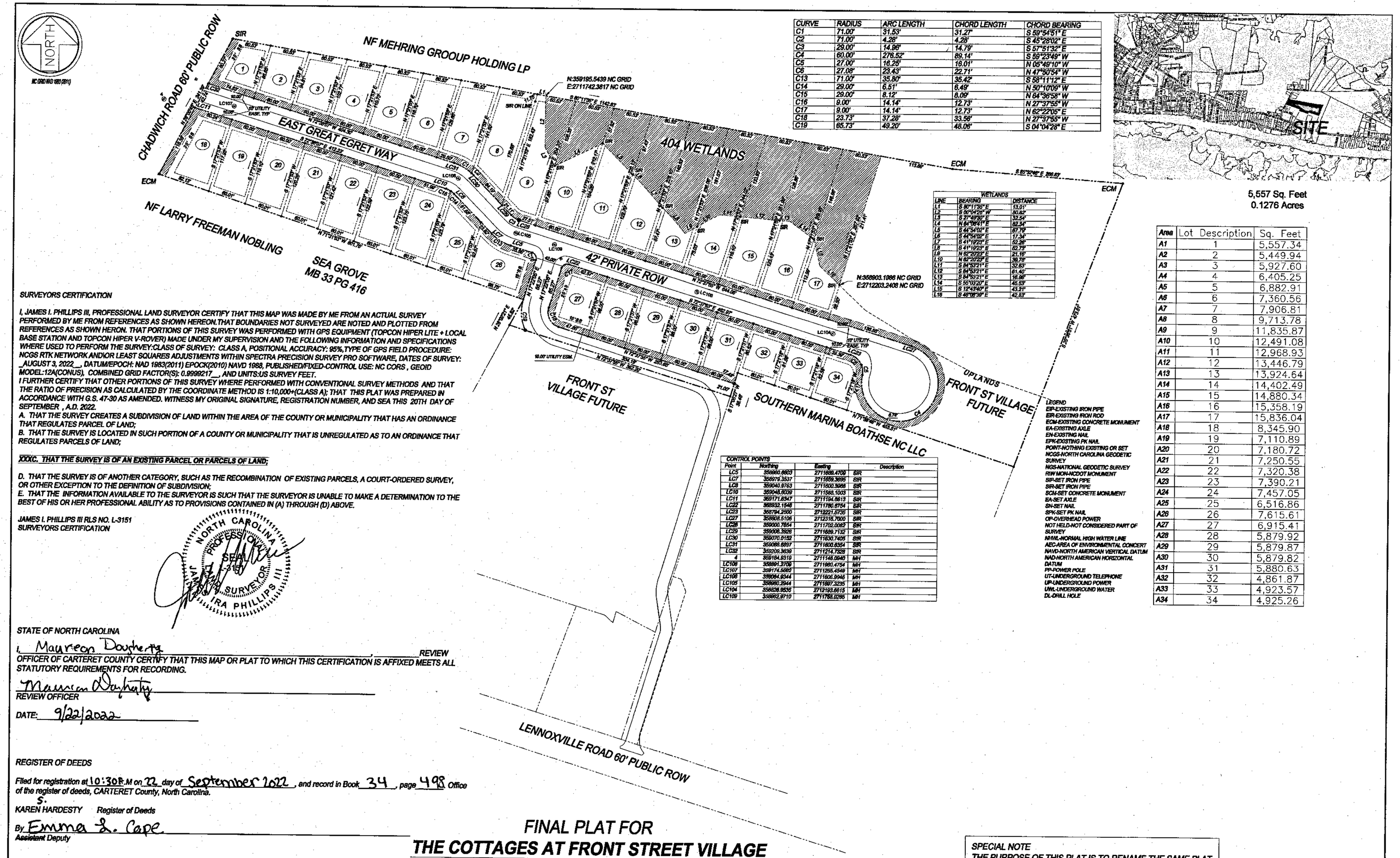

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	71.00'	31.53'	31.27'	S 59°54'51" E
C2	71.00'	4.26'	4.26'	S 45°28'02" E
C3	29.00'	14.86'	14.79'	S 57°51'32" E
C4	60.00'	276.52'	89.14'	S 59°23'46" W
C5	27.00'	16.25'	16.01'	N 05°49'10" W
C6	27.08'	23.43'	22.71'	N 47°50'54" W
C13	71.00'	35.80'	35.42'	S 58°11'12" E
C14	29.00'	6.51'	6.49'	N 50°10'09" W
C15	29.00'	8.12'	8.09'	N 84°36'58" W
C16	9.00'	14.14'	12.73'	N 27°37'55" W
C17	9.00'	14.14'	12.73'	N 62°22'05" E
C18	23.73'	37.28'	33.56'	N 27°37'55" W
C19	85.73'	49.20'	48.06'	S 04°04'28" E

WETLANDS

LINE	BEARING	DISTANCE
L1	S 80°11'58" E	13.01'
L2	S 00°04'26" W	80.82'
L3	S 27°49'00" E	33.54'
L4	N 84°06'41" E	82.34'
L5	S 44°54'02" E	87.76'
L6	S 44°54'02" E	17.34'
L7	S 41°19'23" E	52.26'
L8	S 41°19'23" E	62.72'
L9	N 62°20'23" E	21.16'
L10	N 62°20'23" E	39.76'
L11	S 84°53'21" E	32.63'
L12	S 84°53'21" E	61.40'
L13	S 84°53'21" E	16.86'
L14	S 56°03'20" E	45.09'
L15	S 12°43'40" E	43.31'
L16	S 46°08'39" E	42.83'

5,557 Sq. Feet
0.1276 Acres

Area	Lot Description	Sq. Feet
A1	1	5,557.34
A2	2	5,449.94
A3	3	5,927.60
A4	4	6,405.25
A5	5	6,882.91
A6	6	7,360.56
A7	7	7,906.81
A8	8	9,713.78
A9	9	11,835.87
A10	10	12,491.08
A11	11	12,968.93
A12	12	13,446.79
A13	13	13,924.64
A14	14	14,402.49
A15	15	14,880.34
A16	16	15,358.19
A17	17	15,836.04
A18	18	8,345.90
A19	19	7,110.89
A20	20	7,180.72
A21	21	7,250.55
A22	22	7,320.38
A23	23	7,390.21
A24	24	7,457.05
A25	25	6,516.86
A26	26	7,615.61
A27	27	6,915.41
A28	28	5,879.92
A29	29	5,879.87
A30	30	5,879.82
A31	31	5,880.63
A32	32	4,861.87
A33	33	4,923.57
A34	34	4,925.26

LEGEND
EIP-EXISTING IRON PIPE
EIR-EXISTING IRON ROD
ECM-EXISTING CONCRETE MONUMENT
EA-EXISTING AXLE
EN-EXISTING NAIL
EPK-EXISTING PK NAIL
POINT-NOTHING EXISTING OR SET
NCGS-NORTH CAROLINA GEODETIC SURVEY
NGS-NATIONAL GEODETIC SURVEY
RIW MON-NCDOT MONUMENT
SIP-SET IRON PIPE
SIR-SET IRON PIPE
SCM-SET CONCRETE MONUMENT
EA-SET AXLE
SN-SET NAIL
SPK-SET PK NAIL
OP-OVERHEAD POWER
NOT HELD-NOT CONSIDERED PART OF SURVEY
NHWL-NORMAL HIGH WATER LINE
AEC-AREA OF ENVIRONMENTAL CONCERT
NAVD-NORTH AMERICAN VERTICAL DATUM
NAD-NORTH AMERICAN HORIZONTAL DATUM
PP-POWER POLE
UT-UNDERGROUND TELEPHONE
UP-UNDERGROUND POWER
UWL-UNDERGROUND WATER
DL-DRILL HOLE

CONTROL POINTS

Point	Northing	Easting	Description
LC5	358800.6803	2711698.4709	SIR
LC7	358975.3537	2711659.3695	SIR
LC8	359040.9763	2711600.3988	SIR
LC10	359046.8009	2711588.1003	SIR
LC11	359171.8347	2711704.0813	SIR
LC22	358932.1546	2711780.6754	SIR
LC23	358794.2500	2712221.5735	SIR
LC27	358808.5106	2712316.7600	SIR
LC28	359000.7654	2711702.0082	SIR
LC29	359008.3936	2711699.7132	SIR
LC30	359070.0152	2711630.7405	SIR
LC31	359088.6897	2711600.6354	SIR
LC32	359209.3639	2711214.7528	SIR
4	359184.9319	2711146.0940	MH
LC106	359891.2709	2711980.4754	MH
LC107	359174.5892	2711255.4548	MH
LC108	359094.9344	2711606.9946	MH
LC105	359980.2944	2711697.3235	MH
LC104	359836.9536	2712193.6815	MH
LC109	358862.9710	2711788.0295	MH

SURVEYORS CERTIFICATION

I, JAMES I. PHILLIPS III, PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS MAP WAS MADE BY ME FROM AN ACTUAL SURVEY PERFORMED BY ME FROM REFERENCES AS SHOWN HEREON.THAT BOUNDARIES NOT SURVEYED ARE NOTED AND PLOTTED FROM REFERENCES AS SHOWN HERON. THAT PORTIONS OF THIS SURVEY WAS PERFORMED WITH GPS EQUIPMENT (TOPCON HIPER LITE + LOCAL BASE STATION AND TOPCON HIPER V-ROVER) MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION AND SPECIFICATIONS WHERE USED TO PERFORM THE SURVEY:CLASS OF SURVEY: CLASS A, POSITIONAL ACCURACY: 95%,TYPE OF GPS FIELD PROCEDURE: NCGS RTK NETWORK AND\OR LEAST SQUARES ADJUSTMENTS WITHIN SPECTRA PRECISION SURVEY PRO SOFTWARE, DATES OF SURVEY: _AUGUST 3, 2022__, DATUM/EPOCH: NAD 1983(2011) EPOCK(2010) NAVD 1988, PUBLISHED/FIXED-CONTROL USE: NC CORS , GEOID MODEL:12A(CONUS), COMBINED GRID FACTOR(S): 0.9999217__, AND UNITS:US SURVEY FEET.
I FURTHER CERTIFY THAT OTHER PORTIONS OF THIS SURVEY WHERE PERFORMED WITH CONVENTIONAL SURVEY METHODS AND THAT THE RATIO OF PRECISION AS CALCULATED BY THE COORDINATE METHOD IS 1:10,000+(CLASS A); THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEA THIS 20TH DAY OF SEPTEMBER , A.D. 2022.

A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCEL OF LAND;

B. THAT THE SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;

XXXC. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND;

D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER 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 HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

JAMES I. PHILLIPS III RLS NO. L-3151
SURVEYORS CERTIFICATION

NORTH CAROLINA PROFESSIONAL SEAL L-3151 SURVEYOR IRA PHILLIPS III

STATE OF NORTH CAROLINA

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

Maureen Dougherty
REVIEW OFFICER

DATE: 9/22/2022

REGISTER OF DEEDS

Filed for registration at 10:30 A.M on 22 day of September 2022, and record in Book 34, page 498 Office of the register of deeds, CARTERET County, North Carolina.

KAREN HARDESTY Register of Deeds

By Emma S. Cape
Assistant Deputy

NOTES
OWNER
FRONT STREET VILLAGE LLC

ZONED PUD

NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA

UNDEVELOPED AREA 132,367.16 SQ FT

ROADS 71,064.4 SQ FT

SETBACKS 15' FRONT, 5' SIDE, 10' REAR UNLESS OTHERWISE NOTED

SET IRON RODS DENOTED THUS •

FILE # 34498

FOR REGISTRATION REGISTER OF DEEDS
Karen S. Hardesty
Carteret County, NC
September 22, 2022 10:30 AM
EMMA MAP 1 P
FEE: $21.00
FILE # 34498

FINAL PLAT FOR
THE COTTAGES AT FRONT STREET VILLAGE

(FORMERLY KNOWN AS FRONT STREET VILLAGE PHASE 4)

BEAUFORT TOWNSHIP
CARTERET COUNTY, NC
SCALE 1"=100'
PREPARED SEPTEMBER 20, 2022

100 0 50 100 200 400

JAMES I. PHILLIPS LAND SURVEYING
PO BOX 2103, 379 Arrington Rd., Beaufort, N.C. 28516
252-728-5848 phone jphillipssurvey@gmail.com

SPECIAL NOTE
THE PURPOSE OF THIS PLAT IS TO RENAME THE SAME PLAT THAT AS IS FOUND IN MAP BOOK 34 PAGE 492 "FRONT STREET VILLAGE PHASE 4" TO "THE COTTAGES AT FRONT STREET VILLAGE"
THERE ARE NO OTHER CHANGES OTHER THAN THE NAME CHANGE.
ALL REQUIRED JURATS AND SIGNATURES FOR THIS CAN BE FOUND ON PREVIOUS MAP BOOK 37 PG 492.

34498

D:\AJOBS\2021surveyjobs\21-108 FRONT ST VILLAGE\THECOTTAGESATFRONTSTREETVILLAGE-FINAL9-20-2022.dwg, 9/20/2022 5:54:08 PM, HP Designjet T120.pc3