

VICINITY MAP (N.T.S.)

CERTIFICATION OF APPROVAL BY THE PLANNING BOARD

THE BEAUFORT PLANNING BOARD HEREBY APPROVES THIS FINAL PLAT FOR GALLANTS POINT SUBDIVISION, LOTS 1-16.

DATE: July 7, 2020

CHAIRMAN, BEAUFORT PLANNING BOARD

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE TOWN OF BEAUFORT'S SPECIFICATIONS AND STANDARDS FOR GALLANTS POINT LOTS 1-16, THAT GUARANTEES TO THE PUBLIC THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF BEAUFORT AND THAT THE FILING FEE FOR THIS PLAT IN THE AMOUNT OF \$... HAS BEEN PAID.

DATE: July 9, 2020

TOWN MANAGER

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF BEAUFORT, 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 AND OTHER SITES AND EASEMENTS TO THE PUBLIC FOR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE TOWN OF BEAUFORT.

DATE: 7/2/2020

OWNER: Old Seaport Development LLC of Galit D Red

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT AND THE RECORDING ACT OF THE STATE OF NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COMMISSIONERS FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF CARTERET COUNTY.

DATE: 7-6-2020

TOWN CLERK OF BEAUFORT

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
I, REVIEW OFFICER OF CARTERET COUNTY
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 7/15/2020

REGISTER OF DEEDS CERTIFICATE

FILED FOR REGISTRATION AT 3:05 PM O'CLOCK ON THE 16 DAY OF JULY 2020.
RECORDED IN MAP BOOK PAGE 236
KAREN S. HARDESTY, REGISTER OF DEEDS

BY: [Signature]

SURVEYOR'S CERTIFICATE

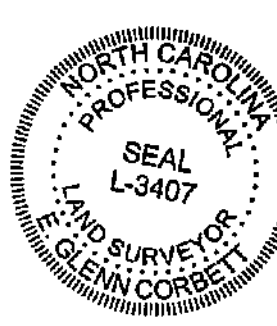
I, E. GLENN CORBETT, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOKS REFERENCED) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOKS REFERENCED IN THIS PLAT THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH §§ 47-30 AS AMENDED, WITH MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 30TH DAY OF JANUARY A.D. 2020

PROFESSIONAL LAND SURVEYOR L-3407

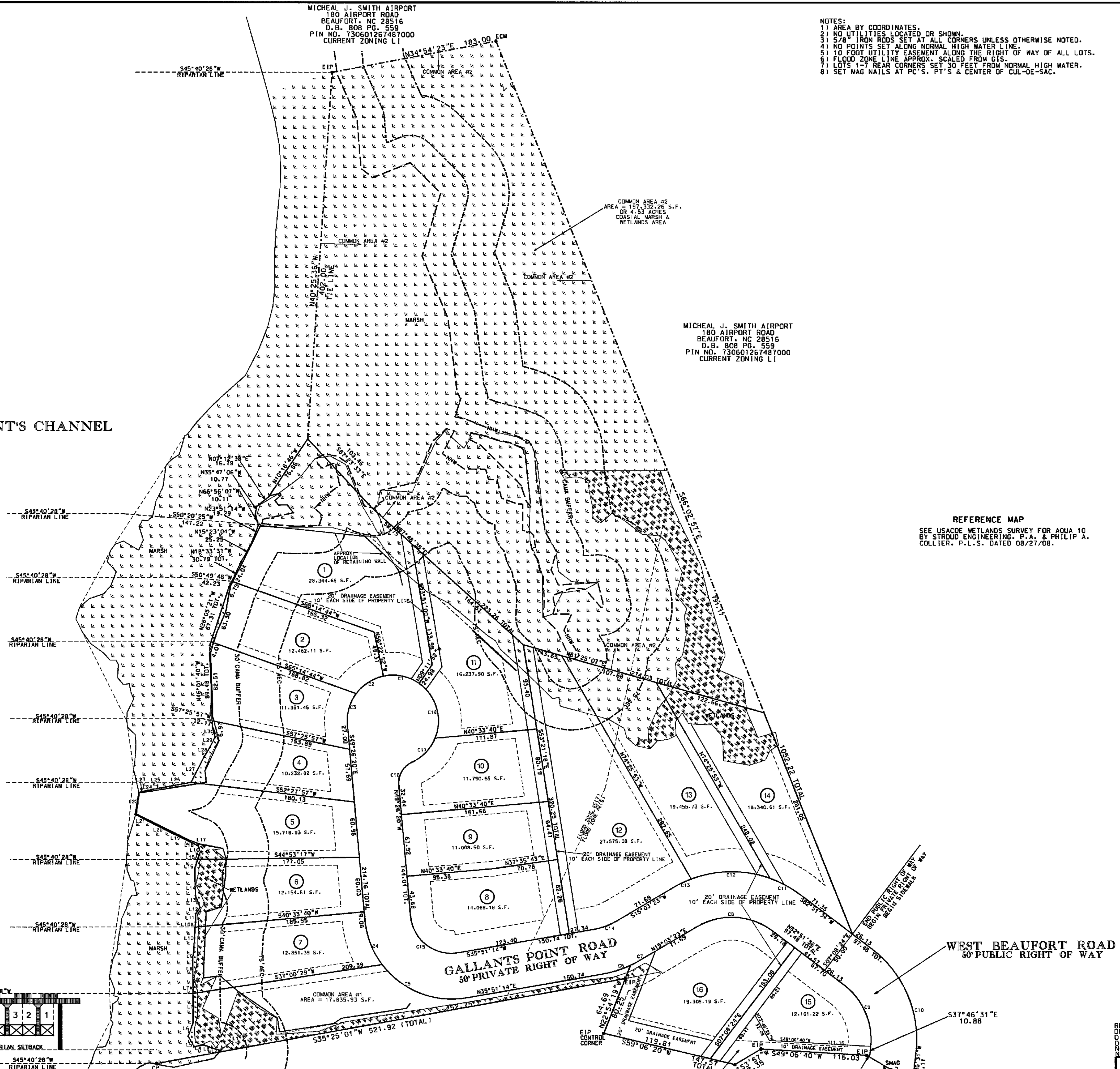
SURVEYOR'S CERTIFICATE OF PURPOSE OF PLAT

I, E. GLENN CORBETT, CERTIFY THAT THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN THE TOWN OF BEAUFORT AND THAT THE TOWN OF BEAUFORT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3407

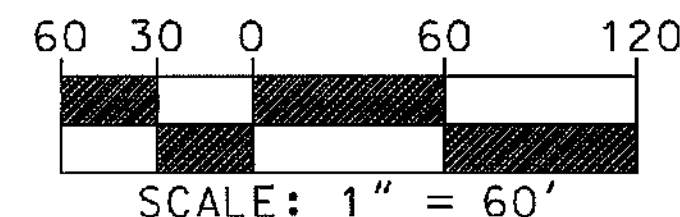


GALLANT'S CHANNEL



SITE DATA

NUMBER OF LOTS = 16
SMALLEST LOT AREA = 10,232.82 S.F.
AVERAGE LOT AREA = 15,816.45 S.F.
TOTAL AREA OF LOTS 1-16 = 5.81 ACRES
COMMON AREA #1 AREA = 17,835.93 S.F. OR 0.41 ACRES
COMMON AREA #2 AREA = 197,332.26 S.F. OR 4.53 ACRES
AREA WITHIN PRIVATE RIGHT OF WAY = 44,909.54 S.F. OR 1.03 ACRES
TOTAL TRACT AREA = 11.78 ACRES.



- NOTES:
1) AREA BY COORDINATES.
2) NO UTILITIES LOCATED OR SHOWN.
3) 5/8" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4) NO POINTS SET ALONG NORMAL HIGH WATER LINE.
5) 10 FOOT UTILITY EASEMENT ALONG THE RIGHT OF WAY OF ALL LOTS.
6) FLOOD ZONE LINE APPROX. SCALED FROM GIS.
7) LOTS 1-7 REAR CORNERS SET 30 FEET FROM NORMAL HIGH WATER.
8) SET MAG NAILS AT PC'S, PT'S & CENTER OF CUL-DE-SAC.

CURVE DATA

C#	CHORD BEARING & DISTANCE	LENGTH	RADIUS
1	S57°12'38"W 40.02	41.18	50.00
2	S12°53'54"W 35.35	36.16	50.00
3	S28°37'50"E 35.52	36.32	50.00
4	S65°22'31"E 52.17	52.85	95.00
5	N61°16'16"E 95.04	104.19	95.00
6	N28°15'14"E 33.06	33.16	125.00
7	N17°51'18"E 13.27	12.21	125.00
8	N49°57'28"E 83.27	88.76	75.00
9	S67°27'28"E 74.28	77.71	75.00
10	N67°27'28"E 123.80	129.51	125.00
11	S74°06'43"W 38.02	38.17	125.00
12	S45°10'43"W 86.27	88.08	125.00
13	S20°01'28"W 21.65	21.68	125.00
14	S25°27'19"W 21.08	27.22	75.00
15	S83°12'27"W 66.20	74.38	45.00
16	N14°10'28"W 28.87	30.77	25.00
17	N00°22'58"W 36.61	37.48	50.00
18	N60°31'35"W 62.48	67.49	50.00

LINE TABLE

L#	BEARING & DISTANCE	LENGTH
L1	N29°35'56"W 2.24	2.24
L2	S62°14'10"W 8.03	8.03
L3	S65°52'42"W 10.95	10.95
L4	S35°48'58"W 10.95	10.95
L5	N74°06'34"W 12.89	12.89
L6	N25°02'25"W 16.30	16.30
L7	N44°14'31"W 31.80	31.80
L7A	N46°25'26"W 17.36	17.36
L9	N37°45'38"W 12.74	12.74
L10	N40°55'13"W 5.38	5.38
L11	N45°03'15"W 9.08	9.08
L12	N09°33'17"W 30.23	30.23
L13	N65°37'07"W 13.61	13.61
L14	N49°53'17"W 6.12	6.12
L15	N25°41'05"W 10.19	10.19
L15A	N25°41'05"W 8.73	8.73
L16	N65°22'23"W 0.27	0.27
L17	S33°05'22"W 1.30	1.30
L18	S71°33'54"W 14.84	14.84
L20	S72°18'36"W 19.94	19.94
L21	S73°28'07"W 6.43	6.43
L22	N35°00'55"W 24.22	24.22
L23	N32°44'09"E 7.42	7.42
L24	N35°44'31"E 6.12	6.12
L25	N35°54'40"E 11.59	11.59
L26	N35°44'09"E 7.42	7.42
L27	N17°20'55"W 31.08	31.08
L28	N13°14'07"W 12.67	12.67
L30	N61°12'43"W 11.07	11.07

SETBACKS

FRONT = 25'
SIDE = 8'
REAR = 8' WATERFRONT LOTS = 30'
CORNER SIDE = 20'

LEGEND

- EIR EXISTING IRON ROD
- EIP EXISTING IRON PIPE
- EPM EXISTING P.M. NAIL
- EKM EXISTING CONC. MON.
- ERRS EXISTING R/R SPIKE
- SIR SET IRON ROD
- CP CALCULATED POINT
- NHW NEAR HIGH WATER
- N/WF NOW OR FORMERLY
- NMP NAIL
- DB DEED BOOK
- PG PAGE
- PP POWER POLE
- LP LIGHT POLE
- DE OVERHEAD ELECTRIC
- ELEC ELECTRICAL PEDESTAL
- TRNG TRANSFORMER
- TEL TELEPHONE PEDESTAL
- TV CABLE PEDESTAL
- WM WATER METER
- CD CLEAN WATER

REVISIONS:

No.	BY	DATE	DESCRIPTION

REFERENCES:
OWNER: OLD SEAPORT DEV., LLC
D.B. 1398 PG. 233
D.B. 802 PG. 480
PIN NO. 730613140379000
CURRENT ZONING D-9
MORRISVILLE, NC 27059

FINAL PLAT

GALLANTS POINT

LOTS 1-16

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: OLD SEAPORT DEV., LLC
C/O DOUG BRADY

ADDRESS: 805 FRONT STREET
BEAUFORT, NC 28516

PHONE: (252) 726-3066

SURVEYED: JH 01/30/20
DRAWN: JH
EGC
APPROVED: EGC

DATE: 01/30/20
SCALE: 1" = 60'

THE CULLIPHER GROUP P.A. C-4482
ENGINEERING & SURVEYING SERVICES

151-A NC HIGHWAY 84
MORRISVILLE, NC 27557
(252) 773-0080

E. GLENN CORBETT, P.L.S.