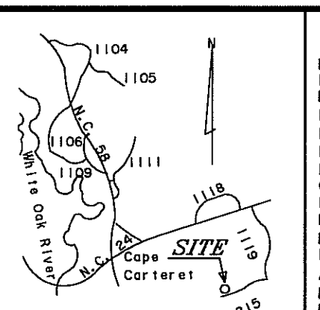


Vicinity Map (Not to Scale)

LEGEND

E.I.P.	Existing Iron Pipe	
E.C.M.	Existing Concrete Monument	
E.I.R.	Existing Iron Rebar	
E.P.K.N.	Existing P.K. Nail	
E.R.R.S.	Existing Railroad Spike	
E.M.N.	Existing Magnetic Nail	
I.P.S.	Iron Pipe Set	
C.M.S.	Concrete Monument Set	
P.K.N.S.	P.K. Nail Set	
M.N.S.	Magnetic Nail Set	
R/W	Right of Way	
R	Radius	
A	Arc	
M.B.L.	Minimum Building Line	
M.B.	Map Book	
D.B.	Deed Book	
AEC	Area of Environmental Concern	
C.P.	Computed Point	
C/L	Centerline	
E.I.S.	Existing Iron Stake	

REVIEW OFFICER CERTIFICATION

State of North Carolina

I, Kathy Hutchins, Review Officer Of Carteret County certify that the map of plat to which this certification is affixed meets all statutory requirements for recording.

2-28-06 Kathy Hutchins
Date Review Officer

UTILITIES CERTIFICATE

I hereby certify that the WATER improvements have been installed in an acceptable manner and in accordance with the requirements OF THE NCDENR. ~~of the Subdivision Regulations Of Carteret County or that a performance bond or other sufficient surety has been provided to assure completion of the required improvements.~~

Signature of Authorized Agent Date

DIVISION OF HIGHWAYS DISTRICT ENGINEER CERTIFICATE

I hereby certify that the streets as depicted hereon are consistent with the requirements of the NCDOT

District Engineer Date

Restrictive Covenants Recorded In Deed Book 1159 Page 351 Carteret County Registry

AIR INSTALLATION COMPATIBLE USE ZONE DISCLOSURE

This subdivision is located in proximity to Marine Corps Auxiliary Landing Field Bogue, an active military training airfield. Accordingly, this development and its home sites may be located within compatible use zones or noise exposure levels as identified on the Carteret County Zoning Map of the Bogue Field AICUZ Overlay District. Contact the County Department of Planning and Development for additional information.

UTILITIES CERTIFICATE

I hereby certify that the Electrical improvements have been installed in an acceptable manner and in accordance with the Subdivision Regulations Of Carteret County or that a performance bond or other sufficient surety has been provided to assure completion of the required improvements. CCEC

Signature of Authorized Agent Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owners of the property described hereon, which property is located within the jurisdiction of Carteret County, that I (We) hereby freely adopt this plan of subdivision and dedicate to public use all areas shown on this plat as streets, alleys walks, parks, open space and easements, except those specifically indicated as private, and that I (We) will maintain all such areas until the offer of dedication is accepted by he appropriate public authority. All property shown on this plat as dedicated for a public use shall be deemed to be dedicated for any other public use authorized by law when such other use is approved by the Board of Commissioners of Carteret County in the public interest.

Owner Date

Owner Date

Notary Date

My commission expires: 4/12/2010

Goose Creek Landing
D.B. 688 Pg. 119
Zone MC
(Planned MH & Camp District)

This certifies that this copy of this plat accurately depicts the boundary of the jurisdiction of Section 404 of the clean water act under present law and regulations as determined by the undersigned on this date unless there is a change in the law or our published regulations. This determination of Section 404 jurisdiction may be relied upon for a period not to exceed five years from this date. This determination was made utilizing the 1987 Corps of Engineers wetlands delineation manual.

Name Title 3-7-05 Date

Lot by lot evaluations have been made of the proposed pump off site locations for the purpose of determining the suitability of the soil for septic tank wastewater systems to serve four (4) bedroom single family residences. The evaluations were made according to the Laws and Rules for Sewage Treatment and Disposal Systems, Section .1900 of the North Carolina Administrative Code. The following results are: Lots 1,2,5,6,9,12,15 & 19 – Provisionally suitable with shallow placement and repair area. Lots 3,4,7,8, & 11 – Provisionally suitable with a conventional system and repair. Lots 13,14,18,22 & 23 – Provisionally suitable with ultra shallow placement and repair area. Lots 10,16,17,20 & 21 – Provisionally suitable with ultra shallow placement and LPP repair area.

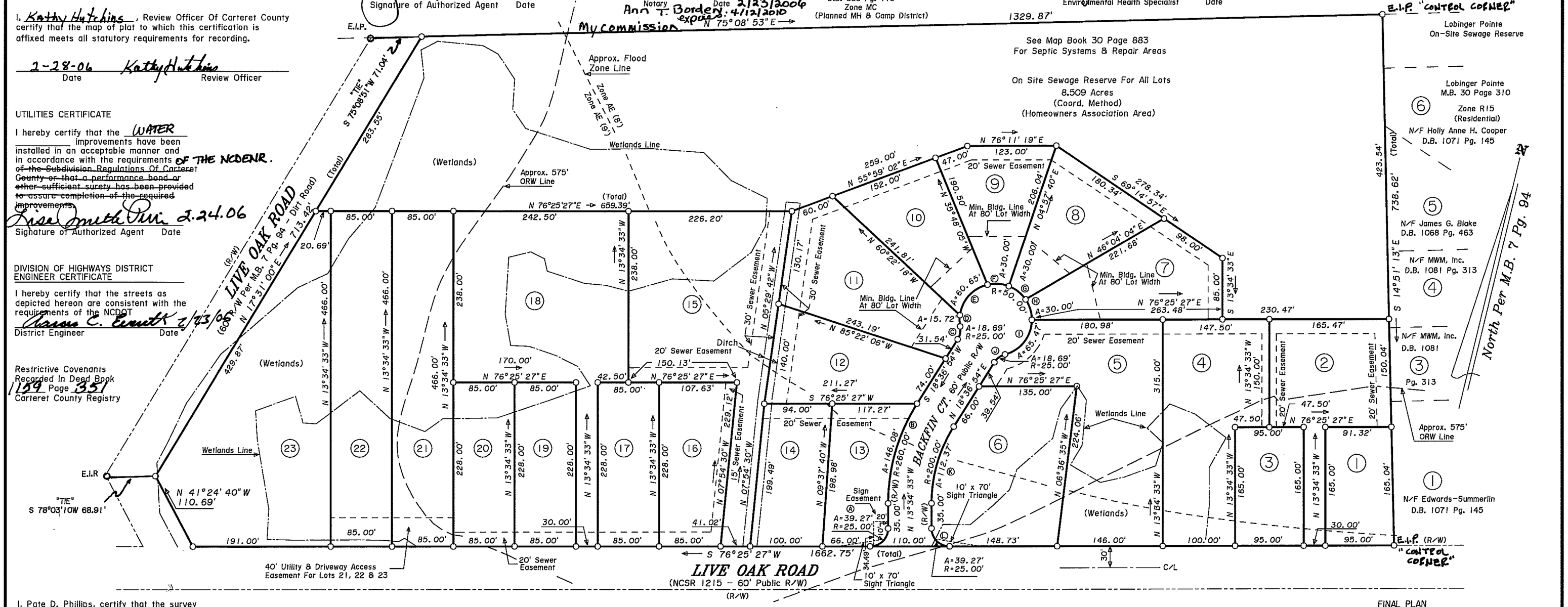
Environmental Health Specialist 2-23-06 Date

Lot Areas (Coord. Method)

Lot 1	15,371 Sq. Ft.
Lot 2	30,022 Sq. Ft.
Lot 3	15,675 Sq. Ft.
Lot 4	38,625 Sq. Ft.
Lot 5	49,261 Sq. Ft.
Lot 6	37,771 Sq. Ft.
Lot 7	25,063 Sq. Ft.
Lot 8	20,887 Sq. Ft.
Lot 9	19,240 Sq. Ft.
Lot 10	21,016 Sq. Ft.
Lot 11	30,805 Sq. Ft.
Lot 12	23,373 Sq. Ft.
Lot 13	18,355 Sq. Ft.
Lot 14	19,256 Sq. Ft.
Lot 15	59,186 Sq. Ft.
Lot 16	21,980 Sq. Ft.
Lot 17	19,380 Sq. Ft.
Lot 18	64,555 Sq. Ft.
Lot 19	19,380 Sq. Ft.
Lot 20	19,380 Sq. Ft.
Lot 21	39,610 Sq. Ft.
Lot 22	39,610 Sq. Ft.
Lot 23	69,703 Sq. Ft.

Road R/W Chord Bearings & Distances

COURSE	BEARING	DISTANCE
A	N 31°25'27"E	35.36'
B	N 02°31'10"E	144.16'
C	N 02°48'06"W	18.26'
D	N 15°12'49"W	15.65'
E	N 28°32'29"E	57.00'
F	N 80°28'50"E	29.55'
G	S 65°08'32"E	29.55'
H	S 30°45'53"E	29.55'
I	S 23°56'10"W	60.89'
J	S 40°01'54"W	18.26'
K	S 02°31'10"W	110.90'
L	S 58°34'33"E	35.36'



I, Pate D. Phillips, certify that the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

NORTH CAROLINA PROFESSIONAL SEAL L-2640 LAND SURVEYOR PATE D. PHILLIPS

I, Pate D. Phillips, hereby certify that this map was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated as drawn from information found in Deed Book — Page —; that the ratio of precision as calculated is 1/10,000+; that ths plat was prepared in accordance with G.S 47-30 as amended. WITNESS my original signature, license number, and seal this 22 day of FEBRUARY, A.D., 2006.

Pate D. Phillips, Prof. L.S. No. L-2640

NORTH CAROLINA PROFESSIONAL SEAL L-2640 LAND SURVEYOR PATE D. PHILLIPS

CERTIFICATE OF FINAL APPROVAL

I hereby certify that the subdivision plat depicted hereon has been granted final approval pursuant to the subdivision regulations of Carteret County subject to its being recorded in the Office of Register of Deeds within 6 months of the date below. I further certify that streets, utilities and other improvements have been installed in an acceptable manner and according to specifications of Carteret County in the subdivision depicted hereon or that a performance bond or other sufficient surety in the amount of $ n/a has been posted with Carteret County to assure completion of required improvements.

Planning Director Date 2/27/06

Planning Board Chair Date

NORTH CAROLINA, CARTERET COUNTY
FILED FOR REGISTRATION AT 8:30 A.M.
ON THE 28 DAY OF Feb, 2006.
RECORDED IN MAP BOOK 30 PAGE 919
OFFICE OF THE REGISTER OF DEEDS, CARTERET COUNTY, N.C.

MELANIE ARTHUR – REGISTER OF DEEDS
BY Asst

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

I hereby certify that the Planning Commission of Carteret County approved on the day of 9 NOV, 2005 the preliminary plan of subdivision as shown on this plat. Preliminary approval is valid for a period of 12 months from the above date or as established under the vested rights procedures, if applicable.

Planning Commission Chair Date 2/27/06

NOTE: There Is No Right To Build Upon Or Otherwise Improve Any Of These Lots Until A Valid Written Improvement Permit Has Been Obtained From The Health Department As Required By State Law. CONTACT THE CARTERET COUNTY ENVIRONMENTAL HEALTH DIVISION CONCERNING LOT SUITABILITY FOR ON-SITE SUBSURFACE SEWAGE TREATMENT AND DISPOSAL SYSTEMS

The Location Shown For Designated Septic System Areas Are Approximate. Approval And Designed Area Information For Subsurface Sanitary Sewage Systems Is Reproduced From Information Supplied By The Carteret County Health Department And The Surveyor/Engineer Makes No Representation Or Warranty As To The Accurancy Of Such Information.

NOTES:

SETBACKS

Front – 20' (Or Current Carteret County Side – 10' Setbacks, Whichever Is Greater)
Rear – 30'
Side On Corner Lot – 15'
10' Utility Easement Within Lots Along All Street Rights Of Way To Carteret-Craven Electric Cooperative And Others
Iron Pipes To Be Set At All Corners Except As Labeled
P.I.N. – 6305.03 00 1255000
Total Tract Area – 25.580 Acres (Coordinate Method)
Total No. Of Lots – 23
Average Lot Size – 31,195 Sq. Ft.
Smallest Lot Size – 15,371 Sq. Ft.
Zone R-15
Individual Septic Systems, On Site Sewer And Community Water Supply (West Carteret Water Corporation)
Underground Utilities
Road Length – 375.75'
Road R/W Area – 26,087 Sq. Ft.
Lots Located In Flood Zone AE (8') & (9') Per Community Panel No. 370043 5394/5395/6305 J Effective 7-16-03
Lots 21, 22 & 23 Will Share 40' Utility And Driveway Access Easement For Placement Of Utilities And Driveways

FINAL PLAN
Survey For

EMERALD VIEW SUBDIVISION

White Oak Twsp. Carteret County, NC

Scale 1" = 100' December 15, 2005

OWNER:

Backfin Partners, LLC
Kenneth West & Floyd Messer
P.O. Box 4063
Emerald Isle, NC 28594
(252)354-4121

REFERENCE:

Deed Book 1032 Page 334
Carteret County Registry

100 0 100 200 300
GRAPHIC SCALE – FEET

PATE PHILLIPS and ASSOCIATES, P.A.
406 Corbett Ave. P.O. Box 214
Swansboro North Carolina
(910)326-1101 Project No. 04-167

30-919