

**Certificate As To Utilities And Dedication**

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

*E.A.J. Mats* Date: 6-5-2023  
Onslow Water And Sewer Authority

**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. The Developer has provided the County a maintenance guarantee for these purposes.

*E.A.J. Mats* 5/30/23  
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 I-A subdivision and that the filing fee for this plat has been paid.

*E.A.J. Mats* 5/30/23  
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.

*C. M. ...* 6-16-23  
Subdivision Administrator Date

**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.

5/30/23 *E.A.J. Mats*  
Date Owners

**Notes:**

- All drives to be private.
- Fire district is Northeast Onslow.
- The ISO Rating is 4.
- Minimum Setbacks (Perimeter Boundary):  
Front Yard..... 20'  
Side Yard..... 6'  
Rear Yard..... 15'
- The site is not affected by any special flood hazards per FEMA Map CPN 370340 5344 K (Onslow Co.) effective 06/19/2020.
- There are no Areas of Environmental Concern as defined by the Coastal Area Management Act (CAMA) on this site.
- Wetlands line taken from maps prepared by Stroud Engineering, P.A.
- 5' access easement along all lot lines between buildings.
- Drainage easements are reserved over each lot, but outside any building, for building, & storm drainage.
- Common areas (including drives, parking & pond) will be maintained by Jack's Branch Townhomes Homeowners Associations.
- 20' utility & access easement to be centered over all water & sewer mains & 10' utility & access easements to be centered over all water services up to & including water meters & sewer clean-outs.
- No N.C.G.S. or U.S.G.S. monuments within 2000' of site.
- This property is not within 1/2 mile of a voluntary agriculture district.
- This property does not have any buildings or is adjacent to any area on the National Register of Historic Places.

**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 this map in accordance with plans and specifications approved by Onslow Water and Sewer Authority ("ONWASA"), (iii) 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 30 day of MAY 2023

*E.A.J. Mats* Date: 5/30/23  
Enjah T. Morton, Sr.; Registered Agent  
South State Development, LLC

**Wetlands Line Tables**

START	BEARING	DISTANCE
EIR #5004	TIE S 19°35'43" E	5.38'
	N 74°41'29" E	9.39'
	S 88°42'30" E	19.77'
	N 64°14'42" E	53.43'
	N 72°56'22" E	19.66'
	N 67°52'14" E	16.59'
	N 54°27'13" E	13.00'
	N 70°39'58" E	25.82'
	S 73°00'22" E	25.50'
	N 62°07'55" E	26.52'
	N 13°57'20" E	19.78'
	N 39°16'23" W	9.28'
	S 66°38'36" W	25.91'
	N 83°37'32" W	30.41'
	S 62°04'54" W	25.45'
	S 80°45'34" W	39.41'
	S 62°58'55" W	17.64'
	S 87°02'02" W	22.04'

START	BEARING	DISTANCE
SIR #2	S 43°23'01" W	27.75'
	S 79°49'28" W	20.37'
	S 73°36'27" W	29.61'
	S 59°44'50" W	50.45'
	S 45°24'44" W	24.08'
	S 64°35'52" W	22.17'
	S 71°43'04" W	62.33'
	S 76°49'05" W	13.54'
	S 63°36'14" W	18.26'
	S 13°15'30" W	13.05'
	N 70°25'20" E	9.17'
SIR #2	TIE N 19°35'35" W	6.67'

START	BEARING	DISTANCE
SIR #12	TIE S 70°24'25" W	11.51'
	S 23°26'25" E	19.48'
	S 34°54'29" E	21.92'
	S 88°19'03" E	4.74'
SIR #13	TIE S 19°35'35" E	38.56'

START	BEARING	DISTANCE
CP #11	TIE S 70°24'25" W	193.44'
	S 48°39'58" W	26.14'
	S 27°33'15" E	49.31'
	S 75°01'59" E	26.69'
	S 63°24'37" W	39.00'
	S 82°19'36" W	30.95'
	N 72°32'37" W	17.09'
	N 28°33'41" W	50.00'
	N 00°10'22" E	13.12'
CP #10	TIE S 70°24'25" W	29.02'

START	BEARING	DISTANCE
SIR #5	S 19°38'40" E	22.98'
	N 70°21'20" E	9.67'
	N 14°18'15" W	38.51'
	N 57°24'57" W	20.02'
	N 85°47'16" W	20.07'
	N 71°47'25" W	16.49'
	S 74°05'55" W	14.07'
	S 55°59'03" W	27.87'
	S 71°44'48" W	130.90'
	N 84°26'18" W	20.24'
	N 12°12'44" W	56.18'
	N 20°08'28" W	63.58'
	N 59°33'57" W	27.77'
	N 53°03'28" E	44.75'
	N 55°15'59" W	75.20'
	N 19°26'10" E	102.43'
	N 29°03'39" E	45.35'
	N 21°00'35" W	13.54'
	N 62°56'08" E	58.85'
	N 80°50'13" E	48.58'
	N 53°25'16" E	39.16'
	N 17°19'10" W	19.37'
CP #11	TIE S 70°24'25" W	9.22'

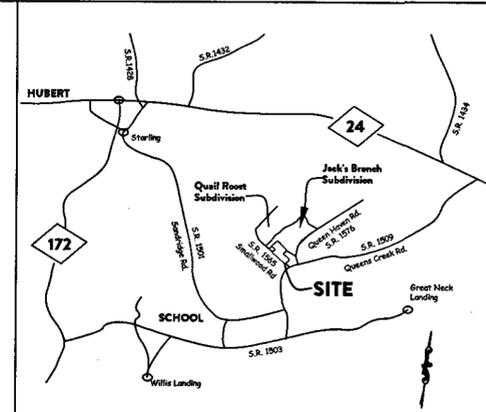
**404 Wetlands Caution**

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. 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.

I, Edwin N. Foley, Professional Land Surveyor L-2884, 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:
  - 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.
  - That the survey is of an existing feature, such as a building or other structure, or natural feature, such as a watercourse.
  - That the survey is a control survey.
  - 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.

*Edwin N. Foley* 5/26/23  
Edwin N. Foley, P.L.S., L-2884



Vicinity Sketch  
Not to scale

I, Edwin N. Foley, 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 April, 2022 and 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 26<sup>th</sup> day of MAY AD 2023.

*Edwin N. Foley*  
Edwin N. Foley, P.L.S., L-2884

NORTH CAROLINA.....ONSLow COUNTY

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

*Samuel Traugber* 6-16-23  
Review Officer Date

NORTH CAROLINA.....ONSLow COUNTY

Doc ID: 016743520002 Type: CRP  
Recorded: 06/16/2023 at 10:48:36 AM  
Fee Amt: \$42.00 Page 1 of 2  
Onslow County, NC  
Omega K. Jarman Reg. of Deeds  
BK 84 PG 119-120  
Register of Deeds Onslow County

*Omega K. Jarman Reg. of Deeds  
Sarah Brown deputy*

Tract Data  
36 Townhouse Lots + 2 RBO Lots + 1 Common Area  
Total Area: 10.75 Acres  
Common Area: 8.64 Acres  
Average Lot Size: 1,260.0 Sq. Ft. (Townhouses)  
Smallest Lot Size: 1,061.7 Sq. Ft. (Lots 1B-1G, 2A-3H, & 13A-14F)  
Length of Streets: 764.7 L.F.  
Deed Ref: D.B. 5745, Pg. 202  
D.B. 5819, Pg. 193  
M.B. 8, Pg. 64

R-5 Zone

**Final Plat**

**JACK'S BRANCH TOWNHOMES SECTION I-A**

Swansboro Twp., Onslow Co., North Carolina

Owner / Developer: **South State Development, LLC**  
121 Garnet Lane  
Jacksonville, North Carolina 28546  
(910) 548-7575

DATE: 04/28/2023

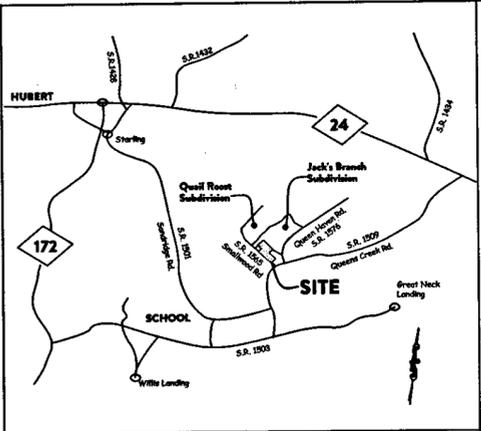
SCALE: Not to Scale

**TIDEWATER ASSOCIATES, INC.**

Consulting Engineers - Land Surveyors - Land Planners  
Cedar Point, North Carolina  
604E Cedar Point Boulevard  
Phone (252) 393-6101 - www.TidewaterENC.com  
Firm License Number: F-0108



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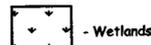
Vicinity Sketch  
Not to scale

**Legend**

- Ac. - Acres
- Ch - Chord
- Cp - Computed Point
- E - Easting
- ECM - Existing Concrete Monument
- ETR - Existing Iron Rod
- EPK - Existing PK Nail
- Ex - Existing
- L - Arc Length
- M.B. - Map Book
- N - Northing
- N.C.S.R. - North Carolina Secondary Road
- Pg. - Page
- R - Radius
- RBO - Reserved By Owner
- RSIR - Reference Set Iron Rod
- R/W - Right-of-way
- SIR - Set Iron Rod
- SMN - Set Mag Nail
- [ ] - Distance to Reference Iron

(43) - Existing Lot Number

(1A) - Lot Number



- Wetlands

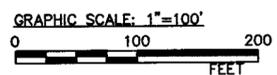
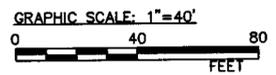
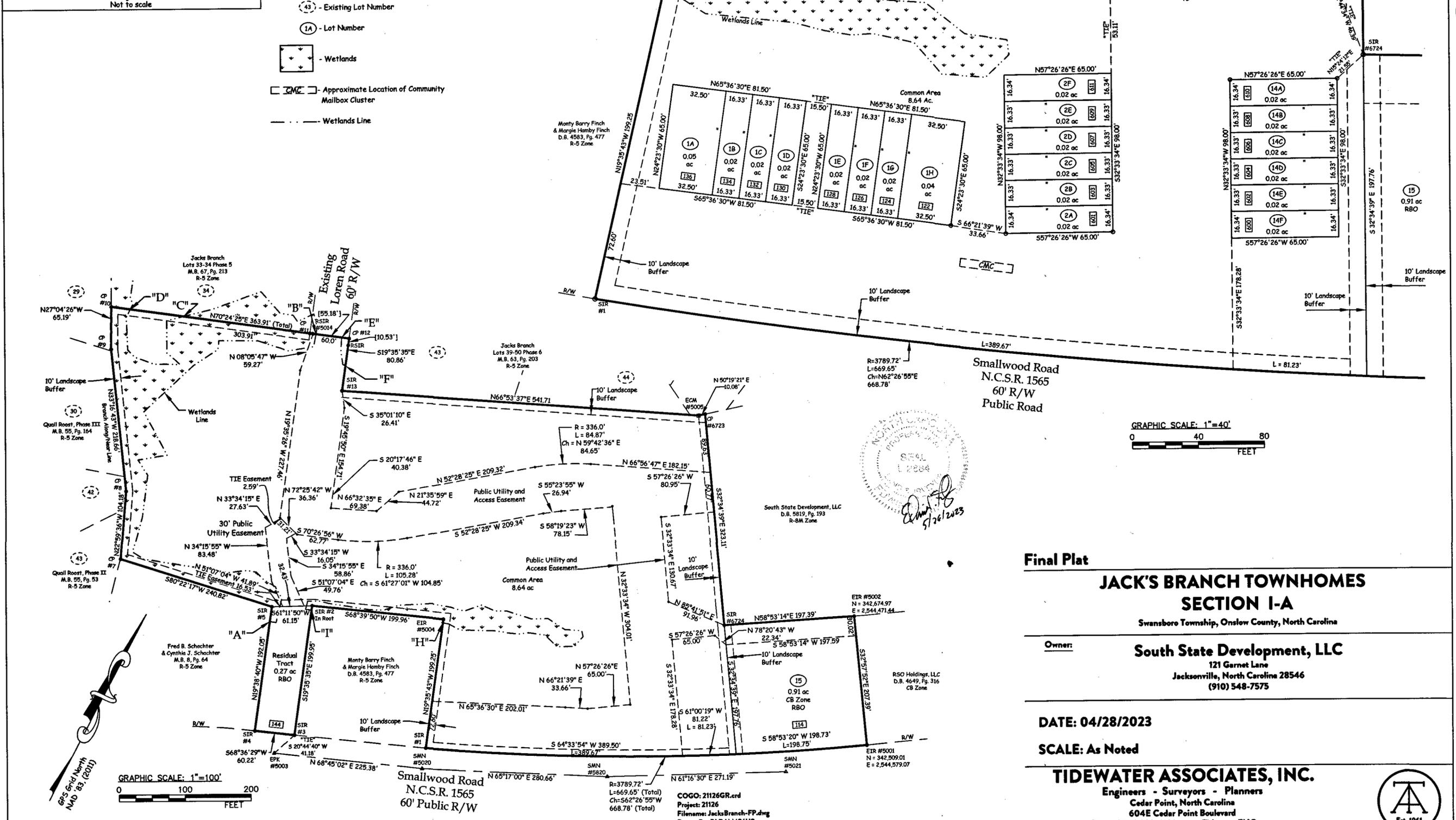
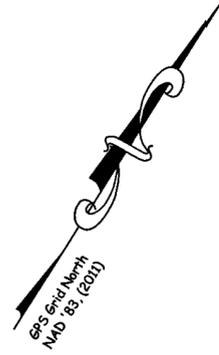
[CMC] - Approximate Location of Community Mailbox Cluster

- Wetlands Line

I hereby certify that the plans and specifications for the wastewater improvements for JACK'S BRANCH TOWNHOMES, SECTION I-A, subdivision have been reviewed and approved by PLURIS, that such wastewater improvements have been constructed, and that PLURIS hereby accepts the dedication of the wastewater improvements along with associated easements.

*Richard E. ...*  
PLURIS

Date: 6-1-2023



**Final Plat**

**JACK'S BRANCH TOWNHOMES SECTION I-A**

Swansboro Township, Onslow County, North Carolina

**Owner:**  
**South State Development, LLC**  
121 Garnet Lane  
Jacksonville, North Carolina 28546  
(910) 548-7575

**DATE:** 04/28/2023

**SCALE:** As Noted

**TIDEWATER ASSOCIATES, INC.**

Engineers - Surveyors - Planners  
Cedar Point, North Carolina  
604E Cedar Point Boulevard  
Phone (252) 393-6101 - www.TidewaterENC.com  
Firm License Number: F-0108



COGO: 21126GR.ord  
Project: 21126  
Filename: JacksBranch-FP.dwg  
Drawn By: BLD/AMS/JJS  
Job No.: 5210201-7633

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