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, high water table, buffers 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 utilities, 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. This survey was performed without the benefit of a title commitment report. The surveyor does not claim that all matters of record which may or may not affect this property are shown hereon.

NOTE: THE CHANGES TO NEW OR EXISTING PARCELS SHOWN HEREON ARE PROPOSED CHANGES. THE CHANGES SHOWN DO NOT TAKE EFFECT UNTIL THE PROPER APPROVALS HAVE BEEN OBTAINED AND THE PROPER DEEDS OR OTHER LEGAL DOCUMENTS ARE FILED WITH THE APPROPRIATE COUNTY REGISTER OF DEEDS OFFICE BY AN ATTORNEY.

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, CAMA AND ANY OTHER FEDERAL, STATE OR LOCAL REGUALTION OF ANY NATURE. PORTIONS OF THIS PARCEL MAY CONTAIN WETLANDS.

NOTE: THERE MAY BE EASEMENTS ASSOCIATED WITH THE EXISTING OVERHEAD POWERLINES. THE UTILITY COMPANY SHOULD BE CONTACTED PRIOR TO ANY DEVELOPMENT IN THE AREA OF ANY UTILITY LINE.

NOTE: THIS LOT IS LOCATED IN FLOOD ZONE AE6 AS SHOWN PER F.I.R.M. 3720730600 J EFFECTIVE DATE: 7-16-2003

NOTE: THE SURVEYOR DOES NOT TAKE ANY RESPONSIBILITY FOR ANY UNDERGROUND UTILITIES NOT SHOWN HEREON. 811 SHOULD BE CONTACTED TO LOCATE THE UTILITIES ON THIS PROPERTY. ALL UTILIY LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

NOTE: NO TITLE SEARCH, OPINION OR COMMITMENT WAS PROVIDED TO THE SURVEYOR, NOR WAS ANY TITLE SEARCH PERFORMED BY THE SURVEYOR AT THE TIME OF THIS SURVEY. AN ATTORNEY SHOULD BE CONSULTED TO CONDUCT AN OFFICIAL TITLE SEARCH. THIS SURVEY WAS PERFORMED USING THE DEED AND MAP INFORMATION SHOWN HEREON.

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

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

THE FOLLOWING INFORMATION WAS USED TO PERFORM A GNSS GRID TIE.
Class of Survey: Class A
Positional Accuracy: 0.05 feet
Type of GPS field procedure: RTK VRS
Dates of survey: 5-27-2025
Datum/Epoch: NAD83(2011)/ Epoch 2010.0000
Published/Fixed-control used: NC GNSS RTN
Geoid model: GEOID18
Combined grid factor: 0.99992058 & 0.99992048
Units: US SURVEY FEET

NORTH CAROLINA, CARTERET COUNTY
I, LINWOOD E. BYRD, JR., certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed references are as shown on the face of this plat; that the boundaries not surveyed are clearly indicated as drawn from information as shown on the face of this plat; that the ratio of precision as calculated is 1:10,000+ for unajusted field data; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, license number and seal this 27th day of MAY, A. D., 2025.

Professional Land Surveyor
License Number L-4662

I, LINWOOD E. BYRD, JR., Professional Land Surveyor certify that this survey is of another category, such as the recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision.

LINWOOD E. BYRD, JR., PLS
L-4662

NORTH CAROLINA PROFESSIONAL SEAL L-4662 LAND SURVEYOR LINWOOD E. BYRD, JR. 5-27-25

CERTIFICATE OF PLAT APPROVAL
This is an exempt subdivision as per Section 34-E-2-d of the Town of Beaufort UDO

The division of a tract in single ownership whose entire area is no greater than two acres into not more than three lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of the Town of Beaufort, as shown in this ordinance.

PLANNING DIRECTOR SIGNATURE DATE 6/4/25

OWNERSHIP CERTIFICATE
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF BEAUFORT, AND THAT I (WE) FREELY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISHED MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

JOSEPH D. HOWARD, JR. / OWNER DATE June 4, 2025

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

6/4/2025 DATE REVIEW OFFICER

STATE OF NORTH CAROLINA, CARTERET COUNTY
Filed for Registration at 1:26 PM on June 4th 2025 in the Register of Deeds Office.

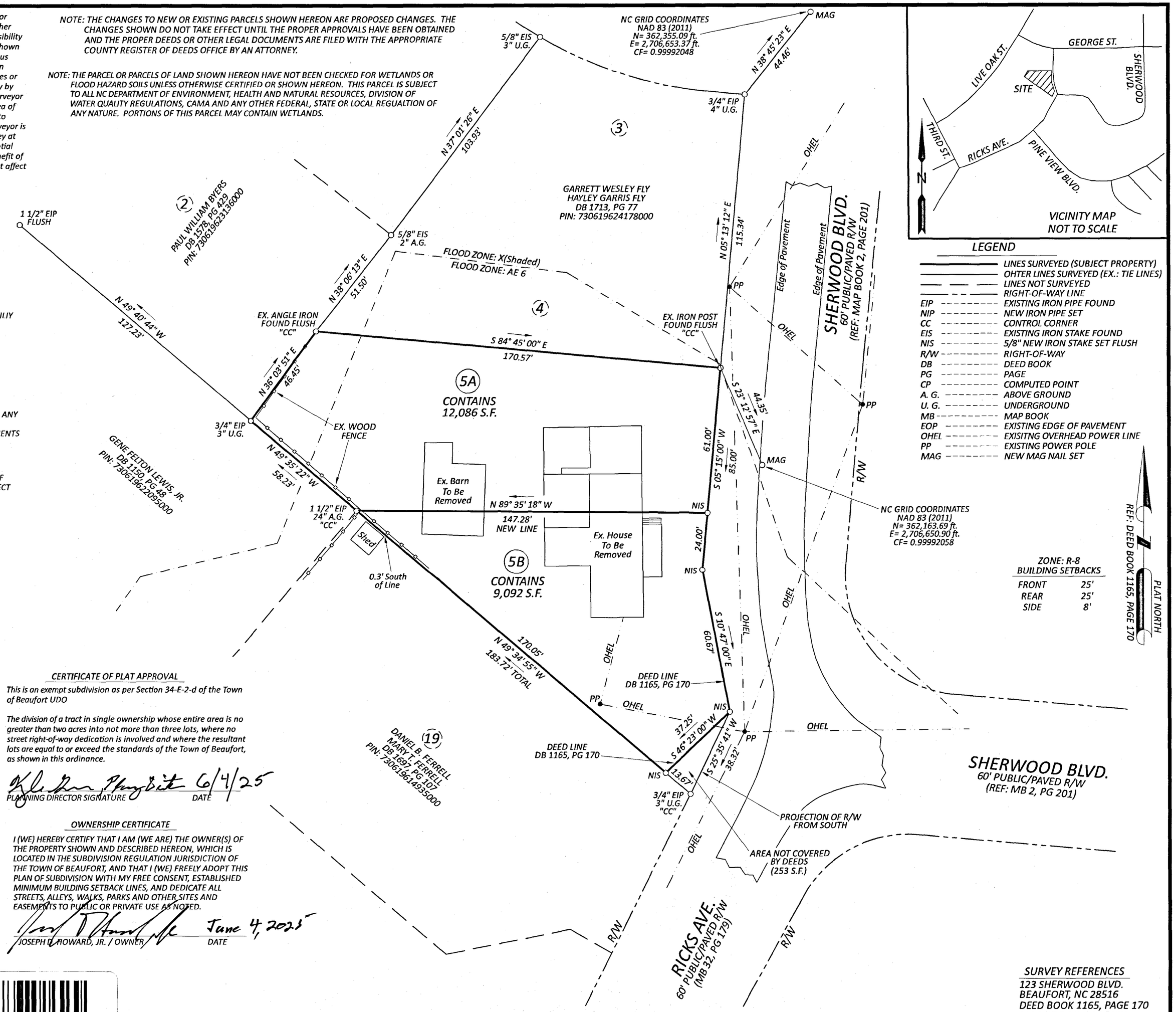
KAREN S. HARDESTY
Register of Deeds

By: Mary Kelly Deputy

This Plat Recorded in Map Book 35, Page 099

FILE # 35099

FOR REGISTRATION REGISTER OF DEEDS
Karen S. Hardesty
Carteret County, NC
June 4, 2025 01:26 PM
MARY MAP 1 P
FEE: $21.00
FILE # 35099



LEGEND

	LINES SURVEYED (SUBJECT PROPERTY)
	OHTER LINES SURVEYED (EX.: TIE LINES)
	LINES NOT SURVEYED
	RIGHT-OF-WAY LINE
EIP	EXISTING IRON PIPE FOUND
NIP	NEW IRON PIPE SET
CC	CONTROL CORNER
EIS	EXISTING IRON STAKE FOUND
NIS	5/8" NEW IRON STAKE SET FLUSH
R/W	RIGHT-OF-WAY
DB	DEED BOOK
PG	PAGE
CP	COMPUTED POINT
A. G.	ABOVE GROUND
U. G.	UNDERGROUND
MB	MAP BOOK
EOP	EXISTING EDGE OF PAVEMENT
OHEL	EXISITNG OVERHEAD POWER LINE
PP	EXISTING POWER POLE
MAG	NEW MAG NAIL SET

ZONE: R-8
BUILDING SETBACKS

FRONT	25'
REAR	25'
SIDE	8'

SURVEY REFERENCES
123 SHERWOOD BLVD.
BEAUFORT, NC 28516
DEED BOOK 1165, PAGE 170
MAP BOOK 2, PAGE 201
DEED BOOK 1856, PAGE 393

"EXEMPT SUBDIVISION"

NOTE: TOWN OF BEAUFORT SHOULD BE CONTACTED TO DETERMINE BUILDING SETBACKS AND ANY OTHER DEVELOPMENT RESTRICTIONS.

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

GRAPHIC SCALE
0' 30' 60' 90'

SURVEYED FOR
JOSEPH D. HOWARD, JR.

BYRD SURVEYING, P.A.
PROFESSIONAL LAND SURVEYING
5058 US 70 WEST, SUITE N-3
MOREHEAD CITY, NC 28557
PHONE: 252-515-1039
www.byrdsurvey.com
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TOWNSHIP: BEAUFORT	COUNTY: CARTERET	DATE: 5-27-2025	SURVEYED BY: LEBJ	FIELD BOOK SEE FILE
CITY OR TOWN: BEAUFORT	STATE: NORTH CAROLINA	SCALE: 1" = 30'	DRAWN BY: LEBJ	DRAWING NO.
ZONE: R-8	PIN: 730619624067000	CHECKED & CLOSURE BY: LEBJ		25-024

35099