

CERTIFICATION OF APPROVAL BY THE PLANNING BOARD
 THE BEAUFORT PLANNING BOARD HEREBY APPROVES THIS FINAL PLAT FOR GALLANTS 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 GALLANTS 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 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 UTILITIES 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 _____

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 GALLANTS POINT FOR BEAUFORT, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COMMISSIONERS OF CARTERET COUNTY, IN THE OFFICE OF THE REGISTER OF DEEDS OF CARTERET COUNTY.

DATE _____

TOWN CLERK OF BEAUFORT

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
 I 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 _____ 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. I DEED DESCRIPTION RECORDED IN BOOKS REFERENCED; THAT THE BOUNDARIES NOT SURVEYED OR 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.

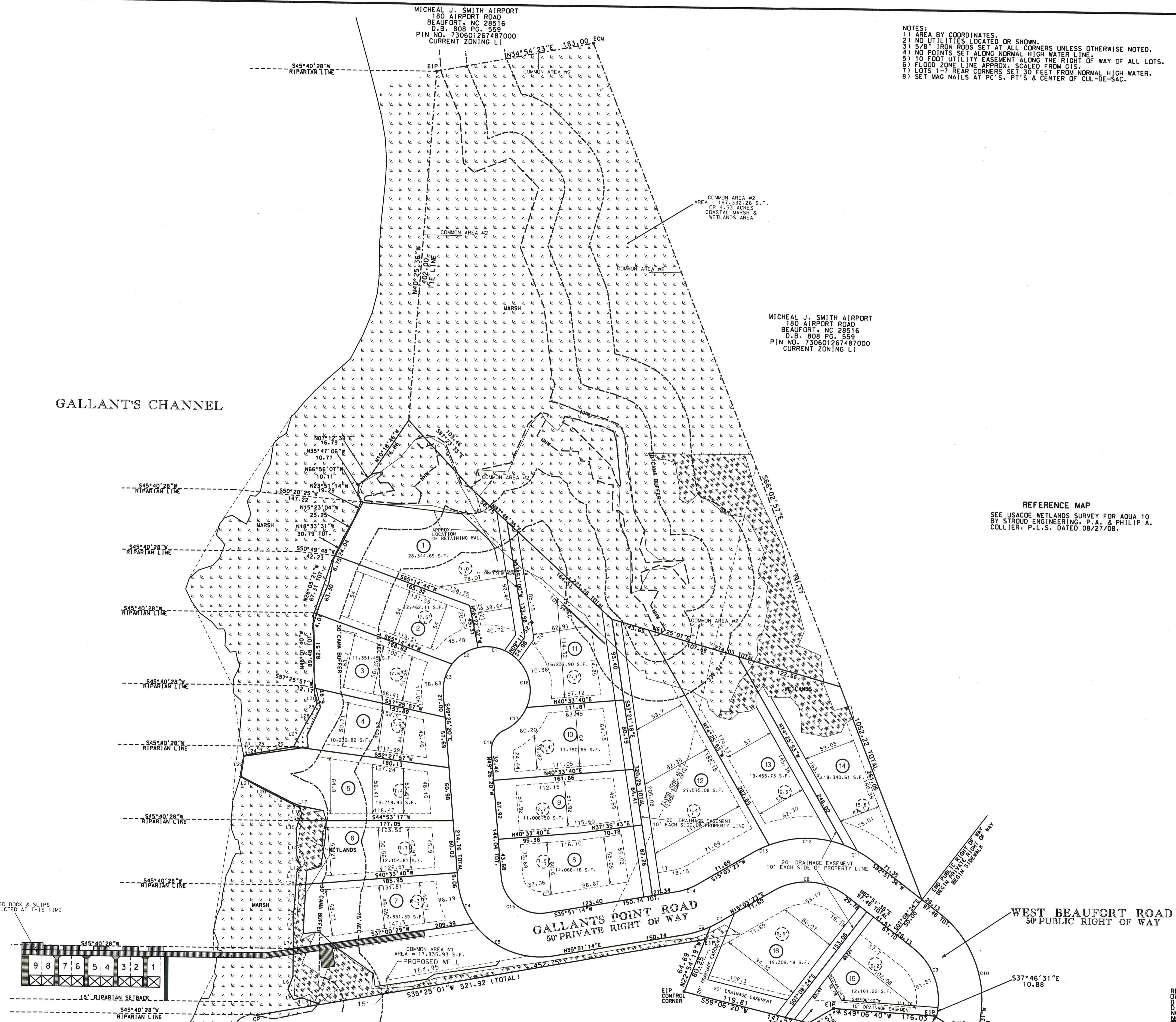
PROFESSIONAL LAND SURVEYOR L-3407

SURVEYOR'S CERTIFICATE OF PURPOSE OF PLAT

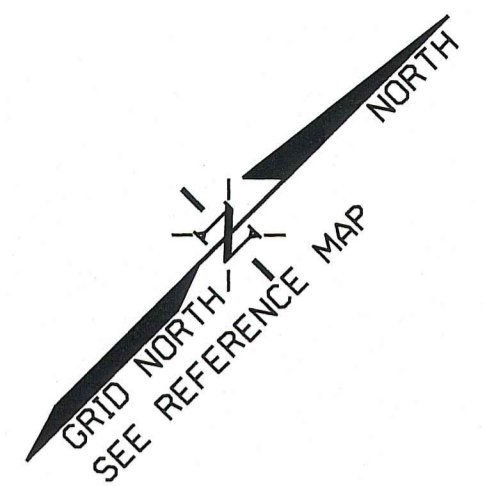
I, E. GLENN CORBETT, CERTIFY THAT THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN THE TOWN OF BEAUFORT AND THAT THE TOWN OF BEAUFORT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3407
 PRELIMINARY PLAT NOT FOR RECORDATION, CONVEYANCE OR SALE.

GALLANT'S CHANNEL



- 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 35.38	36.16	50.00
3	S28°31'50"W 35.52	36.32	50.00
4	S55°23'31"W 36.14	37.04	50.00
5	N67°16'16"W 36.14	37.04	50.00
6	N28°15'14"W 33.06	33.16	125.00
7	N17°51'18"W 12.21	12.21	125.00
8	N48°57'29"W 83.67	86.76	75.00
9	S67°21'28"W 74.28	77.71	75.00
10	N87°21'28"W 74.28	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°31'36"W 62.48	67.49	50.00

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

LINE TABLE

L#	BEARING & DISTANCE	LENGTH
L1	N29°39'56"W 2.24	2.24
L2	S62°14'10"W 8.03	8.03
L3	S65°52'42"W 9.86	9.86
L4	S35°48'58"W 10.77	10.77
L5	N14°06'13"W 11.74	11.74
L6	N25°02'25"W 16.30	16.30
L7	N44°14'31"W 31.80	31.80
L8	N46°25'26"W 18.50	18.50
L9	N37°45'15"W 12.74	12.74
L10	N40°55'13"W 5.38	5.38
L11	N43°02'15"W 30.23	30.23
L12	N09°33'47"W 8.43	8.43
L13	N65°32'15"W 10.19	10.19
L14	N55°27'07"W 15.61	15.61
L15	N25°41'05"W 10.19	10.19
L16	N33°05'22"W 3.30	3.30
L17	N11°47'05"W 14.84	14.84
L18	S33°05'22"W 3.30	3.30
L19	S71°33'54"W 17.39	17.39
L20	S27°18'35"W 23.98	23.98
L21	S75°28'00"W 31.16	31.16
L22	N35°00'55"W 24.22	24.22
L23	N32°37'09"W 11.42	11.42
L24	N33°44'31"E 6.12	6.12
L25	N33°54'40"E 11.59	11.59
L26	N55°17'29"E 33.77	33.77
L27	N17°20'55"W 31.08	31.08
L28	N13°31'07"W 12.67	12.67
L29	N17°14'03"W 12.83	12.83
L30	N61°12'43"W 11.07	11.07

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

LEGEND

- EIR EXISTING IRON ROD
- EIP EXISTING IRON PIPE
- EPM EXISTING P.M. NAIL
- ECM EXISTING CONC. MON.
- ERS EXISTING REBAR SPIKE
- SIR SET IRON ROD
- CP CALCULATED POINT
- MHW MEAN HIGH WATER
- N/F NOW OR FORMERLY
- ME MAP BOOK
- DB DEED BOOK
- NE NEIGHBOR
- PP POWER POLE
- LP LIGHT POLE
- OE OVERHEAD ELECTRIC
- ELEC ELECTRICAL PEDESTAL
- TRANS TRANSFORMER
- TEL TELEPHONE PEDESTAL
- TY CABLE TV PEDESTAL
- WM WATER METER
- CO CLEAN OUT

REVISIONS:

No.	BY	DATE	DESCRIPTION

REFERENCES:
 OWNER: N/F OLD SEAPORT DEV., LLC
 D.B. 1398 PG. 233
 PIN NO. 730601088167000
 PIN NO. 730601088167000
 PIN NO. 730601088167000

FINAL PLAT

GALLANTS POINT

LOTS 1-16

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: OLD SEAPORT DEV., LLC C/O DOUG DEWY	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 C-4482	DATE: 01/30/20
151-A NC HIGHWAY 24 MOREHEAD CITY, NC 28557 (252) 773-0090	SCALE: 1" = 60'
E. GLENN CORBETT, P.L.S.	

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 = 17,835.81 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.

