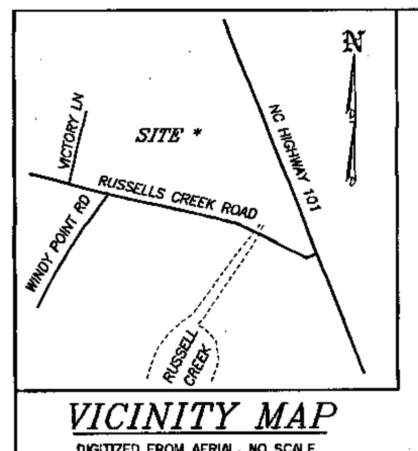
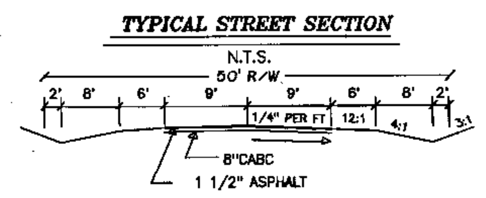




CENTERLINE CURVE DATA

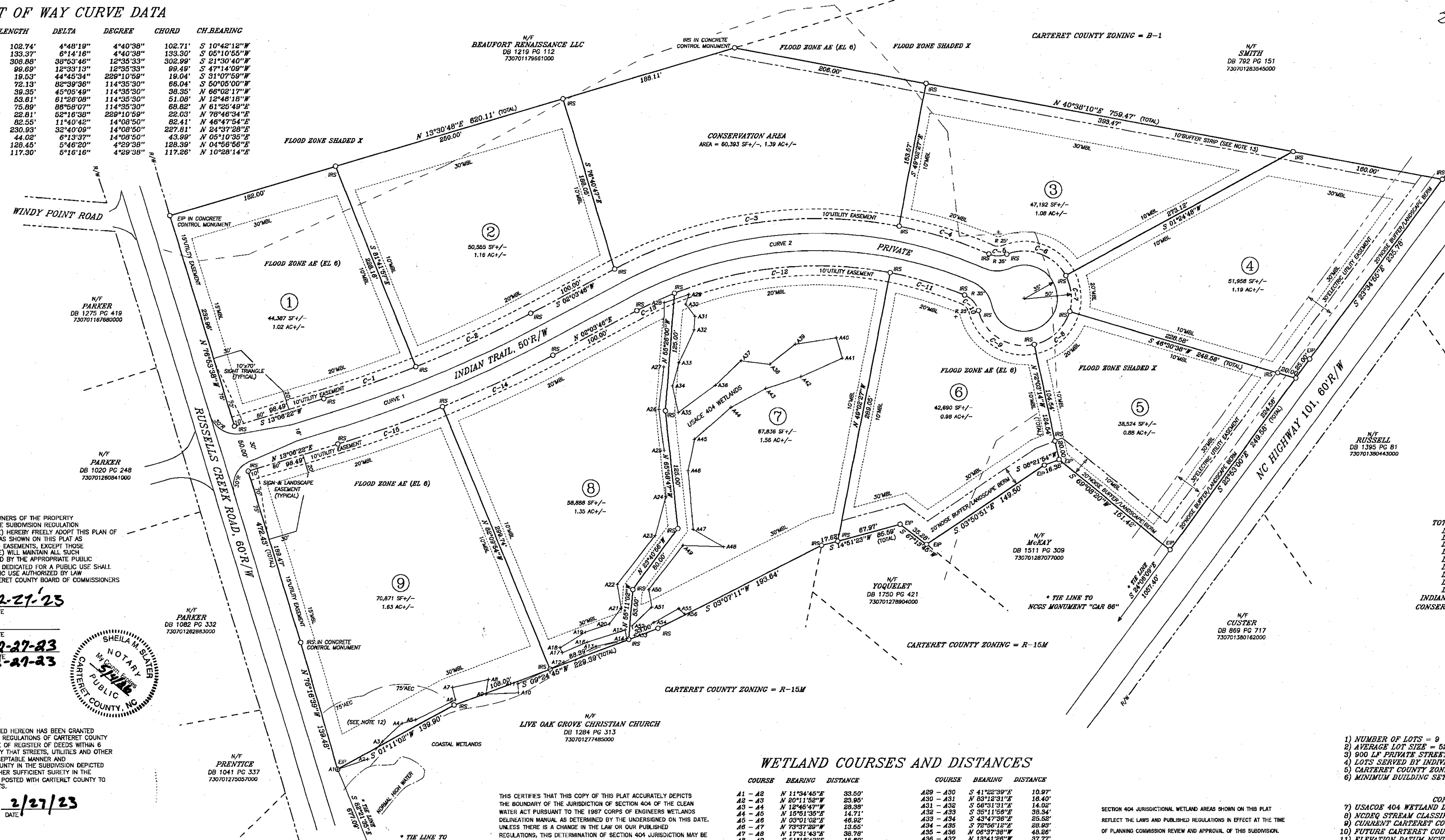
CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
CURVE 1	1250.00'	120.64'	240.93'	11°02'36"	4°35'01"	240.55'	N 07°35'04"E
CURVE 2	430.00'	240.83'	439.07'	58°30'16"	13°19'29"	420.24'	N 31°18'54"E

RIGHT OF WAY CURVE DATA

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	1225.00'	51.40'	102.74'	4°48'19"	4°40'38"	102.71'	S 10°42'12"W
C-2	1225.00'	66.75'	133.37'	6°14'16"	4°40'38"	133.30'	S 05°10'55"W
C-3	455.00'	160.66'	308.88'	38°53'46"	12°35'33"	302.99'	S 21°30'40"W
C-4	455.00'	50.05'	99.69'	12°33'13"	12°35'33"	99.49'	S 47°14'09"W
C-5	25.00'	10.29'	19.53'	44°45'34"	229°10'59"	19.04'	S 31°07'59"W
C-6	50.00'	43.97'	72.13'	82°39'36"	114°35'30"	66.04'	S 50°05'00"W
C-7	50.00'	20.76'	39.35'	45°05'49"	114°35'30"	38.35'	N 66°02'17"W
C-8	50.00'	29.71'	53.61'	61°26'08"	114°35'30"	51.08'	N 12°48'18"W
C-9	50.00'	47.42'	75.89'	86°58'07"	114°35'30"	68.82'	N 61°25'49"E
C-10	25.00'	12.27'	22.81'	52°16'38"	229°10'59"	22.03'	N 78°46'34"E
C-11	405.00'	41.42'	82.55'	11°40'42"	14°08'50"	82.41'	N 46°47'54"E
C-12	405.00'	118.70'	230.93'	32°40'09"	14°08'50"	227.81'	N 24°37'28"E
C-13	405.00'	22.03'	44.02'	6°13'37"	14°08'50"	43.99'	N 05°10'35"E
C-14	1275.00'	64.28'	128.45'	5°46'20"	4°29'38"	128.39'	N 04°56'56"E
C-15	1275.00'	58.69'	117.30'	5°16'16"	4°29'38"	117.26'	N 10°28'14"E

LEGEND

AC - ACRES
CO - SEWER CLEANOUT
DB - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EIA - EXISTING IRON AXLE
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
ELEC - ELECTRIC
EPK - EXISTING PK NAIL
FH - FIRE HYDRANT
HWM - HIGH WATER MARK
IRS - IRON ROD SET
LP - LIGHT POLE
MB - MAP BOOK
MBL - MINIMUM BUILDING LINE
N/F - NOW OR FORMERLY
PG - PAGE
POB - POINT OF BEGINNING
R/W - RIGHT OF WAY
SF - SQUARE FEET
TEL - TELEPHONE
TV - CABLE TV
U - OVERHEAD UTILITY LINE
UP - UTILITY POLE
WM - WATER METER
○ - CONTROL CORNER
□ - CONCRETE CONTROL CORNER



CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF CARTERET COUNTY, AND 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 THE 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 CARTERET COUNTY BOARD OF COMMISSIONERS IN THE PUBLIC INTEREST.

OWNER [signature] DATE 2-27-23

OWNER [signature] DATE 2-27-23
(NOTARIZED) Sheila M. Slater 2-27-23

SHEILA M. SLATER NOTARY PUBLIC CARTERET COUNTY, NC My Comm. Expires 5/14/26

CERTIFICATE OF FINAL APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION 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.

[signature] DATE 2/27/23
PLANNING DIRECTOR

STATE OF NORTH CAROLINA
COUNTY OF Carteret
I, Maureen Doughert, REVIEW OFFICER OF Carteret COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
[signature]
REVIEW OFFICER
DATE 2/27/2023

I, STEVEN D. POWERS, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF CARTERET COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, STEVEN D. POWERS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION, FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1759 PAGE 79); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 1118 PAGE 429; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 17 DAY OF JUNE A.D., 20 22

[signature]
STEVEN D. POWERS
PROFESSIONAL LAND SURVEYOR
NORTH CAROLINA LICENSE # L-2994

NORTH CAROLINA PROFESSIONAL SEAL L-2994 LAND SURVEYOR STEVEN D. POWERS

This certifies that this copy of this plat accurately depicts the boundary of the jurisdiction of Section 404 of the Clean Water Act pursuant to the 1987 Corps of Engineers Wetlands Delineation Manual 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 of five years from this date.

* SEE APPROVED CONCURRANCE MAP ON FILE WITH CARTERET COUNTY PLANNING DEPARTMENT *

U.S. ARMY CORPS OF ENGINEERS OFFICIAL

DATE

PRIVATE STREETS DISCLOSURE STATEMENT

THE MAINTENANCE OF STREETS DESIGNATED ON THIS PLAT AS "PRIVATE" SHALL BE THE RESPONSIBILITY OF PROPERTY OWNERS WITHIN THIS DEVELOPMENT HAVING ACCESS TO SUCH ROADS. PRIVATE STREETS AS SHOWN HEREON WILL NOT BE INCLUDED FOR MAINTENANCE PURPOSES, IN THE NORTH CAROLINA HIGHWAY SYSTEM. NEITHER CARTERET COUNTY NOR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION WILL MAINTAIN A PRIVATE STREET.

RESPONSIBILITY FOR DRAINAGE DITCHES DISCLOSURE STATEMENT

CARTERET COUNTY HAS NO RESPONSIBILITY OR INVOLVMENT IN REQUIRING OR MAINTAINING DITCHES, DRAINAGE EASEMENTS, DETENTION AND RETENTION PONDS, SWALES OR ANY OTHER DRAINAGE FEATURES.

WETLAND COURSES AND DISTANCES

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
A1 – A2	N 11°34'45"E	33.50'	A29 – A30	S 41°22'39"E	10.97'
A2 – A3	N 20°11'52"W	23.95'	A30 – A31	N 83°12'31"E	16.40'
A3 – A4	N 12°46'47"W	28.38'	A31 – A32	S 68°31'31"E	14.02'
A4 – A5	N 15°51'35"E	14.71'	A32 – A33	S 35°11'56"E	38.34'
A5 – A6	N 03°01'02"E	46.92'	A33 – A34	S 43°47'36"E	25.52'
A6 – A7	N 73°37'29"W	13.65'	A34 – A35	S 72°56'12"E	28.93'
A7 – A8	N 17°31'43"E	38.78'	A35 – A36	N 06°37'38"W	48.26'
A8 – A9	S 61°18'42"E	15.69'	A36 – A37	N 13°41'26"W	37.77'
A9 – A10	N 27°29'17"E	34.14'	A37 – A38	N 36°58'01"E	30.66'
A10 – A11	N 62°58'29"W	9.48'	A38 – A39	N 08°25'30"W	34.06'
A11 – A12	N 04°58'38"E	53.25'	A39 – A40	N 21°21'42"E	43.79'
A12 – A13	N 04°11'15"E	38.07'	A40 – A41	S 78°40'29"E	22.48'
A13 – A14	N 15°44'22"E	32.88'	A41 – A42	S 05°55'04"W	47.62'
A14 – A15	N 70°14'18"W	9.29'	A42 – A43	S 11°04'27"W	39.57'
A15 – A16	S 12°19'41"W	41.50'	A43 – A44	S 01°32'27"W	41.66'
A16 – A17	S 07°00'33"W	28.85'	A44 – A45	S 11°00'47"E	51.09'
A17 – A18	N 83°16'01"W	5.80'	A45 – A46	S 48°39'28"E	34.14'
A18 – A19	N 01°24'12"W	31.44'	A46 – A47	S 64°48'05"E	61.69'
A19 – A20	N 11°20'23"E	26.40'	A47 – A48	N 60°09'30"E	37.40'
A20 – A21	N 23°48'56"E	20.98'	A48 – A49	S 32°08'59"W	42.92'
A21 – A22	N 69°12'18"W	25.27'	A49 – A50	S 22°16'35"E	59.14'
A22 – A23	N 22°19'43"W	65.38'	A50 – A51	S 69°48'10"E	18.51'
A23 – A24	N 44°40'57"W	42.11'	A51 – A52	S 14°09'35"E	29.23'
A24 – A25	N 61°56'06"W	49.38'	A52 – A53	S 76°46'55"E	10.19'
A25 – A26	N 67°18'31"W	43.78'	A53 – A54	N 04°01'03"W	24.55'
A26 – A27	N 63°14'56"W	45.29'	A54 – A55	N 00°36'23"E	30.23'
A27 – A28	N 59°37'18"W	67.98'	A55 – A56	N 74°12'04"E	8.60'
A28 – A29	N 11°44'10"E	27.68'			

60 0 60 120 180
GRAPHIC SCALE – FEET

SECTION 404 JURISDICTIONAL WETLAND AREAS SHOWN ON THIS PLAT REFLECT THE LAWS AND PUBLISHED REGULATIONS IN EFFECT AT THE TIME OF PLANNING COMMISSION REVIEW AND APPROVAL OF THIS SUBDIVISION. AMENDMENTS TO THE WETLANDS JURISDICTIONAL REGULATIONS MAY OCCUR AND, AS SUCH, WETLAND AREA BOUNDARY LINE COULD BE SUBJECT TO CHANGE. A REEVALUATION BY A CORPS OF ENGINEERS REPRESENTATIVE IS RECOMMENDED WITHIN FIVE YEARS AFTER PLAT APPROVAL TO ENSURE THE ACCURACY OF JURISDICTIONAL BOUNDARIES AT THE TIME OF DEVELOPMENT.

FILED FOR REGISTRATION AT 4:32 P.M. ON THE 27 DAY OF February 20 23, AND RECORDED IN BOOK 34, PAGE 598
OFFICE OF THE REGISTER OF DEEDS, CARTERET COUNTY, NORTH CAROLINA

KAREN S. HARDESTY
REGISTER OF DEEDS
BY [signature]
ASSISTANT, ~~DEPUTY~~

UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE LOTS SHOWN ON THIS PLAT WILL RECEIVE ELECTRICITY FROM CARTERET CRAVEN EMC IF THE NEW ELECTRIC LINES ARE BUILT PER THE PLANS WE HAVE APPROVED.

[signature] 2/27/23
SIGNATURE OF AUTHORIZED AGENT DATE

NORTH REFERENCE DB 1759 PG 79

FILE # 34598

FOR REGISTRATION REGISTER OF DEEDS
Karen S. Hardesty
Carteret County, NC
February 27, 2023 04:32 PM
IWW MAP 1 P
FEE: $21.00
FILE # 34598

AREAS

BY COORDINATES
TOTAL AREA = 582,723 SF+/-, 13.38 AC+/-
LOT 1 = 44,387 SF+/-, 1.02 AC+/-
LOT 2 = 50,555 SF+/-, 1.16 AC+/-
LOT 3 = 47,192 SF+/-, 1.08 AC+/-
LOT 4 = 51,958 SF+/-, 1.19 AC+/-
LOT 5 = 38,524 SF+/-, 0.88 AC+/-
LOT 6 = 42,690 SF+/-, 0.98 AC+/-
LOT 7 = 67,836 SF+/-, 1.56 AC+/-
LOT 8 = 58,888 SF+/-, 1.35 AC+/-
LOT 9 = 70,871 SF+/-, 1.63 AC+/-
INDIAN TRAIL R/W = 49,429 SF+/-, 1.13 AC+/-
CONSERVATION AREA = 60,393 SF+/-, 1.39 AC+/-

REFERENCES

DEED BOOK 1759 PAGE 79
DEED BOOK 1118 PAGE 429
DEED BOOK 1111 PAGE 435
MAP BOOK 2 PAGE 42

SITE DATA

1) NUMBER OF LOTS = 9
2) AVERAGE LOT SIZE = 52,545 SF+/-, 1.21 AC+/-
3) 900 LF PRIVATE STREET
4) LOTS SERVED BY INDIVIDUAL WELL AND SEWAGE DISPOSAL SYSTEM
5) CARTERET COUNTY ZONING = R-15M
6) MINIMUM BUILDING SETBACKS: FRONT = 20'
REAR = 30'
SIDE = 10'
CORNER LOT SIDE = 15'
7) USACOE 404 WETLAND DELINEATION CONCURRENCE, NOVEMBER 2020
8) NCDEQ STREAM CLASSIFICATION FOR RUSSELL CREEK = SA HQW
9) CURRENT CARTERET COUNTY – CAMA LAND USE PLAN CLASSIFICATION = UNDEVELOPED
10) FUTURE CARTERET COUNTY – CAMA LAND USE CLASSIFICATION = LIMITED TRANSITION
11) ELEVATION DATUM NGVD 1988 FROM NCGS MONUMENT "CAR 86"
12) PROPOSED LAND DISTURBANCE ON LOT 9 WITHIN 75' OF NORMAL HIGH WATER MAY REQUIRE A CAMA PERMIT PRIOR TO THE COMMENCEMENT OF WORK.
13) BUFFER STRIP IS RESERVED FOR PLANTING OF TREES OR SHRUBS BY THE PROPERTY OWNER. THE BUILDING OF STRUCTURES HEREON IS PROHIBITED.
14) NC ENVIRONMENTAL QUALITY EROSION AND SEDIMENTATION CONTROL PROJECT ID CARTE-2021-025
15) NCDEQ STORMWATER DISCHARGES CERTIFICATE OF COVERAGE NO. NCG214035
NC REFERENCE NO. NCG01-2021-4035

FINAL PLAT

INDIAN TRACE VILLAGE

BEAUFORT, NORTH CAROLINA

TOWNSHIP:	BEAUFORT	COUNTY:	CARTERET	STATE:	NORTH CAROLINA
CLIENT:	INDIAN TRACE MANAGEMENT LLC, WOOD THREE II LLC	DATE:	6/17/2022	SCALE:	1"= 60'
ADDRESS:	187 RUSSELLS CREEK ROAD	PROJECT:	20020	JOB:	20020P 87,89-98
	BEAUFORT NC 28516	TAX PARCEL #:	730701273899000/730701287231000		
PHONE:	LINWOOD PARKER 252-732-0501	FLOOD ZONE:	AE(EL 6), SHADED X, 3720730700J		

STEVEN D. POWERS PLS L-2994
PHONE: 252-646-2660 123 HONEYSUCKLE LANE, HARKERS ISLAND NC 28531 ATLANTIC.SURVEYS@YAHOO.COM

34598