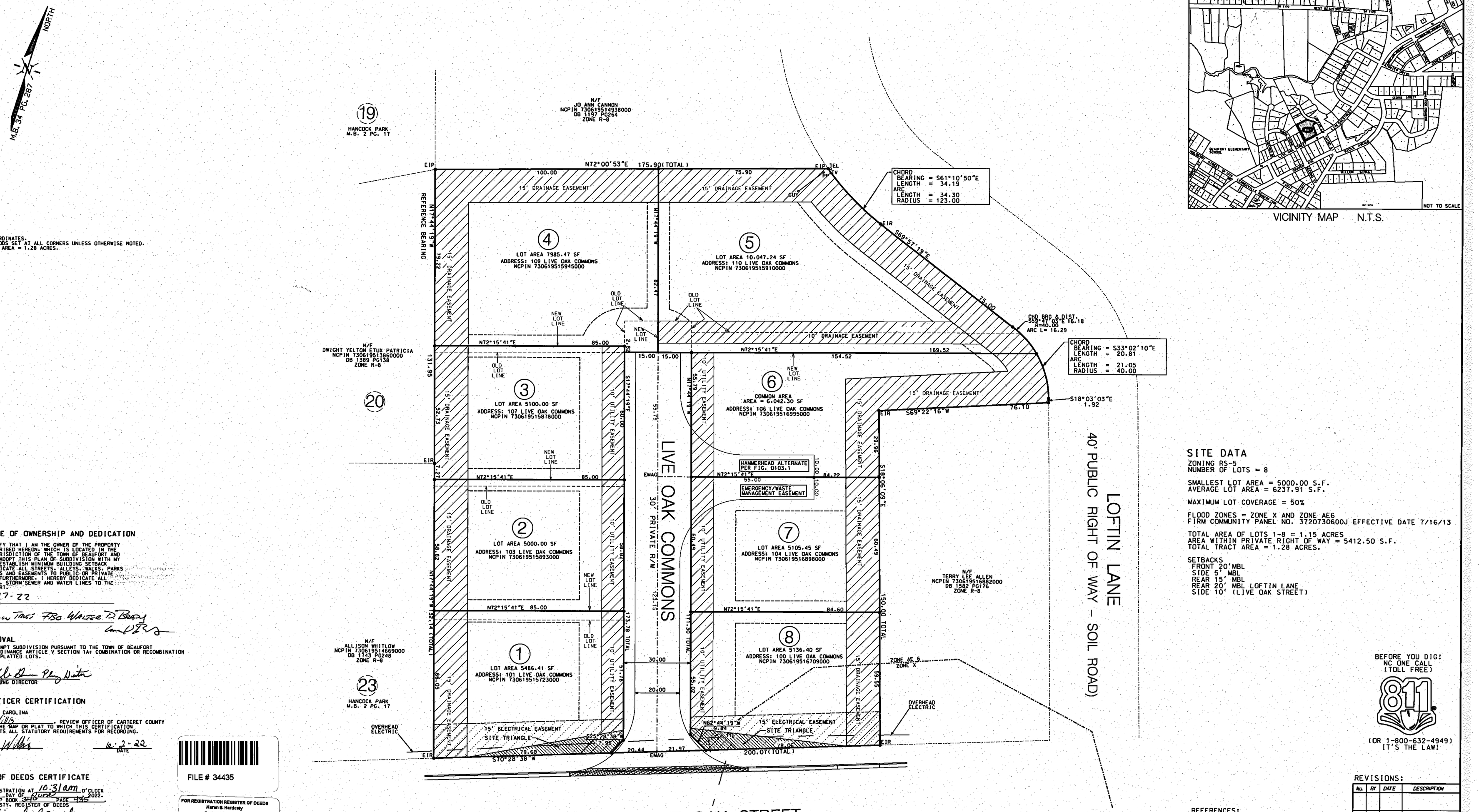

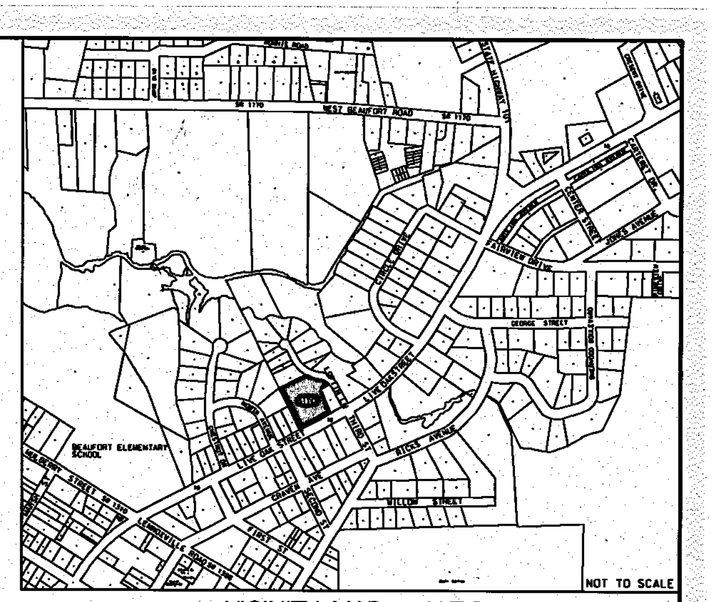

VICINITY MAP N.T.S.

NOTES:
1) AREA BY COORDINATES.
2) 5/8" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3) TOTAL TRACT AREA = 1.28 ACRES.

SITE DATA

ZONING RS-5
NUMBER OF LOTS = 8

SMALLEST LOT AREA = 5000.00 S.F.
AVERAGE LOT AREA = 6237.91 S.F.

MAXIMUM LOT COVERAGE = 50%

FLOOD ZONES = ZONE X AND ZONE AE6
FIRM COMMUNITY PANEL NO. 3720730600J EFFECTIVE DATE 7/16/13

TOTAL AREA OF LOTS 1-8 = 1.15 ACRES
AREA WITHIN PRIVATE RIGHT OF WAY = 5412.50 S.F.
TOTAL TRACT AREA = 1.28 ACRES.

SETBACKS
FRONT 20'MBL
SIDE 5' MBL
REAR 15' MBL
REAR 20' MBL LOFTIN LANE
SIDE 10' (LIVE OAK STREET)

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, ESTABLISH 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.

5-27-22
DATE

NEW VISION TRST FBO WALTER D. BRADY
OWNER

TOWN APPROVAL

THIS IS AN EXEMPT SUBDIVISION PURSUANT TO THE TOWN OF BEAUFORT SUBDIVISION ORDINANCE ARTICLE V SECTION 1a: COMBINATION OR RECOMBINATION OF PREVIOUSLY PLATTED LOTS.

5/31/22
DATE: PLANNING DIRECTOR

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA

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

REVIEW OFFICER

6-2-22
DATE

REGISTER OF DEEDS CERTIFICATE

FILED FOR REGISTRATION AT 10:31am O'CLOCK
ON THE 2nd DAY OF June 2022.
RECORDED IN MAP BOOK 34B PAGE 287
KAREN S. HARDESTY, REGISTER OF DEEDS
BY: Leslie Salgado
~~ASSISTANT~~ DEPUTY

FILE # 34435

FOR REGISTRATION REGISTER OF DEEDS
Karen S. Hardesty
Carteret County, NC
June 2, 2022 10:31 AM
LESLIE MAP 1 P
FEE: $21.00
FILE # 34435

LEGEND

EIR = EXISTING IRON ROD
EIP = EXISTING IRON PIPE
R/W = RIGHT OF WAY
TEL = TELEPHONE
OE = OVERHEAD ELECTRIC
MB = MAP BOOK
DB = DEED BOOK
PG = PAGE
CO = CLEAN OUT
WM = WATER METER
FH = FIRE HYDRANT
CP = COMPUTED POINT
LP = LIGHT POLE
ELEC = ELECTRIC
PP = POWER POLE

SHEET 1 OF 1
PROJECT # PM1070-11
DESIGN FILE: PM1070-11/PM1070-11 LIVE OAK COMMONS FINAL PLAT.DGN

20 10 0 20 40
SCALE: 1"= 20'

SURVEYOR'S CERTIFICATE

I, E. GLENN CORBETT, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOKS REFERENCED); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOKS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000+; THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 26TH DAY OF MAY A.D. 2022

PROFESSIONAL LAND SURVEYOR L-3407

CERTIFICATE OF PURPOSE OF PLAT

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.

5.26.22
PROFESSIONAL LAND SURVEYOR DATE

NORTH CAROLINA PROFESSIONAL SEAL L-3407 LAND SURVEYOR E. GLENN CORBETT

BEFORE YOU DIG! NC ONE CALL (TOLL FREE) 811 (OR 1-800-632-4949) IT'S THE LAW!

REVISIONS:

No.	BY	DATE	DESCRIPTION

REFERENCES:
OWNER: N/F NEW VISION TRUST
D.B. 1649 PG. 183
D.B. 1649 PG. 191
M.B. 34 PG. 287

RECOMBINATION MAP

LIVE OAK COMMONS

LOTS 1-8

BEAUFORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: NEW VISION TRUST CUSTODIAN
FBO WALTER D. BRADY IRA

ADDRESS: 805 FRONT STREET
BEAUFORT, NC 28516

PHONE: 252-241-2780

SURVEYED: RB 05/26/22
DRAWN: RDC
CHECKED: EGC
APPROVED: EGC
DATE: 05/26/22
SCALE: 1"= 20'

THE CULLIPHER GROUP, P.A. C-4482
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 773-0090

E. GLENN CORBETT, P.L.S.

34435