

VICINITY MAP
(NOT TO SCALE)

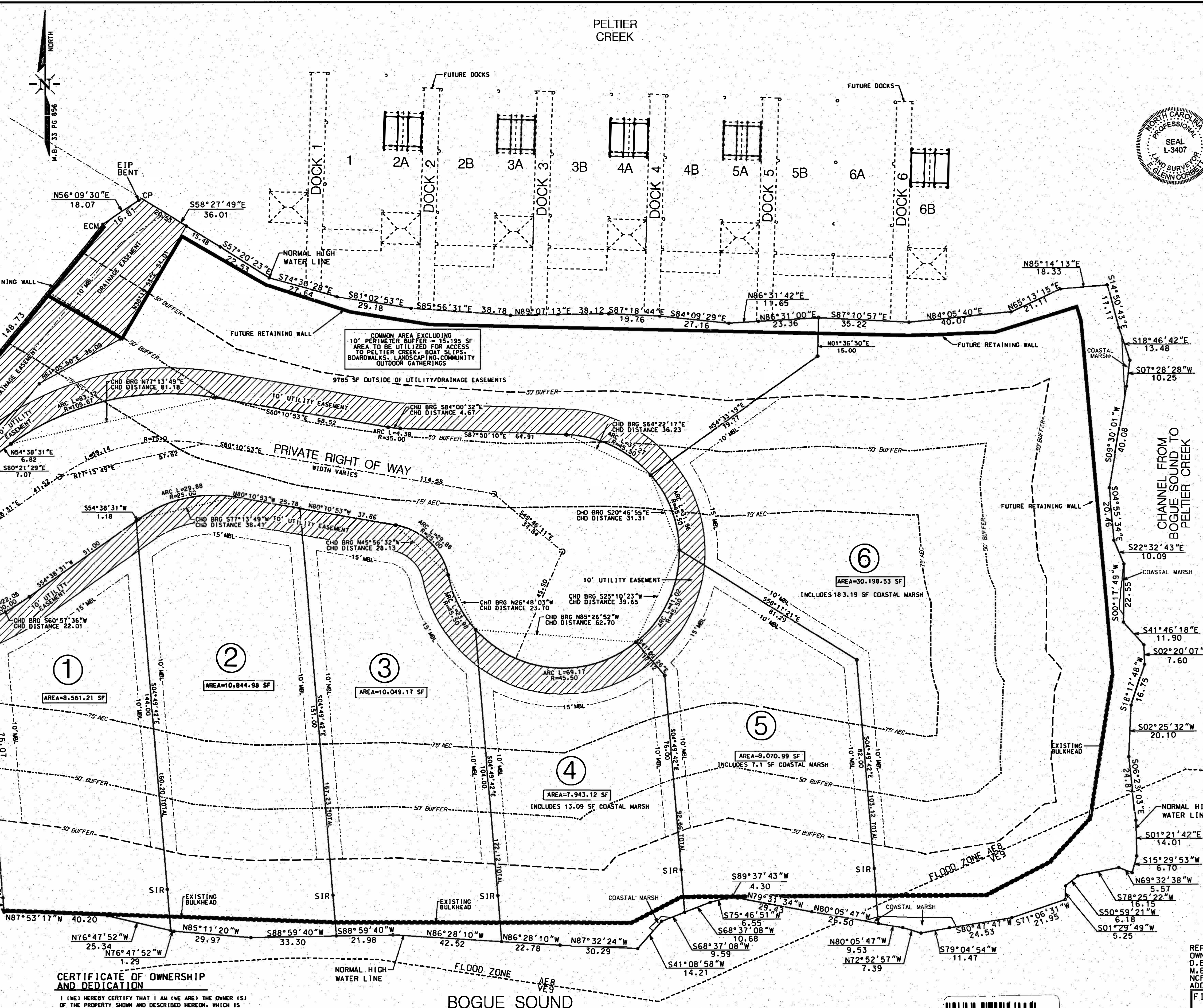
N/F DAVID LINDSAY
D.B. 837 PG. 123
NCPIN 636615621700000
ADDRESS: 409 TENNESSEE AVE.
ZONE R20

SOUTH SHORE DRIVE
(50' PUBLIC R/W ASPHALT)

N/F JOSEPH LOGAN
D.B. 944 PG. 14
NCPIN 636619620477000
ADDRESS: 4701 S. SHORE DRIVE
ZONE R15

- LEGEND**
- AEV AREA OF ENVIRONMENTAL CONCERN
 - CPM CURVED POINT
 - ECM EXISTING CONCRETE MONUMENT
 - EIP EXISTING IRON PIPE
 - EPK EXISTING P.K. NAIL
 - FE EXISTING FINISHED ELEVATION
 - INV INVERT
 - L LINEAR FEET
 - MBL MINIMUM BUILDING LINE
 - MLL MINIMUM LOT LINE
 - PCP POWER POLE
 - R/W RIGHT OF WAY
 - SET SET IRON ROD
 - SIR TEMPORARY BENCHMARK WITH
 - WB WITH
 - COASTAL MARSH

SHEET 1 OF 1
PROJECT # 2940-001
DESIGN FILE: 2940-001/2940-001.FINAL PLAT.dgn



CERTIFICATE OF OWNERSHIP AND DEDICATION

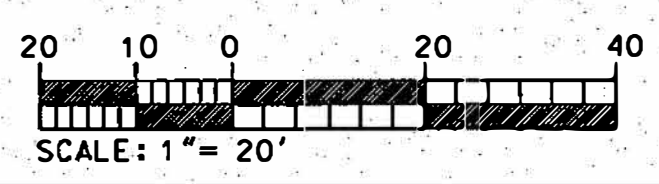
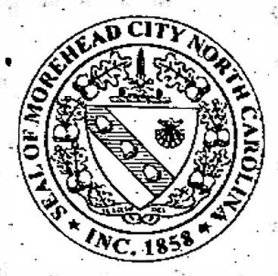
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER (S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF MOREHEAD CITY AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHED MINIMUM BUILDING SETBACKS LINES, AND DEDICATE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

OWNER (S) Maureen Doucette DATE 5-25-2022

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF MOREHEAD CITY, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF MOREHEAD CITY FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF CARTERET COUNTY.

DATE 5/25/2022 Cathy Campbell
MUNICIPAL CLERK
MOREHEAD CITY, NORTH CAROLINA



REVIEW OFFICER CERTIFICATION

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

Maureen Doucette 6/6/2022
REVIEW OFFICER DATE



FILE # 34438

FOR REGISTRATION REGISTER OF DEEDS
KAREN S. HARDESTY
Carteret County, NC
June 6, 2022 11:06 AM
MARY MAP
FILE # 34438
FILE # 34438

REGISTER OF DEEDS CERTIFICATION

FILED FOR REGISTRATION AT 11:05 AM CLOCK ON THE 6th DAY OF June, 2022.
RECORDED IN MAP BOOK 222 PAGE 128
KAREN S. HARDESTY, REGISTER OF DEEDS
BY: Mary Kelly
ASSISTANT DEPUTY

SURVEYORS CERTIFICATE

I, E. GLENN CORBETT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GROUND 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 1:110,000 THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS ANCHORED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 11TH DAY OF MAY 2022.



CERTIFICATE OF PURPOSE OF PLAT

THIS SURVEY CREATES A SUBDIVISION OF LAND IN A MUNICIPALITY THAT REGULATES THE SUBDIVISION OF LAND.

PROFESSIONAL LAND SURVEYOR DATE 05/11/2022

NOTES

1. AREA BY COORDINATES.
2. 5/8 REBARS SET UNLESS OTHERWISE NOTED.
3. ZONING IS PD.
4. AREA = 2.51 ACRES.
5. WATER AND SANITARY SERVICES TO BE PROVIDED BY THE TOWN OF MOREHEAD CITY.
6. PROPERTY LOCATED WITHIN THE TOWN OF MOREHEAD CITY LIMITS.
7. NO WETLANDS EXIST ON LOTS EXCEPT MARSH ON BOGUE SOUND AND PELTIER CREEK SIDE OF BULKHEAD.
8. IRON RODS SET ON LINE APPROX. 10' FROM BULKHEAD FOR REAR PROPERTY CORNERS.
9. NO POINTS SET ALONG NORMAL HIGH WATER LINE.
10. FLOOD ZONE LINES SCALED FROM CARTERET COUNTY GIS MAP.
11. NO UTILITIES LOCATED OR SHOWN.
12. COVERED BUILDINGS ARE NOT ALLOWED ON COMMON AREA GROUNDS.
13. RESIDENTIAL MARINA FOR PRIVATE USE ONLY OF LOT OWNERS. ALL DOCKS DEEDED TO PARTICIPATING LOT OWNERS OF 1-5 PER UDD 14-31 21L110.
14. SITE SHALL COMPLY WITH APPROVED STATE STORMWATER PERMIT AND ANY REALLOCATION OF BUILT UPON AREA SHALL BE APPROVED BY DEO.
15. BLANKET EASEMENT ACROSS THE ENTIRE PRIVATE RIGHT OF WAY TO BE DEDICATED TO THE TOWN OF MOREHEAD CITY FOR OPERATION AND MAINTENANCE OF UTILITIES.
16. DEVELOPMENT MUST COMPLY WITH CONDITIONS FOUND NCDEO STORMWATER PERMIT SW 211213 INCLUDING THE OPERATION & MAINTENANCE AGREEMENT AS RECORDED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PELTIER POINT RESIDENTIAL COMMUNITY.
17. AREA WITHIN PRIVATE RIGHT OF WAY = 15,998.86 S.F.
18. AREA OUTSIDE OF LOTS 1-6 & PRIVATE RIGHT OF WAY = 16,816.32 S.F.

SITE DATA

TOTAL TRACT AREA = 2.51 ACRES
CURRENT ZONE PD
NUMBER OF LOTS 6
SETBACKS:
PERIMETER PD = 10'
FRONT = 15'
SIDES = 5'
REAR = CAMA 30' BUFFER/50'DEO BUFFER
SMALLEST LOT = 7,943 SF (LOT 4)
AVERAGE LOT = 12,778.00 SF
MAXIMUM BUILDING COVERAGE PER LOT 40%
MAXIMUM BUILDING HEIGHT IS 50'
MAXIMUM BUILDING STORIES IS FOUR (4)
FLOOD ZONES = AE EL8, VE EL9

LOT	BUILT UPON AREA PER PERMIT SWB 211213*
LOT 1	2,400 SF*
LOT 2	2,400 SF*
LOT 3	2,400 SF*
LOT 4	2,300 SF*
LOT 5	2,400 SF*
LOT 6	2,800 SF*

*MAY REALLOCATION OF BUA SHALL BE APPROVED BY NCDEO

REVISIONS:

No.	BY	DATE	DESCRIPTION

REFERENCES:
OWNER: N/F BELL INVEST.GROUP, LLC
D.B. 1704 PG. 87
M.B. 33 PG. 856
NCPIN 636615625613000
ADDRESS: 4700 S. SHORE DRIVE

FINAL PLAT

PELTIER POINT

LOTS 1-6

MOREHEAD TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: BELL INVESTMENT GROUP, LLC
ADDRESS: 408 TRYON DR. GOLDSBORO, NC 27530
PHONE: 919-580-6247

SURVEYED: JH 05/11/22
DRAWN: GYT
CHECKED: EGC
APPROVED: EGC
DATE: 05/11/22
SCALE: 1" = 20'

E. GLENN CORBETT, PLS

34438