

Certificate As To Utilities And Dedication

I hereby certify that the plans and specifications for the water and sewer improvements for Jack's Branch Townhomes, Section II subdivision have been reviewed and approved by Onslow Water and Sewer Authority...

Signature of Onslow Water and Sewer Authority, Date: 1/29/26

Street Disclosure Statement-Private Streets

All streets hereon are intended for private use and have been identified for conveyance to a homeowner's association for the subdivision. The developer shall be responsible for maintenance until such streets are conveyed to the homeowner's/property owner's association.

Signature of Owner/Authorized Agent, Date

Certificate of Improvements

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

Signature of Owner/Authorized Agent, Date

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.

Signature of Subdivision Administrator, Date: 1/29/26

Notes:

- 1. All drives to be private.
2. Pavement width to be 24' from face of curb to face of curb.
3. Fire district is Northeast Onslow.
4. The ISO Rating is 4.
5. Minimum Setbacks (Perimeter Boundary): Front Yard: 20', Side Yard: 5', Rear Yard: 15'.

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...

This day of 2026. Signature of Elijah F. Morton, Sr., Registered Agent, South State Development, LLC

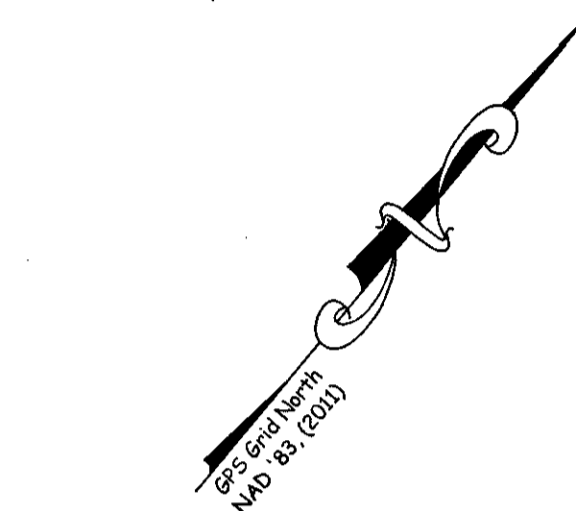
404 Wetlands Caution

There shall be no structures nor land disturbance permitted within 404 Wetlands Land. Disturbance includes the removal of tree stumps, root systems, and digging. Trees may be cut and underbrush and grasses may be removed.

Certificate of Ownership, Dedication, And Jurisdiction:

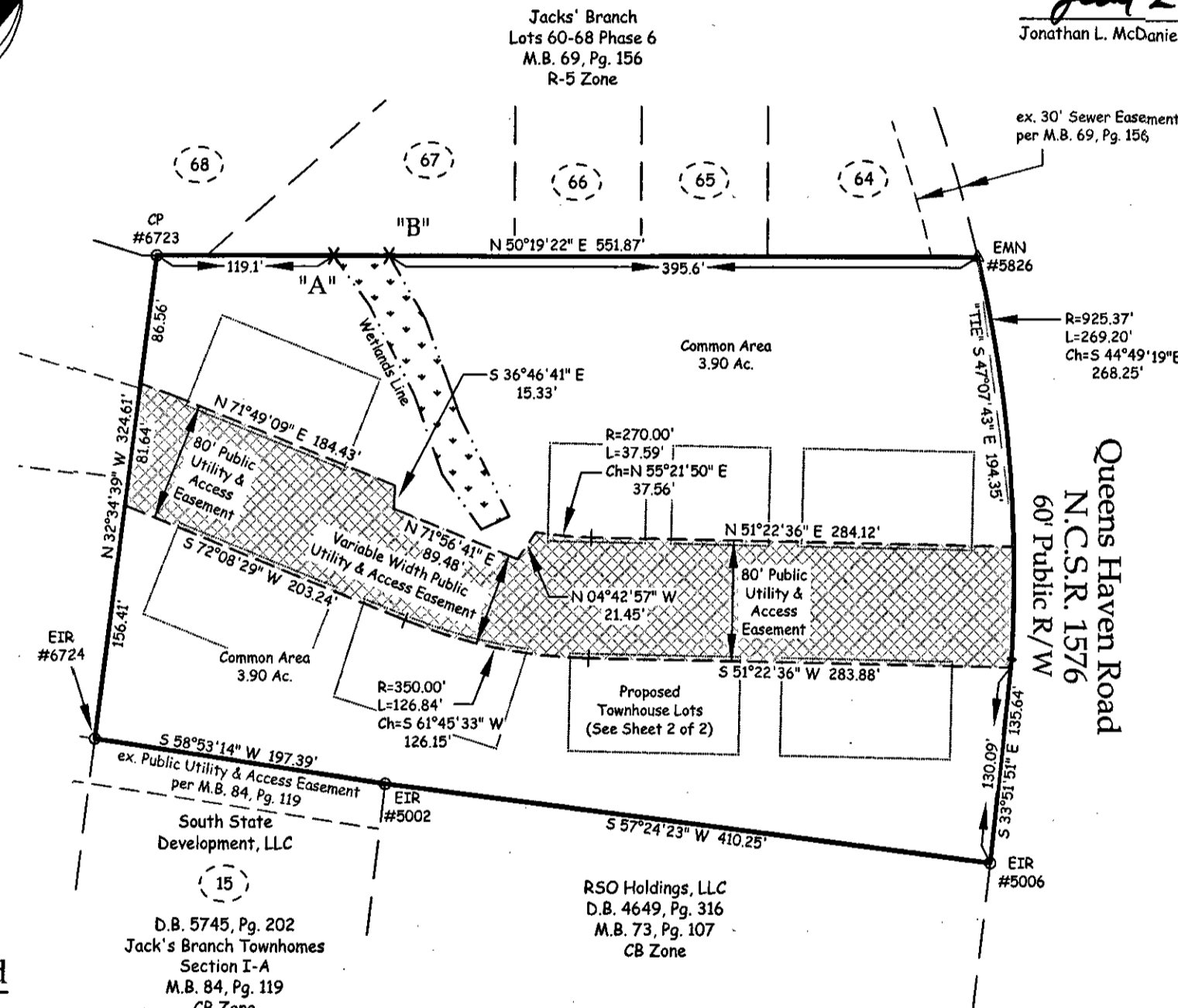
I (We) hereby certify that I (We) are the owners of the property shown and described here on and that I (We) hereby adopt this plan with my (Our) free consent and deed this easement to the public for the purpose of North Carolina Department of Transportation establishing a sight triangle. Further, I (We) certify the land as shown hereon is located within the subdivision jurisdiction of Onslow County.

Signature of Owners, Date



South State Development, LLC D.B. 5745, Pg. 202 Jack's Branch Townhomes Section I-B M.B. 86, Pg. 237 R-5 Zone

South State Development, LLC D.B. 5745, Pg. 202 Jack's Branch Townhomes Section I-A M.B. 84, Pg. 119 R-5 Zone



Legend

- Ac - Acres
Ch - Chord
CP - Computed Point
D.B. - Deed Book
EIR - Existing Iron Rod
EMN - Existing Mag Nail
ex - Existing
L - Arc Length
L.F. - Linear Feet
M.B. - Map Book
N.C.S.R. - North Carolina Secondary Road
Pg. - Page
R - Radius
R/W - Right-of-way

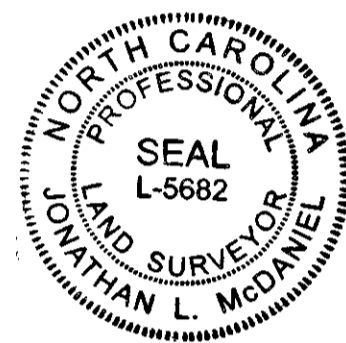
Jacks' Branch Lots 60-68 Phase 6 M.B. 69, Pg. 156 R-5 Zone

RSO Holdings, LLC D.B. 4649, Pg. 316 M.B. 73, Pg. 107 CB Zone

I, Jonathan L. McDaniel, Professional Land Surveyor L-5682, certify to one of the following as indicated:

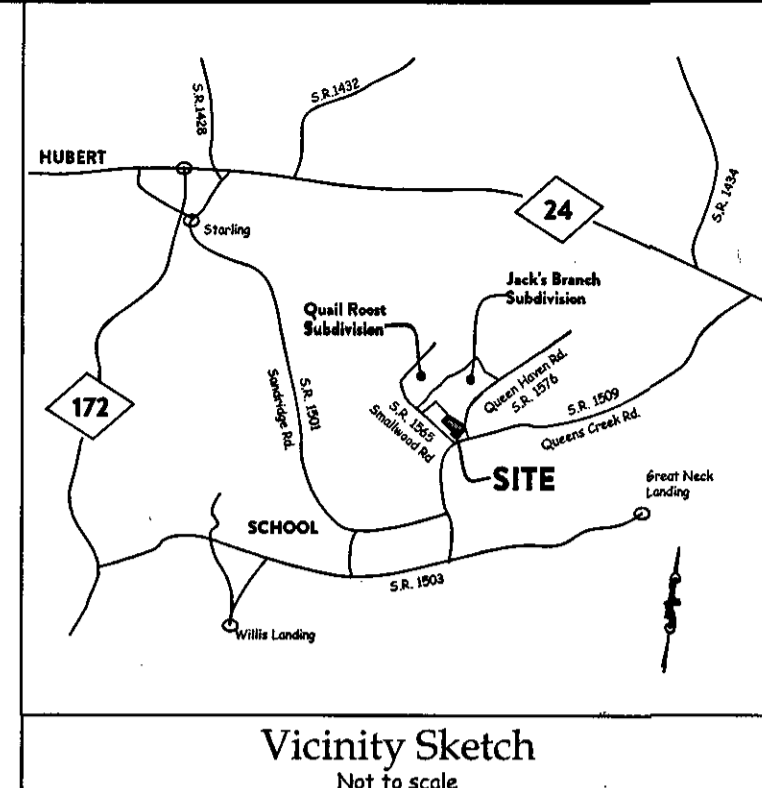
- a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
c. Any one 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...

Signature of Jonathan L. McDaniel, Date: 01-25-26



Wetlands Line

Table with 2 columns: Bearing, Distance. Lists bearings and distances for wetlands line 'A'-'B'.



Vicinity Sketch Not to scale. I, Jonathan L. McDaniel, certify that this map was drawn under my supervision from an actual survey (Deed and Plat references as shown hereon)...

Witness my original signature, license number and seal this 23rd day of JANUARY in the year of our Lord 2026. Signature of Jonathan L. McDaniel, P.L.S., L-5682

NORTH CAROLINA ONSLOW COUNTY I, Kasey Ray Review Officer of Onslow County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Signature of Kasey Ray, Date: 1/29/26. Includes document ID, recording date, and fee information.

Signature of Omega K. Jarman, Register of Deeds, and Angela B. Tetens, Sr. Assistant.

Tract Data table listing 50 Townhouse Lots + 1 Common Area, Total Area: 4.96 Acres, Common Area: 3.90 Acres, Average Lot Size: 1,065 Sq. Ft., etc.

Final Plat Sheet 1 of 2

JACK'S BRANCH TOWNHOMES SECTION II Swansboro Township, Onslow County, North Carolina

Owner/Developer: South State Development, LLC 503 New Bridge Street, Suite 100 Jacksonville, North Carolina 28540 (910) 548-7575

DATE: 01/23/2026 SCALE: 1"=100' Includes a graphical scale bar from 0 to 300 feet.

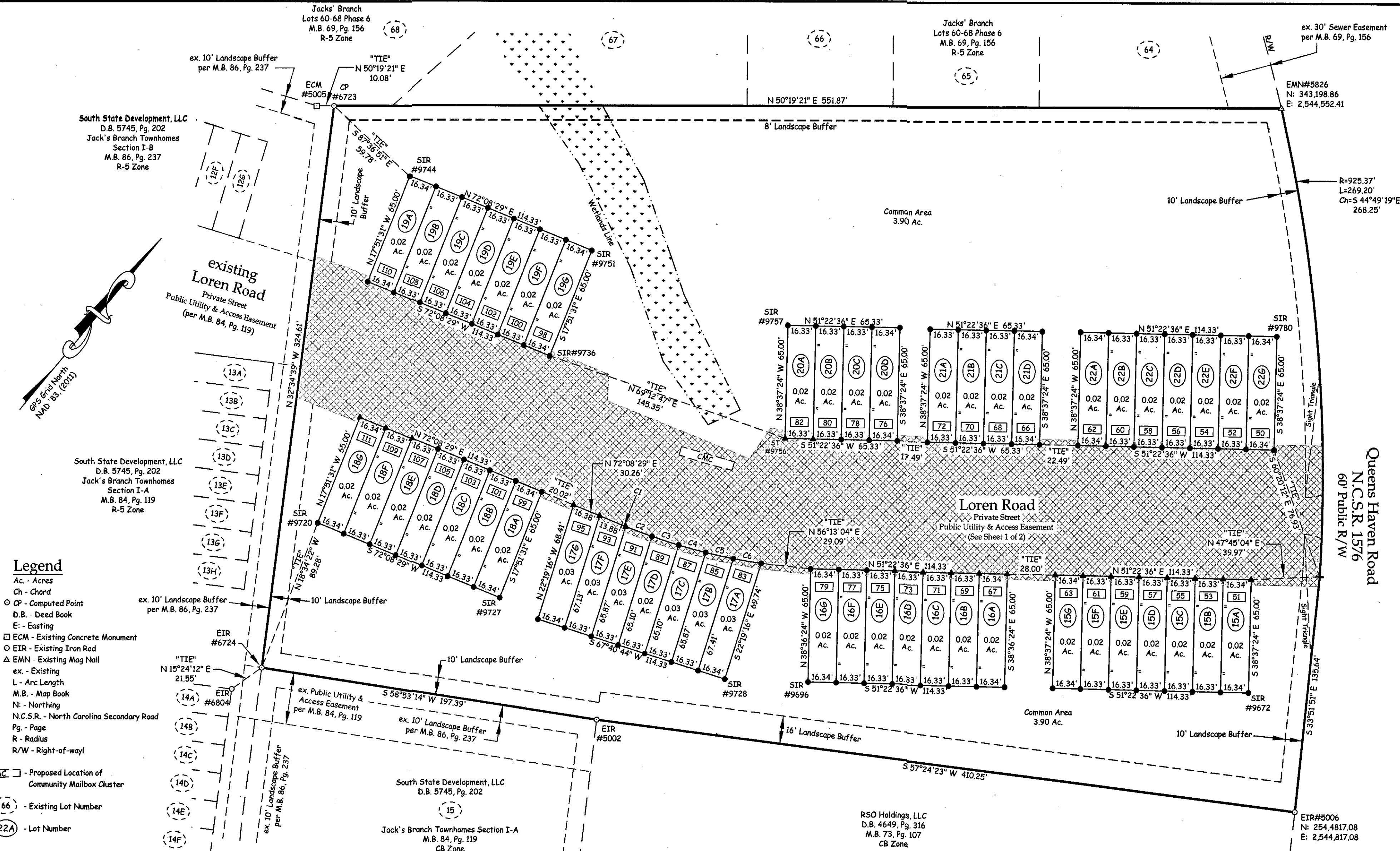
TIDEWATER ASSOCIATES, INC. Engineers - Surveyors - Planners Cedar Point, North Carolina 1069A Cedar Point Boulevard Phone (252) 393-6101 - www.TidewaterENC.com Firm License Number: F-0108

COGO: 21126GR.crd Project: 22560 Filename: JacksBranch2-FP.dwg Drawn By: CJM/jjs Job No.: 5250708-8885

Vertical text on the right margin: B K 9 9 0 P 9 9 8

Vertical text on the left margin: N:\p-52021-4066\BPN\AS\&C Survey 6.0\22 Job\22560\JacksBranch2-FP.dwg 1/28/2026 12:08:05 PM, JLS

BK 60 09 09



Legend

- Ac. - Acres
- Ch - Chord
- CP - Computed Point
- D.B. - Deed Book
- E - Easting
- ECM - Existing Concrete Monument
- EIR - Existing Iron Rod
- EMN - Existing Mag Nail
- ex. - Existing
- L - Arc Length
- M.B. - Map Book
- N - Northing
- N.C.S.R. - North Carolina Secondary Road
- Pg. - Page
- R - Radius
- R/W - Right-of-way

CMC - Proposed Location of Community Mailbox Cluster

- 66 - Existing Lot Number
- 22A - Lot Number

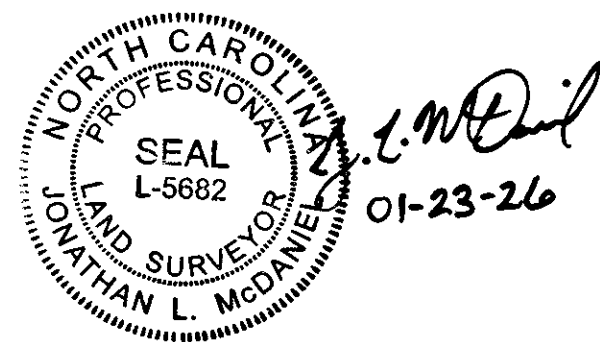
Public Access & Utility Easement

- SIR - Set Iron Rod (Lot Corner)
- ST - Set Tack in Sidewalk (Lot Corner)
- 67 - Street Address

Wetlands
Wetlands Line

Lot Curve Data

Curve	Radius	Length	Chord	Bearing
C1	347.00'	2.51'	2.51'	N 71°56'04" E
C2	347.00'	16.35'	16.35'	N 70°22'39" E
C3	347.00'	16.33'	16.33'	N 67°40'44" E
C4	347.00'	16.35'	16.35'	N 64°58'49" E
C5	347.00'	16.41'	16.41'	N 62°16'32" E
C6	347.00'	16.50'	16.50'	N 59°33'31" E



COGO: 21126GR.erd
Project: 22560
Filename: JacksBranch2-FP.dwg
Drawn By: CJM/jjs
Job No.: 5250708-8885

Final Plat Sheet 2 of 2

**JACK'S BRANCH TOWNHOMES
SECTION II**

Swansboro Township, Onslow County, North Carolina

Owner/Developer:
South State Development, LLC
503 New Bridge Street, Suite 100
Jacksonville, North Carolina 28540
(910) 548-7575

DATE: 01/23/2026

SCALE: 1"=40'



TIDEWATER ASSOCIATES, INC.

Engineers - Surveyors - Planners
Cedar Point, North Carolina
1069A Cedar Point Boulevard
Phone (252) 393-6101 - www.TidewaterENC.com
Firm License Number: F-0108



\\BP-as2021-r060\BP\NAS\CG Survey 6.0122.lbb\22560\JackBranch2-FP.dwg, 1/28/2026 12:10:36 PM, JLS