



**Bateman Civil Survey Company**  
 Engineers • Surveyors • Planners  
 400 NORTH THIRD STREET, WILMINGTON, NC 28401  
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 NCELSB FIRM No. C-2378



**VICINITY MAP**  
(Not to Scale)

I CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1408, PAGE 366); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS 6th DAY OF AUGUST, 2021.



This map is of an existing parcel of land and is only intended for the parties and purposes shown. This map not for recordation. No title report provided.

**PRELIMINARY PLOT PLAN - LOT 98**  
FOR



**BOGUE WATCH - LOT 98**  
 65B FISHERMANS POINT, WHITE OAK TOWNSHIP NC  
 CARTERET COUNTY, NORTH CAROLINA

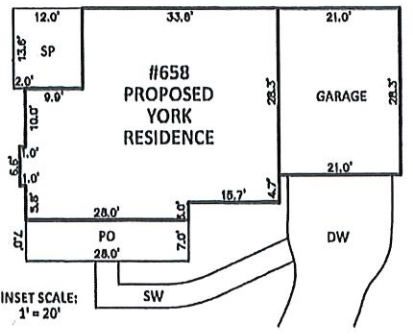
DATE: 8/6/21 DRAWN BY: SSD CHECKED BY: CFC  
 REFERENCE: MB 31, PG 239 SCALE: 1" = 20'

**LOT INFORMATION:**

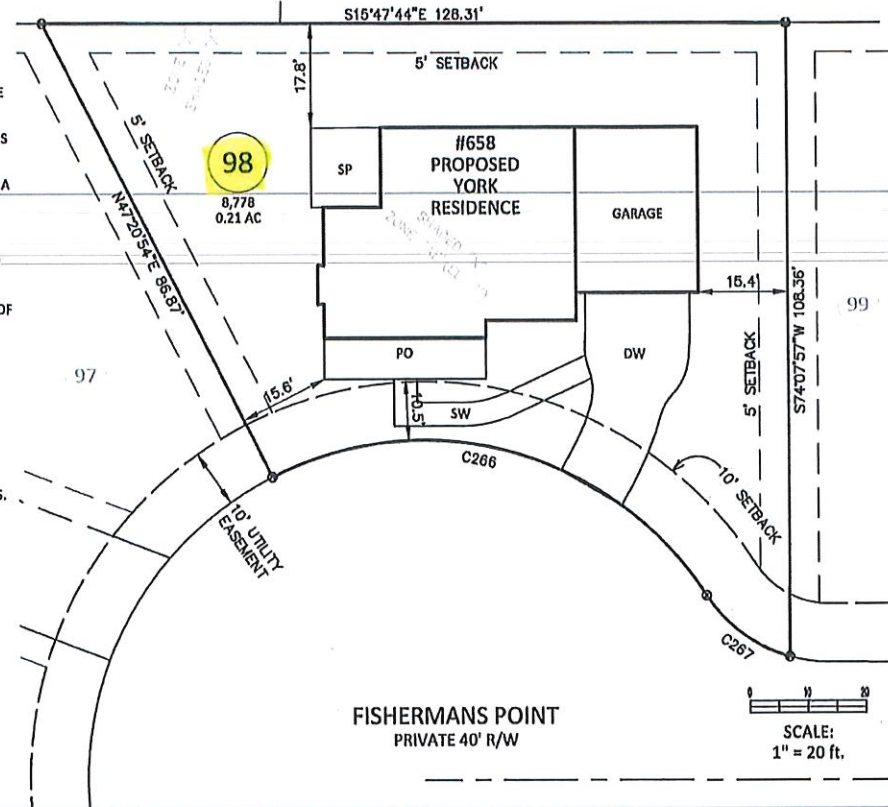
LOT #98  
 PIN: 631501152725000  
 ADDRESS: 65B FISHERMANS POINT  
 TOTAL LOT AREA = 0.21 AC = 8,778 SF  
 HOUSE = 1,399 SF  
 DRIVEWAY = 509 SF  
 GARAGE = 595 SF  
 SIDEWALK = 157 SF  
 PORCH = 156 SF  
 SCREENED PORCH = 163 SF  
 PROPOSED BUA = 2,979 SF  
 PERCENT BUA = 33.9%

**REFERENCES:**  
 MAP BOOK 34, PAGE 129  
 MAP BOOK 31, PAGES 239-240  
 DEED BOOK 1193, PAGE 161  
 DEED BOOK 1385, PAGE 51  
 DEED BOOK 1710, PAGE 136

- LEGEND**
- PO = PORCH
  - CP = COVERED PORCH
  - D = DECK
  - SW = SIDEWALK
  - DW = CONC DRIVEWAY
  - ⊙ = CALCULATED POINT
  - = CENTER LINE
  - - - = R/W LINE
  - · - · - = ADJACENT PROPERTY LINE
  - · - · - = EASEMENT LINE
  - = SUBJECT TRACT BOUNDARY LINE



INSET SCALE:  
1" = 20'



**NOTES:**

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF CLARITO F. CORPUS JR., PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
4. THE PROPERTY LIES IN ZONE "X", SHADED "X" & ZONE "AE" (EL. 7') PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 3720631500 J, DATED 07/16/2003.
5. THERE SHALL BE RESERVED A 10' UTILITY EASEMENT ALONG THE FRONT OF EACH LOT FOR ELECTRIC, GAS, PHONE & TV,
6. FOR WETLANDS SURVEY SEE MAP BOOK 31, PAGES 239-240.
7. SEE RESTRICTIVE COVENANTS IN DEED BOOK 1193, PAGE 161 AND AMMENDED IN DEED BOOK 1385, PAGE 51. DECLARANT RESERVES A 15' EASEMENT ALONG THE FRONT AND REAR OF EACH LOT AND A 5' EASEMENT ALONG EACH SIDE LINE.
8. ZONING: FLEXIBLE PUD
9. BUILDING SETBACKS SHOULD BE VERIFIED BY APPROPRIATE AUTHORITIES.
10. PROPERTY OWNER: ANCHORS BEND HOMES, LLC.  
1130 ANCHORS BEND WAY  
WILMINGTON, NC 28411

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C266	84.98'	58.0'	N00°40'31"W	77.58'
C267	18.15'	25.0'	S20°30'21"W	17.75'