

**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.

GPS DATA
ALL COORDINATES AND BEARINGS ARE BASED ON THE NORTH
AMERICAN DATUM OF 1983 (NAD83) (GPO-2010-20100)
ESTABLISHED USING NC "North Carolina GNSS Real Time Network
(RTN)" ON 05/10/22. Elevations based on NAVD83.
UNITS OF MEASUREMENT ARE US SURVEY FEET.

LINE	BEARING	DISTANCE
1-1	S 36°38'11"E	1.99'
1-2	N 49°12'24"W	28.15'

LEGEND:

EIS = EXISTING IRON STAKE
CC = CONTROL CORNER
CP = COMPUTED POINT
ECM = EXISTING CONCRETE MONUMENT
EPK = EXISTING P.K. NAIL
EIS = SET IRON STAKE
SCM = SET CONCRETE MONUMENT
SPK = SET P.K. NAIL
EIP = EXISTING IRON PIPE
PIP = PINCHED IRON PIPE
C/L = CENTERLINE
RW = RIGHT-OF-WAY
DAUE = DRAINAGE AND UTILITY EASEMENT
P.C. = POINT OF CURVE
P.T. = POINT OF TANGENCY
S.T. = 70' X 10' SIGHT TRIANGLE
SMH = SANITARY SEWER MANHOLE
UT MH = UTILITY MANHOLE
WV = WATER VALVE

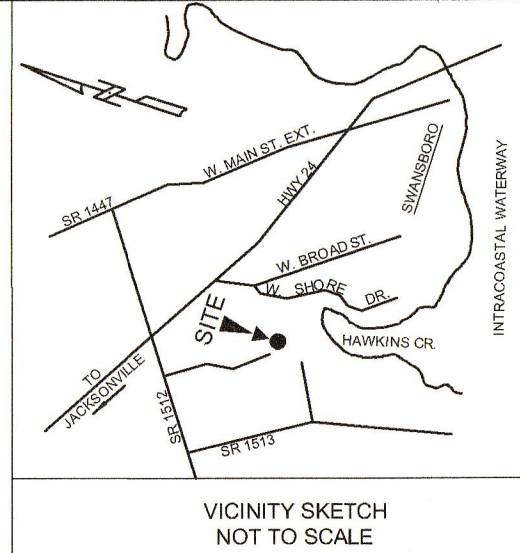
REFS:
M.B. 82 P. 63
M.B. 66 P. 2
M.B. 66 P. 44
M.B. 43 P. 221
D.B. 4410 P. 880
D.B. 2535 P. 701
D.B. 4058 P. 627 (TRACT III)
D.B. 1964 P. 716
D.B. 1964 P. 718

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 setback 5' per UDO.
*Flood zone data per FEMA FIRM 3720536400L dated 6/19/2020.

Certificate of Ownership and Dedication
I (we) hereby certify that I am (we are) the owner(s) of the property described herein, 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.

Owner _____ Date _____
Notarized _____ Date _____



Certificate of Preliminary Plat Approval
I hereby certify that the Board of Commissioners of the Town of Swansboro approved on the _____ day of _____, 2025, the preliminary plan of subdivision as shown on this plat. Preliminary approval is valid for a period of 12 months from the above date or as established under the vested rights procedures if applicable.

Board of Commissioners, Mayor _____ Date _____

Note:
All Easements, alleys, parks, and Greenways shown herein are to be considered PRIVATE unless otherwise specified.

CERTIFICATION
I, JOHN L. PIERCE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN PARTIAL 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. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF _____, 2025.

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

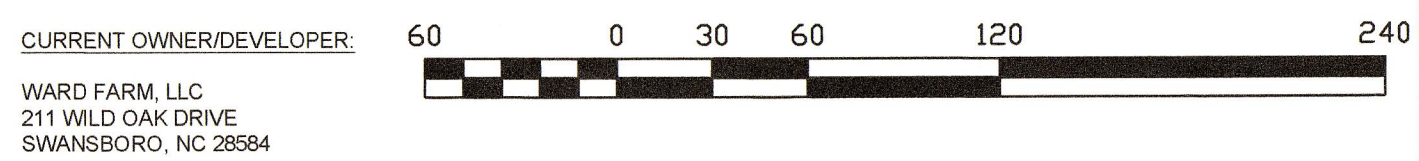


TRACT DATA:
CURRENT ZONING = R-8SF
TOTAL AREA = 13.33 AC. (580,478.53 S.F.)
AREA OF ROAD RW = 0.88 AC. (38,492.24 S.F.)
STORMWATER TREATMENT AREA = 2.54 AC. (110,481.17 S.F.)
OPEN SPACE REQUIRED = 2.00 AC. (87,071.78 S.F.)
OPEN SPACE PROVIDED = 3.11 AC. (135,521.10 S.F.)

LINEAR FEET OF STREETS:
NEW TOWNE ROAD = 436 LF
WARD ROAD = 399 LF
TOTAL = 835 LF
PROPOSED NUMBER OF LOTS = 25
MINIMUM LOT SIZE = 7,800 S.F.
AVERAGE LOT SIZE = 11,848 S.F.
TAX MAP NUMBER = 1404, PARCEL 1624 & PORTION OF PARCEL 1611
CURRENT LAND USE = VACANT
PROPOSED LAND USE = CLUSTER DEVELOPMENT

PRELIMINARY SUBDIVISION PLAT (MODIFICATION)
RESIDENTIAL CLUSTER DEVELOPMENT
WARD FARM VILLAGE
WARD FARM, LLC

PREPARED FOR
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: 11-05-2025
FAX: 910-346-9800 Email: Brian@jlpnc.com
SCALE: 1"=60' F.B.930, PG.51
JOB # 2022-21161



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 Harris
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. Froehner
Owner Ward Shore Builders President Date 3-1-2013

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

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.

[Signature]
Town Manager or Designee Date 03/06/13

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 \$ 342,585.00 has been posted with the Town of Swansboro to assure completion of required improvements.

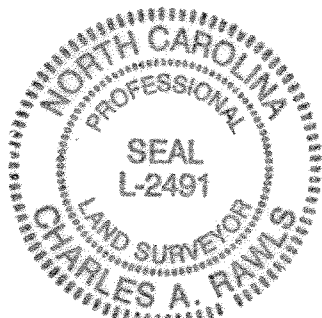
[Signature]
Administrator Date 03/06/13

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.

John Edwards
Authorized Agent Date 3-7-13

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. = 358.78'
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 Date 3/8/13

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

Register of Deeds

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 = 114,977.81 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 = 150,500.12 SF (3.46 Ac.)
Total Area Phase I = 274,342.2 SF (6.30 Ac.)

Current Owner/Developer

Ward Shore Builders, Inc.
205-3 Ward Road
Swansboro, NC 28584
Ph. (910)539-5600

Final Plat Certifications and Notes For

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

B
K
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6
P
G
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4
A

STATE OF NORTH CAROLINA COUNTY OF ONSLOW

Brittany Cottle REVIEW OFFICER OF ONSLOW COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Brittany Cottle 6/16/22
REVIEW OFFICER DATE

CERTIFICATE OF EXCEPTION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, which was conveyed to me (us) by deed recorded in Deed 4410 Page 880 and that said property qualifies as an exception to the provisions of the Subdivision Ordinance of the Town of Swansboro.

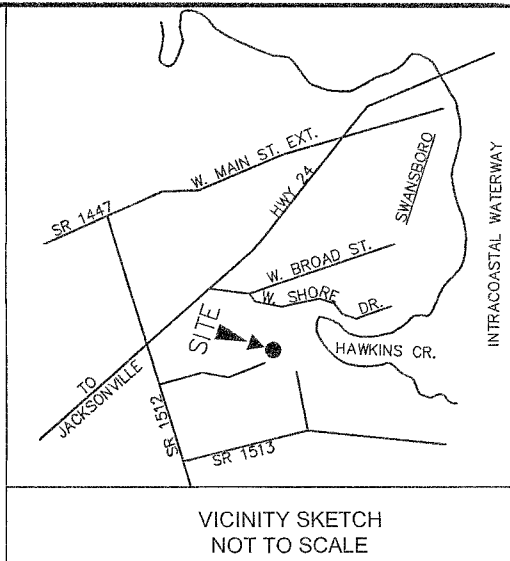
John R. Freshwater II 6/16/22
Owner (Ward Farm, LLC) Date
Chris Ann 6/14/22
Administrator Date

SECOND SURVEYORS CERTIFICATE

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

☒ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

John L. Pierce 6/14/22
JOHN L. PIERCE, PROFESSIONAL LAND SURVEYOR NO. 2596
L-2596



CERTIFICATION
I, JOHN L. PIERCE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN PARTIAL 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.

John L. Pierce 6/14/22
JOHN L. PIERCE, P.L.S. L-2596
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR

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 13 DAY OF June, 2022.

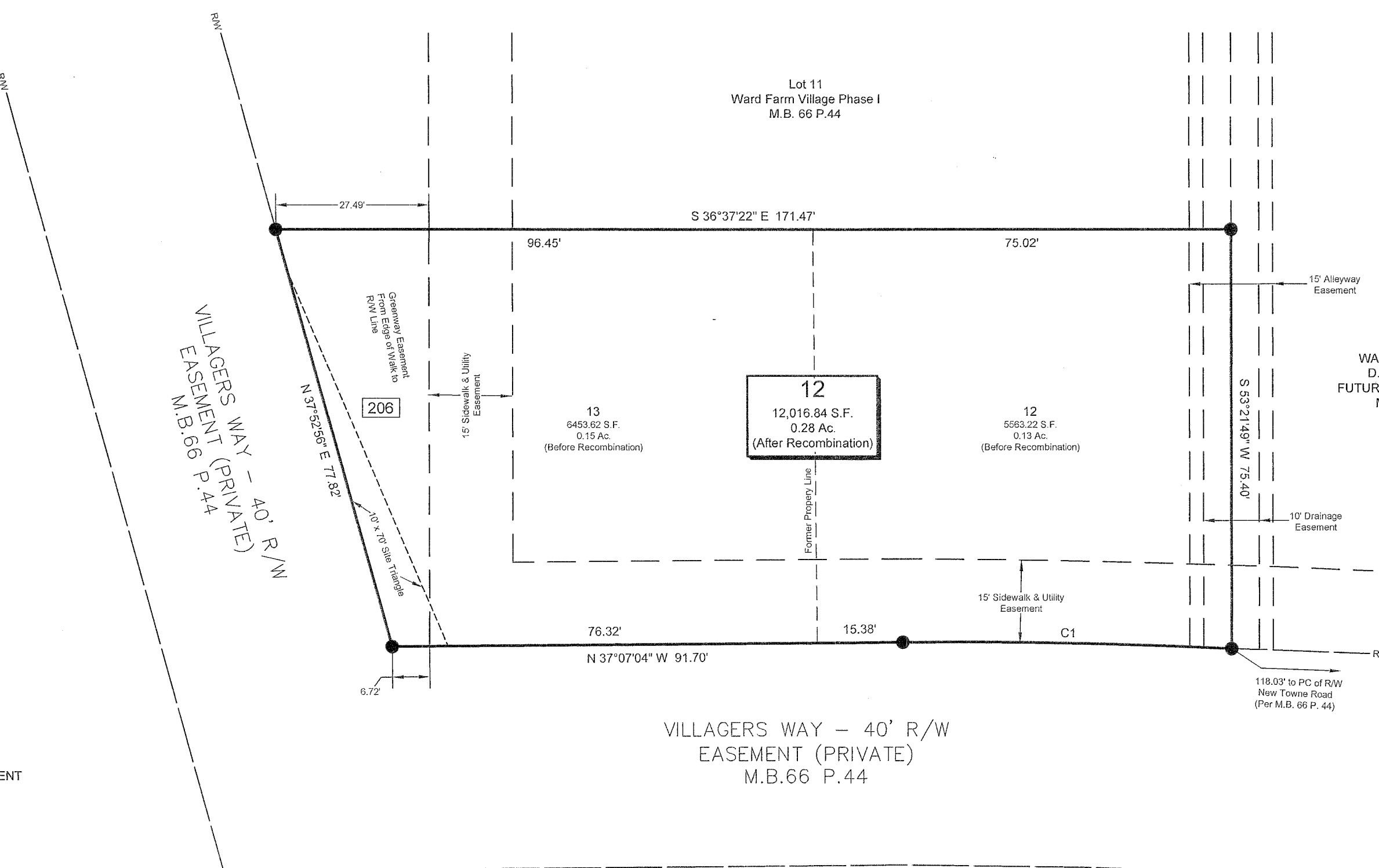
Betty Bullock
NOTARY PUBLIC
MY COMMISSION EXPIRES DECEMBER 28, 2023.
NORTH CAROLINA PROFESSIONAL NOTARY PUBLIC

Doc ID: 015951680001 Type: CRP
Recorded: 06/16/2022 at 10:48:24 AM
Fee Amt: \$21.00 Page 1 of 1
Onslow County, NC
Omega K. Jarman Reg. of Deeds
BK 82 PG 73
Omega K. Jarman
By: **Melissa R. Kenney** Deputy
REGISTER OF DEEDS

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&UE = DRAINAGE AND UTILITY EASEMENT
P.C. = POINT OF CURVE
P.T. = POINT OF TANGENCY
ST = 70' X 10' SIGHT TRIANGLE
SSMH = SANITARY SEWER MANHOLE
UT MH = UTILITY MANHOLE
WV = WATER VALVE

206 = STREET ADDRESS



TRACT DATA:
CURRENT ZONING = R-8SF
TOTAL ACREAGE = 0.28 AC.
LINEAR FEET OF STREETS = N/A
EXISTING NUMBER OF LOTS = 2
PROPOSED NUMBER OF LOTS = 1
MINIMUM LOT SIZE = 0.28 AC.
AVERAGE LOT SIZE = 0.28 AC.
TAX MAP NUMBER = 1404A, PARCELS 46 & 47

SETBACKS:
FRONT - 15'
SIDE - 6'
REAR - 12'

STREET ADDRESS:
206 VILLAGERS WAY

OWNER:
WARD FARM, LLC
499 WARD ROAD
SWANSBORO, NC 28584

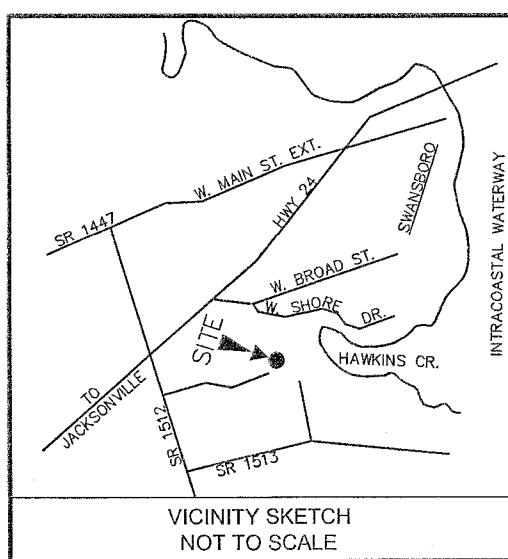
THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 12 & 13 INTO LOT 12

RECOMBINATION PLAT

Showing
Lot 12
Formerly Lots 12 & 13
Ward Farm Village Phase I
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: 06/13/2022
FAX: 910-346-9800 Email: BrianJP@jlpnc.com
SCALE: 1" = 20' F.B. n/a, PG. n/a
JOB # 2022-21258 FILE NAME:

REFS:
M.B. 66 P. 44
D.B. 4410 P. 880





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.

AUTHORIZED AGENT

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 (I) THAT I AM THE OWNER OF THE LANDS SHOWN ON THIS MAP AND OF ALL OF THE WATER INFRASTRUCTURE LOCATED ON SUCH LANDS, (II) 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 (ONWSA), (III) THAT ALL SUCH WATER IMPROVEMENTS ARE HEREBY DEDICATED AND CONVEYED TO ONWSA, FREE OF LIENS AND ENCUMBRANCES, (IV) THAT ONWSA IS HEREBY GRANTED A PERPETUAL EASEMENT OVER ALL STREETS AND UTILITY EASEMENTS SHOWN ON THIS MAP, AND (V) THAT THE UNDERSIGNED WARRANTS TO ONWSA 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 F. William
TITLE: Member/Manager

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.

TOWN MANAGER OR DESIGNEE

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 \$12,500 HAS BEEN POSTED WITH THE TOWN OF SWANSBORO TO ASSURE COMPLETION OF REQUIRED IMPROVEMENTS.

ADMINISTRATOR

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 16 DAY OF December 2022

ONSLOW WATER AND SEWER AUTHORITY

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 PARTIAL 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, LICENSE NUMBER AND SEAL THIS 16 DAY OF December 2022

JOHN L. PIERCE, P.L.S. #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 16 DAY OF December 2022

BETTY BULLOCK, Notary Public
MY COMMISSION EXPIRES DECEMBER 28, 2023.

Doc ID: 016540580001 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: Melissa R. Kenney 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)

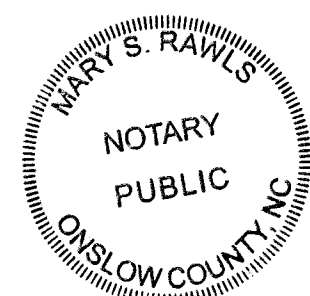
SWANSBORO TOWNSHIP, ONSLOW COUNTY, NC
PREPARED BY
JOHN L. PIERCE & ASSOCIATES, P.A.
NORTH CAROLINA LICENSE No. C-1888
405 JOHNSON BLVD. JACKSONVILLE, NC 28541
PHONE: 910-346-9800 DATE: 12/06/2022
FAX: 910-346-9800 Email: BrianJ@jlpnc.com
SCALE: 1" = 60' F.B.930, PG.51
JOB # 2022-21161 FILE NAME:

CURRENT OWNER/DEVELOPER:

WARD FARM, LLC
499 WARD ROAD
SWANSBORO, NC 28584

TRACT DATA:
CURRENT ZONING = R-8SF
TOTAL ACREAGE = 2.175 AC.
LINEAR FEET OF STREETS = 1,275 LF
PROPOSED NUMBER OF LOTS = 11
MINIMUM LOT SIZE = 7,244.89 S.F.
AVERAGE LOT SIZE = 8,810.92 S.F.
TAX MAP NUMBER = 1404, PARCEL 16.11
CURRENT LAND USE = VACANT
PROPOSED LAND USE = CLUSTER DEVELOPMENT

SETBACKS:
FRONT - 15'
SIDE - 6'
REAR - 12'



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 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 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.

OWNER: Paul F. William
DATE: 12-16-2022

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

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&UE = 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'	57.98'	57.09'	S 43°31'50" 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'	4.89'	4.85'	N 33°39'58" W
C6	980.00'	61.37'	61.36'	S 35°19'26" E
C7	21.00'	31.85'	28.88'	S 09°55'01" W
C8	210.00'	35.52'	35.47'	S 52°02'46" E
C9	210.00'	62.46'	62.23'	S 38°40'47" E
C10	100.00'	51.93'	51.80'	S 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

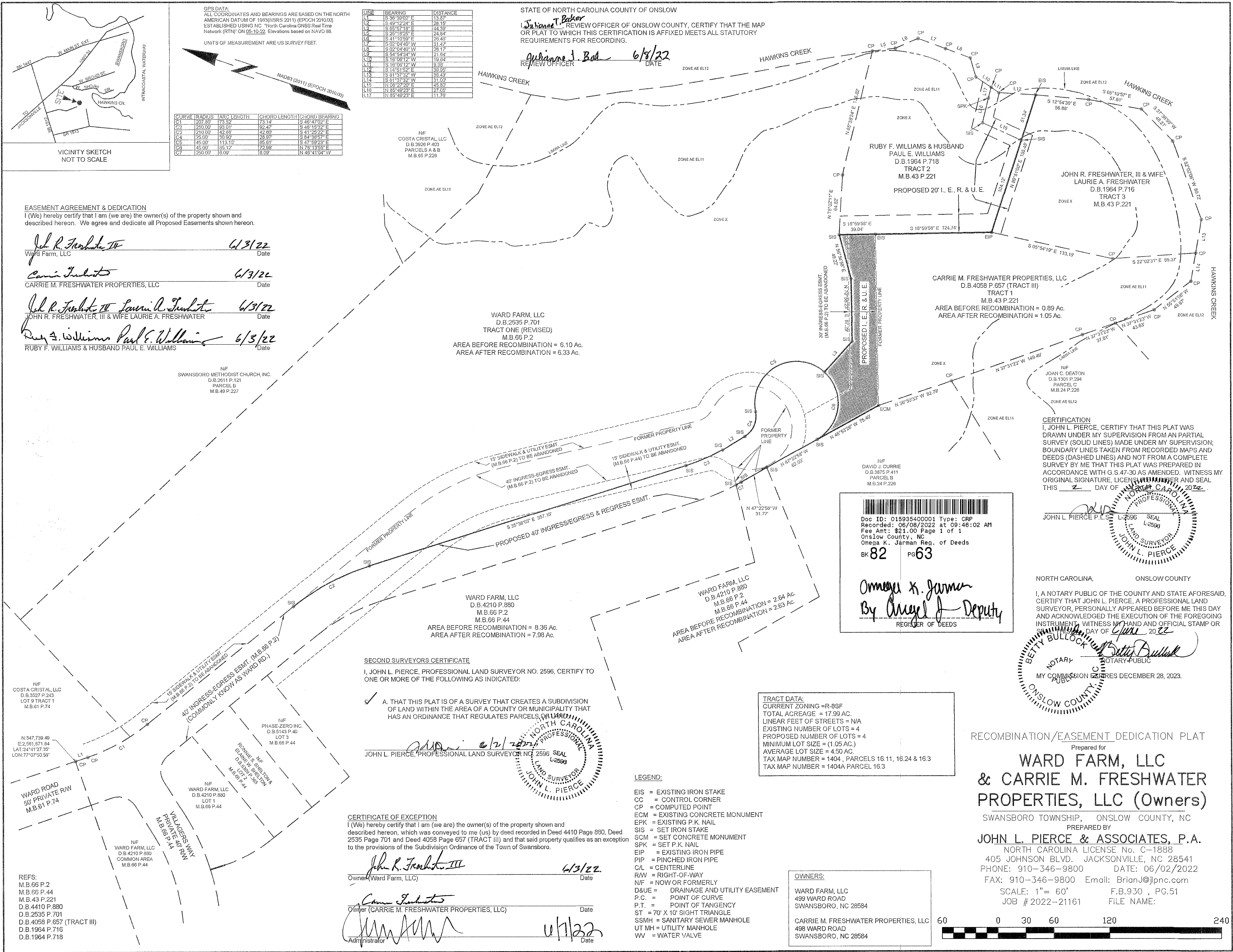
LINE	BEARING	DISTANCE
L1	N 36°38'11" W	11.99'

STATE OF NORTH CAROLINA COUNTY OF ONSLOW

I, Elizabeth Robinson, REVIEW OFFICER OF ONSLOW COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: Elizabeth Robinson
DATE: 12-20-22

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



BK 82 PG 63

