

Certificate of Improvements

I hereby certify that all improvements have either been installed or guaranteed by an approved security for the Wantland's Ferry, Section II-D subdivision and that the filing fee for this plat has been paid.

Owner/Authorized Agent Date 11-2-22

OWNER'S CERTIFICATION AS TO WATER AND SEWER

I certify (i) that I am the owner of the lands shown on this map and of all of the water and sewer infrastructure located on such lands, (ii) that all required water and sewer improvements have been constructed within the streets and/or utility easements shown on this map in accordance with plans and specifications approved by Onslow Water and Sewer Authority (ONWASA), (iii) that all such water and sewer 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 2nd day of Nov. 2022 M. Tuton

Mike Tuton, Registered Agent Four Tun, LLC

Date: 11-2-22

Certificate of Ownership and Dedication

I, Michael S. Tuton hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Onslow and that I hereby adopt this plan of subdivision with my free consent; establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, waterlines, other sites, improvements, perpetually reserve, and easements to public or private use as designated and noted.

11-2-22 M. Tuton Owners Date

Street Disclosure Statement

All streets hereon have been offered to the State for dedication to public use, but have not been accepted by the State as of this date. The developer shall immediately petition the North Carolina Department of Transportation to accept the streets upon construction of the streets and satisfaction of the Department's residency requirements. The developer shall be responsible for maintenance of all streets and protection of rights-of-way until such streets are accepted into the state road system or other public system, or until such streets are conveyed to an owners association which association is required to maintain the streets, if not accepted by the DOT or other public entity. The developer has provided the County with a maintenance guarantee for these purposes.

Owner/Authorized Agent Date 11-2-22

Certificate As to Utilities and Dedication

I hereby certify that the plans and specifications for the water and sewer improvements for Wantland's Ferry, Section II-D subdivision have been reviewed and approved by the Onslow Water and Sewer Authority, that such water and sewer improvements have been constructed, and that Onslow Water and Sewer Authority hereby accepts the dedication of the water and sewer improvements along with associated easements.

This 2nd day of NOVEMBER 2022

Onslow Water and Sewer Authority Official

By: [Signature] PE

Certificate for Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the County of Onslow, North Carolina and that this plat has been approved by the Onslow County Planning Department for recording in the Office of the Register of Deeds of Onslow County.

Subdivision Administrator Date 12/5/22

NOTES:

- 1. All streets are public. (North Carolina Department of Transportation)
2. Minimum Setbacks: Front Yard 20', Side Street 20', Side Yard 8', Rear Yard 15'
3. Pavement Width to be 20'
4. Sight distance easements shown hereon shall remain as property of homeowners but shall remain free of all structures, trees, shrubbery, and signs, except utility poles, fire hydrants and traffic control signs, which could restrict driver's vision.
5. Maintenance for easements outside of N.C. Dept. of Transportation rights-of-way will be the responsibility of the homeowner.
6. 1/2" Iron Stakes set at ground level at all lot corners, except as noted.
7. This site is not affected by any special flood hazard per FIRM CPN 370340 5306 J & 370340 5316 J (Onslow County) effective Nov. 3, 2005.
8. Smallest lot size = 9,955.2 S.F. (Lot 306)
9. All easements are drainage and utility at dimensions shown, unless otherwise noted. Easements shown as \_\_\_\_\_ or \_\_\_\_\_, except along street rights-of-way.
10. 10' drainage and utility easements are reserved along all street rights-of-way within new lots on this plat, except for lots that have a 4' concrete sidewalk along the street rights-of-way. 25' drainage, utility and pedestrian easements are reserved along all street rights-of-ways with a sidewalk within new lots on this plat.
11. All easements are dedicated for public use, unless specifically noted otherwise. Public use means that public entities and the general public may use the easement, but does not mean or imply that any entity does or will use, or does or will maintain any feature (drainage or utilities, etc.) inside the easement.
12. All distances are horizontal control, U.S. survey feet.
13. All acreage calculated by coordinates.
14. There are no Areas of Environmental Concern (AEC) as defined by Coastal Area Management Act (CAMA) on this site.
15. No Register of Deed search done by or furnished to surveyor regarding deed or covenant restrictions.
16. Wetlands lines surveyed on January 2009, and signed by the U.S.C.O.E. on 02/09/2015 and expired on 02/09/2020, unless there is a change in the law or published regulations. Wetlands are in the process on being updated.
17. Fire District - Piney Green.
18. ISO Rating - 5.
19. This development is not within one-half (1/2) mile of a Voluntary Agricultural District.
20. All lots are less than 5 miles from the Piney Green Fire Station.
21. There are no NCGS monuments within 2000' of site.
22. No structure or vegetation (except grass) can be located within the utility easements.
23. There shall be no encumbrances on Department of Transportation Streets Rights-of-way.
24. There are no properties or buildings on the National Register of Historic Places within this subdivision or adjacent properties.
25. Cluster Mailbox location is in the Future Patriot Pointe Subdivision.
26. This subdivision is subject to State Storm Water Permit SW8 131211, Including the Operation and Maintenance Agreement, and all the Permit requirements.

404 Wetlands Caution

Prospective buyers are cautioned that portions of the lots shown on this plat are restricted in use by the Jurisdiction of the United States Army Corps of Engineers 404 Wetlands Regulations. Individual lot reviews are encouraged. Verification of location and restrictions should be made prior to individual lot development.

Wetlands Line "L" To "M"

Table with columns: Lot, Bearing, Distance. Lists wetland boundaries for lots 315 through 329.

These subdivision plans have been reviewed for compliance with current Department of Transportation minimum subdivision construction standards and are hereby approved as submitted.

Winston D. Spirakis District Engineer

Wetlands Line "A" To "B"

Table with columns: Lot, Bearing, Distance. Lists wetland boundaries for lots 255 and 256.

Wetlands Line "C" To "D"

Table with columns: Lot, Bearing, Distance. Lists wetland boundaries for lots 257, 258, and 259.

Wetlands Line "E" To "F"

Table with columns: Lot, Bearing, Distance. Lists wetland boundaries for lots 261, 262, and 263.

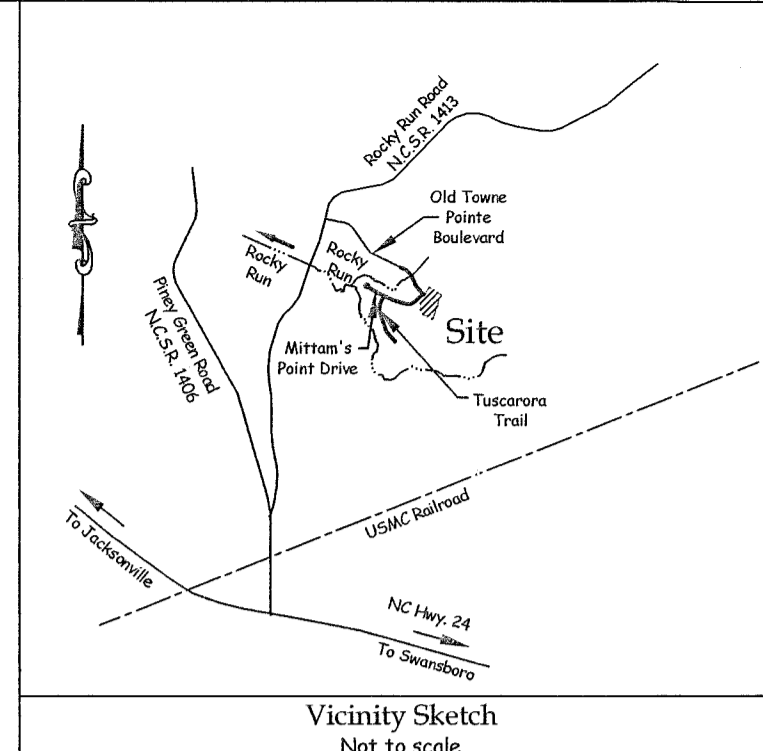
Wetlands Line "G" To "H"

Table with columns: Lot, Bearing, Distance. Lists wetland boundaries for lots 263 and 262.

I, Stacy L. Batchelor, Professional Land Surveyor L-4750, certify to one of the following as indicated:

- A. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
B. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
C. Any one of the following:
1. That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street.
2. That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
3. That the survey is a control survey.
4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.
D. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.
E. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (A) through (D) above.

[Signature] 10/12/2022 Stacy L. Batchelor, P.L.S., L-4750



I, Stacy L. Batchelor, certify that this map was drawn under my supervision from an actual survey (Deed and Plat references as shown hereon), made under my supervision, completed on 09/06/2022, that the Average Relative Positional Precision is 0.08', that the boundaries not surveyed are shown as broken lines drawn from sources noted, that this map was prepared in accordance with G.S. 47-30 as amended, this map was prepared for recording purposes.

Witness my original signature, license number and seal this 12th day of OCTOBER 2022.

[Signature] Stacy L. Batchelor, P.L.S., L-4750

NORTH CAROLINA.....ONSLow COUNTY

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

[Signature] Date 12-5-22 Review Officer Date

NORTH CAROLINA.....ONSLow COUNTY

Barcode and Tract Data: Doc ID: 016522560002 Type: CRP Recorded: 12/05/2022 at 03:22:16 PM Fee Amt: \$42.00 Page 1 of 2 Onslow County, NC Omega K. Jarman Reg. of Deeds BK 83 Pg 65-66

Omeyer K. Jarman By [Signature] deputy Register of Deeds Onslow County

Tract Data 36 Lots 17.46 Acres 18,008.1 S.F. Avg. Lot Size 9,955.2 S.F. (0.2285 Ac.) Smallest Lot Size (Lot 306) 2,307.1 L.F. Streets Deed Ref: D.B. 3464, Pg. 175 M.B. 60, Pg. 181 D.B. 3104, Pg. 214 D.B. 5686, Pg. 520 M.B. 57, Pg. 91 R-10 Zone

Final Plat

WANTLAND'S FERRY, SECTION II-D AT TOWNE POINTE A PLANNED RESIDENTIAL DEVELOPMENT

White Oak Twp., Onslow Co., North Carolina

Owner/Developer: Four Tun, LLC P.O. Box 1066 Jacksonville, North Carolina 28541 (910) 577-1441

DATE: 8/9/2022 SCALE: Not to Scale

TIDEWATER ASSOCIATES, INC. Consulting Engineers - Land Surveyors - Land Planners Jacksonville, North Carolina P.O. Box 976 - 306 New Bridge Street - 28540 Phone (910) 455-2414 - www.TidewaterENC.com Firm License Number: F-0108



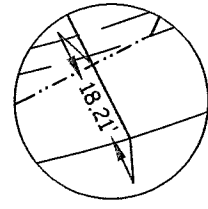
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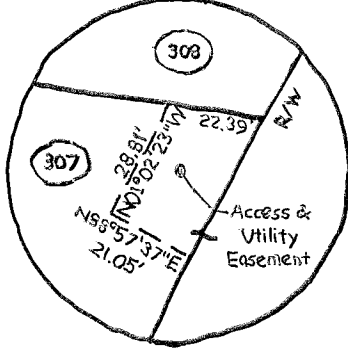
B K 8 3 P 5 6 5

Right-of-Way Curve Data

| Curve   | Radius  | Length  | Tangent | Chord   | Bearing     | Delta     |
|---------|---------|---------|---------|---------|-------------|-----------|
| 77      | 335.00' | 362.42' | 201.23' | 345.00' | N19°29'27"W | 61°59'07" |
| (Total) | 285.00' | 308.33' | 171.20' | 293.51' | N19°29'27"W | 61°59'07" |
| 78      | 625.00' | 136.81' | 68.68'  | 136.53' | S05°13'52"W | 12°32'30" |
|         | 575.00' | 125.86' | 63.18'  | 125.61' | S05°13'52"W | 12°32'30" |
| 79      | 335.00' | 249.62' | 130.93' | 243.89' | S22°23'12"E | 42°41'37" |
|         | 285.00' | 212.37' | 111.39' | 207.49' | S22°23'12"E | 42°41'37" |
| 125     | 20.00'  | 28.87'  | 17.61'  | 26.43'  | N27°18'55"E | 82°43'03" |
| 126     | 20.00'  | 28.87'  | 17.61'  | 26.43'  | N69°58'02"W | 82°43'03" |
| 127     | 20.00'  | 28.87'  | 17.61'  | 26.43'  | N02°22'29"W | 82°43'03" |
| 128     | 20.00'  | 28.87'  | 17.61'  | 26.43'  | S85°05'32"E | 82°43'03" |
| 129     | 335.00' | 307.46' | 165.51' | 296.78' | N37°07'06"E | 52°35'06" |
|         | 285.00' | 261.57' | 140.81' | 252.48' | N37°07'06"E | 52°35'06" |
| 130     | 335.00' | 210.57' | 108.89' | 207.12' | S45°24'13"W | 36°00'50" |
|         | 285.00' | 179.14' | 92.64'  | 176.21' | S45°24'13"W | 36°00'50" |
| 153     | 20.00'  | 31.42'  | 20.00'  | 28.28'  | S34°10'27"E | 90°00'00" |
| 154     | 20.00'  | 31.42'  | 20.00'  | 28.28'  | S55°49'33"W | 90°00'00" |



Inset Not to Scale



Inset #2 Not to Scale

Control Points

- 1/4 ISF CP #2324  
N=365,283.77  
E=2,509,462.50
- S62°51'40"E 602.94'
- 1/4 ISS CP #2479  
N=365,008.74  
E=2,509,999.06
- S27°00'29"W 859.01'
- 1/4 ISF CP #2616  
N=364,243.41  
E=2,509,608.97
- N44°28'24"W 360.07'
- 1/4 ISF CP #2615  
N=364,500.34  
E=2,509,356.71

LEGEND:

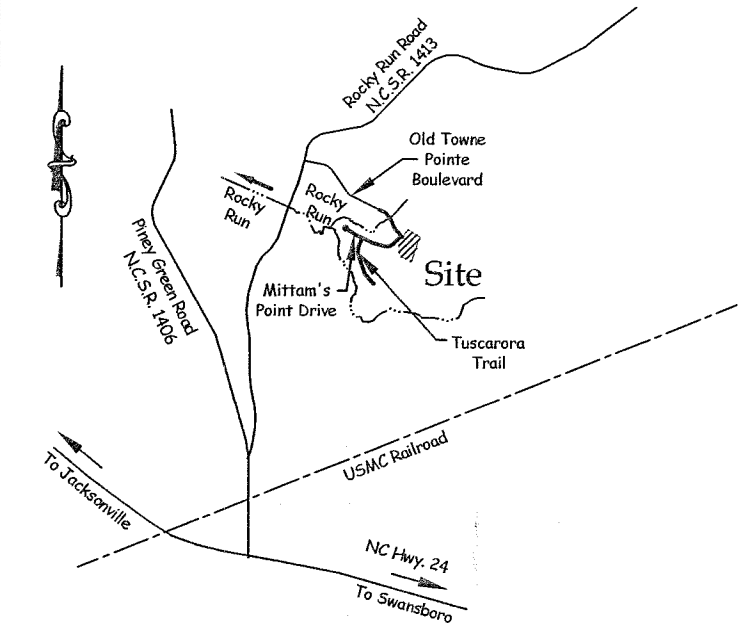
- ac - Acres
- Ch - Chord
- CP - Control Point
- D.B. - Deed Book
- ex. - Existing
- ISF - Iron Stake Found
- L - Length
- M.B. - Map Book
- MBL - Minimum Building Line
- PC - Point of Curvature
- Pg. - Page
- PRC - Point of Reverse Curvature
- PT - Point of Tangency
- R - Radius
- RIS5 - Reference Iron Stake Set
- R/W - Right-of-way
- s.t. - 10' x 70' Sight Triangle
- [ ] - Distance to Reference Iron

- 153 - Curve Number
- 329 - Lot Number
- 130 - Adjoining Lot Number
- 420 - Street Address

- Wetlands Line



- Wetlands Hatch



Vicinity Sketch Not to scale

Wetlands Line "I" To "J"

| Lot | Bearing     | Distance |
|-----|-------------|----------|
| 342 | N02°08'22"W | 3.83'    |
|     | N11°34'24"E | 8.45'    |
| 343 | N11°34'24"E | 15.16'   |
|     | N40°13'10"W | 35.45'   |
|     | N07°04'52"W | 32.86'   |
|     | N39°05'10"W | 24.45'   |
| 344 | N39°05'10"W | 3.90'    |
|     | S75°33'34"W | 22.03'   |
|     | S29°02'48"W | 31.02'   |
|     | S84°45'14"W | 16.96'   |

Wetlands Line "K" To "Clockwise"

| Lot | Bearing     | Distance |
|-----|-------------|----------|
| 307 | S33°42'19"E | 2.62'    |
|     | S43°45'03"W | 24.22'   |
| 308 | S76°22'30"W | 21.71'   |
|     | N70°25'07"W | 15.06'   |
|     | N70°25'07"W | 2.87'    |
|     | N65°37'49"W | 22.19'   |
|     | N39°57'33"W | 19.35'   |
|     | N31°32'42"W | 21.25'   |
|     | N05°59'33"W | 20.49'   |
| 309 | N76°41'15"E | 22.13'   |
|     | S88°52'36"E | 26.36'   |
|     | S59°09'33"E | 36.97'   |
|     | S33°42'19"E | 35.25'   |

Wetlands Line "N" To "Clockwise"

| Lot         | Bearing     | Distance |
|-------------|-------------|----------|
| 324         | S33°56'05"W | 28.80'   |
|             | N64°34'08"W | 26.21'   |
|             | N72°52'20"W | 21.72'   |
|             | N47°59'26"W | 38.70'   |
|             | N03°53'40"E | 26.09'   |
| 325         | N27°25'01"E | 9.90'    |
|             | N27°25'01"E | 27.97'   |
|             | N89°32'07"E | 10.81'   |
|             | N56°44'47"E | 23.52'   |
|             | S66°43'35"E | 29.73'   |
|             | S24°45'52"E | 24.43'   |
|             | S22°30'55"E | 18.98'   |
| S05°40'59"E | 28.91'      |          |
| S33°56'05"W | 14.53'      |          |

Tract Data  
36 Lots  
17.46 Acres  
18,008.1 S.F.  
Avg. Lot Size  
9,955.2 S.F. (0.2285 Ac.)  
Smallest Lot Size (Lot 306)  
2,307.1  
L.F. Streets  
Deed Ref: D.B. 3464, Pg. 175  
M.B. 60, Pg. 181  
D.B. 3104, Pg. 214  
D.B. 5686, Pg. 520  
M.B. 57, Pg. 91  
R-10 Zone

Final Plat

WANTLAND'S FERRY, SECTION II-D  
AT TOWNE POINTE  
A PLANNED RESIDENTIAL DEVELOPMENT

Owner/Developer:

Four Tun, LLC  
P.O. Box 1066  
Jacksonville, North Carolina 28541  
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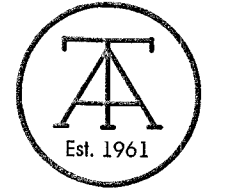
DATE: 8/9/2022

GRAPHIC SCALE: 1"=100'

SCALE: 1"=100'

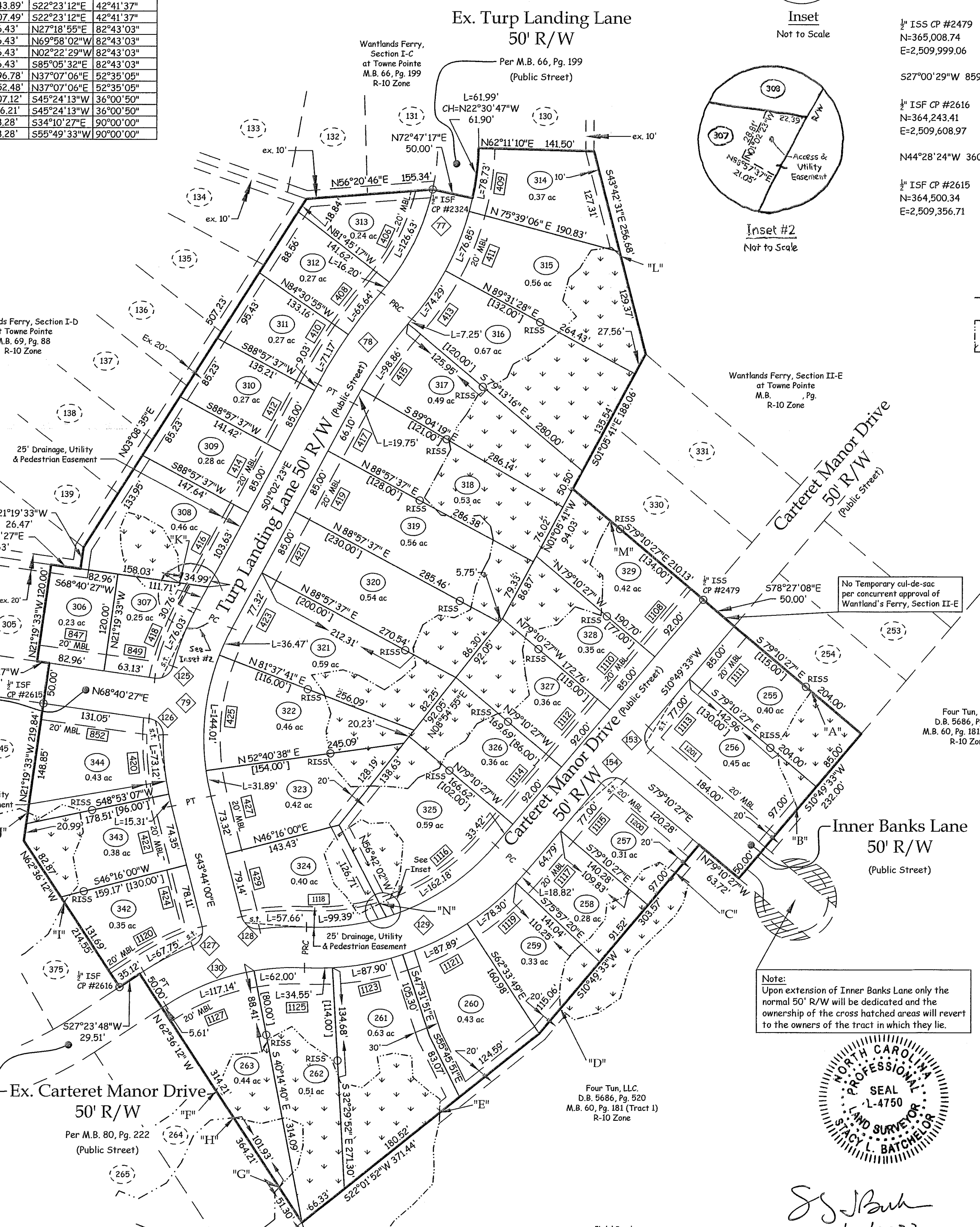


TIDEWATER ASSOCIATES, INC.  
Consulting Engineers - Land Surveyors - Land Planners  
Jacksonville, North Carolina  
P.O. Box 976 - 306 New Bridge Street - 28540  
Phone (910) 455-2414 - www.TidewaterENC.com  
Firm License Number: F-0108



Chord Data

| Lot | Curve | Bearing     | Distance |
|-----|-------|-------------|----------|
| 258 | 129   | S12°26'06"W | 18.82'   |
| 259 | 129   | S20°44'25"W | 78.12'   |
| 260 | 129   | S34°57'10"W | 87.64'   |
| 261 | 129   | S49°59'09"W | 87.64'   |
| 262 | 129   | S60°27'23"W | 34.53'   |
| 262 | 130   | S57°10'43"W | 61.88'   |
| 263 | 130   | S39°10'18"W | 116.32'  |
| 307 | 79    | N07°32'30"W | 75.87'   |
| 311 | 78    | N02°13'21"E | 71.13'   |
| 312 | 78    | N08°29'36"E | 65.61'   |
| 312 | 77    | N09°52'25"E | 16.20'   |
| 313 | 77    | N04°29'00"W | 125.59'  |
| 314 | 77    | S21°04'52"E | 78.55'   |
| 315 | 77    | S07°36'56"E | 78.55'   |
| 316 | 77    | S05°18'34"W | 72.27'   |
| 316 | 78    | S11°08'26"W | 7.25'    |
| 317 | 78    | S05°51'13"W | 98.74'   |
| 318 | 78    | S00°03'21"E | 19.75'   |
| 321 | 79    | S04°42'21"E | 36.45'   |
| 322 | 79    | S22°50'51"E | 142.48'  |
| 323 | 79    | S40°31'41"E | 31.87'   |
| 324 | 130   | N58°28'47"E | 57.59'   |
| 324 | 129   | N53°25'13"E | 98.88'   |
| 325 | 129   | N27°07'41"E | 160.00'  |
| 342 | 130   | N33°11'26"E | 67.64'   |
| 343 | 79    | N42°25'26"W | 15.31'   |
| 344 | 79    | N34°51'41"W | 72.98'   |



Note:  
Upon extension of Inner Banks Lane only the normal 50' R/W will be dedicated and the ownership of the cross hatched areas will revert to the owners of the tract in which they lie.

Field Book:  
Disk Name: ACAD 2665  
Filename: Wantlands Ferry II-D FP.dwg  
Job No.: S200707-7421

JRK

Sheet 2 of 2

B  
K  
8  
3  
P  
6  
9  
C