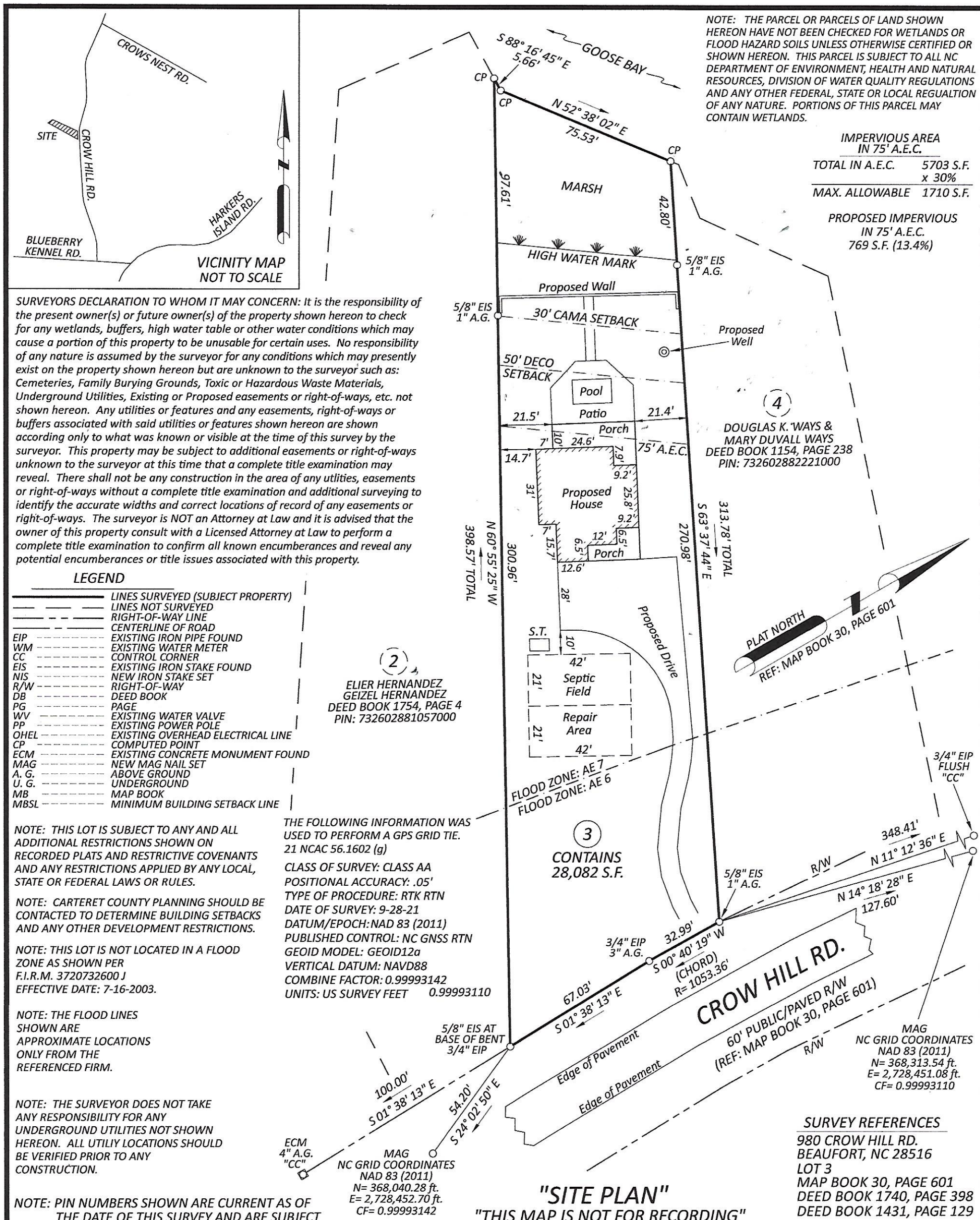

NOTE: THE PARCEL OR PARCELS OF LAND SHOWN HEREON HAVE NOT BEEN CHECKED FOR WETLANDS OR FLOOD HAZARD SOILS UNLESS OTHERWISE CERTIFIED OR SHOWN HEREON. THIS PARCEL IS SUBJECT TO ALL NC DEPARTMENT OF ENVIRONMENT, HEALTH AND NATURAL RESOURCES, DIVISION OF WATER QUALITY REGULATIONS AND ANY OTHER FEDERAL, STATE OR LOCAL REGUALTION OF ANY NATURE. PORTIONS OF THIS PARCEL MAY CONTAIN WETLANDS.

IMPERVIOUS AREA IN 75' A.E.C.

TOTAL IN A.E.C.	5703 S.F. x 30%
MAX. ALLOWABLE	1710 S.F.

PROPOSED IMPERVIOUS IN 75' A.E.C.
769 S.F. (13.4%)

SURVEYORS DECLARATION TO WHOM IT MAY CONCERN: It is the responsibility of the present owner(s) or future owner(s) of the property shown hereon to check for any wetlands, buffers, high water table or other water conditions which may cause a portion of this property to be unusable for certain uses. No responsibility of any nature is assumed by the surveyor for any conditions which may presently exist on the property shown hereon but are unknown to the surveyor such as: Cemeteries, Family Burying Grounds, Toxic or Hazardous Waste Materials, Underground Utilities, Existing or Proposed easements or right-of-ways, etc. not shown hereon. Any utilities or features and any easements, right-of-ways or buffers associated with said utilities or features shown hereon are shown according only to what was known or visible at the time of this survey by the surveyor. This property may be subject to additional easements or right-of-ways unknown to the surveyor at this time that a complete title examination may reveal. There shall not be any construction in the area of any utlities, easements or right-of-ways without a complete title examination and additional surveying to identify the accurate widths and correct locations of record of any easements or right-of-ways. The surveyor is NOT an Attorney at Law and it is advised that the owner of this property consult with a Licensed Attorney at Law to perform a complete title examination to confirm all known encumberances and reveal any potential encumberances or title issues associated with this property.

LEGEND

	LINES SURVEYED (SUBJECT PROPERTY)
	LINES NOT SURVEYED
	RIGHT-OF-WAY LINE
	CENTERLINE OF ROAD
EIP	EXISTING IRON PIPE FOUND
WM	EXISTING WATER METER
CC	CONTROL CORNER
EIS	EXISTING IRON STAKE FOUND
NIS	NEW IRON STAKE SET
R/W	RIGHT-OF-WAY
DB	DEED BOOK
PG	PAGE
WV	EXISTING WATER VALVE
PP	EXISTING POWER POLE
OHEL	EXISTING OVERHEAD ELECTRICAL LINE
CP	COMPUTED POINT
ECM	EXISTING CONCRETE MONUMENT FOUND
MAG	NEW MAG NAIL SET
A. G.	ABOVE GROUND
U. G.	UNDERGROUND
MB	MAP BOOK
MBSL	MINIMUM BUILDING SETBACK LINE

NOTE: THIS LOT IS SUBJECT TO ANY AND ALL ADDITIONAL RESTRICTIONS SHOWN ON RECORDED PLATS AND RESTRICTIVE COVENANTS AND ANY RESTRICTIONS APPLIED BY ANY LOCAL, STATE OR FEDERAL LAWS OR RULES.

NOTE: CARTERET COUNTY PLANNING SHOULD BE CONTACTED TO DETERMINE BUILDING SETBACKS AND ANY OTHER DEVELOPMENT RESTRICTIONS.

NOTE: THIS LOT IS NOT LOCATED IN A FLOOD ZONE AS SHOWN PER F.I.R.M. 3720732600 J EFFECTIVE DATE: 7-16-2003.

NOTE: THE FLOOD LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY FROM THE REFERENCED FIRM.

NOTE: THE SURVEYOR DOES NOT TAKE ANY RESPONSIBILITY FOR ANY UNDERGROUND UTILITIES NOT SHOWN HEREON. ALL UTILIY LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

NOTE: PIN NUMBERS SHOWN ARE CURRENT AS OF THE DATE OF THIS SURVEY AND ARE SUBJECT TO CHANGE IN THE FUTURE.

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, BUFFERS, RIGHT-OF-WAYS OR AGREEMENTS OF RECORD.

THE FOLLOWING INFORMATION WAS USED TO PERFORM A GPS GRID TIE. 21 NCAC 56.1602 (g)

CLASS OF SURVEY: CLASS AA
POSITIONAL ACCURACY: .05'
TYPE OF PROCEDURE: RTK RTN
DATE OF SURVEY: 9-28-21
DATUM/EPOCH: NAD 83 (2011)
PUBLISHED CONTROL: NC GNSS RTN
GEOID MODEL: GEOID12a
VERTICAL DATUM: NAVD88
COMBINE FACTOR: 0.99993142
UNITS: US SURVEY FEET 0.99993110

SURVEY REFERENCES
980 CROW HILL RD.
BEAUFORT, NC 28516
LOT 3
MAP BOOK 30, PAGE 601
DEED BOOK 1740, PAGE 398
DEED BOOK 1431, PAGE 129

"SITE PLAN"
"THIS MAP IS NOT FOR RECORDING"

I, LINWOOD E. BYRD, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DB 1740, PG 398 & MAP BOOK 30, PG 601); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS REFERENCED ON THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1 : 10,000+ ; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)

THIS THE 9th DAY
OF JUNE, 2022

NORTH CAROLINA PROFESSIONAL SEAL L-4662 LAND SURVEYOR LINWOOD E. BYRD, JR.
6-9-22

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4662

SURVEY FOR
TRACY L. FROST & SUSAN P. FROST

TOWNSHIP STRAITS	COUNTY CARTERET	STATE NORTH CAROLINA
SURVEYED BY LEBJ	ZONE	
DRAWN BY LEBJ	CITY / TOWN	
CHECKED BY LEBJ	PIN: 732602881193000	

ACREAGE COMPUTED BY COORDINATE METHOD
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET UNLESS OTHERWISE NOTED

0 40' 80'
SCALE: 1" = 40'

BYRD SURVEYING, P.A. C-0719
LAND SURVEYING
5058 US 70 WEST, SUITE N-3
MOREHEAD CITY, NC 28557
PHONE: 252-515-1039
www.byrdsurvey.com

DATE	DRAWING NO.
6-9-2022	21-086