net cash used in operating activities:		
Depreciation and amortization	17,050	81,394
Bad debt expense	33,109	2,248
Income from investment in CoBank	(14,973)	(16,268)
Gain on sale of assets	(7,500)	-
Amortization of loan fees reflected in interest expense	5,676	5,676
Changes in:		
Accounts receivable	(78,736)	(23,083)
Prepaid expenses	(20,219)	(10,001)
Accounts payable	(380,922)	393,601
Accrued liabilities	(1,037)	(375,894)
Accrued interest	(1,627)	(1,561)
Customer deposits	22,379	2,079
Deferred revenue	26,382	15,034
Due from affiliate entities	<u>(3,361,193)</u>	<u>(3,363,464)</u>
Net cash used in operating activities	<u>(1,951,349)</u>	<u>(1,202,751)</u>
Investing Activities		
Proceeds from sale or disposal of property and equipment	7,500	-
Purchases of property and equipment	<u>(1,715,109)</u>	<u>(1,223,536)</u>
Net cash used in investing activities	<u>(1,707,609)</u>	<u>(1,223,536)</u>
Financing Activities		
Payments of long-term debt	(432,314)	(413,569)
Receipt of contributions in aid of construction	<u>3,895,627</u>	<u>2,825,894</u>
Net cash provided by financing activities	<u>3,463,313</u>	<u>2,412,325</u>
Net change in cash and cash equivalents	(195,645)	(13,962)
Cash and cash equivalents at beginning of year	<u>252,817</u>	<u>266,779</u>
Cash and cash equivalents at end of year	<u>\$ 57,172</u>	<u>\$ 252,817</u>
Supplemental Disclosure of Cash Flow Information		
Cash paid during the year for interest	\$ 160,701	\$ 209,352
Supplemental Disclosure of Non-cash Activities		
Non-cash dividend to parent through forgiveness of receivables due from affiliates	\$ 18,772,726	\$ -

See accompanying notes to financial statements.

PLURIS, LLC**NOTES TO FINANCIAL STATEMENTS****December 31, 2022 and 2021****A. Nature of Business**

Pluris, LLC (the “Company”) is a wholly-owned subsidiary of Pluris North Carolina, LLC which, in turn, is a wholly-owned subsidiary of Pluris Capital Group, LLC. The Company provides wastewater utility services to customers within its certificated territory located in Sneads Ferry, North Carolina. The Company’s corporate office is in Dallas, Texas.

The Company is regulated by the North Carolina Utilities Commission (“NCUC”) which sets the rates and other charges that the Company can bill to its customers.

B. Summary of Significant Accounting Policies

A summary of the Company’s significant accounting policies consistently applied in the preparation of the accompanying financial statements follows.

Basis of Accounting

The accounting records of the company are maintained in accordance with the Uniform System of Accounts prescribed by the National Association of Regulatory Utility Commissioners as adopted by the NCUC and conform in all material respects with accounting principles generally accepted in the United States of America (“GAAP”).

Use of Estimates

The preparation of financial statements requires management to make estimates and assumptions that affect certain reported amounts in the financial statements and accompanying notes. Actual results could differ from these estimates and assumptions.

Cash and Cash Equivalents

Cash and cash equivalents represent cash and highly liquid investments having original maturity dates of three months or less. The Company maintains deposits primarily in one financial institution, which may at times exceed amounts covered by insurance provided by the U.S. Federal Deposit Insurance Corporation (“FDIC”). The Company has not experienced any losses related to amounts in excess of FDIC limits.

PLURIS, LLC**NOTES TO FINANCIAL STATEMENTS (continued)****B. Summary of Significant Accounting Policies – continued****Accounts Receivable**

Accounts receivable represent the uncollected portion of amounts recorded as revenue and billed to customers for the usage of water or water waste. Amounts billed are generally settled within 30 days.

An allowance for doubtful accounts is recorded for individual accounts that management has determined are uncollectible. Balances still outstanding 90 days or more and after management has undergone reasonable collection efforts are written off. As of December 31, 2022 and 2021, the Company did not have an allowance for doubtful accounts.

Investment in CoBank

The Company is required to purchase participation certificates in accordance with its debt agreement with CoBank. As the investment does not have a readily determinable fair value, the participation certificates are recorded at cost less impairment, if any, in the Company's balance sheets. During the years ended December 31, 2022 and 2021, the Company received distributions from CoBank in the form of additional investments totaling \$14,973 and \$16,268, respectively.

Property and Equipment

Property, plant, and equipment are carried at cost. Depreciation is provided using the straight-line method over the assets' estimated useful lives which range from 5 to 50 years. Expenditures for maintenance and repairs are charged to expense in the period in which they are incurred, and betterments are capitalized. The cost of assets sold or abandoned, and the related accumulated depreciation are eliminated from the accounts and any gains or losses are reflected in the accompanying statement of income of the respective period.

Goodwill

Goodwill represents the cost in excess of the fair value of net assets acquired in business combinations. Goodwill valuation is established by the North Carolina Utilities Commission and promulgated in their Rules. The Company tests goodwill for impairment on an annual basis and when events or changes in circumstances indicate that the carrying amount may not be recoverable. The Company's impairment assessment first requires evaluating qualitative factors to determine if the carrying value would more likely than not exceed its fair value. If the Company concludes, based on the qualitative assessment, that the carrying value would more likely than not exceed its fair value; the Company would perform a two-step quantitative impairment test. When a quantitative assessment is performed, the first step is to identify a potential impairment, and the second step measures the amount of the impairment loss, if any. Goodwill is deemed to be impaired if the carrying amount of goodwill exceeds its estimated fair value. No impairment of goodwill was required at December 31, 2022.

PLURIS, LLC**NOTES TO FINANCIAL STATEMENTS (continued)****B. Summary of Significant Accounting Policies – continued****Contribution in Aid of Construction (“CIAC”)**

The Company provides rate-regulated wastewater treatment as a service and is subject to CIAC. CIAC includes any money, services or property received by a utility to fund capital investments at no cost to the company and with no obligation to repay. CIAC includes contributions in any form including contributed utility plant. CIAC represents the historical cost of property contributed to the Company. CIAC related assets are depreciated in the same method as the purchased assets, and an amount equal to the depreciation expense is taken as amortization of CIAC.

Prepaid Contributions in Aid of Construction

Prepaid CIAC is cash received by the company, prior to development of sales or lots, from developers at the time of project permit application. As lots are developed, sold, and new customers connect to the system, prepaid funds are transferred to the CIAC.

Long-lived Assets

The Company evaluates its long-lived assets including property and equipment for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Recoverability of these assets is measured by comparison of their carrying amounts to future undiscounted cash flows that the assets are expected to generate. If long-lived assets are considered to be impaired, the impairment to be recognized equals the amount by which the carrying value of the asset exceeds its fair market value and is recorded in the period the determination was made. There was no impairment of long-lived assets at December 31, 2022 or 2021.

Revenue Recognition

The Company generates its revenue primarily from providing wastewater services to households in its surrounding service area. Rates and other charges are generally established and fixed by the regulatory authorities. Revenue is recognized when the performance obligations have been met, which is generally over time as wastewater services are provided to customers. Any revenue earned but not yet billed at the end of the month are accrued and generally settled the following month. Typically, customers are billed one month in advance and revenue is deferred until the following month.

The Company recognizes a contract asset upon satisfying its performance obligation until the point which consideration is received. Contract assets and liabilities as of January 1, 2021 were \$341,141 and \$323,191, respectively. Contract assets as of December 31, 2022 and 2021 were \$407,730 and \$362,103, respectively. Contract liabilities as of December 31, 2022 and 2021 were \$364,607 and \$338,225, respectively. The Company's contracts do not include any significant financing components.

PLURIS, LLC**NOTES TO FINANCIAL STATEMENTS (continued)****B. Summary of Significant Accounting Policies – continued****Income Taxes**

The Company is organized as a limited liability company and taxed as a partnership. As a result, the Company is a disregarded entity for federal income tax purposes: income or losses are taxable or deductible to the members rather than the Company. Accordingly, no provision has been made for federal income taxes in the accompanying financial statements. In certain instances, the Company is subject to state taxes on income arising in or derived from the state tax jurisdictions in which it operates.

State income tax positions are evaluated in a two-step process. The Company first determines whether it is more likely than not that a tax position will be sustained upon examination. If a tax position meets the more likely than not threshold, it is then measured to determine the amount of expense to record in the consolidated financial statements. The tax expense recorded would equal the largest amount of expense related to the outcome that is 50% or greater likely to occur. The Company classifies any potential accrued interest recognized on an underpayment of income taxes as interest expense and classifies any statutory penalties recognized on a tax position taken as operating expense. Management of the Company has not taken a tax position that, if challenged, would be expected to have a material effect on the financial statements as of or for the year ended December 31, 2022.

The Company did not incur any penalties or interest related to its state tax returns during the years ended December 31, 2022 and 2021.

Under the centralized partnership audit rules effective for tax years beginning after 2017, the Internal Revenue Service (“IRS”) assesses and collects underpayments of tax from the partnership instead of from each partner. The partnership may be able to pass the adjustments through to its partners by making a push-out election or, if eligible, by electing out of the centralized partnership audit rules. The collection of tax from the partnership is only an administrative convenience for the IRS to collect any underpayment of income taxes including interest and penalties. Income taxes on partnership income, regardless of who pays the tax or when the tax is paid, is attributed to the partners. Any payment made by the partnership as a result of an IRS examination will be treated as a distribution from the partnership to the partners in the financial statements.

Reclassifications

Certain prior year amounts have been reclassified to conform to the current year presentation. These reclassifications had no effect on previously reported results of operations.

PLURIS, LLC

NOTES TO FINANCIAL STATEMENTS (*continued*)**C. Property and Equipment**

Property and equipment consisted of the following at December 31:

	<u>2022</u>	<u>2021</u>
Land	\$ 349,422	\$ 349,422
Treatment Plant (Building)	11,981,181	11,625,377
Distribution and Collection System	<u>20,110,686</u>	<u>18,785,496</u>
Total Property, Plant & Equipment	32,441,289	30,760,295
Less: accumulated depreciation	<u>(14,881,664)</u>	<u>(13,922,902)</u>
	<u>\$17,559,625</u>	<u>\$16,837,393</u>

Depreciation expense for the years ending December 31, 2022 and 2021 was \$992,877 and \$980,280, respectively.

D. Notes Payable

The Company's debt arrangement consisted of the following at December 31:

	<u>2022</u>	<u>2021</u>
Term loan with CoBank, bearing a fixed interest rate of 4.38%, maturing on August 20, 2025. The loan is secured by substantially all the utility assets of the Company.	\$ 4,034,554	\$ 4,466,868
Less: unamortized costs	(14,190)	(19,866)
Less: current portion	<u>(451,907)</u>	<u>(432,313)</u>
Total long-term debt	<u>\$ 3,568,457</u>	<u>\$ 4,014,689</u>

The note payable contains various debt covenants, which include debt coverage ratios and other miscellaneous covenants. As of December 31, 2022, the Company was not in compliance with certain debt covenants, specifically as it relates to its required debt to capitalization ratio. The Company obtained a waiver from the corresponding bank for the covenants breached as of December 31, 2022.

Aggregate future maturities of the Company's debt obligations are as follows for the years ending December 31:

2023	\$ 451,907
2024	471,948
2025	<u>3,110,700</u>
Total	<u>\$ 4,034,554</u>

PLURIS, LLC**NOTES TO FINANCIAL STATEMENTS (continued)****E. Related Party Transactions**

Pluris Capital Group, LLC allocates certain direct and indirect costs to the company based on usage. Allocated costs are settled during the year, and remaining amounts are reflected as due from affiliate entities. At December 31, 2022 and 2021, amounts due from affiliates totaled \$977 and \$15,412,510, respectively. No interest income or expense related to intercompany accounts were recorded. During the year ended December 31, 2022, the Company's Member determined all receivables and payables due amongst the affiliated entities were not going to be repaid. As a result, the net receivable due from affiliates totaling \$18,772,726 was forgiven and treated as a non-cash dividend.

The Company entered into a management services agreement in 2022 with Pluris Management Group, LLC ("Pluris Management"). Pluris Management shall receive a monthly fee equal to the actual costs incurred by Pluris Management plus an administrative fee equal to 5% of the actual costs incurred. During the year ended December 31, 2022, management fees totaled \$788,595.

F. Employee Benefit Plan

The Company operates an Employee Benefit Plan (401k) (the "Plan") which covers substantially all employees. The Plan provides for the Company to make a discretionary profit sharing contribution determined annually by management. The Plan also provides for a discretionary employer match on employee contributions determined annually by management. The Company matches 100% of the first 3% contributed by employees and 50% of the next 2% up to a maximum amount of 4%. Contributions incurred related to matching employee contributions for the years ended December 31, 2022 and 2021 were immaterial.

G. Employee Retention Credit

In March 2020, the Treasury Department and Internal Revenue Service enacted the Employee Retention Credit ("ERC") program, which was a credit designed to encourage businesses to retain employees. During the year ended December 31, 2022, the Company filed to receive an ERC of approximately \$312,649, which is recognized within the accompanying statement of income as employee retention credit income. As of December 31, 2022, the Company received full payment of the ERC funds.

H. Commitments and Contingencies**Litigation**

The Company may, from time to time, be involved in various suits and claims arising in the normal course of business. In management's opinion, the ultimate outcome of these items will not have a material adverse effect on the Company's results of operations or financial position.

PLURIS, LLC**NOTES TO FINANCIAL STATEMENTS (continued)****H. Commitments and Contingencies – continued****Concentrations of credit**

Concentrations of credit risk with respect to revenues and trade receivables are limited due to the large number of customers comprising the Company's customer base.

I. Subsequent Events

In preparing the financial statements, the Company has evaluated all subsequent events and transactions for potential recognition or disclosure through April 28, 2023, the date the financial statements were available for issuance.

Schedule 2.4
Pluris Financial Statements

EXHIBIT A

PLURIS WEBB CREEK, LLC

FINANCIAL STATEMENTS

December 31, 2022 and 2021
with Independent Accountant's Review Report

PLURIS WEBB CREEK, LLC**FINANCIAL STATEMENTS****December 31, 2022 and 2021****Table of Contents**

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INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To the Member of
 Pluris Webb Creek, LLC

We have reviewed the accompanying financial statements of Pluris Webb Creek, LLC (the "Company"), which comprise the balance sheets as of December 31, 2022 and 2021, and the related statements of income, changes in member's equity, and cash flows for the years then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of the Company and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our reviews.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Whitley Penn LLP

Dallas, Texas
 April 14, 2023

PLURIS WEBB CREEK, LLC

BALANCE SHEETS

	December 31,	
	<u>2022</u>	<u>2021</u>
Assets		
Current assets:		
Cash and cash equivalents	\$ 54,499	\$ 287,267
Accounts receivable	123,812	107,273
Other receivables	1,975	2,550
Prepaid expenses	15,837	10,666
Total current assets	<u>196,123</u>	<u>407,756</u>
Deferred rate case costs	42,236	56,314
Property and equipment, net	6,762,192	6,939,093
Non-utility property	<u>25,398</u>	<u>25,398</u>
Total assets	<u>\$ 7,025,949</u>	<u>\$ 7,428,561</u>
Liabilities and Member's Equity		
Current liabilities:		
Accounts payable	\$ 37,071	\$ 41,600
Accrued expenses and other liabilities	8,135	6,292
Accrued interest	9,627	9,954
Deferred revenue	105,549	104,486
Long-term debt	109,081	105,120
Total current liabilities	<u>269,463</u>	<u>267,452</u>
Long-term liabilities:		
Due to affiliated entities	1,279	3,955,596
Customer deposits	34,125	33,000
Long-term debt, net	2,606,327	2,711,954
Total liabilities	<u>2,911,194</u>	<u>6,968,002</u>
Contributions in aid of construction:		
Cost of assets	195,498	95,400
Less: accumulated amortization	(9,814)	(5,669)
Net contributions in aid of construction	<u>185,684</u>	<u>89,731</u>
Prepaid contributions in aid of construction	405,600	100,098
Total contributions in aid of construction	<u>591,284</u>	<u>189,829</u>
Member's equity	<u>3,523,471</u>	<u>270,730</u>
Total liabilities and member's equity	<u>\$ 7,025,949</u>	<u>\$ 7,428,561</u>

See independent accountant's review report and accompanying notes to financial statements.

PLURIS WEBB CREEK, LLC

STATEMENTS OF INCOME

	Year Ended December 31,	
	<u>2022</u>	<u>2021</u>
Operating revenues:		
Wastewater	\$ 1,292,413	\$ 1,279,008
Operating expenses:		
Operations and maintenance	790,022	763,368
Fees and taxes other than income	5,063	4,339
Depreciation	243,632	241,451
Amortization - contributions in aid of construction	(4,145)	(2,616)
Total operating expenses	<u>1,034,572</u>	<u>1,006,542</u>
Net income from operations	257,841	272,466
Other income (expense):		
Interest income	1,298	-
Interest expense	(114,910)	(119,099)
Employee retention credit income	33,495	
Other income	-	4,806
Total other income (expense)	<u>(80,117)</u>	<u>(114,293)</u>
Net income	<u>\$ 177,724</u>	<u>\$ 158,173</u>

See independent accountant's review report and accompanying notes to financial statements.

PLURIS WEBB CREEK, LLC
STATEMENTS OF CHANGES IN MEMBER'S EQUITY

Years Ended December 31, 2022 and 2021

Balance at January 1, 2021	\$ 112,557
Net income	<u>158,173</u>
Balance at December 31, 2021	270,730
Non-cash contribution via forgiveness of payable	3,075,017
Net income	<u>177,724</u>
Balance at December 31, 2022	<u><u>\$ 3,523,471</u></u>

See independent accountant's review report and accompanying notes to financial statements.

PLURIS WEBB CREEK, LLC
STATEMENTS OF CASH FLOWS

	Year Ended December 31,	
	2022	2021
Operating Activities		
Net income	\$ 177,724	\$ 158,173
Adjustments to reconcile net income to net cash (used in) provided by operating activities:		
Depreciation and amortization	239,487	238,835
Amortization of loan fees	3,492	3,491
Bad debt expense	95	16,687
Changes in:		
Accounts receivable	(16,634)	(54,784)
Other receivables	575	(1,024)
Prepaid expenses	(5,171)	(125)
Deferred rate costs	14,078	14,079
Accounts payable	(4,529)	27,099
Accrued expenses	1,843	(3,458)
Accrued interest	(327)	(351)
Customer deposits	1,125	4,925
Deferred revenue	1,066	104,486
Due to affiliated entities	(879,300)	(260,794)
Net cash (used in) provided by operating activities	<u>(466,476)</u>	<u>247,239</u>
Investing Activities		
Purchases of property, plant and equipment	(66,081)	(56,814)
Net cash used in investing activities	<u>(66,081)</u>	<u>(56,814)</u>
Financing Activities		
Receipt of contributions in aid of construction	401,455	-
Payments of long debt	(101,666)	(100,944)
Net cash provided by (used in) financing activities	<u>299,789</u>	<u>(100,944)</u>
Net change in cash and cash equivalents	(232,768)	89,481
Cash and cash equivalents at beginning of year	<u>287,267</u>	<u>197,786</u>
Cash and cash equivalents at end of year	<u>\$ 54,499</u>	<u>\$ 287,267</u>
Supplemental Disclosure of Cash Flow Information		
Cash paid during the year for interest	<u>\$ 111,746</u>	<u>\$ 119,450</u>
Supplemental Disclosure of Non-cash Activities		
Non-cash contribution through forgiveness of payable due to affiliates	<u>\$ 3,075,017</u>	<u>\$ -</u>

See independent accountant's review report and accompanying notes to financial statements.

PLURIS WEBB CREEK, LLC.**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS****December 31, 2022 and 2021****A. Nature of Business**

Pluris Webb Creek, LLC (the “Company”) is a wholly-owned subsidiary of Pluris North Carolina, LLC, which, in turn, is a wholly-owned subsidiary of Pluris Capital Group, LLC. The Company provides wastewater utility services to customers within its certificated territory located in North Carolina. The Company’s corporate office is in Dallas, Texas.

The Company is regulated by the North Carolina Utilities Commission (“NCUC”) which sets the rates and other charges that the Company can bill to its customers.

B. Summary of Significant Accounting Policies

A summary of the Company’s significant accounting policies consistently applied in the preparation of the accompanying financial statements follows.

Basis of Accounting

The accounting records of the company are maintained in accordance with the Uniform System of Accounts prescribed by the National Association of Regulatory Utility Commissioners as adopted by the NCUC and conform in all material respects with accounting principles generally accepted in the United States of America (“GAAP”).

Use of Estimates

The preparation of financial statements requires management to make estimates and assumptions that affect certain reported amounts in the financial statements and accompanying notes. Actual results could differ from these estimates and assumptions.

Cash and Cash Equivalents

Cash and cash equivalents represent cash and highly liquid investments having original maturity dates of three months or less. The Company maintains deposits primarily in one financial institution, which may at times exceed amounts covered by insurance provided by the U.S. Federal Deposit Insurance Corporation (“FDIC”). The Company has not experienced any losses related to amounts in excess of FDIC limits.

PLURIS WEBB CREEK, LLC**NOTES TO FINANCIAL STATEMENTS (continued)****B. Summary of Significant Accounting Policies – continued****Accounts Receivable**

Accounts receivable represent the uncollected portion of amounts recorded as revenue and billed to customers for the treatment of wastewater. Amounts billed are generally settled within 30 days.

An allowance for doubtful accounts is recorded for individual accounts that management has determined are uncollectible. Balances still outstanding 90 days or more and after management has undergone reasonable collection efforts are written off. As of December 31, 2022, and 2021, the Company did not have an allowance for doubtful accounts, and the total accounts receivable balance charged to expense was \$95 and \$16,687, respectively.

Property and Equipment

Property, plant, and equipment are carried at cost. Depreciation is provided on the straight-line method over the assets' estimated useful lives which range from 5 to 50 years. Leasehold improvements are amortized using the straight-line method over the shorter of the remaining lives of the respective leases or the useful lives of the improvements. Expenditures for maintenance and repairs are charged to expense in the period in which they are incurred, and betterments are capitalized. The cost of assets sold or abandoned, and the related accumulated depreciation are eliminated from the accounts and any gains or losses are reflected in the accompanying statement of income of the respective period.

The Company evaluates property and equipment for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. If it is determined that impairment exists, the impairment to be recognized equals the amount by which the carrying value of the asset exceeds its fair market value and is recorded in the period the determination was made. Based upon management's assessment, there was no impairment at December 31, 2022.

Contribution in Aid of Construction ("CIAC")

The Company provides rate-regulated wastewater treatment as a service and is subject to CIAC. CIAC includes any money, services or property received by a utility to fund capital investments at no cost to the company and with no obligation to repay. CIAC includes contributions in any form including contributed utility plant. The Company records plant assets at market value and an amount of CIAC equal to that value as an increase in equity of the utility. CIAC related assets are depreciated in the same method as the purchased assets, and an amount equal to the depreciation expense is taken as amortization of CIAC.

Prepaid Contributions in Aid of Construction

Prepaid CIAC is cash received by the company, prior to development of sales or lots, from developers at the time of project permit application. As lots are developed, sold, and new customers connect to the system, prepaid funds are transferred to the CIAC.

PLURIS WEBB CREEK, LLC**NOTES TO FINANCIAL STATEMENTS (continued)****B. Summary of Significant Accounting Policies – continued****Revenue Recognition**

The Company generates its revenue from mainly from providing wastewater services to households in its surrounding service area. Rates and other charges are generally established and fixed by the regulatory authorities. Revenue is recognized when the performance obligations have been met, which is generally over time as wastewater services are provided to customers. Typically, customers are billed monthly in arrears, after assessing usage. Any revenue earned but not yet billed at the end of the month are accrued and generally settled the following month. In certain circumstances customers are billed one month in advance and revenue is deferred until the following month.

The Company recognizes a contract asset upon satisfying its performance obligation until the point which consideration is received. Contract assets as of January 1, 2021 were \$69,175. Contract assets as of December 31, 2022 and 2021 were \$123,812 and \$107,273, respectively. Contract liabilities as of December 31, 2022 and 2021 were \$105,549 and \$104,486, respectively. The Company's contracts do not include any significant financing components.

Income Taxes

The Company is organized as a limited liability company and taxed as a partnership. As a result, the Company is a disregarded entity for federal income tax purposes: income or losses are taxable or deductible to the members rather than the Company. Accordingly, no provision has been made for federal income taxes in the accompanying financial statements. In certain instances, the Company is subject to state taxes on income arising in or derived from the state tax jurisdictions in which it operates.

State income tax positions are evaluated in a two-step process. The Company first determines whether it is more likely than not that a tax position will be sustained upon examination. If a tax position meets the more likely than not threshold, it is then measured to determine the amount of expense to record in the consolidated financial statements. The tax expense recorded would equal the largest amount of expense related to the outcome that is 50% or greater likely to occur. The Company classifies any potential accrued interest recognized on an underpayment of income taxes as interest expense and classifies any statutory penalties recognized on a tax position taken as operating expense. Management of the Company has not taken a tax position that, if challenged, would be expected to have a material effect on the financial statements as of or for the year ended December 31, 2022.

The Company did not incur any penalties or interest related to its state tax returns during the years ended December 31, 2022 and 2021.

PLURIS WEBB CREEK, LLC

NOTES TO FINANCIAL STATEMENTS (continued)

B. Summary of Significant Accounting Policies – continued

Income Taxes – continued

Under the centralized partnership audit rules effective for tax years beginning after 2017, the Internal Revenue Service (“IRS”) assesses and collects underpayments of tax from the partnership instead of from each partner. The partnership may be able to pass the adjustments through to its partners by making a push-out election or, if eligible, by electing out of the centralized partnership audit rules. The collection of tax from the partnership is only an administrative convenience for the IRS to collect any underpayment of income taxes including interest and penalties. Income taxes on partnership income, regardless of who pays the tax or when the tax is paid, is attributed to the partners. Any payment made by the partnership as a result of an IRS examination will be treated as a distribution from the partnership to the partners in the financial statements.

Reclassifications

Certain prior year amounts have been reclassified to conform to the current year presentation. These reclassifications had no effect on previously reported results of operations.

C. Property and Equipment

Property and equipment consisted of the following at December 31:

	<u>2022</u>	<u>2021</u>
Land	\$ 231,816	\$ 231,816
Buildings and improvements	5,005,009	4,991,576
Machinery, equipment and other	<u>2,246,851</u>	<u>2,193,553</u>
	7,483,676	7,416,945
Non-utility property	25,398	25,398
Less: accumulated depreciation	<u>(721,484)</u>	<u>(477,852)</u>
	<u>\$ 6,787,590</u>	<u>\$ 6,964,491</u>

Depreciation expense for the years ended December 31, 2022 and 2021 was \$243,632 and \$241,451, respectively.

PLURIS WEBB CREEK, LLC

NOTES TO FINANCIAL STATEMENTS (continued)

D. Note Payable

The Company's debt arrangement consists of the following at December 31:

	<u>2022</u>	<u>2021</u>
Term loan with MapleMark Bank, bearing a fixed interest rate of 4.04%, maturing on August 1, 2034. Principal and interest payments began on August 15, 2019. Principal and interest of \$18,366 is due monthly, maturing in August 2034. Collateralized by substantially all the utility assets of the Company.	\$ 2,756,140	\$ 2,861,298
Less: unamortized loan origination costs	(40,732)	(44,224)
Less: current portion	<u>(109,081)</u>	<u>(105,120)</u>
	<u>\$ 2,606,327</u>	<u>\$ 2,771,954</u>

The note payable contains various debt covenants, which include debt coverage ratios and other miscellaneous covenants. As of December 31, 2022 and 2021, the Company was compliant with the debt covenants.

Aggregate future maturities of the Company's debt obligations are as follows for the years ending December 31:

2023	\$ 109,081
2024	113,815
2025	118,869
2026	123,831
2027	128,834
Thereafter	<u>2,161,710</u>
Total	<u>\$ 2,756,140</u>

E. Related Party Transactions

Pluris Capital Group, LLC allocates certain direct and indirect costs to the company based on usage. Allocated costs are settled during the year, and any remaining amounts are reflected as due to affiliate entities. At December 31, 2022 and 2021, amounts due to affiliates totaled \$1,279 and \$3,955,596, respectively. No interest expense related to intercompany accounts were recorded. During the year ended December 31, 2022, the Company's Member determined all receivables and payables due amongst the affiliated entities were not going to be repaid. As a result, the net payable due to affiliates totaling \$3,075,017 was forgiven and treated as a non-cash contribution.

PLURIS WEBB CREEK, LLC**NOTES TO FINANCIAL STATEMENTS (continued)****E. Related Party Transactions – continued**

The Company entered into a management services agreement in 2022 with Pluris Management Group, LLC (“Pluris Management”). Pluris Management shall receive a monthly fee equal to the actual costs incurred by Pluris Management plus an administrative fee equal to 5% of the actual costs incurred. During the year ended December 31, 2022, management fees totaled \$168,754.

F. Employee Benefit Plan

The Company operates an Employee Benefit Plan (401k) (the “Plan”) which covers substantially all employees. The Plan provides for the Company to make a discretionary profit sharing contribution determined annually by management. The Plan also provides for a discretionary employer match on employee contributions determined annually by management. The Company matches 100% of the first 3% contributed by employees and 50% of the next 2% up to a maximum amount of 4%. Contributions incurred related to matching employee contributions for the years ended December 31, 2022 and 2021 were immaterial.

G. Employee Retention Credit

In March 2020, the Treasury Department and Internal Revenue Service enacted the Employee Retention Credit (“ERC”) program, which was a credit designed to encourage businesses to retain employees. During the year ended December 31, 2022, the Company filed to receive an ERC of \$33,495, which is recognized within the accompanying statement of income as employee retention credit income. As of December 31, 2022, the Company received full payment of the ERC funds.

H. Commitments and Contingencies**Litigation**

The Company may, from time to time, be involved in various suits and claims arising in the normal course of business. In management’s opinion, the ultimate outcome of these items will not have a material adverse effect on the Company’s results of operations or financial position.

Concentrations of Credit

Concentrations of credit risk with respect to trade receivables are limited due to the large number of customers comprising the Company’s customer base, and their dispersion across many different industries and geographies.

PLURIS WEBB CREEK, LLC**NOTES TO FINANCIAL STATEMENTS *(continued)*****I. Subsequent Events**

In preparing the financial statements, the Company has evaluated all subsequent events and transactions for potential recognition or disclosure through April 14, 2023, the date the financial statements were available for issuance.

SCHEDULE 2.8(a)
Pluris Maps

SCHEDULE 2.8(a)
Pluris Maps

Due to the large format nature of Pluris' service area maps, it is impractical to reduce those maps to a size that can be provided electronically or as an attachment to this schedule, as map detail would be reduced to the point that the maps would be of little practical value. System maps for each Pluris utility are on file at each utility and are readily available. Dwight Peterson for Pluris, LLC and William Andrews for Pluris Webb Creek, LLC may be contacted directly regarding accessing hard print versions of those maps.

SCHEDULE 2.8(b)
Customer Deposits List

PLURIS, LLC CUSTOMER DEPOSIT LIST

LocationNo	AccountNo	PersonFName	PersonLName
102415	10076	GREG	GARNER
118232	37728	AARONFIELD AT OLD FOLKSTONE LLC	
101546	38918	JEANETTE	LOPEZ
101291	39556	ASHTON	REAGIN
101364	39617	CVP OPERATIONS NC LLC	
103668	40378	HM STILLWATER LLC	
118529	40424	OYSTER LANDING HOA	
114020	40770	J & J EARTHWORKS	
103201	40772	TRIANGLE PALISADES AT STONES BAY LLC	
103362	40772	TRIANGLE PALISADES AT STONES BAY LLC	
103364	40772	TRIANGLE PALISADES AT STONES BAY LLC	
117985	40772	TRIANGLE PALISADES AT STONES BAY LLC	
100646	41107	NORTH END ACQUISITIONS INC	
102442	41109	RADEMACHER AND ASSOCIATES	
102637	41234	ALEXIS BARTON ESTHETICS INC DBA BLUEWATER WELLNESS	
101687	41236	T-N-L 2 INC dba MADISONS	
114104	41240	MISS USA NAILS AND SPA	
100465	41357	VACASA NORTH CAROLINA LLC	
100868	41357	VACASA NORTH CAROLINA LLC	
101543	41357	VACASA NORTH CAROLINA LLC	
101912	41432	CAPITAL ASSET TOPSAIL DEVELOPMENT LLC	

StreetNo	StreetName	StreetSuffix	City	ZipCode
2000	NEW RIVER INLET REST		N TOPSAIL BEACH	28460
905	OLD FOLKSTONE	RD	SNEADS FERRY	28460
2004	HWY 172		SNEADS FERRY	28460
2024	HWY 172 STE A		SNEADS FERRY	28460
2024	HWY 172 STE D		SNEADS FERRY	28460
131	STILLWATER LNDG WAY CLUBHOUSE		SNEADS FERRY	28460
501	TRANSOM	WAY	SNEADS FERRY	28460
1961	HWY 172 STE 108		SNEADS FERRY	28460
1001	QUARTERS LANDING CLUBHOUSE		SNEADS FERRY	28460
1001	QUARTERS LANDING POOLHOUSE		SNEADS FERRY	28460
1101	QUARTERS LANDING CARWASH		SNEADS FERRY	28460
1001	QUARTERS LANDING CIR FITNESS/CLUBHOUSE		SNEADS FERRY	28460
2181	NEW RIVER INLET	RD	N TOPSAIL BEACH	28460
1940	HWY 172		SNEADS FERRY	28460
1072	HWY 210 STE C		SNEADS FERRY	28460
105	SUGAR	LN	SNEADS FERRY	28460
1961	HWY 172 STE 101		SNEADS FERRY	28460
1950	HWY 172 STE M		SNEADS FERRY	28460
1950	HWY 172 STE O		SNEADS FERRY	28460
1950	HWY 172 STE N		SNEADS FERRY	28460
1950	HWY 172 STE J		SNEADS FERRY	28460

StateAbv	Deposit	DateDeposit	Charge	AmountPayment	AmountOwed	AmountApplied
NC	NT Com Dep	4/15/2014 0:00	60.7	-60.7	0	38.86
NC	NT Com Dep	9/2/2021 0:00	50	-50	0	4.75
NC	NT Com Dep	11/12/2021 0:00	50	-50	0	3.44
NC	NT Com Dep	3/11/2022 0:00	50	-50	0	2.92
NC	NT Com Dep	3/23/2022 0:00	50	-50	0	2.52
NC	NT Com Dep	7/13/2022 0:00	50	-50	0	1.67
NC	NT Com Dep	7/19/2022 0:00	50	-50	0	0.89
NC	NT Com Dep	9/14/2022 0:00	50	-50	0	0.5
NC	NT Com Dep	9/14/2022 0:00	50	-50	0	0.99
NC	NT Com Dep	9/14/2022 0:00	50	-50	0	0.99
NC	NT Com Dep	9/14/2022 0:00	50	-50	0	0.99
NC	NT Com Dep	9/14/2022 0:00	50	-50	0	0.99
NC	NT Com Dep	11/15/2022 0:00	50	-50	0	0
NC	NT Com Dep	11/15/2022 0:00	50	-50	0	0.19
NC	NT Com Dep	12/12/2022 0:00	50	-50	0	0
NC	NT Com Dep	12/12/2022 0:00	50	-50	0	0
NC	NT Com Dep	12/13/2022 0:00	50	-50	0	0.05
NC	NT Com Dep	1/6/2023 0:00	50	-50	0	0
NC	NT Com Dep	1/17/2023 0:00	50	-50	0	0
NC	NT Com Dep	1/6/2023 0:00	50	-50	0	0
NC	NT Com Dep	1/23/2023 0:00	50	-50	0	0

FLURS, LLC CUSTOMER DEPOSIT LIST

LocationNo	AccountNo	PersonName	PersonName	StreetNo	StreetName	StreetSuffix	City	ZipCode	StateAbv	Deposit	DateDeposit	Charge	AmountPayment	AmountOwed	AmountAggled	AmountRefunded	AmountAdjusted	AmountReversed	InterestHolding	Amount
102413	10076	GREG	GABNER	2000	NEW RIVER INLET WEST		N TOPSAIL BEACH	28660	NC	NT Com Dep	4/13/2014 0:00	60.7	-60.7	0	38.56	0	0	0	0	66.7
118212	37728	BAROFIELD AT OLD ROUSTON LLC		909	OLD ROUSTON	RD	ENEADS FERRY	28660	NC	NT Com Dep	8/21/2011 0:00	50	-50	0	4.75	0	0	0	0	50
101546	38918	JEANETTE	LOPEZ	2004	HWY 172		ENEADS FERRY	28660	NC	NT Com Dep	11/12/2011 0:00	50	-50	0	3.44	0	0	0	0	50
101291	39656	ADITHI	REAGIN	2024	HWY 172 STE A		ENEADS FERRY	28660	NC	NT Com Dep	3/11/2012 0:00	50	-50	0	2.82	0	0	0	0	50
101364	39657	OP OPERATIONS INC LLC		2024	HWY 172 STE D		ENEADS FERRY	28660	NC	NT Com Dep	3/21/2012 0:00	50	-50	0	2.52	0	0	0	0	50
103663	40179	HMS STE/WATER LLC		131	STILWATER LINDS WAY CLUBHOUSE		ENEADS FERRY	28660	NC	NT Com Dep	7/31/2012 0:00	50	-50	0	1.67	0	0	0	0	50
118229	40624	POSTERLANDING/HOA		501	TRANSDOM	WAY	ENEADS FERRY	28660	NC	NT Com Dep	7/28/2012 0:00	50	-50	0	0.89	0	0	0	0	50
114020	40710	F. J. LEATHWORKS		1961	HWY 172 STE 108		ENEADS FERRY	28660	NC	NT Com Dep	9/14/2012 0:00	50	-50	0	0.3	0	0	0	0	50
103201	40772	TRIANGLE PALMDES AT STONES BAY LLC		1001	QUARTERS LANDING CLUBHOUSE		ENEADS FERRY	28660	NC	NT Com Dep	9/14/2012 0:00	50	-50	0	0.99	0	0	0	0	50
103951	40772	TRIANGLE PALMDES AT STONES BAY LLC		1001	QUARTERS LANDING CLUBHOUSE		ENEADS FERRY	28660	NC	NT Com Dep	9/14/2012 0:00	50	-50	0	0.99	0	0	0	0	50
103364	40772	TRIANGLE PALMDES AT STONES BAY LLC		1101	QUARTERS LANDING GARWASH		ENEADS FERRY	28660	NC	NT Com Dep	9/14/2012 0:00	50	-50	0	0.99	0	0	0	0	50
117951	40772	TRIANGLE PALMDES AT STONES BAY LLC		1001	QUARTERS LANDING CAR FYNES/CLUBHOUSE		ENEADS FERRY	28660	NC	NT Com Dep	9/14/2012 0:00	50	-50	0	0.99	0	0	0	0	50
100646	41107	NORTH END ACQUISITIONS INC		2181	NEW RIVER INLET	RD	N TOPSAIL BEACH	28660	NC	NT Com Dep	11/13/2012 0:00	50	-50	0	0	0	0	0	0	50
102442	41109	WADENACHER AND ASSOCIATES		1940	HWY 172		ENEADS FERRY	28660	NC	NT Com Dep	11/13/2012 0:00	50	-50	0	0.19	0	0	0	0	50
102627	41214	NEW BARTON ESTHETICS INC DBA BLUEWATER WELLNESS		1072	HWY 172 STE C		ENEADS FERRY	28660	NC	NT Com Dep	12/12/2012 0:00	50	-50	0	0	0	0	0	0	50
101487	41236	T.H. I INC DBA HADSDONS		101	SUGAR	LN	ENEADS FERRY	28660	NC	NT Com Dep	12/12/2012 0:00	50	-50	0	0	0	0	0	0	50
114109	41240	MISSISSA NAIGS AND SPA		2961	HWY 172 STE 101		ENEADS FERRY	28660	NC	NT Com Dep	12/12/2012 0:00	50	-50	0	0.05	0	0	0	0	50
100483	41137	WACANA NORTH CAROLINA LLC		1950	HWY 172 STE M		ENEADS FERRY	28660	NC	NT Com Dep	1/4/2013 0:00	50	-50	0	0	0	0	0	0	50
100868	41137	WACANA NORTH CAROLINA LLC		1950	HWY 172 STE D		ENEADS FERRY	28660	NC	NT Com Dep	1/17/2013 0:00	50	-50	0	0	0	0	0	0	50
101541	41137	WACANA NORTH CAROLINA LLC		1950	HWY 172 STE H		ENEADS FERRY	28660	NC	NT Com Dep	1/6/2013 0:00	50	-50	0	0	0	0	0	0	50
101912	41432	CAPITAL ASSET TOPSAIL DEVELOPMENT LLC		1950	HWY 172 STE J		ENEADS FERRY	28660	NC	NT Com Dep	1/23/2013 0:00	50	-50	0	0	0	0	0	0	50

SCHEDULE 2.9(c)(ii)
List of Exceptions to Required Easements

SCHEDULE 2.9(c)(ii)

Required Easements known to Pluris that are not duly executed and recorded and would have a material adverse effect on operation of the Systems.

None

SCHEDULE 2.10
Permits

The Permits required for Pluris to own and operate the Systems and the Systems Assets are identified in Schedule 1.1(a)(v).

SCHEDULE 2.12(e)(i)

Real Property locations owned by Pluris where Pluris has stored, disposed of or arranged for the disposal of Hazardous Materials relating to the Systems

None

SCHEDULE 2.12(e)(ii)

Underground storage tanks, and the capacity and contents of such tanks, located on any property owned, leased, operated or controlled to be transferred by Pluris

None

SCHEDULE 2.14
Pluris Insurance Policies

See attached list

Pluris Coverage Summary	2023-2024 Renewal
Inland Marine/Equipment	Amount / Limit / Notes
Policy Information:	
Issuing Company	Berkley Fire & Marine
A.M. Best Rating	A+XV
Admitted / Non-Admitted	Admitted
Policy Effective Dates	6/1/2023 - 6/1/2024
Limits:	
Deductible	\$5,000
Newly Purchased Equipment	\$100,000
Lease Rented Equipment from Others	\$100,000
Loss Payee	Blanket
Valuation	RC 5 years old or newer / ACV older than 5 years
Coinsurance	80%
Auto	Amount / Limit / Notes
Policy Information:	
Issuing Company	Everest Indemnity Insurance Co
A.M. Best Rating	A+XV
Admitted / Non-Admitted	Non Admitted
Policy Effective Dates	6/1/2023 - 6/1/2024
Limits:	
Each Accident for Any Auto, Hired and Non-owns Auto Liability	\$1,000,000
Uninsured/Underinsured Motorist Protection Scheduled Auto Physical Damage	\$1,000,000
Deductible Comprehensive	\$5,000
Deductible Collision	\$5,000
FL Trucks have no Comp or Collision	
Umbrella	Amount / Limit / Notes
Policy Information:	
Issuing Company	Navigators Insurance Co
A.M. Best Rating	A+XV
Admitted / Non-Admitted	Admitted
Policy Effective Dates	6/1/2023 - 6/1/2024
Limits:	
General Total Limit	\$10,000,000
Products & Completed Work Total	\$10,000,000
Products / Completed Operations Aggregate	\$10,000,000
Excess Liability	Amount / Limit / Notes
Policy Information:	
Issuing Company	RSUI
A.M. Best Rating	A++XIV
Admitted / Non-Admitted	Admitted
Policy Effective Dates	6/1/2023 - 6/1/2024
Limits:	
Excess of Primary \$10,000,000	\$15,000,000
Worker Compensation	Amount / Limit / Notes
Policy Information:	
Issuing Company	Zenith Insurance Company
A.M. Best Rating	A X
Admitted / Non-Admitted	Admitted
Policy Effective Dates	6/1/2023 - 6/1/2024
Limits:	
Bodily Injury by Accident: Each Accident	\$1,000,000
Bodily Injury by Disease: Policy Limit	\$1,000,000
Bodily Injury by Disease: Each Employee	\$1,000,000
Blanket Waiver of Subrogation	Included
Designated Workspace Exclusion	Included
Alternate Employer Endorsement	Included
Package - General Liability & Property	Amount / Limit / Notes
Policy Information:	
Issuing Company	Philadelphia Indemnity Insurance Co
A.M. Best Rating	A++XV
Admitted / Non-Admitted	Admitted
Policy Effective Dates	6/1/2023 - 6/1/2024
General Liability Limits:	
General Aggregate (Other Than Products / Completed Operation)	\$3,000,000
Products / Completed Operations Aggregate	\$3,000,000
Personal Injury Each Person	\$1,000,000
Advertising Injury Each Person	\$1,000,000
Each Event Limit	\$1,000,000
Damage to Premises Rented to You	\$300,000
Medical Expense Limit	\$10,000
Property Limits:	
Building Values	\$12,662,000
Contents Values	\$2,319,200
Loss of Income	\$1,000,000
Extra Expense	\$500,000
Earthquake (Excludes CA)	\$5,000,000
Flood (Excludes A&V)	\$5,000,000
Named Wind	\$5,000,000
Equipment Breakdown	Policy Limit
Debris Removal	\$25,000
Deductibles:	
AOP	\$25,000
Earthquake	\$100,000
Flood	\$100,000
Named Windstorm & Hail	2% Minimum \$25,000

SCHEDULE 2.16

Applicable Laws with which Pluris has not complied in all material respects with respect to the Systems since February 21, 2020

None

From: [Franky Howard](#)
To: [Heather Norris](#)
Subject: Fwd: Director Wenzel Statement in Support of Pluris Agreement
Date: Monday, August 7, 2023 12:16:41 PM

Get [Outlook for iOS](#)

From: Jeff Wenzel <jwenzel.hollyridge@gmail.com>
Sent: Monday, August 7, 2023 11:59:32 AM
To: Franky Howard <FHoward@onwasa.com>; Royce Bennett (Royce@roycebennett.com) <royce@roycebennett.com>
Subject: Director Wenzel Statement in Support of Pluris Agreement

Caution

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chairman Bennett,

I will not be able to attend today's special called meeting, but I wanted to send a note in support of the Pluris agreement.

Being able to increase Holly Ridge's and the rest of the southeast area's sewer capacity will be beneficial and help the area to continue to grow. But as stated before, this is just a pressure relief option and is not the ultimate solution required for this service area of ONWASA. We must continue to get more capacity.

On a separate but related subject, I think ONWASA can do a better job of wriying our contracts to include incentive/disincentives. We would specify an exact completion date and the contractor could finish early and reap a daily financial benefit or they could finish late and suffer a daily financial penalty. NCDOT wrote this type of contract when they had the Surf City bridge built. The contractor chose to run multiple shifts in order to complete earlier which was a financial gain for them and a benefit to the entire region.

Jeff Wenzel

Mayor, Town of Holly Ridge

910.620.4416 Cell (Preferred)

910.329.7081 x217 Office | 910.329.1593 Fax

PO BOX 145, Holly Ridge, NC 28445

www.facebook.com/mayorjeffwenzel/

www.townofhollyridge.net



E-mail correspondence to and from this address may be subject to the North Carolina Public

Records Law and may be disclosed to third parties.

A [special] meeting of the Board of Directors of the Onslow Water and Sewer Authority was held in the ONWASA Main Office at 228 Georgetown Road in Jacksonville, North Carolina, at 5:00 p.m. on August 7, 2023.

Present: Chairman Michael Royce Bennett, presiding, and Vice Chairman Paul Conner, Secretary/Treasurer Pat Turner, Directors Jerry Bittner, Tim Foster, and Robert Warden.

Absent: Members Joann McDermon and Jeff Wenzel

Also Present: Franky Howard, CEO/Executive Director and S.C. Kitchen, General Counsel;

* * * * *

Chairman Michael R Bennett introduced the following resolution the title of which was read and a copy of which had been previously distributed to each Member:

RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS, AUTHORIZING THE FILING OF AN APPLICATION WITH THE LOCAL GOVERNMENT COMMISSION FOR APPROVAL OF THE ISSUANCE BY THE AUTHORITY OF REVENUE BONDS AND REQUESTING THE LOCAL GOVERNMENT COMMISSION TO SELL BONDS AT A PRIVATE SALE

BE IT RESOLVED by the Board of Directors of the Onslow Water and Sewer Authority (the "Authority"):

Section 1. The Board of Directors does hereby find and determine as follows:

(a) The Authority currently operates a water system and a sanitary sewer system that provides services to the residents of Onslow County, North Carolina.

(b) Pursuant to a General Trust Indenture, dated as of June 15, 2004, as amended (the “Indenture”), between the Authority and First-Citizens Bank & Trust Company (succeeded by U.S. Bank Trust Company, National Association), as trustee (the “Trustee”), the Authority created a Combined Enterprise System, consisting of the Authority’s water system and sanitary sewer system. The Indenture provides for the issuance of Combined Enterprise System Revenue Bonds thereunder, to be secured by the net revenues of the Combined Enterprise System as set forth therein, to finance improvements to the Combined Enterprise System and to refund certain indebtedness of the Authority as specified therein.

(c) In order to better serve and provide for the future needs of the residents of the Authority and its service area, the Board of Directors has determined to purchase from Pluris, LLC and Pluris Webb Creek LLC the existing wastewater collection and treatment system now owned by the sellers and providing service in portions of Onslow County, North Carolina, including the existing wastewater treatment plant, sewer lift station equipment, booster pump station equipment, and all trunk, collection and other pipes, drains and lines, equipment, machinery, furniture, computer hardware and software and related peripheral equipment and other tangible personal property, supplies, tools, raw materials, parts, work in process and inventories, all as more fully set forth in the System Purchase Agreement between the sellers and the Authority (collectively, the “2023 Project”).

(d) The 2023 Project is necessary to to promote the present and future welfare of the residents of the Authority and its environs.

(e) The Authority wishes to commence procedures at this time for the issuance of additional revenue bonds (the “Series 2023 Bonds”) under the Indenture for the purpose of

providing funds, together with any other available funds, to pay the costs of the 2023 Project and costs associated with the issuance of the Series 2023 Bonds.

(f) The amount of the proposed revenue bonds will be sufficient, but not excessive, for the purpose of paying the costs associated with the 2023 Project.

(g) The proposed 2023 Project is feasible.

(h) The annual audits of the Authority show the Authority to be in strict compliance with debt management policies, and the budgetary and fiscal management policies of the Authority are in compliance with law.

(i) The proposed revenue bonds can be marketed at a reasonable interest cost to the Authority.

(j) Any projected rate increases for water and sewer service in connection with the issuance of the proposed revenue bonds will be reasonable.

Section 2. The Chairman, the Vice-Chairman, the CEO/Executive Director and the Chief Financial Officer of the Authority are hereby authorized and directed to file an application with the Local Government Commission for approval of the issuance of revenue bonds in an aggregate principal amount not to exceed \$50,000,000 for the purpose of providing funds, together with any other available funds, to pay the costs of the 2023 Project and costs associated with the issuance of the Series 2023 Bonds.

Section 3. PNC Capital Markets LLC shall be the Senior Managing Underwriter of the Series 2023 Bonds. Womble Bond Dickinson (US) LLP shall serve as bond counsel to the Authority. Parker Poe Adams & Bernstein LLP shall serve as counsel to the underwriters for the Series 2023 Bonds, and Raftelis shall serve as the Feasibility Consultant. The CEO/Executive

Director and the Chief Financial Officer of the Authority are each hereby authorized to engage additional firms to act as underwriters for the Series 2023 Bonds.

Section 4. The Local Government Commission is requested to sell the proposed revenue bonds to the underwriters at a private negotiated sale without advertisement.

Section 5. This resolution shall take effect immediately upon its adoption.

Upon motion of Vice Chairman Paul Conner, seconded by Board Member Robert Warden, the foregoing resolution entitled “RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS, AUTHORIZING THE FILING OF AN APPLICATION WITH THE LOCAL GOVERNMENT COMMISSION FOR APPROVAL OF THE ISSUANCE BY THE AUTHORITY OF REVENUE BONDS AND REQUESTING THE LOCAL GOVERNMENT COMMISSION TO SELL BONDS AT A PRIVATE SALE” was adopted by the following vote:

Ayes: Chairman Royce Bennett, Vice Chairman Paul Conner, Secretary Pat Turner, Directors Jerry Bittner, Robert Warden, and Tim Foster.

Noes: None.

* * * * *

I, Heather Norris, Clerk to the Board of Directors of the Onslow Water and Sewer Authority (the “Authority”), DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of said Board of Directors at a special meeting of the Authority held on the 7th of August, 2023 as it relates in any way to the adoption of the foregoing resolution.

I DO HEREBY FURTHER CERTIFY that proper notice of such meeting was given as required by North Carolina law.

WITNESS my hand and the official seal of the Authority this 7th day of August,

2023.

[SEAL]



Deborah W. Norris
Clerk to the Board of Directors
Onslow Water and Sewer Authority

**OPTION AGREEMENT TO PURCHASE LAND TO BE DEVELOPED
FOR INDUSTRIAL AND/OR COMMERCIAL PURPOSES**

THIS OPTION AGREEMENT TO PURCHASE (the "Agreement") is made and entered into this day of 7th August, 2023, by and between ONSLOW WATER AND SEWER AUTHORITY, having an address of 228 Georgetown Rd, Jacksonville, North Carolina 28540 ("Optionor") and JACKSONVILLE ONSLOW ECONOMIC DEVELOPMENT PARTNERSHIP, having an address of 421 Court Street, Jacksonville North Carolina 28540 ("Optionee.") (Optionor and Optionee are collectively hereafter referred to as the "Parties".)

WITNESSETH:

WHEREAS, Optionor is the owner of certain real property legally described on EXHIBIT A attached hereto, consisting of approximately 258 acres, more or less, and being a part of Camp Davis Industrial Park, Phase III, and incorporated herein by reference (the "Property"); and

WHEREAS, Optionee desires the right to obtain title to the Property for the purpose of developing an industrial and/or commercial development in the Holly Ridge, Onslow County area.

NOW, THEREFORE, Optionor for and in consideration of the mutual covenants, terms, and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound hereby, grants to Optionee the option to purchase the Property pursuant to the following:

1. **GRANT OF PURCHASE OPTION.** Optionor hereby grants unto Optionee and Optionee hereby accepts from Optionor, the exclusive right and option to purchase the Property (the "Purchase Option") upon the terms and conditions set forth herein. It is hereby acknowledged and agreed that the Purchase Option hereby granted constitutes a present and absolute grant of the right to purchase the Property as of the date hereof.
2. **INITIAL OPTION PERIOD AND PRICE.** The initial Purchase Option shall continue for a period of five (5) years from the date of execution of this Agreement (the "Option Period,") which may be extended by the Parties in a signed writing by them.
3. **LICENSE TO OPTIONEE TO ENTER PROPERTY.** In executing this Agreement, the Optionor grants Optionee, and Optionee's agents, contractors, or representatives, a nonexclusive license to enter the Property during the Option Period for the purpose of performing boundary and topographic survey work, and to conduct soil, engineering, and/or other tests or inspections, that Optionee deems necessary on the Property ("Due Diligence Inspections.") The aforementioned license shall automatically terminate upon expiration of the Option Period.
4. **ROAD EASEMENT.** During the Option Period, Optionor hereby agrees that Optionor shall convey to the Town of Holly Ridge, North Carolina a perpetual road easement for the purpose of establishing a road for ingress and egress on the Property. This provision is

contingent on the Town of Holly Ridge and the Optionor agreeing to the location of the easement and the terms thereto.

5. **EXERCISE OF OPTION TO PURCHASE.** Optionee shall exercise the Purchase Option by delivering written notice thereof (the "Exercise Notice") to Optionor at the Notice address provided below via: (i) personal delivery; or (ii) certified/registered mail (return receipt requested) within the Option Period, or any extension thereof. Upon Optionee's exercise of the Purchase Option as provided herein, this Agreement shall automatically become an agreement by Optionor to sell and convey the Property to Optionee and an agreement by Optionee to purchase the Property from Optionor, pursuant to the terms and conditions established herein. If the Purchase Option is not exercised within the Option Period, and no extension is agreed to by the Parties, this Purchase Option shall automatically terminate and be of no further force and/or effect.
6. **OPTION PURCHASE PRICE.** The Parties hereto agree that should Optionee exercise its Purchase Option; then in such event, the Property purchase price shall be Two Million and No/100 Dollars (\$2,000,000.00) (the "Purchase Price.") The Purchase Price shall be binding on the Parties, and any subsequent assignee.
7. **PROPERTY PURCHASE SETTLEMENT.**

- a. **CLOSING DATE.** Upon exercise of the Purchase Option, the Parties agree to work in good faith to timely consummate the settlement of the Property purchase (the "Closing") upon a date mutually agreed to by them (the "Closing Date.")

- b. **CLOSING COSTS.** The Parties agree to pay their respective Closing costs as are customary in the industry for similar Property purchase transactions, including but not limited to:

- i. **OPTIONOR CLOSING COSTS.** Optionor shall be responsible for payment of the following Closing costs associated with the Property purchase: (i) Optionor's attorneys' fees; (ii) Optionor's brokers' fees and commissions, if any; (iii) fees associated with the preparation of a Special Warranty Deed to vest title in Optionee, along with other conveyancing documents as may be reasonably required by Optionee's Closing attorney (the "Closing Attorney") and/or the title insurance company to effectively vest title to the Property in Optionee; (iv) Optionor FedEx/Courier Fees, and/or wire fees, if any; and (v) other fees associated with the Property purchase customarily deemed a "Seller" expense.

Optionor is exempt from the customary tax payment obligations associated with the ownership or sale of the Property.

- ii. **OPTIONEE CLOSING COSTS.** Optionee shall be responsible for payment of the following Closing costs associated with the Property purchase: (i) the Purchase Price, subject to reduction by any deposits made

or credits received; (ii) Optionee's attorneys' fees; (iii) the title examination; (iv) title insurance; (v) Optionee's respective brokers' fees and commissions, if any; (vi) fees associated with the preparation of ancillary documents that may be reasonably required at Closing and customarily deemed a "Buyer" expense, if any; (vii) tax assessments, if any, as of the date title to the Property vests in Optionee; (viii) survey and/or other Due Diligence Inspection activity costs or expenses; (ix) recording fees; (x) FedEx/Courier or wire fees, if any; and (xi) other fees associated with the Property purchase customarily a "Buyer" expense.

8. **OPTIONOR CLOSING OBLIGATIONS.** At or prior to Closing, as applicable, and as a condition precedent to Optionee's obligation to pay the Purchase Price, Optionor shall:

- a. Deliver to Closing Attorney all conveyancing or transfer instruments as may be reasonably requested to effect the Property purchase;
- b. Deliver to Closing Attorney such certificates, affidavits and other documents as Optionee's title insurance company shall reasonably request to insure title;
- c. Deliver to Closing Attorney Optionor Affidavit in form satisfying the requirements of Section 1445 of Internal Revenue Code of 1986, as amended, or any successor provision, affirming that Optionor is not a foreign entity; and
- d. Deliver to Closing Attorney an entity resolution or other document satisfactory to the Closing Attorney and the title insurance company evidencing authority of Optionor's officer to execute the required conveyancing and settlement documents on behalf of Optionor.
- e. Deliver to Optionee all permits, approvals, licenses, drawings, specifications, warranties, contracts as well as any other documentation owned or in the possession of Optionor, if any, which could reasonably be used by Optionee in connection with Optionee's ownership of the Property; and
- f. Deliver to Optionee possession of the Property upon Closing Attorney's receipt of all required Closing funds, and recordation of Optionor's executed Special Warranty Deed.

9. **COVENANTS, REPRESENTATIONS AND WARRANTIES OF OPTIONOR.** Optionor hereby covenants, represents and warrants the following:

- a. **ROAD EASEMENT.** During the Option Period, Optionor shall convey to the Town of Holly Ridge, North Carolina a perpetual road easement for the purpose of establishing a road on the Property for ingress and egress provided that the Town of Holly Ridge and the Optionor agree to the location of the easement and the terms thereto.

EXHIBIT D

- b. SPECIAL ASSESSMENTS. Optionor is unaware of any special assessments that are a lien on the Property, or could become a lien on the Property if not paid;
- c. TITLE. Optionor has not taken and will not take any action that will or may affect Optionor's title to the Property and pursuant to the conditions and terms contained herein Optionor shall convey the Property to Optionee by Special Warranty Deed free and clear of all liens and encumbrances, excepting easements and restrictions of record, and/or other permitted encumbrances agreed to by the Parties and set forth on **EXHIBIT B** attached hereto and incorporated herein by reference (the "Permitted Encumbrances;")
- d. AUTHORITY. Optionor is an entity with the legal capacity to enter into and consummate the transaction contemplated in this Agreement. This Agreement constitutes the authorized, valid and legally binding obligations of Optionor as related to the contemplated Property purchase;
- e. NO VIOLATION OF AGREEMENTS OR APPLICABLE LAWS. The execution and delivery of this Agreement, the consummation Property purchase, and the fulfillment of the terms hereof will not result in a breach of any terms or provisions of, or constitute a default under any agreement of Optionor, or any instrument to which Optionor is a party, or by which Optionor is bound, or any order, writ, injunction or decree of any court or governmental department, commission, board, bureau, agency or instrumentality, or any applicable law, rule or regulation applicable to Optionor or the Property. Optionor further warrants that all consents, approvals, and/or or authorizations to enter into this Agreement and subsequent Property sale have been obtained;
- f. LITIGATION AND DISPUTES. To the best of Optionor's knowledge, there are no actions, suits or proceedings pending, threatened, against or affecting Optionor or the Property before any court or before any governmental or administrative body or agency, which if determined adversely to Optionor or the Property, would have a material adverse effect on Optionor's ability to perform its obligations hereunder;
- g. ENVIRONMENTAL MATTERS.
 - i. To the best of Optionor's knowledge, the Property and Optionor's use, operation, and occupancy thereof, is in compliance with all permitting and licensing requirements, environmental laws and/or other applicable laws pertaining to human health or safety, including but not limited to those laws pertaining to governing the use and disposal of hazardous substances, pollution, or environmental protection; and
 - ii. To the best of Optionor's knowledge, the Property is not listed or proposed for listing on the National Priority List promulgated pursuant to the Comprehensive Environmental Compensation Liability Act of 1980, as

amended ("CERCLA"), nor is it listed on the Comprehensive Environmental Response Compensation Liability Information System ("CERCLIS") or on any state list of sites requiring environmental investigation or clean-up.

- h. EMINENT DOMAIN. In the event Optionor or Optionee receives any notice of any condemnation proceedings or other proceedings in the nature of eminent domain affecting the Property, it will forthwith send a copy of such notice to the other. Upon receipt of such notice, either party shall have the right to cancel this Agreement or any previous exercise of the Purchase Option;
 - i. PROPERTY CONDITION. From and after the date hereof and at all times prior to the end of the Option Period, Optionor shall maintain the Property in substantially the condition as it exists on the date hereof and shall not construct any improvements thereon, unless otherwise agreed to in a signed writing by the Parties hereto. However, Optionee expressly agrees that Optionor shall have the right to sell the timber on the subject Property and retain all proceeds of the sale;
 - j. PROPERTY INTEREST. Optionor shall not sell, transfer, lease, pledge, hypothecate or otherwise encumber any direct or indirect interest in the Property or any portion thereof, unless otherwise agreed to in a signed writing by the Parties hereto, except for any timber deed being executed for the sale of timber located on the property during the option period;
 - k. SERVICE OR OTHER CONTRACTS. Optionor shall not enter into any service or other contracts which are not cancelable upon notice which would be binding upon Optionee after Closing;
 - l. REPRESENTATIONS AND WARRANTIES. The representations and warranties contained in this Section shall survive for a period of one (1) year from the Closing Date. Optionor hereby agrees to promptly notify Optionee in writing if it becomes aware of any factor or circumstance which would make any representation or warranty contained herein untrue or misleading in any material respect or jeopardize or impair Optionor's ability to perform any covenant or agreement contained herein.
10. **NOTICES.** Any notice provided for or concerning this Agreement shall be in writing and shall be deemed sufficiently given if delivered via personal delivery, or deposited with the United States Postal Service and mailed certified/registered mail return receipt requested to the respective address as set forth below:

Optionor: Onslow Water and Sewer Authority
 228 Georgetown Road
 Jacksonville, North Carolina 28540

With a Copy to: Kitchen Law, PLLC
502 Main St. Ext., Unit 110
Swansboro, NC 28584
ATTN: Chuck Kitchen, Esq.

Optionee: Jacksonville Onslow Economic Development Partnership
421 Court Street
Jacksonville North Carolina 28540

With a Copy to: Rizzo & Blackburn, PLLC
115 Triton Lane
Surf City, NC 28445
ATTN: Kathy R. Blackburn

11. **RIGHT TO ASSIGNMENT.** The Parties hereto shall have the full and unrestricted right to assign its interest in this Agreement at any time by executing an Assignment thereof and forwarding the same to the other party at the notice address provided above. In the event of assignment, any assignee shall be entitled to all rights, and shall assume the responsibility of all obligations and duties contained in this Agreement of the respective assignor, automatically and without the necessity of executing further instruments or documents. Upon any such assignment, the assignor shall no longer be entitled to any rights hereunder and shall be relieved and released from all obligations and duties contained herein.
12. **RECORDATION OF AGREEMENT.** Contemporaneously with the execution of this Agreement, Optionee shall, at its expense, cause this Option to be recorded in the Onslow County Registry, North Carolina. In the event the Purchase Option is not exercised by Optionee by the end of the Option Period, Optionee shall, at Optionor's request, execute and record a termination of the Purchase Option.
13. **NO WAIVER.** The failure of either party to insist upon strict performance of the terms and conditions contained herein, or a Parties' waiver of any breach of this Agreement, shall not be construed as waiving subsequent breach or strict performance of any such terms and conditions, or breach, but the same shall continue and remain in full force and effect as if no such forbearance or waiver occurred.
14. **DEFAULT AND REMEDY.** Any party hereto seeking enforcement of the terms and conditions of this Agreement or the sale of the Property, shall be entitled to all remedies available at law or in equity.
15. **GOVERNING LAW, VENUE, JURISDICTION.** This Agreement shall be governed, construed, and enforced in accordance with the laws of the State of North Carolina. Venue shall be in a court of competent jurisdiction located in Onslow County, North Carolina.
16. **SEVERABILITY.** Any provision contained herein held to be invalid or unenforceable by a court of competent jurisdiction shall be stricken from this Agreement, and all other terms and conditions contained herein shall remain in full force and effect.

- 17. **AMENDMENT.** Any modification of this Agreement shall be binding only if placed in writing and signed by the Parties hereto.
- 18. **ENTIRE AGREEMENT.** This Agreement shall constitute the entire agreement between the Parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon them except to the extent incorporated herein, or as modified in an amendment to this Agreement executed by the Parties.

WITNESS our signatures as of the day and year first above written.

(SEAL)



OPTIONOR: Onslow Water and Sewer Authority

By: 
 Michael R. Bennett
 Chairman, Board of Directors

ATTEST:

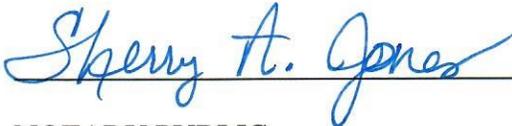

 CLERK

NORTH CAROLINA
ON SLOW COUNTY

I, , a Notary Public, do hereby certify that Heather Norris personally appeared before me this day and acknowledged that She is the Clerk to the Board of the ONSLOW WATER AND SEWER AUTHORITY, that the foregoing instrument was executed in its name by its Chairman, attested by her as its Clerk, and its seal thereto affixed, all by order of the Board, first duly given.

Witness my hand and official seal, this the 8 day of August, 2023.

(SEAL)


 NOTARY PUBLIC



My commission expires: 2-20-2027

OPTIONEE: Jacksonville Onslow Economic
Development Partnership

By: _____
Mark Sutherland, CEcD
Executive Director

STATE OF NORTH CAROLINA, COUNTY OF _____

I, _____, a Notary Public of said State and
_____ County, do hereby certify that MARK SUTHERLAND, personally
appeared before me this day and acknowledged that he is the Executive Director of
JACKSONVILLE ONSLOW ECONOMIC DEVELOPMENT PARTNERSHIP, and that being
authorized to do so, executed the foregoing OPTION AGREEMENT TO PURCHASE on behalf
of and as the act of the entity.

Witness my hand and official seal, this the _____ day of _____, 2023.

[OFFICIAL SEAL]

Notary Public Signature
Printed Name: _____
My Commission Expires: _____

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

Being all of a certain parcel or tract of land located in Stump Sound Township, Onslow County, North Carolina, and being more particularly described as follows:

Being all of Phase 1A, 1B, 1C, and 1D as shown by plat entitled Concept Plan for Camp Davis Phase 3, by Weston Lyall, PE, PLS, PLLC, dated August 3, 2023 to which reference is hereby made for a more particular description of same.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Existing Easements of Record
2. Existing Restrictions of Record
3. Road Easement to be Established During the Option Period