

VICINITY MAP (N.T.S.)

CERTIFICATION OF APPROVAL BY THE PLANNING BOARD

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

DATE _____

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 GALLANT'S POINT LOTS 1-16, THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF BEAUFORT HAVE BEEN RECEIVED AND THAT THE FILING FEE FOR THIS PLAT IN THE AMOUNT OF \$_____ HAS BEEN PAID.

DATE _____

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 ADAPT 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 PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE TOWN OF BEAUFORT.

DATE _____

OWNER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS AS PART OF GALLANT'S POINT SUBDIVISION FOR BEAUFORT, 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 _____

TOWN CLERK OF BEAUFORT

REVIEW OFFICER CERTIFICATION

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

REVIEW OFFICER

DATE _____

REGISTER OF DEEDS CERTIFICATE

FILED FOR REGISTRATION AT _____ O'CLOCK ON THE _____ DAY OF _____ 2020.
RECORDED IN MAP BOOK _____ PAGE _____
KAREN S. HARDESTY, REGISTER OF DEEDS

BY: _____ ASSISTANT DEPUTY

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 ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000; THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 30TH DAY OF JANUARY, A.D. 2020.

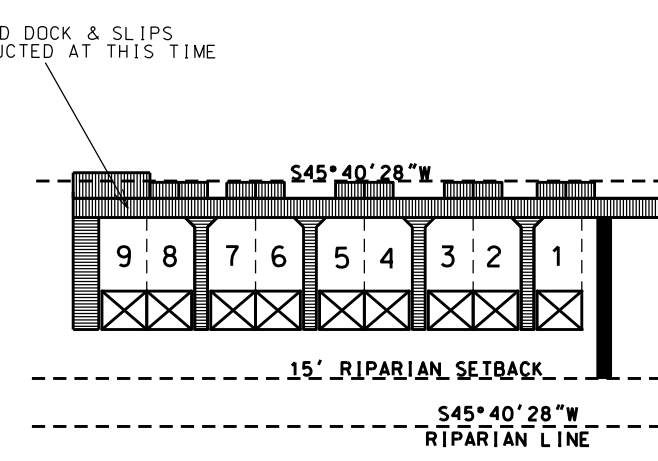
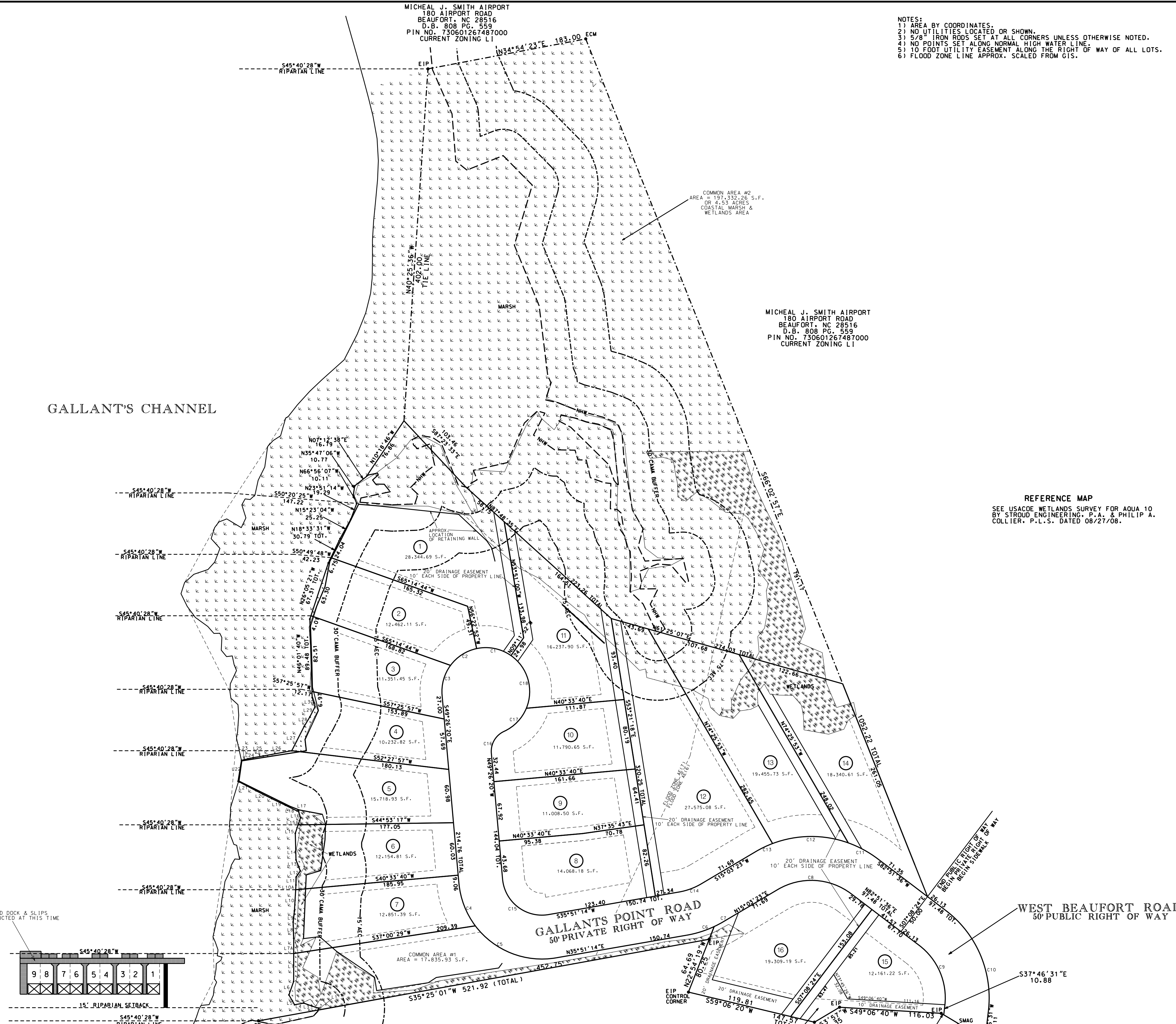
PROFESSIONAL LAND SURVEYOR L-3407

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.

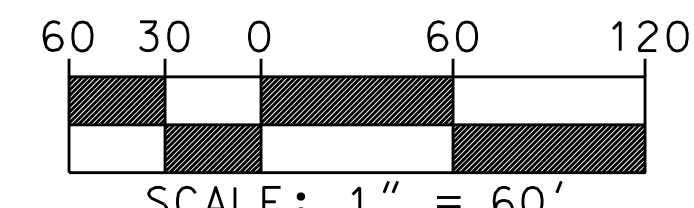
PROFESSIONAL LAND SURVEYOR L-3407

GALLANT'S CHANNEL

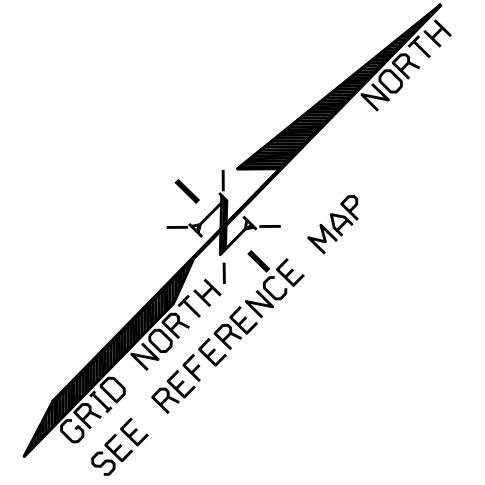


SITE DATA

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.



CURVE DATA

C#	CHORD BEARING & DISTANCE	LENGTH	RADIUS
1	S57°12'38"W 40.02	41.18	50.00
2	S12°53'54"W 35.38	36.16	50.00
3	S28°37'50"E 35.22	36.32	50.00
4	S65°22'31"E 52.17	52.85	95.00
5	N61°16'16"E 95.00	104.18	95.00
6	N28°15'14"E 33.06	33.18	125.00
7	N17°51'18"E 12.21	12.21	125.00
8	N48°57'29"E 83.67	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°01'29"W 21.65	21.68	125.00
14	S25°27'19"W 27.08	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°51'36"W 62.48	67.49	50.00

REFERENCE MAP
SEE USACOE WETLANDS SURVEY FOR AQUA 10 BY STROUD ENGINEERING, P.A. & PHILIP A. COLLIER, P.L.S. DATED 08/27/08.

LINE TABLE

L1	N29°39'56"W	2.24
L2	S62°14'10"W	8.03
L3	S65°52'42"W	9.86
L4	S35°48'58"W	10.77
L5	N74°06'34"W	12.89
L6	N61°16'16"E	16.30
L7	N44°14'51"W	31.80
L7A	N44°14'51"W	17.36
L8	N46°25'26"W	18.50
L9	N37°45'38"W	12.74
L10	N40°55'13"W	24.24
L10A	N40°55'13"W	24.24
L11	N43°02'15"W	9.08
L12	N25°02'25"W	8.43
L13	N65°37'07"W	13.61
L14	N45°52'16"W	30.23
L15	N25°41'05"W	10.13
L15A	N25°41'05"W	8.73
L16	N63°44'51"E	6.12
L17	S33°05'22"W	5.30
L18	S71°47'05"W	14.84
L19	S71°53'54"W	17.39
L20	S72°18'36"W	19.94
L21	S75°28'00"W	23.16
L22	N35°28'00"W	24.22
L23	N32°37'09"E	7.42
L24	N39°44'51"E	6.12
L25	N35°54'40"E	11.59
L26	N35°17'29"E	33.17
L27	N17°20'55"W	08.08
L28	N13°14'07"W	12.67
L29	N17°14'53"W	10.13
L30	N61°12'43"W	11.07

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

LEGEND

EIR	EXISTING IRON ROD
EIP	EXISTING IRON PIPE
EPK	EXISTING PK NAIL
ECM	EXISTING CONC. MON.
ERRS	EXISTING R/R SPIKE
SET	SET IRON ROD
CP	CALCULATED POINT
MHW	MEAN HIGH WATER
NOW	NOW OR FORMERLY
MB	MAP BOOK
DB	DEED BOOK
PP	PAGE POLE
LP	LIGHT POLE
OVHEAD	OVERHEAD ELECTRIC
ELEC	ELECTRICAL PEDESTAL
TRANS	ELECTRICAL TRANSFORMER
TEL	TELEPHONE PEDESTAL
TV	CABLE TV PEDESTAL
WM	WATER METER
CO	CLEAN OUT

REVISIONS:

No.	BY	DATE	DESCRIPTION

FINAL PLAT

GALLANT'S POINT

LOTS 1-16

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: OLD SEAPORT DEV., LLC C/O DOUG BRADY	SURVEYED: JH 01/30/20
ADDRESS: 805 FRONT STREET BEAUFORT, NC 28516	DRAWN: EGC
PHONE: (252) 726-3066	APPROVED: EGC
THE CULLIPHER GROUP, P.A. ENGINEERING & SURVEYING SERVICES 151-A NC HIGHWAY 24 MORRHEAD CITY, NC 28557 (252) 773-0090	DATE: 01/30/20 SCALE: 1" = 60'

E. GLENN CORBETT, P.L.S.