K:\08\08-0970\080978-Beaufort East Village Ph 1\SurveyCAD_Drawings\BC Phase 5 Subdivision Plat.dwg- Wednesday, April 21, 2021 9:26:26 AM - VANDERVELDE, RUDY

SURVEY CERTIFICATE

I, RUDOLF A VANDERVELDE JR, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DB 1256 PG 198, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK, PAGE (AS SHOWN HERON); THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 20,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 21 DAY OF APRIL A.D., 2021.

I ALSO CERTIFY TO THIS MAP TO BE ONE OF THE FOLLOWING AS CHECKED BELOW;

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

[signature]
RUDOLF A. VANDERVELDE JR (PROFESSIONAL LAND SURVEYOR)
LICENSE # 5146

NORTH CAROLINA PROFESSIONAL SEAL L-5146 LAND SURVEYOR RUDOLF A. VANDERVELDE, JR.

GENERAL NOTES

1. AREAS COMPUTED BY COORDINATE METHOD.
2. BASIS OF BEARING NAD 83(1986).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. SEE SYMBOL LEGEND FOR PROPERTY CORNER DESIGNATIONS.
5. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD ZONES ACCORDING TO NORTH CAROLINA FLOOD INSURANCE RATE MAP # 3720730600J, PANEL 7306, EFFECTIVE DATE: 7-16-2003 AND MAP # 3720730500J, PANEL 7305, EFFECTIVE DATE: 7-16-2003
6. ALLEYS ARE PRIVATE BUT PUBLICLY AVAILABLE FOR POLICE, FIRE, TRASH, ETC. WITH NO LIABILITY TO THE TOWN OF BEAUFORT.
7. WETLANDS SHOWN HEREON WERE DELINEATED BY LAND MANAGEMENT GROUP. SEE US ARMY CORPS OF ENGINEERS(WILMINGTON DISTRICT) NOTIFICATION OF JURISDICTIONAL DETERMINATION
   ACTION ID: 2007-02679-016
   ACTION ID: 2007-03212-016
   ACTION ID: 2007-02697-016
   ACTION ID: 2007-02705-016
8. THE TOWN OF BEAUFORT SHOULD BE CONTACTED TO VERIFY BUILDING SETBACKS AND OTHER DEVELOPMENTAL RESTRICTIONS.

BEAU COAST SUBDIVISION PHASE 5 SITE DATA

OWNER: BLUE TREASURE LLC
MAILING ADDRESS: 105 WESTON ESTATES WAY, CARY NC 27513
DEED REFERENCE: DB 1256 PG 198
PLAT REFERENCE: PB 33 PG 328, PB 32 PG 458
CARTERET COUNTY PIN: 731605005458000
TOWN OF BEAUFORT ZONING: PUD

TOTAL RESIDENTIAL LOTS: 86
SINGLE FAMILY LOTS (32' WIDE): 49
TOWNHOME UNITS: 37

TOTAL LOT ACREAGE: 5.724 ACRES
AVERAGE LOT SIZE: 2,899 SQ FT
DENSITY: 15.02 UNITS/ACRE
OPEN SPACE ACREAGE: 6.347 ACRES
PRIVATE RIGHT OF WAY: 0.878
DEDICATED PUBLIC RIGHT OF WAY: 2.361 ACRES

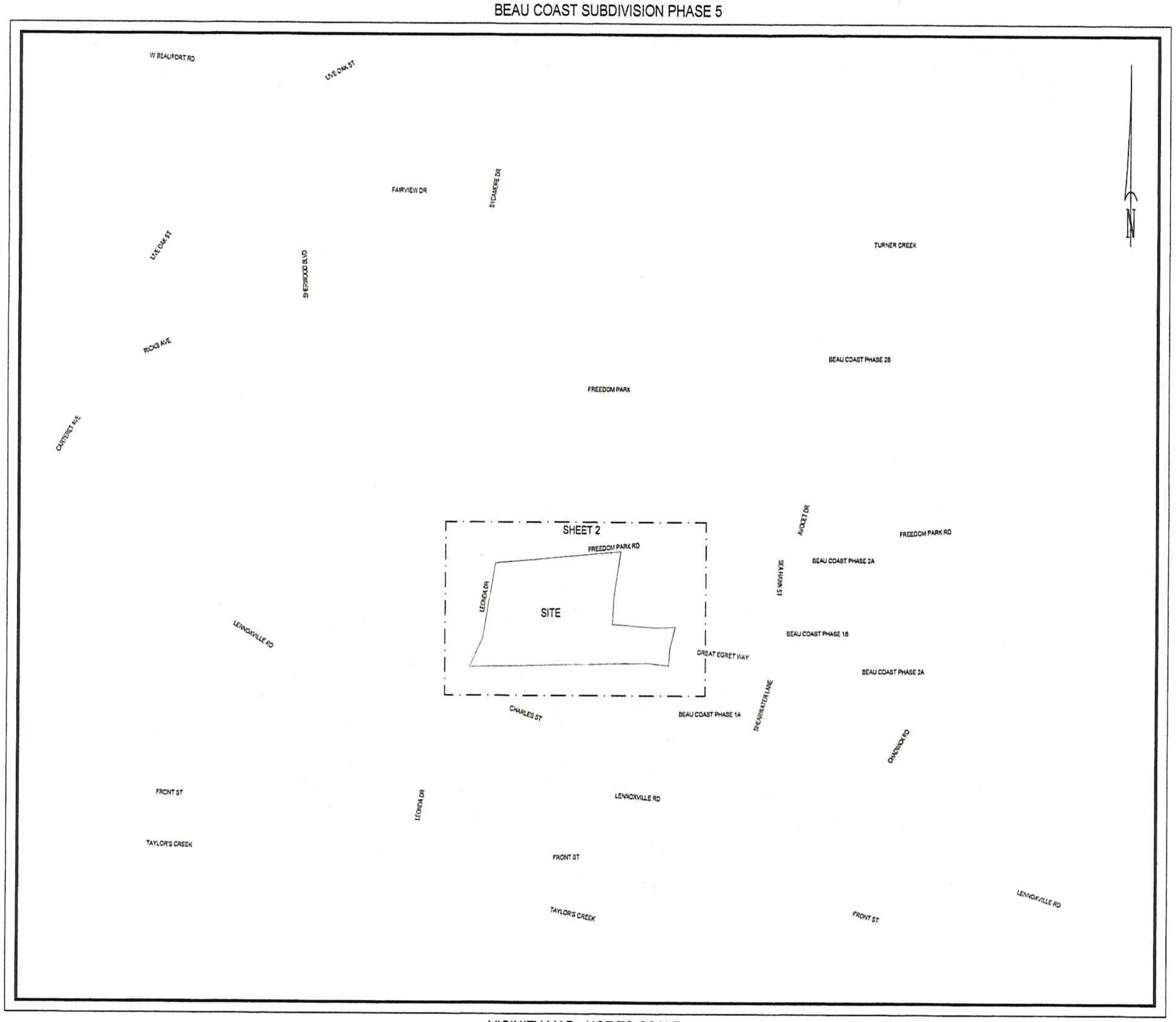
TOTAL PHASE 5 ACREAGE: 15.310 ACRES

SETBACKS

32' WIDE LOTS
4' FRONT
4' SIDE
5' REAR

TOWNHOME LOTS
20' FRONT
0' SIDE
5' REAR

BEAU COAST SUBDIVISION PHASE 5



VICINITY MAP - NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF BEAUFORT AND THAT I HEREBY 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. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE TOWN OF BEAUFORT.

BLUE TREASURE LLC

BY: [signature: Julian W Paul]

NAME: Julian W Paul ______ DATE

TITLE: MANAGER

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

THE BEAUFORT PLANNING BOARD HEREBY APPROVES THE FINAL PLAT FOR THE ________ SUBDIVISION.

[signature] April 27, 2021
CHAIRMAN, BEAUFORT PLANNING BOARD DATE

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE TOWN OF BEAUFORT SPECIFICATIONS AND STANDARDS IN THE ________ SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF BEAUFORT HAVE BEEN RECEIVED AND THAT FILLING FEE FOR THIS PLAT, IN THE AMOUNT OF $____ HAS BEEN PAID.

[signature] May 4, 2021
TOWN MANAGEER DATE

REGISTER OF DEEDS

FILED FOR REGISTRATION AT 10:26 am O'CLOCK ON THE 5 DAY OF May 2021

RECORDED IN MAP BOOK 34 PAGE 220

Karen S. Hardesty

[signature] Deputy 5-5-21
REGISTER OF DEEDS CARTERET COUNTY DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR BEAUFORT, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COMMISSIONERS FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF CARTERET COUNTY.

5-4-2021 [signature]
DATE TOWN CLERK, BEAUFORT

SEAL OF TOWN OF BEAUFORT NORTH CAROLINA

REVIEW OFFICER CERTIFICATE

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

[signature]
REVIEW OFFICER

5-5-2021
DATE

NORTH CAROLINA
CARTERET COUNTY

FILE # 34220

FOR REGISTRATION REGISTER OF DEEDS
Karen S. Hardesty
Carteret County, NC
May 5, 2021 10:26 AM
BWC MAP 3 P
FEE: $63.00
FILE # 34220

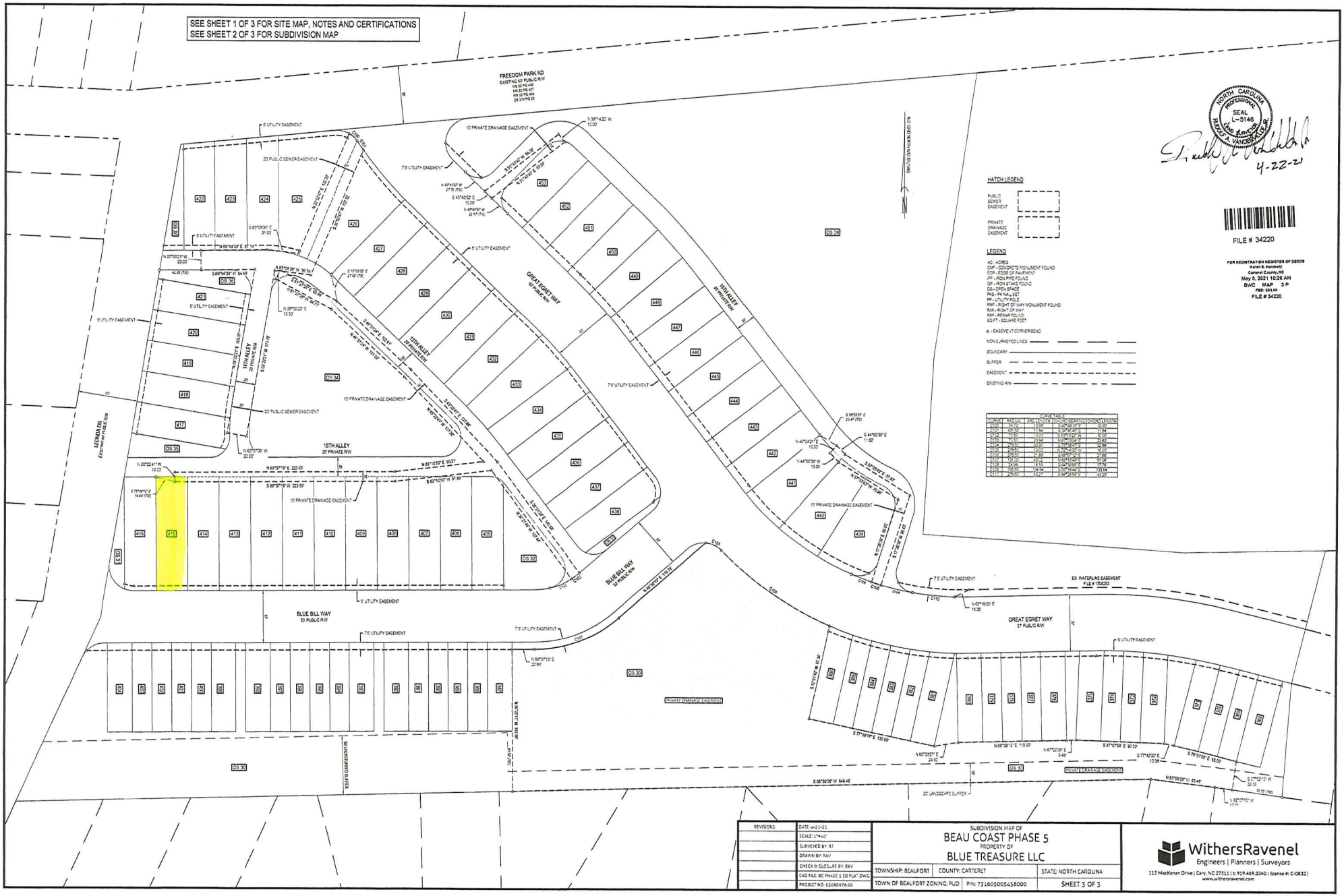
REVISIONS:	DATE: 4-21-21
	SURVEYED BY: RJ
	DRAWN BY: RAV
	CHECK & CLOSURE BY: RAV
	CAD FILE: BC PHASE 5 SD PLAT.DWG
	PROJECT NO: 02080976.00

SUBDIVISION MAP OF
BEAU COAST PHASE 5
PROPERTY OF
BLUE TREASURE LLC

TOWNSHIP: BEAUFORT	COUNTY: CARTERET	STATE: NORTH CAROLINA
TOWN OF BEAUFORT ZONING: PUD	PIN: 731605005458000	SHEET 1 OF 3

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

34220 1of3



REVISIONS:	DATE: 4-21-21
	SCALE: 1"=40'
	SURVEYED BY: RT
	DRAWN BY: RAV
	CHECK BY CLOSURE BY: RAV
	CAD FILE: BC PHASE 5 SD PLAT.DWG
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34220 3 of 3

SEE SHEET 1 OF 3 FOR SITE MAP, NOTES AND CERTIFICATIONS
SEE SHEET 3 OF 3 FOR EASEMENT CALLS

FOR REGISTRATION REGISTER OF DEEDS
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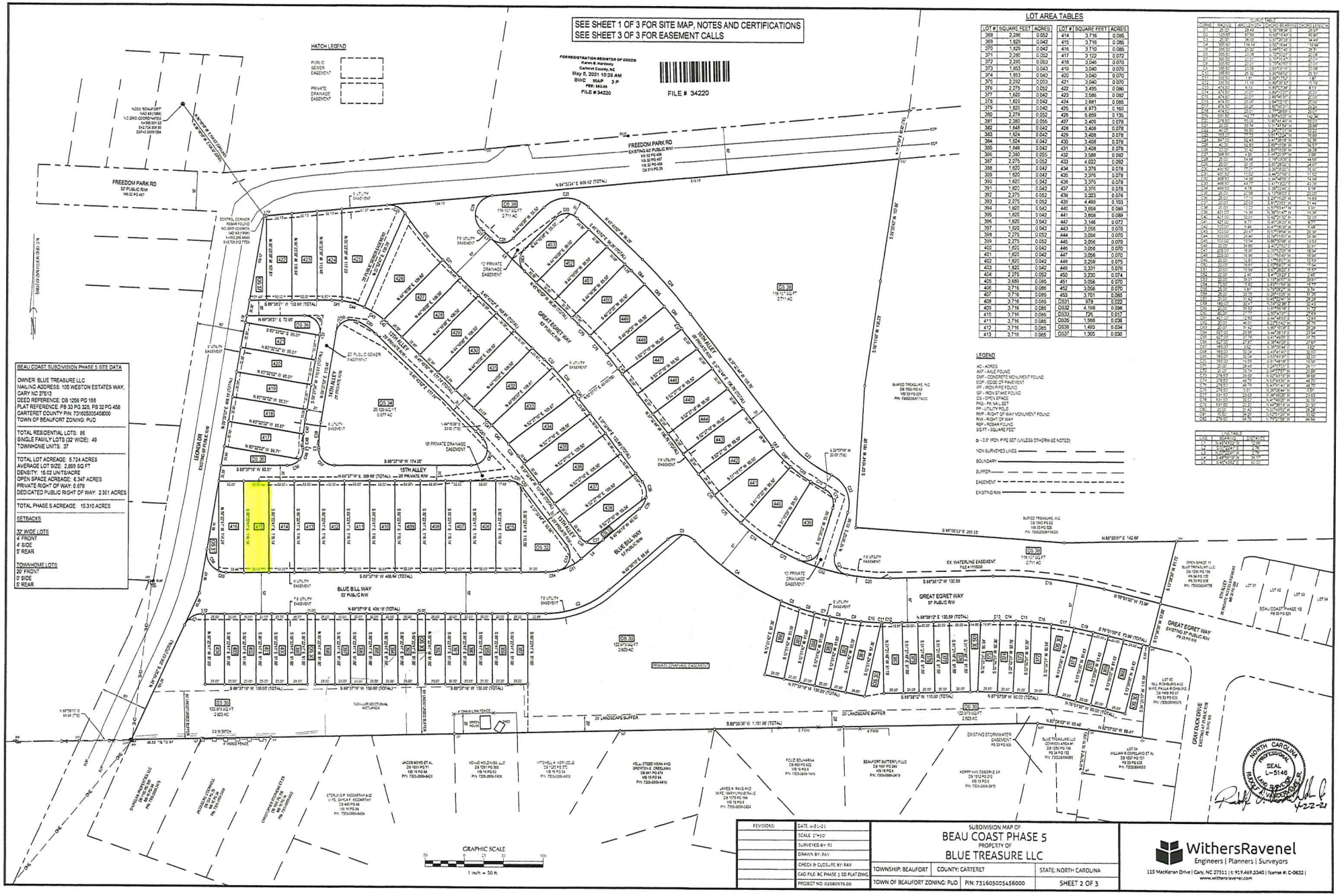

LOT AREA TABLES

LOT #	SQUARE FEET	ACRES	LOT #	SQUARE FEET	ACRES
368	2,286	0.052	414	3,716	0.085
369	1,829	0.042	415	3,716	0.085
370	1,829	0.042	416	3,710	0.085
371	2,280	0.052	417	3,122	0.072
372	2,290	0.053	418	3,046	0.070
373	1,853	0.043	419	3,040	0.070
374	1,853	0.043	420	3,040	0.070
375	2,292	0.053	421	3,040	0.070
376	2,275	0.052	422	3,495	0.080
377	1,820	0.042	423	3,586	0.082
378	1,820	0.042	424	3,681	0.085
379	1,820	0.042	425	6,973	0.160
380	2,276	0.052	426	5,859	0.135
381	2,280	0.055	427	3,409	0.078
382	1,848	0.042	428	3,408	0.078
383	1,824	0.042	429	3,408	0.078
384	1,824	0.042	430	3,408	0.078
385	1,848	0.042	431	3,408	0.078
386	2,380	0.055	432	3,589	0.082
387	2,275	0.052	433	4,022	0.092
388	1,820	0.042	434	3,378	0.078
389	1,820	0.042	435	3,376	0.078
390	1,820	0.042	436	3,376	0.078
391	1,820	0.042	437	3,376	0.078
392	2,275	0.052	438	3,323	0.076
393	2,275	0.052	439	4,499	0.103
394	1,820	0.042	440	3,858	0.089
395	1,820	0.042	441	3,858	0.089
396	1,820	0.042	442	3,146	0.072
397	1,820	0.042	443	3,056	0.070
398	2,275	0.052	444	3,056	0.070
399	2,275	0.052	445	3,056	0.070
400	1,820	0.042	446	3,056	0.070
401	1,820	0.042	447	3,056	0.070
402	1,820	0.042	448	3,259	0.075
403	1,820	0.042	449	3,331	0.076
404	2,275	0.052	450	3,230	0.074
405	3,689	0.085	451	3,056	0.070
406	3,716	0.085	452	3,056	0.070
407	3,716	0.085	453	3,701	0.085
408	3,716	0.085	OS31	978	0.022
409	3,716	0.085	OS32	4,198	0.096
410	3,716	0.085	OS33	726	0.017
411	3,716	0.085	OS35	1,568	0.036
412	3,716	0.085	OS36	1,493	0.034
413	3,716	0.085	OS37	1,305	0.030

LEGEND

AC - ACRES
AXF - AXLE FOUND
CMF - CONCRETE MONUMENT FOUND
EOP - EDGE OF PAVEMENT
IPF - IRON PIPE FOUND
ISF - IRON STAKE FOUND
OS - OPEN SPACE
PKS - PK NAIL SET
PP - UTILITY POLE
RMF - RIGHT OF WAY MONUMENT FOUND
R/W - RIGHT OF WAY
RSF - REBAR FOUND
SQ FT - SQUARE FEET

o - 0.5" IRON PIPE SET (UNLESS OTHERWISE NOTED)

NON SURVEYED LINES
BOUNDARY
BUFFER
EASEMENT
EXISTING R/W

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