

**Ward Farm, LLC
211 Wild Oak Drive
Swansboro, NC 28584**

Paul Williams, Managing Member

November 10, 2025

**Request for Preliminary Subdivision Plat Modification
Narrative / Summary**

Ward Farm, LLC is requesting the Town of Swansboro Planning Board and Board of Commissioners approve a modification to our existing Preliminary Subdivision Plat for Ward Farm Village. This original Preliminary Plat was approved by the Town of Swansboro on September 18, 2012.

The 2012 Plat describes a 43-lot residential cluster subdivision located adjacent to Deer Island Road and Ward Farm, LLC's mixed-use (Zone B3) development which fronts Old Hammocks Road.

Please note, the Ward Farm, LLC owned property fronting on Ward Creek was not a part of this project.

Of the 43 lots, 20 have been recorded and sold by way of the Phase I and Phased II final plats. These developed phases include original lot numbers 1-12, 14-18, and 27-29.

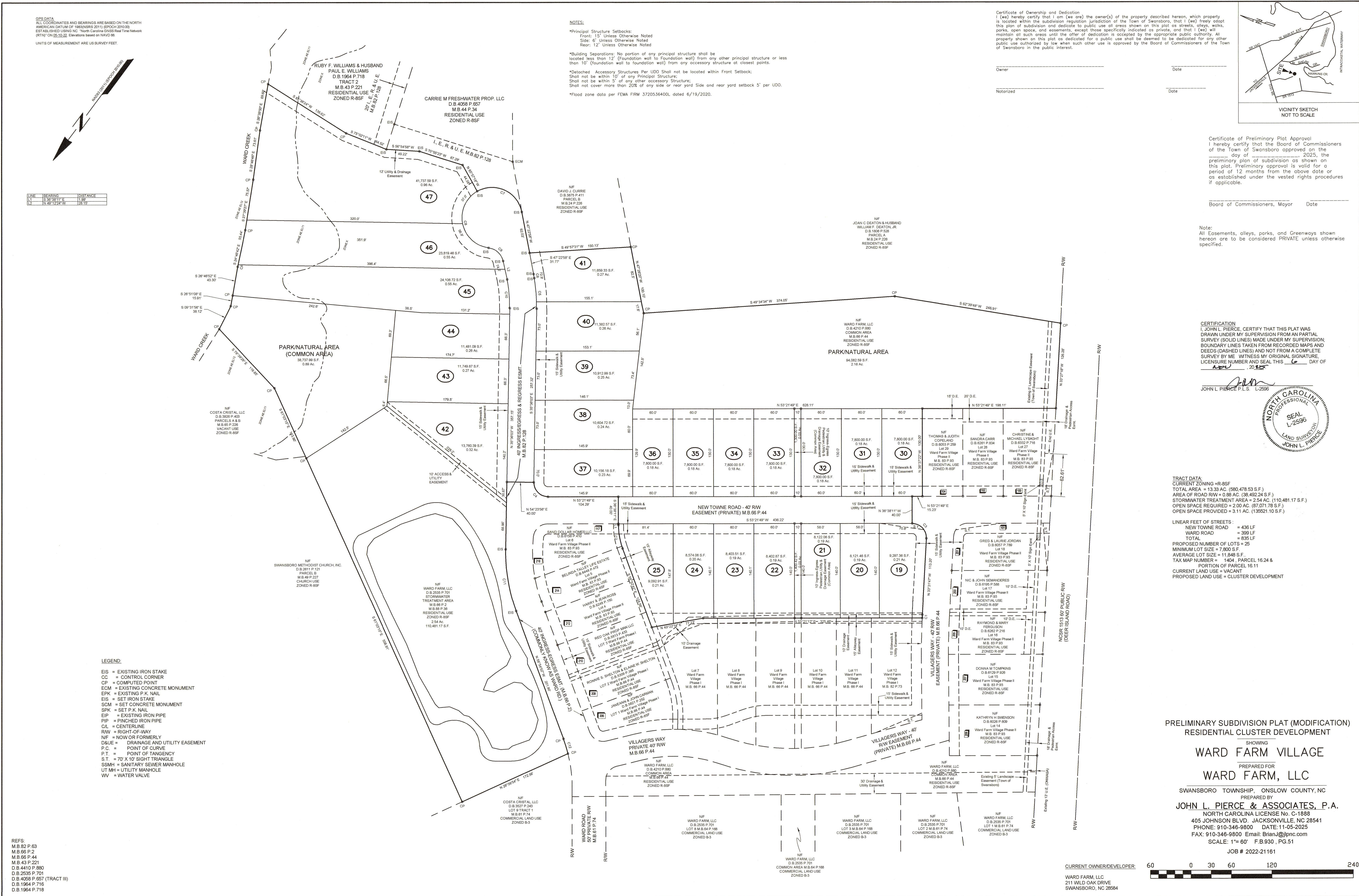
The original Plat and the Phase I Final Plat (Book 66, Page 44 - Onslow County Register of Deeds) are identical in the applicable areas. However, a later recombination of Lots 12 and 13 into a single lot 12 (Book 82, Page 73 - Onslow County Register of Deeds) eliminated lot number 13 from the subdivision.

The original Plat and the Phase II Final Plat (Book 83, Page 693 - Onslow County Register of Deeds) have differences within certain areas. Primarily, New Towne Road has been straightened approaching, and modified at, its intersection with Ward Road. Ward Road, approaching the modified intersection from the northwest, is shifted to the southwest. Ward Road, as proposed, extends beyond its intersection with New Town Road and continues the southwesterly shift to the cul-de-sac boundaries. This is shown on the submitted Preliminary Subdivision Plat (Modification) establishing a part of Phase III. (For added clarity, please see Book 82, Page 63 and Book 88, Page 36 - Onslow County Register of Deeds).

The submitted Preliminary Subdivision Plat (Modification), comprising Phase III, proposes 25 residential lots (lot numbers 19 - 25 and 30 – 47) and the related streets and common areas. Lots 42 – 47 are new to the northeast side of Ward Road where no lots have previously been requested. Lots 45 – 47 have frontage on Ward Creek. Also, adjoining proposed lots 42-45, a 0.89-acre residential park/natural common area, with 54 feet of frontage on Ward Creek, has been created.

In accordance with the original, 2012 Preliminary Plat lot numbering, like the Phase I recombination of lots 12 and 13 into a single lot (12), phase III proposes the combination of lots 25 and 26 (eliminating lot number 26 from the subdivision) and lots 38 and 39 (no lot number eliminated). In all, including previous phases, 6 smaller lots are combined into 3 larger lots. Please note, the assignment of Phase III lot numbers was performed as directed by Town of Swansboro staff.

In brief, the submitted (modified) subdivision plat proposes a total of 45 lots, while the original 2012 preliminary plat proposed 43 lots.



PRIVATE STREETS DISCLOSURE STATEMENT

The maintenance of streets designated on this plat as "Private" shall be the responsibility of property owners within this development having access to such roads. Private streets as shown hereon may or may not have been constructed to the minimum standards required to allow their inclusion, for maintenance purposes, on the North Carolina highway system nor on the Town of Swansboro street system. Neither the Town of Swansboro nor the North Carolina Department of Transportation will maintain a private street.

Water and Sewer Advisory Commission Certification (ONWASA)

I hereby certify that the Plans and Specifications for the Water and Sewer Systems for Ward Farm Village have been reviewed and approved by the ONSLOW WATER AND SEWER ADVISORY COMMISSION and/or THE ONSLOW COUNTY WATER DEPARTMENT.

3/5/13
Date

Anthony Hasko
Intra Technical Operations Supervisor

Certificate of Ownership and Dedication
I (we) hereby certify that I am (we are) the owner(s) of the property described hereon, which property is located within the subdivision regulation jurisdiction of the Town of Swansboro, that I (we) freely adopt this plan of subdivision and dedicate to public use all areas shown on this plat as streets, alleys, walks, parks, open space, and easements, except those specifically indicated as private, and that I (we) will maintain all such areas until the offer of dedication is accepted by the appropriate public authority. All property shown on this plat as dedicated for a public use shall be deemed to be dedicated for any other public use authorized by law when such other use is approved by the Board of Commissioners of the Town of Swansboro in the public interest.

John R. Freshwater
Owner Ward Shore Builders President

3-1-2013
Date

Celia J. Clinkbeard
Notary Public
Onslow County
North Carolina
My Commission Expires 11/19/14

3/1/13
Date

Certificate of Final Approval

I hereby certify that the subdivision depicted hereon has been granted final approval pursuant to the Subdivision Ordinance of the Town of Swansboro subject to its being recorded in the Office of Register of Deeds within 60 days of the date below.

John R. Freshwater
Town Manager or Designee

03/04/13
Date

I hereby certify that streets, utilities, and other improvements have been installed in an acceptable manner and according to specifications of the Town of Swansboro and/or the appropriate agency in the subdivision depicted hereon or that a performance bond or other sufficient surety in the amount of \$ 349,585.00 has been posted with the Town of Swansboro to assure completion of required improvements.

John R. Freshwater
Administrator

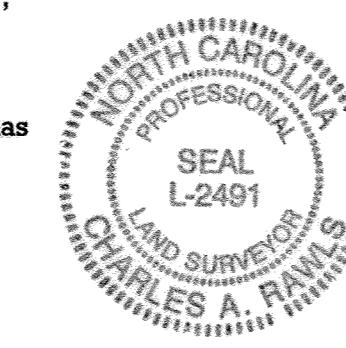
03/04/13
Date

SECOND SURVEYORS CERTIFICATION

I, Charles A. Rawls, Professional Land Surveyor No. L-2491, certify to one or more of the following as indicated thus:

A. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;

Charles A. Rawls
Charles A. Rawls, P.L.S. L-2491

**NOTES:****Principal Structure Setbacks:**

Front: 15' Unless Otherwise Noted
Side: 6' Unless Otherwise Noted
Rear: 12' Unless Otherwise Noted

Building Separations:

No portion of any principal structure shall be located less than 12' (Foundation wall to Foundation wall) from any other principal structure or less than 10' (foundation wall to foundation wall) from any accessory structure at closest points.

Detached Accessory Structures Per UDO

Shall not be located within Front Setback
Shall not be within 10' of any Principal Structure
Shall not be within 5' of any other accessory Structure
Shall not cover more than 20% of any side or rear yard
Side and rear yard setback 5' per UDO

Drainage & Streets Certificate

I hereby certify that the drainage and street improvements have been installed in accordance with the North Carolina Department of Transportation and/or Town of Swansboro Standards or that a sufficient surety has been provided to cover the cost of construction in accordance with the requirements of the Town of Swansboro Subdivision Ordinance.

Joe Edwards

Authorized Agent

3-7-13

Date

NOTES:

Parcel No.: 1404-16.11

Reference: MB 66, Pg. 2

Flood Zone: Zone X

Total Number of Lots: 43 Lots

Number of Lots This Phase: 10 Lots

Zoning Classification R8SF

Current Land Use: Vacant

Proposed Residential Cluster Development

Area Calculations Phase I:

Phase I Lots & Streets = 123,752.08 SF (2.84 Ac.)
Common Areas = 14,977.81 SF (2.64 Ac.)
30,983.43 SF (0.71 Ac.)
3,328.89 SF (0.08 Ac.)
1,300.00 SF (0.03 Ac.)
Total = 150,090.12 SF (3.46 Ac.)
Total Area Phase I = 274342.2 SF (6.30 Ac.)

Current Owner/Developer

Ward Shore Builders, Inc.

205-3 Ward Road

Swansboro, NC 28584

Ph. (910)539-5800

Street Lengths
New Towne Road C/L Deer Island to
CL Villagers Way = 191.83'
New Towne Road C/L Villagers Way to
C/L Ward Road = 657.66'
Total Length New Towne Road = 849.49'

Villagers Way C/L New Towne Road to
C/L Ward Road = 857.86' (Total Length)

Ward Road End Commercial to C/L
intersection Villagers Way = 54.85'
Ward Road from intersection Villagers Way
to intersection New Towne Rd. = 358.76'
Ward Road from intersection New Towne Rd.
to Center Cul-de-sac = 416.01'
Total Length Ward Rd. (Project) = 829.62'

State of North Carolina, County of Onslow

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

Jane Holland
Review Officer

3/8/13
Date

FILED FOR REGISTRATION AT _____ O'CLOCK
ON THE _____ DAY OF _____, 20_____.
RECORDED IN MAP BOOK _____, Page _____, Slide _____.

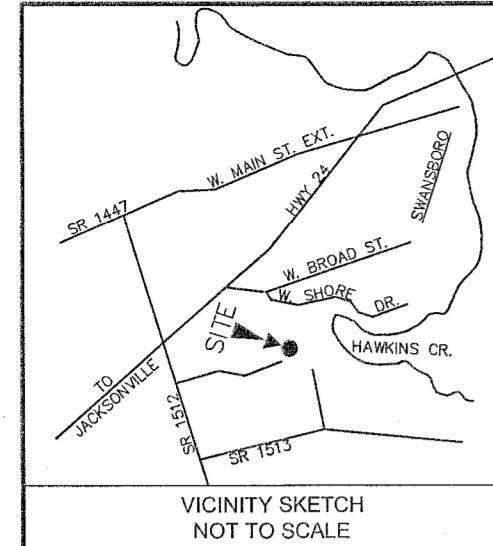
Register of Deeds

PROJECT: Phase I Ward Farm Village	
A Portion of Tract Three, Ward Farm LLC Per MB 66, Pg 2	
Swansboro Township, Onslow County, North Carolina	

CAR	
PLANNING MAPPING SURVEYING	
DATE	SCALE
02/18/13	1"=60'
REVISION	DRAWN
	CAR
	CHECKED
Sheet	
2 of 2	
PROJECT NO.	
212-3050	
CADD FILE	
Phase I	

Charles A. Rawls & Associates, PA	
1117 Hammock Beach Road, P.O. Box 1126, SWANSBORO, N.C. 28584	
TELEPHONE: (910) 326-1408 FAX: (910) 326-1400 Firm # C-3386	

66 K D 4 4 A



DRAINAGE & STREETS CERTIFICATE
I HEREBY CERTIFY THAT THE DRAINAGE AND STREET IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND/OR TOWN OF SWANSBORO STANDARDS OR THAT A SUFFICIENT SURETY HAS BEEN PROVIDED TO COVER THE COST OF CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF SWANSBORO SUBDIVISION ORDINANCE.

CERTIFICATE OF FINAL APPROVAL
I HEREBY CERTIFY THAT THE SUBDIVISION DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO THE SUBDIVISION ORDINANCE OF THE TOWN OF SWANSBORO SUBJECT TO ITS BEING RECORDED IN THE OFFICE OF REGISTER OF DEEDS WITHIN 60 DAYS OF THE DATE BELOW.

Andrea Carroll 12/18/22
TOWN MANAGER OR DESIGNEE DATE

SECOND SURVEYORS CERTIFICATE

I, JOHN L. PIERCE, PROFESSIONAL LAND SURVEYOR NO. 2596, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED:

✓ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

JOHN L. PIERCE, PROFESSIONAL LAND SURVEYOR NO. 2596



OWNER'S CERTIFICATION AS TO WATER
I CERTIFY THAT THE OWNERS OF THE LANDS SHOWN ON THIS MAP AND OF ALL OF THE WATER AND INFRASTRUCTURE LOCATED ON SUCH LANDS, (I) THAT ALL REQUIRED WATER IMPROVEMENTS HAVE BEEN CONSTRUCTED WITHIN THE STREETS AND/OR UTILITY EASEMENTS SHOWN ON MAP IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY ONSLOW WATER AND SEWER AUTHORITY ("ONWASA"); (II) THAT ALL SUCH WATER IMPROVEMENTS ARE HEREBY DEDICATED AND CONVEYED TO ONWASA, FREE OF LIENS AND ENCUMBRANCES, (IV) THAT ONWASA IS HEREBY GRANTED A PERPETUAL EASEMENT OVER ALL STREETS AND UTILITY EASEMENTS SHOWN ON THIS MAP; AND (V) THAT THE UNDERSIGNED WARRANTS TO ONWASA FOR A PERIOD OF 18 MONTHS FROM THE DATE OF THIS CERTIFICATION THAT SUCH IMPROVEMENTS ARE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP.

THIS 16 DAY OF December 2022

OWNER: *Ward Farm, LLC.*
BY: *Paul E. William*
TITLE: *Member/Manager*

NOTE:

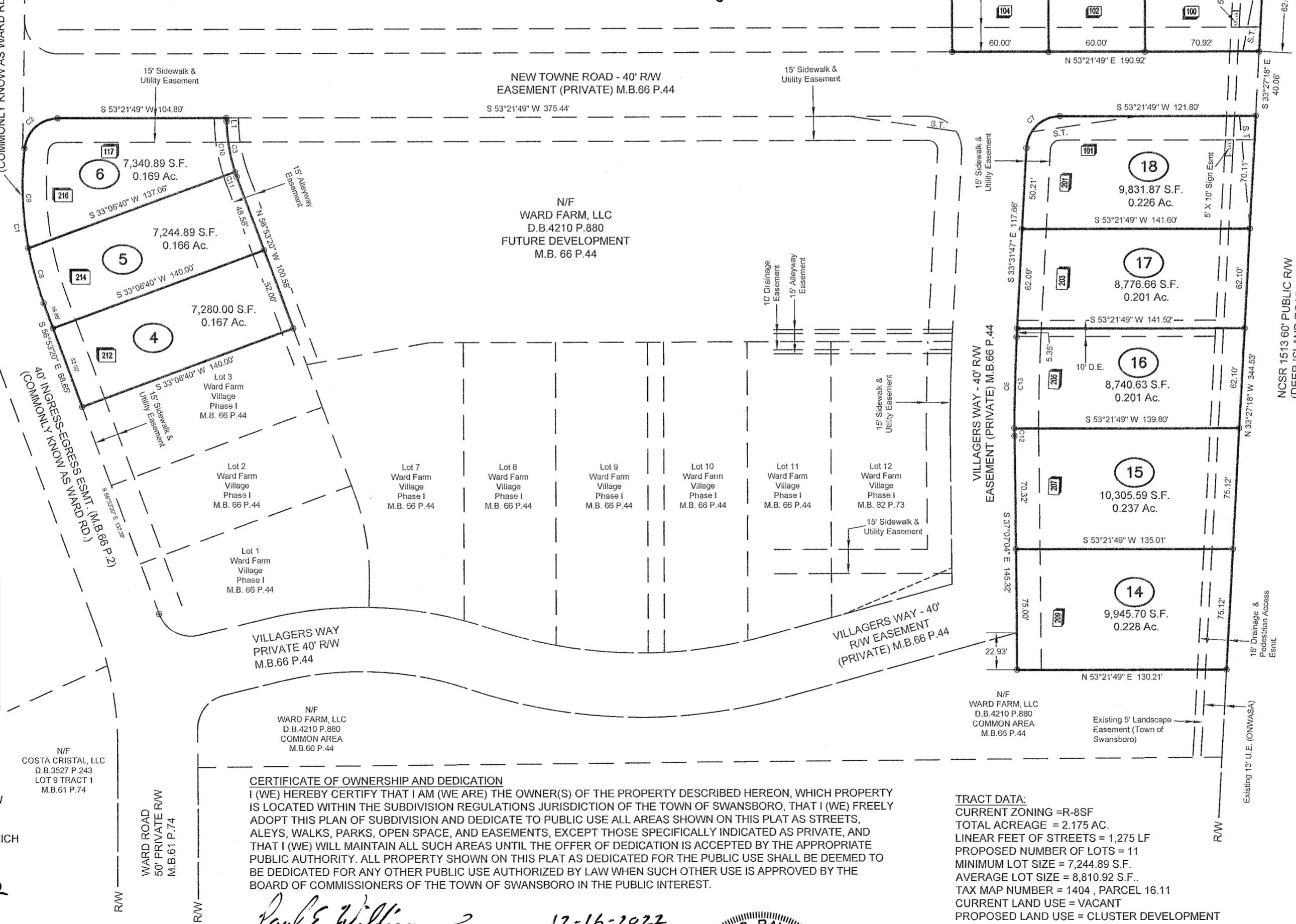
ENTIRE PROPERTY IN FLOOD ZONE X
PER FIRM 3720536400L DATED 6/19/20.

WARD FARM, LLC
TRACT ONE (REVISED)
M.B.82 P.63

LEGEND:
EIS = EXISTING IRON STAKE
CC = CONTROL CORNER
CP = COMPUTED POINT
ECM = EXISTING CONCRETE MONUMENT
EPK = EXISTING P.K. NAIL
SIS = SET IRON STAKE
SCM = SET CONCRETE MONUMENT
SPK = SET P.K. NAIL
EIP = EXISTING IRON PIPE
PIP = PINCHED IRON PIPE
C/L = CENTERLINE
R/W = RIGHT-OF-WAY
N/F = NOW OR FORMERLY
D&U/E = DRAINAGE AND UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
P.C. = POINT OF CURVE
P.T. = POINT OF TANGENCY
S.T. = 70' X 10' SIGHT TRIANGLE
SSMH = SANITARY SEWER MANHOLE
UT MH = UTILITY MANHOLE
WV = WATER VALVE
[216] = STREET ADDRESS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	210.00'	67.98'	67.99'	S 43°31'30" E
C2	21.00'	30.61'	27.97'	S 11°36'09" W
C3	100.00'	35.35'	35.16'	N 46°45'46" W
C4	21.00'	34.13'	30.49'	N 80°04'59" W
C5	1020.00'	4.85'	4.85'	S 33°06'26" E
C6	980.00'	61.37'	61.36'	S 35°19'26" E
C7	21.00'	31.85'	28.46'	S 05°55'46" W
C8	21.00'	32.52'	32.47'	S 32°46'46" E
C9	21.00'	62.46'	62.23'	S 38°49'47" E
C10	100.00'	31.93'	31.80'	N 45°47'02" W
C11	100.00'	3.42'	3.42'	N 55°54'37" W
C12	980.00'	4.69'	4.69'	S 36°58'51" E
C13	980.00'	56.68'	56.67'	S 35°11'12" E

LINE BEARING DISTANCE
L1 N 36°38'11" W 1.99'



STATE OF NORTH CAROLINA COUNTY OF ONSLOW
I, *Paul E. William*, REVIEW OFFICER OF ONSLOW COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

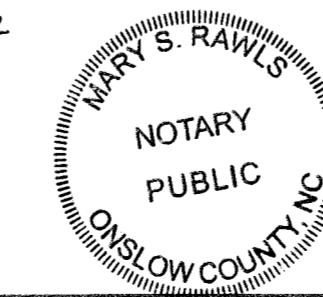
12-20-22
REVIEW OFFICER DATE

REFS:
M.B.66 P.2
M.B.66 P.44
M.B.43 P.221
D.B.4410 P.880
D.B.2535 P.701
D.B.4058 P.657 (TRACT III)
D.B.1964 P.716
D.B.1964 P.718

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATIONS JURISDICTION OF THE TOWN OF SWANSBORO, THAT (WE) FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I (WE) WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR THE PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF SWANSBORO IN THE PUBLIC INTEREST.

Paul E. William 12-16-2022
OWNER DATE

Mary S. Rawls 12-16-2022
NOTARIZED Notary Expires 8-3-2025 DATE



CERTIFICATE AS TO UTILITIES AND DEDICATION

I HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS FOR THE WATER AND/OR SEWER IMPROVEMENTS FOR WARD FARM VILLAGE PHASE II (LOTS 4-6,14-18 & 27-29) SUBDIVISION HAVE BEEN REVIEWED AND APPROVED BY ONSLOW WATER AND SEWER AUTHORITY, THAT SUCH WATER AND/OR SEWER IMPROVEMENTS HAVE BEEN CONSTRUCTED, AND THAT ONSLOW WATER AND SEWER AUTHORITY HEREBY ACCEPTS THE DEDICATION OF THE WATER AND/OR SEWER IMPROVEMENTS ALONG WITH ASSOCIATED EASEMENTS. THIS 10th DAY OF December 2022

ONSLOW WATER AND SEWER AUTHORITY

W. E. W.

PRIVATE STREETS DISCLOSURE STATEMENT
THE MAINTENANCE OF STREETS DESIGNATED ON THIS PLAT AS "PRIVATE" SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THIS DEVELOPMENT HAVING ACCESS TO SUCH ROADS. PRIVATE STREETS AS SHOWN HEREON MAY OR MAY NOT HAVE BEEN CONSTRUCTED TO THE MINIMUM STANDARDS REQUIRED TO ALLOW THEIR INCLUSION, FOR MAINTENANCE PURPOSES, ON THE NORTH CAROLINA HIGHWAY SYSTEM NOR ON THE TOWN OF SWANSBORO STREET SYSTEM NEITHER THE TOWN OF SWANSBORO NOR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION WILL MAINTAIN A PRIVATE STREET.

CERTIFICATION
I, JOHN L. PIERCE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN SUPERVISED SURVEY (SOLID LINES) MADE UNDER MY SUPERVISION; BOUNDARY LINES TAKEN FROM RECORDED MAPS AND DEEDS (DASHED LINES) AND NOT FROM A COMPLETE SURVEY BY ME THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSURE NUMBER AND SEAL THIS 16th DAY OF December 2022

JOHN L. PIERCE P.L.S. L-2596
SEAL L-2596

NORTH CAROLINA, ONSLOW COUNTY
I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT JOHN L. PIERCE, A PROFESSIONAL LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS 15th DAY OF December 2022

BETTY BULLOCK
NOTARY PUBLIC
ONSLOW COUNTY, NC
MY COMMISSION EXPIRES DECEMBER 28, 2023.

Doc ID: 016540560001 Type: CRP
Recorded: 12/20/2022 at 02:50:29 PM
Fee Amt: \$21.00 Page 1 of 1
Onslow County, NC
Omega K. Jarman Reg. of Deeds
BK 83 PG 93

*Omega K. Jarman
By: Leisa R. Kenny Deputy*
REGISTER OF DEEDS

FINAL PLAT
SHOWING
WARD FARM VILLAGE PHASE II
(LOTS 4-6,14-18 & 27-29)
PREPARED FOR
WARD FARM, LLC (OWNER)

SWANSBORO TOWNSHIP, ONSLOW COUNTY, NC
PREPARED BY

JOHN L. PIERCE & ASSOCIATES, P.A.
NORTH CAROLINA LICENSE NO. C-1888
405 JOHNSON BLVD. JACKSONVILLE, NC 28541
PHONE: 910-346-9800 DATE: 12/06/2022
FAX: 910-346-9800 Email: BrianJ@jlpnc.com
SCALE: 1" = 60' F.B.930 , PG.51
JOB # 2022-21161 FILE NAME:

