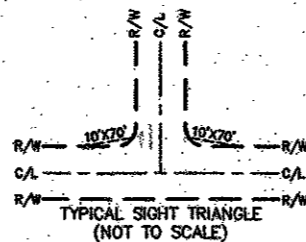


NOTES:

- 1) ACREAGES WERE COMPUTED BY THE COORDINATE METHOD.
- 2) NO TITLE OPINION OR TITLE COMMITMENT WAS PROVIDED TO THE EAST GROUP AT THE TIME OF THIS SURVEY.
- 3) THIS PROPERTY IS SUBJECT TO THE COASTAL AREA MANAGEMENT ACT (CAMA) REGULATIONS AND TAR-PAMLICO RIPARIAN BUFFER RULES. ALL RIPARIAN BUFFER LINES AND 75' AEC LINES SHOWN ARE THE APPROXIMATE LOCATION OF THOSE LINES AND ARE SUBJECT TO THE DISCRETION AND DETERMINATION BY THE NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES, DIVISION OF WATER QUALITY AND DIVISION OF COASTAL MANAGEMENT.
- 4) THIS PROPERTY IS LOCATED IN ZONE AE AND IS IN A SPECIAL FLOOD HAZARD AREA AS TAKEN FROM N.F.I.P. RATE MAPS DATED MAY 15, 2003 COMMUNITY PANEL NUMBER 3720568400 J (BASE FLOOD ELEVATION = 10).
- 5) SEE SHEET 5 FOR PROPERTY TIE DOWN.
- 6) LOTS 16-21, 39A-51A ARE NON-BUILDABLE LOTS.
- 7) PER BEAUFORT COUNTY PLANNING BOARD LOTS 39/39A - 51/51A ARE INTENDED TO BE SINGLE FAMILY LOTS AND SHALL NOT BE CONVEYED SEPARATELY OR DIVIDED.

LEGEND

- EIP = EXISTING IRON PIPE
- NIP = NEW 3/4" IRON PIPE
- MBL = MINIMUM BUILDING SETBACK LIMIT
- WTL = WETLAND LINE
- RB = RIPARIAN BUFFER
- AEC = AREA OF ENVIRONMENTAL CONCERN
- AE = ACCESS EASEMENT
- A&UE = ACCESS AND UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- SE = SIGN EASEMENT
- ST = SIGHT TRIANGLE
- CC = CONTROL CORNER
- = NOT TO SCALE
- o = NO POINT SET
- EX. R/W = EXISTING RIGHT-OF-WAY



I, ANTHONY J. HAMM, PROFESSIONAL LAND SURVEYOR NO. L-3754, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THIS,  A OR  B:

- A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- C. ANY OF THE FOLLOWING:
  1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
  2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE, OR
  3. THAT THE SURVEY IS A CONTROL SURVEY.
- D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

\_\_\_\_\_  
SURVEYOR  
DATE 7/6/06

STATE OF NORTH CAROLINA PITT COUNTY

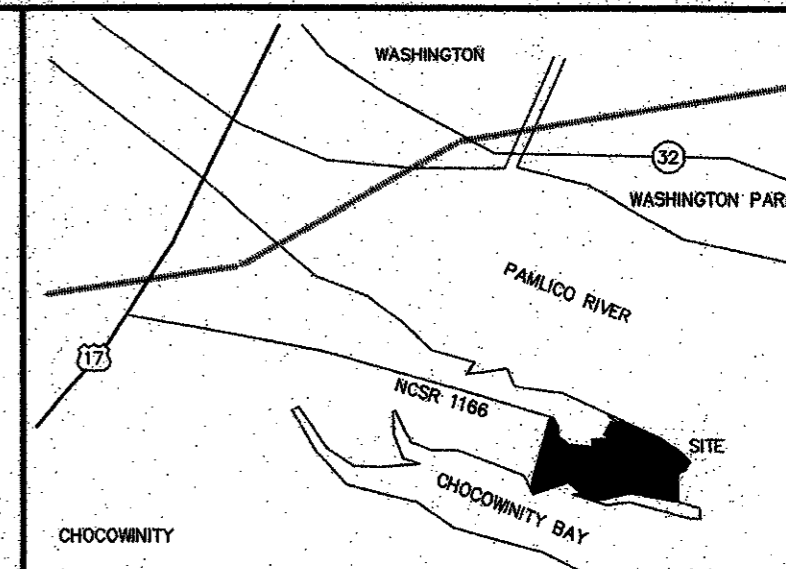
I, ANTHONY J. HAMM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ 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 HAND AND SEAL, LICENSE NUMBER AND SEAL THIS 6th DAY OF JULY, 2006.



\_\_\_\_\_  
REVIEW OFFICER OF BEAUFORT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE



REVISION	INIT.	DATE
EXTENDED LOTS 39-50 (CREATED LOTS 39A-50A)	WBH	06/05/06
COMMENTS PER COUNTY PLANNING BOARD	SDF	06/28/06
ADDED EASEMENTS & LOT 51A	WBH	07/03/06

REFERENCES

- DB 321 PG 388
- DB 724 PG 812
- DB 1483 PG 240
- MB 16 PG 51

SOURCE OF TITLE

- DB 1519 PG 643
- PC "C" SLIDE 70-4 & 70-5
- DB 731 PG 34

MINIMUM SETBACK LIMITS

- FRONT PROPERTY LINE 30 FEET
- SIDE PROPERTY LINE 10 FEET
- REAR PROPERTY LINE 25 FEET
- CORNER LOT SIDE STREET 30 FEET

SITE DATA

- AREA IN NEW R/W 3.68 AC. ±
- AREA IN LOTS 116.49 AC. ±
- TOTAL AREA 120.16 AC. ±
- AREA IN R/W TO BE ABANDONED 1.43 AC. ±

- TOTAL NUMBER OF LOTS 55
- NUMBER OF BUILDING LOTS 49
- AREA IN BUILDING LOTS 113.36 AC. ±
- AVERAGE BUILDING LOT SIZE 1.95 AC. ±
- AREA IN NON-BUILDING LOTS 3.13 AC. ±
- NUMBER OF NON-BUILDING LOTS 6

LINEAR FEET IN NEW STREETS 2758 LF ±

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK 1519, PAGE 643, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION AS REQUIRED BY THIS ORDINANCE, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, DRAINAGE WAYS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATIONS JURISDICTION OF BEAUFORT COUNTY.

\_\_\_\_\_  
OWNER  
DATE 7-6-06

I HEREBY CERTIFY THAT THE SUBDIVISION DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO THE BEAUFORT COUNTY SUBDIVISION REGULATIONS.

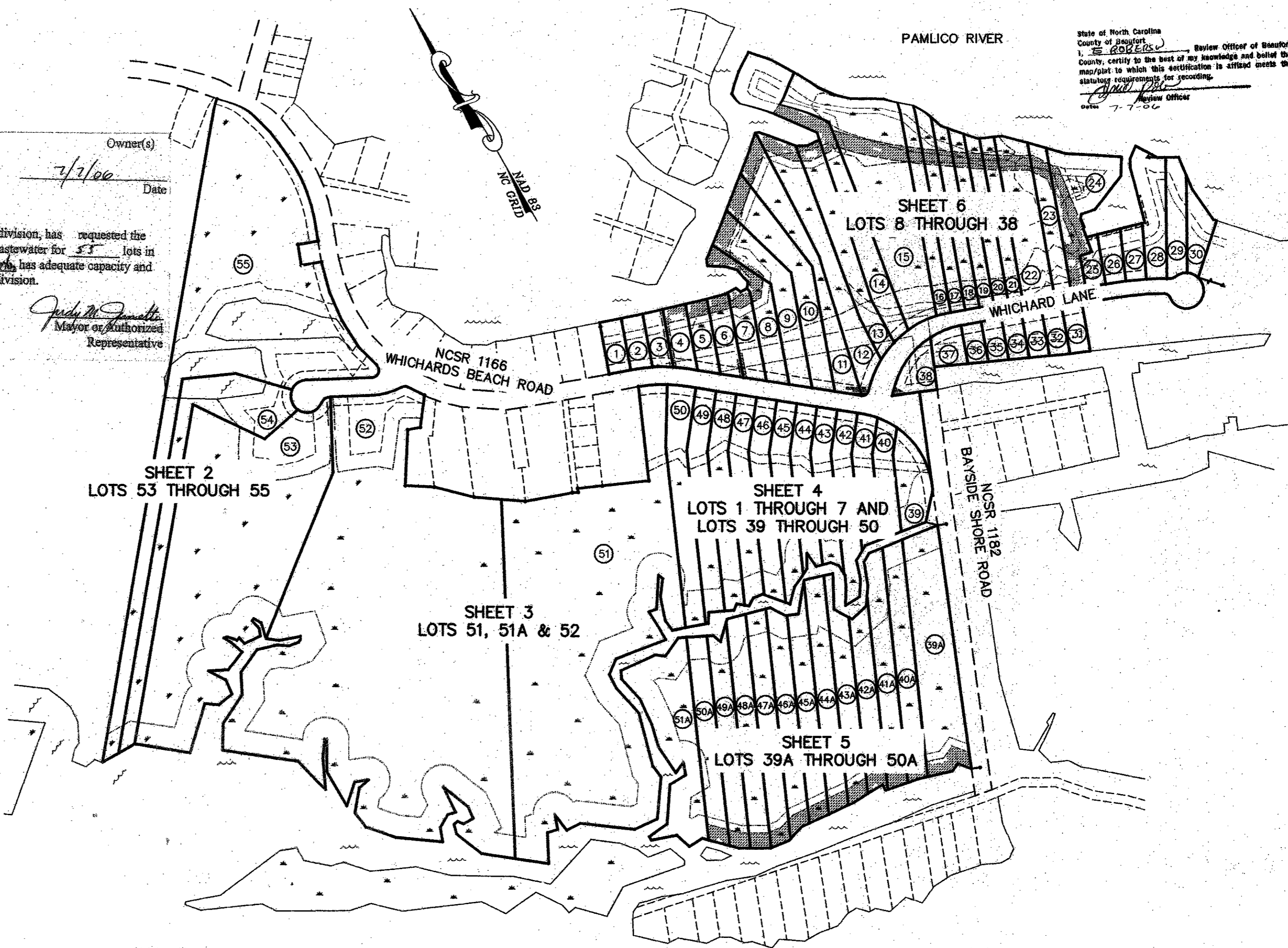
\_\_\_\_\_  
CHAIRMAN, BEAUFORT COUNTY PLANNING BOARD  
DATE July 7, 2006

I HEREBY CERTIFY THAT STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY SPECIFICATIONS IN THE SUBDIVISION ENTITLED BEAUFORT POINTE SUBDIVISION SECTION 1 OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF \$647,820.00 HAS BEEN POSTED WITH BEAUFORT COUNTY TO ENSURE THE INSTALLATION THEREOF.

\_\_\_\_\_  
COUNTY MANAGER  
DATE July 7, 2006

I HEREBY CERTIFY THAT THE DESIGN OF THE PROPOSED SUBDIVISION STREET(S) SHOWN ON THIS PLAT COMPLIES WITH THE CURRENT MINIMUM CONSTRUCTION STANDARDS FOR SUBDIVISION ROADS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.

\_\_\_\_\_  
DISTRICT ENGINEER  
DATE 07/06/06



SHEET 1 OF 6  
FINAL PLAT  
OF  
**BEAUFORT POINTE**  
COVER SHEET - OVERALL VIEW  
CHOCOWINITY TOWNSHIP  
BEAUFORT COUNTY  
MAY 25, 2006  
NORTH CAROLINA

Owner/Developer:  
Timberline Land Company  
c/o Derrick Smith  
150 E. Arlington Blvd.  
Suite E  
Greenville, NC 27858  
Phone: (252) 355-9288  
Fax: (252) 355-4740

**THE EAST GROUP**  
Engineering • Architecture • Surveying • Technology

324 S. EVANS ST., BOX 7305  
GREENVILLE, NC 27834  
252-758-3746

DRAWN BY: WBH	PROJECT NO.: 20050319
SURVEYED BY: NMH/GFT	DATE: MAY 25, 2006
SCALE: 1" = 300'	DRAWING NAME: mfr-subd.dwg

PCG S-73-3

I, ANTHONY J. HAMM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. (DEED DESCRIPTION RECORDED IN BOOK PAGE ) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PAGE 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 SURVEYOR LICENSE NUMBER AND SEAL THIS 25th DAY OF MAY 2006.



- I, ANTHONY J. HAMM, PROFESSIONAL LAND SURVEYOR NO. L-3764, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS,  OR .
- A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
  - B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
  - C. ANY OF THE FOLLOWING:
    1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
    2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE, OR
    3. THAT THE SURVEY IS A CONTROL SURVEY.
  - D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
  - E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

*[Signature]* 7/6/06  
 SURVEYOR      DATE

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

REVIEW OFFICER  
 DATE

LEGEND

- EIP = EXISTING IRON PIPE
- NIP = NEW 3/4" IRON PIPE
- MBL = MINIMUM BUILDING SETBACK LIMIT
- WTL = WETLAND LINE
- RB = RIPARIAN BUFFER
- AEC = AREA OF ENVIRONMENTAL CONCERN
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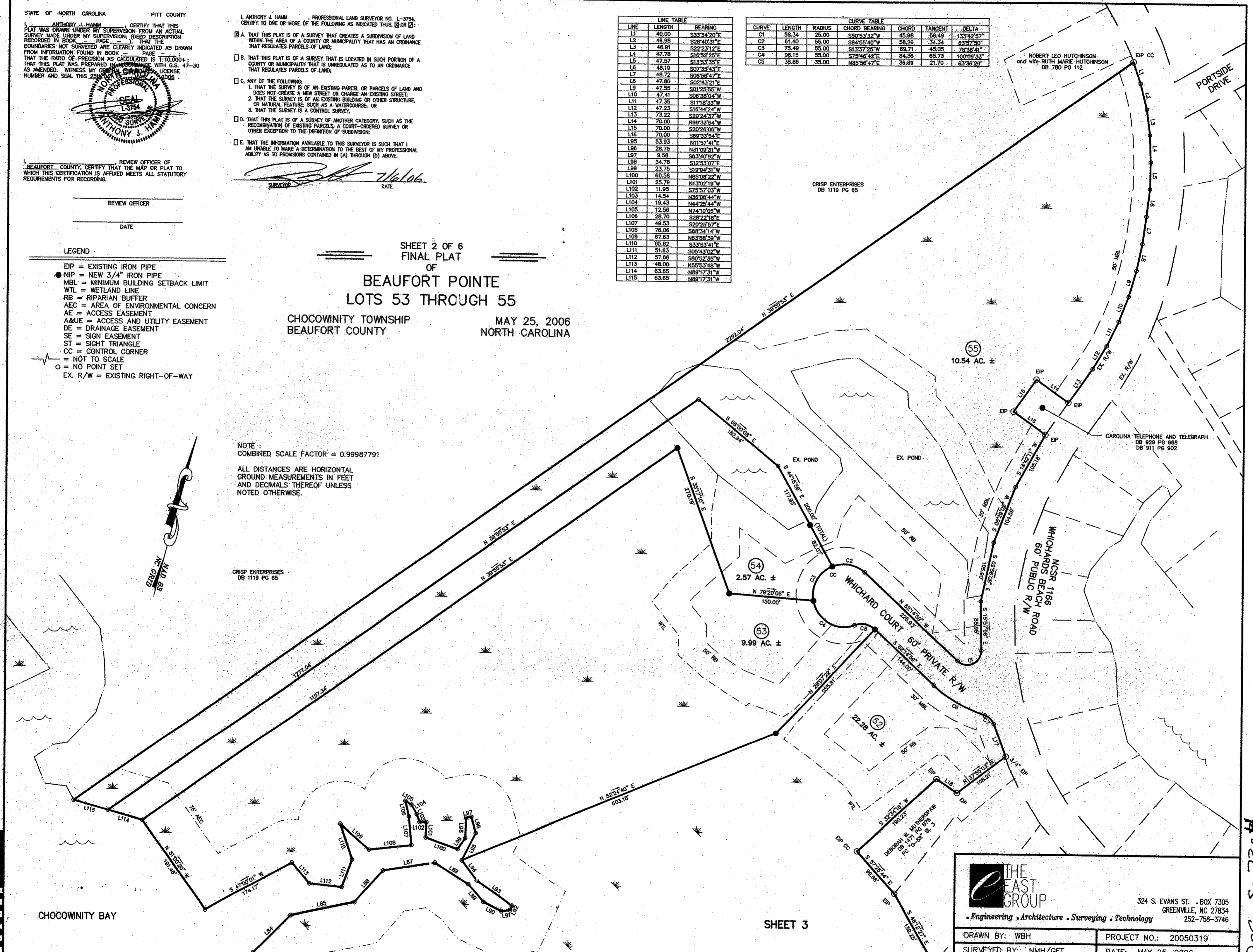
SHEET 2 OF 6  
 FINAL PLAT  
 OF  
**BEAUFORT POINT**  
 LOTS 53 THROUGH 55  
 CHOCOWINITY TOWNSHIP  
 BEAUFORT COUNTY      MAY 25, 2006  
 NORTH CAROLINA

NOTE:  
 COMBINED SCALE FACTOR = 0.99987791  
 ALL DISTANCES ARE HORIZONTAL  
 GROUND MEASUREMENTS IN FEET  
 AND DECIMALS THEREOF UNLESS  
 NOTED OTHERWISE.

LINE	LENGTH	BEARING
L1	40.00	S33°34'20"E
L2	46.98	S28°40'31"E
L3	46.91	S22°23'12"E
L4	47.78	S16°32'25"E
L5	47.57	S13°53'35"E
L6	48.19	S07°35'43"E
L7	48.72	S06°58'47"E
L8	47.80	S02°43'21"E
L9	47.55	S01°25'55"W
L10	47.41	S05°38'04"W
L11	47.35	S11°18'33"W
L12	47.23	S16°44'24"W
L13	73.22	S20°24'37"W
L14	70.00	N89°33'54"W
L15	70.00	S20°26'08"W
L16	70.00	S88°33'54"E
L95	53.93	N11°57'41"E
L96	28.75	N31°09'31"W
L97	9.58	S63°40'52"W
L98	34.78	S12°53'07"E
L99	23.75	S19°04'31"W
L100	60.58	N85°08'22"W
L101	25.79	N13°02'19"W
L102	11.95	S78°37'03"W
L103	14.54	N36°08'44"W
L104	19.43	N44°25'44"W
L105	12.56	N74°10'05"W
L106	28.70	S28°22'18"E
L107	49.53	S20°25'57"E
L108	78.06	S85°34'14"W
L109	67.63	N63°38'39"W
L110	65.62	S33°53'41"E
L111	81.63	S05°43'02"W
L112	57.86	S80°32'35"W
L113	48.00	N85°33'48"W
L114	63.65	N89°17'31"W
L115	63.65	N89°17'31"W

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	TANGENT	DELTA
C1	58.34	25.00	S50°53'32"W	45.98	58.49	133°42'57"
C2	61.40	55.00	S84°55'40"W	58.26	34.34	63°57'50"
C3	75.49	55.00	S13°37'25"W	69.71	45.05	78°38'41"
C4	98.15	55.00	S75°48'42"E	84.36	65.73	100°09'23"
C5	38.86	35.00	N85°58'47"E	36.89	21.70	63°36'29"

GRAPHIC SCALE: 1" = 100'



**THE EAST GROUP**  
 Engineering • Architecture • Surveying • Technology  
 324 S. EVANS ST. • BOX 7305  
 GREENVILLE, NC 27834  
 252-758-3746

DRAWN BY: WBH	PROJECT NO.: 20050319
SURVEYED BY: NMH/GFT	DATE: MAY 25, 2006
SCALE: 1" = 100'	DRAWING NAME:

PC 5-73-4





CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	TANGENT	DELTA
C6	105.50	259.80	S75°25'41"E	104.78	53.49	23°16'01"
C7	22.99	25.00	S60°43'21"E	22.18	12.38	52°40'41"
C8	98.77	470.00	S64°32'48"E	98.59	49.57	12°02'28"

LINE	LENGTH	BEARING
L17	63.04	S38°12'50"E
L18	43.80	N71°18'50"W
L19	19.92	S65°54'03"E
L20	13.02	N23°45'57"E
L52	46.02	N70°37'36"W
L53	38.91	N06°37'10"W
L54	81.68	N17°34'48"E
L55	61.54	N37°37'30"E
L56	18.88	N21°13'57"W
L57	112.80	S33°08'18"W
L58	27.86	N78°08'08"W
L59	57.14	S63°28'22"W
L60	51.34	S01°52'10"W
L61	45.69	S09°33'00"E
L62	66.75	N07°32'22"W
L63	50.87	S19°31'44"W
L64	36.52	N77°54'17"W
L65	33.38	N15°46'57"E
L66	15.64	N80°31'37"E
L67	20.60	S38°34'50"E
L68	37.71	S88°02'01"E
L69	42.99	N08°36'31"E
L70	108.06	N22°11'13"W
L71	94.18	S03°11'17"W
L72	28.57	N78°01'14"W
L73	51.56	S60°08'44"W
L74	47.63	S20°03'30"W
L75	61.82	N06°58'18"W
L76	85.11	N40°06'31"E
L77	42.47	N78°05'38"E
L78	47.86	N68°43'02"W
L79	88.32	S48°06'16"W
L80	107.97	N30°01'43"E
L81	8.18	N54°44'11"W
L82	63.52	S35°15'49"W
L83	106.70	S25°12'53"W
L84	91.55	N31°14'48"E
L85	115.49	N64°00'06"E
L86	75.45	N27°18'40"E
L87	93.00	N66°02'51"E
L88	70.48	S72°52'22"E
L89	41.12	N68°43'02"W
L90	35.06	S80°03'20"E
L91	15.45	N67°41'08"E
L92	7.64	N10°18'17"E
L93	76.22	N70°24'44"W
L94	44.26	N52°12'04"W

LINE	LENGTH	BEARING
L176	22.14	N45°47'41"W
L177	51.68	S88°35'48"W
L178	56.46	N19°30'17"W
L179	88.01	N70°34'59"W
L180	13.70	N05°47'57"W
L181	74.40	N85°20'19"E
L182	155.23	N34°34'44"E
L183	62.43	N89°01'32"E
L184	41.54	N19°22'57"E
L185	42.85	S66°49'01"W
L186	105.48	N04°18'01"W
L187	81.16	N13°25'14"E
L188	93.91	N04°32'14"E
L189	90.84	N13°42'05"W
L190	27.43	N26°22'56"E
L191	127.91	S84°34'32"E
L192	35.50	S54°28'42"E
L193	74.88	N65°43'40"E
L193A	28.72	S63°35'29"E

STATE OF NORTH CAROLINA      PITT COUNTY  
 I, ANTHONY J. HAMM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ THAT THE RATIO OF PRECISION AS CALCULATED IS 1:110,000+1 THAT THIS PLAT WAS PREPARED IN COMPLIANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006.



I, \_\_\_\_\_, REVIEW OFFICER OF BEAUFORT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 REVIEW OFFICER  
 DATE

I, ANTHONY J. HAMM, PROFESSIONAL LAND SURVEYOR NO. 1-3754 CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED BY (A) OR (B):  
 A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;  
 B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;  
 C. ANY OF THE FOLLOWING:  
 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;  
 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR  
 3. THAT THE SURVEY IS A CONTROL SURVEY.  
 D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;  
 E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.  
 ANTHONY J. HAMM      DATE

SHEET 3 OF 6  
 FINAL PLAT  
 OF  
**BEAUFORT POINTE**  
**LOTS 51, 51A & 52**  
 CHOCOWINITY TOWNSHIP  
 BEAUFORT COUNTY      MAY 25, 2006  
 NORTH CAROLINA

LOT 51A IS A NON-BUILDABLE LOT  
 SHEET 4

- LEGEND
- EIP = EXISTING IRON PIPE
  - NIP = NEW 3/4" IRON PIPE
  - MBL = MINIMUM BUILDING SETBACK LIMIT
  - WTL = WETLAND LINE
  - RB = RIPARIAN BUFFER
  - AEC = AREA OF ENVIRONMENTAL CONCERN
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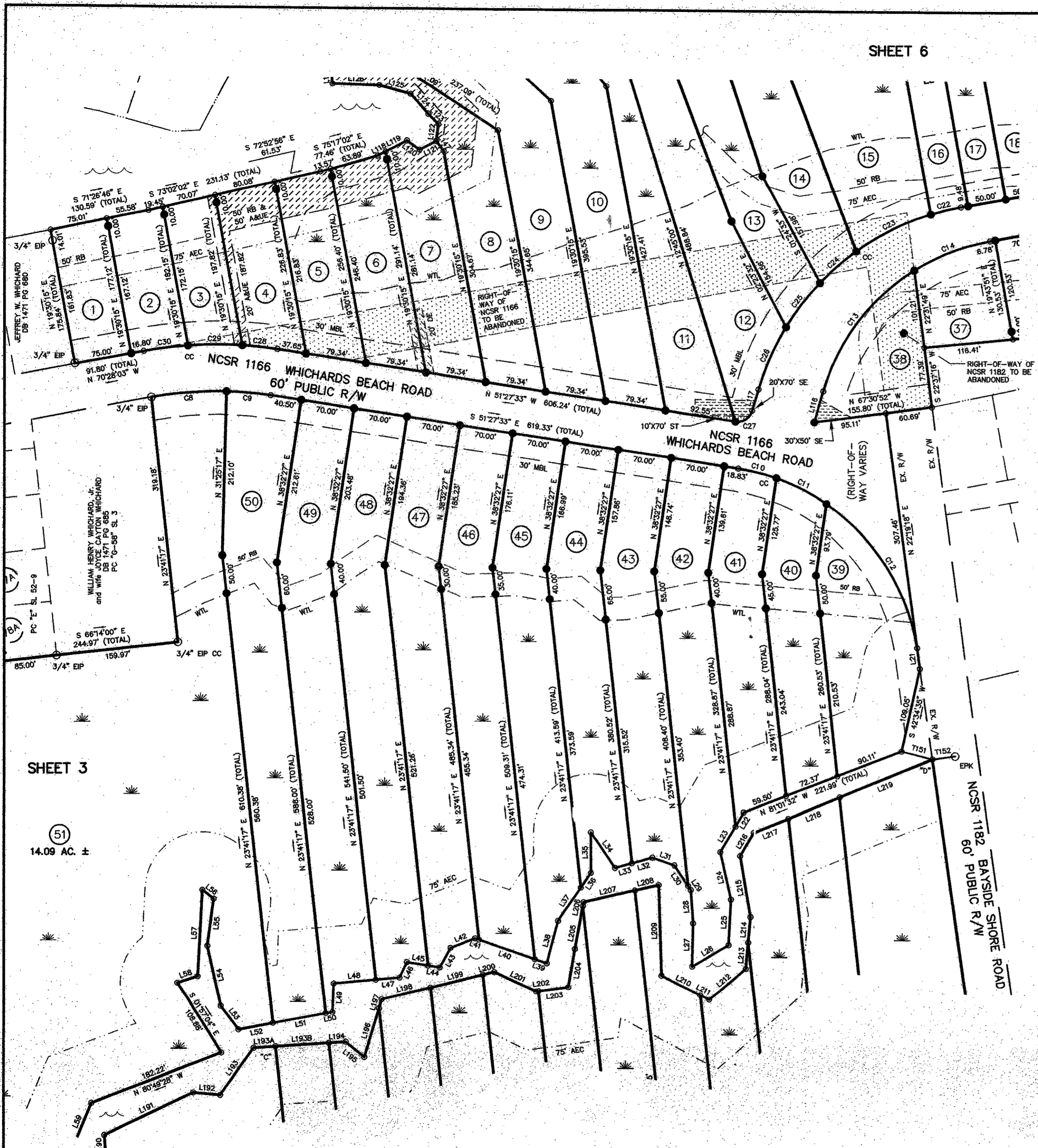
NOTE:  
 COMBINED SCALE FACTOR = 0.99987791  
 ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS IN FEET AND DECIMALS THEREOF UNLESS NOTED OTHERWISE.

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DRAWN BY: WBH      PROJECT NO.: 20050319  
 SURVEYED BY: NMH/GFT      DATE: MAY 25, 2006

100 GRAPHIC SCALE: 1" = 100'

PCG-S-73-4



LINE	LENGTH	BEARING
L21	27.01	S22°19'18"W
L22	20.74	S60°34'28"W
L23	39.17	S60°34'28"W
L24	62.80	S17°07'08"W
L25	58.51	S33°02'12"W
L26	55.40	S89°05'28"W
L27	57.05	N31°11'24"E
L28	43.16	N26°03'09"E
L29	6.12	N04°07'53"W
L30	32.15	N04°07'53"W
L31	30.41	N41°21'04"W
L32	27.76	N75°08'51"W
L33	22.93	N75°08'51"W
L34	56.05	N04°26'01"W
L35	52.38	S29°46'02"W
L36	23.50	S64°32'28"W
L37	52.57	S64°32'28"W
L38	57.71	S44°47'58"W
L39	16.40	N41°00'39"W
L40	77.43	N41°00'39"W
L41	5.43	N41°00'39"W
L42	34.47	N81°40'54"W
L43	29.48	S58°52'22"W
L44	15.42	N50°50'46"W
L45	28.01	N50°50'46"W
L46	22.55	S55°08'56"W
L47	31.24	N65°06'54"W
L48	58.29	N65°06'54"W
L49	38.31	S32°25'23"W
L50	8.93	N70°37'38"W
L51	70.20	N70°37'38"W
L118	11.87	S87°47'37"E
L119	31.38	S87°47'37"E
L120	20.44	S24°31'37"E
L121	24.57	S87°45'07"E
L147	16.06	N07°47'17"W

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	TANGENT	DELTA
C9	57.97	470.00	N54°59'34"W	57.94	29.02	70°4'02"
C10	51.46	280.00	N46°11'38"W	51.39	25.80	10°31'21"
C11	73.85	280.00	N33°22'20"W	73.64	37.14	15°06'44"
C12	227.11	280.00	N02°34'47"W	220.93	120.22	46°28'21"
C28	46.34	530.00	N53°57'50"W	46.32	23.18	5°00'34"
C29	71.17	530.00	N80°18'57"W	71.12	35.64	7°41'39"
C30	58.32	530.00	N67°18'55"W	58.29	29.19	6°18'17"

- LEGEND
- EIP = EXISTING IRON PIPE
  - NIP = NEW 3/4" IRON PIPE
  - MBL = MINIMUM BUILDING SETBACK LIMIT
  - WTL = WETLAND LINE
  - RB = RIPARIAN BUFFER
  - AEC = AREA OF ENVIRONMENTAL CONCERN
  - AE = ACCESS EASEMENT
  - A&UE = ACCESS AND UTILITY EASEMENT
  - DE = DRAINAGE EASEMENT
  - SE = SIGN EASEMENT
  - ST = SIGHT TRIANGLE
  - CC = CONTROL CORNER
  - = NOT TO SCALE
  - = NO POINT SET
  - EX. R/W = EXISTING RIGHT-OF-WAY

LOT #	AREA
LOT 1	0.30 AC. ±
LOT 2	0.31 AC. ±
LOT 3	0.30 AC. ±
LOT 4	0.39 AC. ±
LOT 5	0.42 AC. ±
LOT 6	0.47 AC. ±
LOT 7	0.53 AC. ±
LOT 39	0.73 AC. ±
LOT 40	0.62 AC. ±
LOT 41	0.70 AC. ±
LOT 42	0.96 AC. ±
LOT 43	0.86 AC. ±
LOT 44	0.87 AC. ±
LOT 45	1.03 AC. ±
LOT 46	1.09 AC. ±
LOT 47	1.11 AC. ±
LOT 48	1.17 AC. ±
LOT 49	1.22 AC. ±
LOT 50	1.38 AC. ±

STATE OF NORTH CAROLINA      PITT COUNTY

I, ANTHONY J. HAMM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ 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 25th DAY OF MAY, 2006.

*[Signature]*  
L-3754

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

REVIEW OFFICER  
DATE

I, ANTHONY J. HAMM, PROFESSIONAL LAND SURVEYOR NO. L-3754, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS,  (A) OR  (B):

- A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- C. ANY OF THE FOLLOWING:
  1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
  2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
  3. THAT THE SURVEY IS A CONTROL SURVEY.
- D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
- E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

*[Signature]*      *[Signature]*  
SURVEYOR      DATE

SHEET 4 OF 6  
FINAL PLAT  
OF  
BEAUFORT POINTE  
LOTS 1-7 & 39-50

CHOCOWINY TOWNSHIP      MAY 25, 2006  
BEAUFORT COUNTY      NORTH CAROLINA



324 S. EVANS ST. • BOX 7305  
GREENVILLE, NC 27834  
252-758-3746

DRAWN BY: WBH	PROJECT NO.: 20050319
SURVEYED BY: NMG/GFT	DATE: MAY 25, 2006
SCALE: 1" = 100'	DRAWING NAME: W6

100 GRAPHIC SCALE: 1" = 100'

SHEET 3

14.09 AC. ±

SHEET 5

PCB-S-73-6



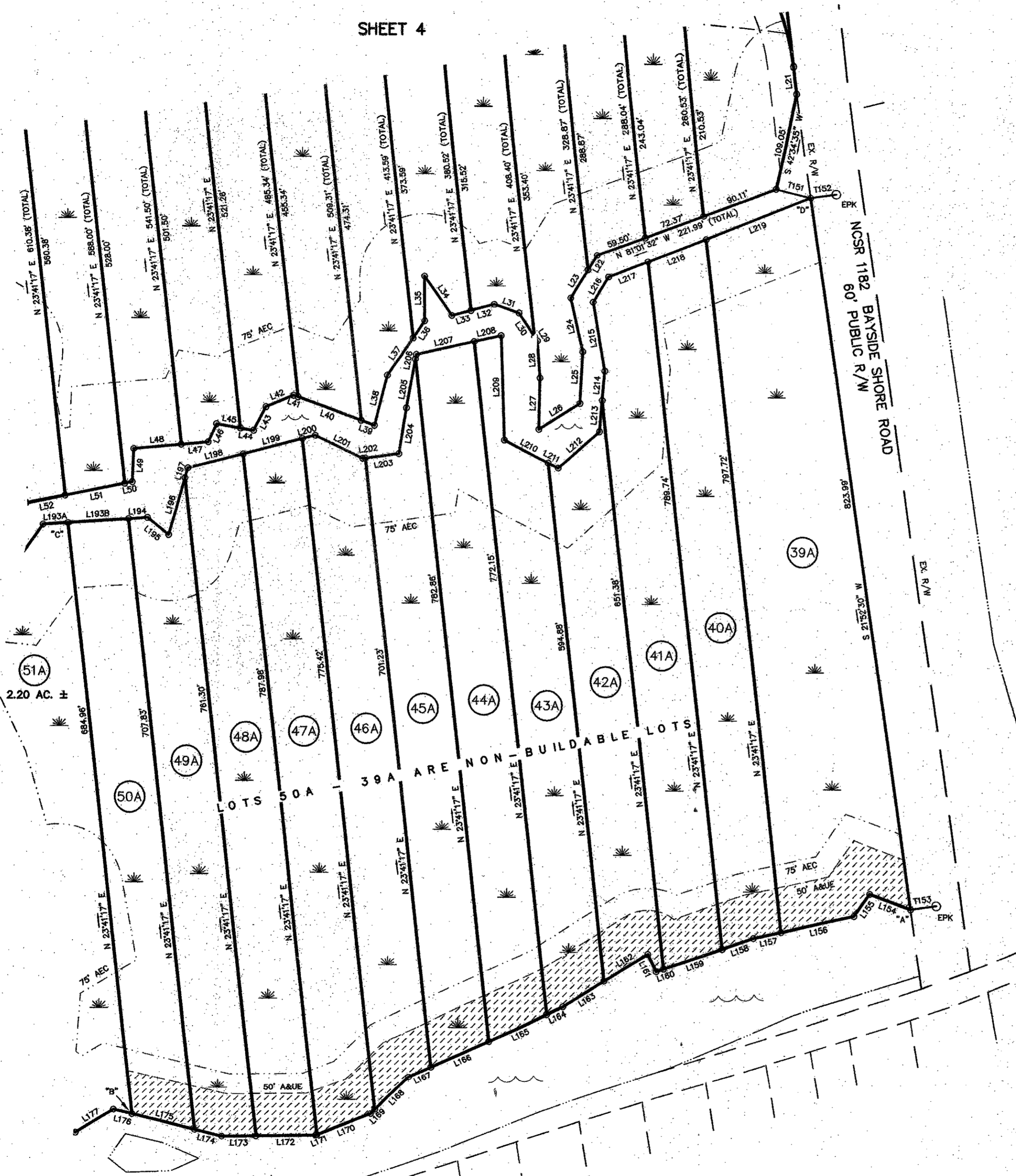
LINE	LENGTH	BEARING
L154	50.20	N40°13'43"W
L155	31.16	S65°51'07"W
L156	86.73	N72°23'27"W
L157	33.00	N72°23'27"W
L158	38.15	N79°13'14"W
L159	71.81	N79°13'14"W
L160	9.01	N79°13'14"W
L161	22.41	N04°20'04"E
L162	59.73	S87°55'06"W
L163	56.06	S87°55'06"W
L164	20.59	N84°55'30"W
L165	73.86	N84°55'30"W
L166	73.86	N84°55'30"W
L167	28.53	N84°55'30"W
L168	55.69	S74°10'15"W
L169	7.15	S74°10'15"W
L170	66.94	N81°53'12"W
L171	1.79	N81°53'12"W
L172	68.63	N60°31'14"W
L173	39.84	N60°31'14"W
L174	32.42	N45°47'41"W
L175	74.74	N45°47'41"W

LINE	LENGTH	BEARING
L193B	70.08	S63°35'29"E
L194	22.14	S63°35'29"E
L195	31.30	S21°07'15"E
L196	66.56	N48°31'15"E
L197	11.86	N48°31'15"E
L198	66.05	S74°24'30"E
L199	70.70	S74°24'30"E
L200	15.28	S74°24'30"E
L201	60.84	S34°42'28"E
L202	3.05	S87°56'28"E
L203	39.33	S67°56'28"E
L204	51.89	N39°39'19"E
L205	56.63	N40°32'18"E
L206	5.34	N40°32'18"E
L207	68.89	S72°46'47"E
L208	31.90	S72°46'47"E
L209	118.47	S28°10'21"W
L210	57.22	S32°32'04"E
L211	13.04	S32°32'04"E
L212	63.94	N78°35'41"E
L213	34.51	N35°07'07"E
L214	33.40	N35°07'07"E
L215	80.29	N20°11'44"E
L216	35.03	N60°34'28"E
L217	49.13	S82°15'39"E
L218	72.80	S82°15'39"E
L219	131.23	S82°15'39"E

LINE	LENGTH	BEARING
T151	41.55	N46°12'05"W
T152	30.00	N67°59'20"W
T153	30.00	N88°07'00"W

LOT #	AREA
LOT 39A	2.57 AC. ±
LOT 40A	1.27 AC. ±
LOT 41A	1.25 AC. ±
LOT 42A	0.96 AC. ±
LOT 43A	1.09 AC. ±
LOT 44A	1.25 AC. ±
LOT 45A	1.15 AC. ±
LOT 46A	1.19 AC. ±
LOT 47A	1.26 AC. ±
LOT 48A	1.25 AC. ±
LOT 49A	1.15 AC. ±
LOT 50A	1.12 AC. ±

- LEGEND**
- EIP = EXISTING IRON PIPE
  - NIP = NEW 3/4" IRON PIPE
  - MBL = MINIMUM BUILDING SETBACK LIMIT
  - WTL = WETLAND LINE
  - RB = RIPARIAN BUFFER
  - AEC = AREA OF ENVIRONMENTAL CONCERN
  - AE = ACCESS EASEMENT
  - A&UE = ACCESS AND UTILITY EASEMENT
  - DE = DRAINAGE EASEMENT
  - SE = SIGN EASEMENT
  - ST = SIGHT TRIANGLE
  - CC = CONTROL CORNER
  - = NOT TO SCALE
  - = NO POINT SET
  - EX. R/W = EXISTING RIGHT-OF-WAY



100 GRAPHIC SCALE: 1" = 100'

SHEET 5 OF 6  
FINAL PLAT  
OF  
BEAUFORT POINT  
39A THROUGH 50A

CHOCOWINY TOWNSHIP  
BEAUFORT COUNTY  
MAY 25, 2006  
NORTH CAROLINA

I, ANTHONY J. HAMM, PROFESSIONAL LAND SURVEYOR NO. L-3754, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THIS  OR

A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;

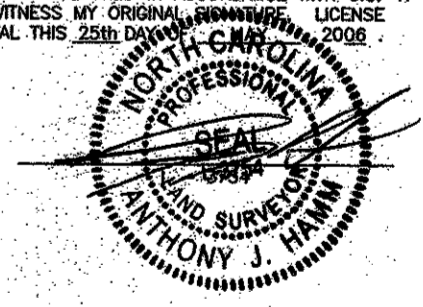
C. ANY OF THE FOLLOWING:  
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;  
2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR  
3. THAT THE SURVEY IS A CONTROL SURVEY.

D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

\_\_\_\_\_  
SURVEYOR  
DATE: 5/25/06

STATE OF NORTH CAROLINA  
PITT COUNTY  
I, ANTHONY J. HAMM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ 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 25th DAY OF MAY, 2006.



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

\_\_\_\_\_  
REVIEW OFFICER  
DATE

**THE EAST GROUP**  
324 S. EVANS ST. - BOX 7305  
GREENVILLE, NC 27834  
252-758-3746  
• Engineering • Architecture • Surveying • Technology

DRAWN BY: WBH	PROJECT NO.: 20050319
SURVEYED BY: NMG/GFT	DATE: MAY 25, 2006
SCALE: 1" = 100'	DRAWING NAME: WBH

PCG-S-73-10

LOT #	AREA
LOT 8	0.77 AC. ±
LOT 9	1.23 AC. ±
LOT 10	1.45 AC. ±
LOT 11	1.38 AC. ±
LOT 12	1.58 AC. ±
LOT 13	1.18 AC. ±
LOT 14	2.06 AC. ±
LOT 15	3.81 AC. ±
LOT 16	0.84 AC. ±
LOT 17	0.79 AC. ±
LOT 18	0.72 AC. ±
LOT 19	0.68 AC. ±
LOT 20	0.65 AC. ±
LOT 21	0.63 AC. ±
LOT 22	1.23 AC. ±
LOT 23	0.80 AC. ±
LOT 24	1.32 AC. ±
LOT 25	0.22 AC. ±
LOT 26	0.29 AC. ±
LOT 27	0.30 AC. ±
LOT 28	0.87 AC. ±
LOT 29	0.63 AC. ±
LOT 30	0.45 AC. ±
LOT 31	0.26 AC. ±
LOT 32	0.25 AC. ±
LOT 33	0.24 AC. ±
LOT 34	0.23 AC. ±
LOT 35	0.22 AC. ±
LOT 36	0.21 AC. ±
LOT 37	0.31 AC. ±
LOT 38	0.41 AC. ±

LEGEND

- EIP = EXISTING IRON PIPE
- NIP = NEW 3/4" IRON PIPE
- MBL = MINIMUM BUILDING SETBACK LIMIT
- WTL = WETLAND LINE
- RB = RIPARIAN BUFFER
- AEC = AREA OF ENVIRONMENTAL CONCERN
- AE = ACCESS EASEMENT
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- DE = DRAINAGE EASEMENT
- SE = SIGN EASEMENT
- ST = SIGHT TRIANGLE
- CC = CONTROL CORNER
- = NOT TO SCALE
- = NO POINT SET
- EX. R/W = EXISTING RIGHT-OF-WAY

I, ANTHONY J. HAMM, PROFESSIONAL LAND SURVEYOR NO. 1-3754, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED BY  A OR  B:

A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;

C. ANY OF THE FOLLOWING:

1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE, OR;
3. THAT THE SURVEY IS A CONTROL SURVEY.

D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

*Anthony J. Hamm*  
 SURVEYOR  
 DATE: 7/6/06

STATE OF NORTH CAROLINA PITT COUNTY

I, ANTHONY J. HAMM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ 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 HAND AND SIGNATURE, LICENSE NUMBER AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.



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

REVIEW OFFICER

DATE

SHEET 6 OF 6  
 FINAL PLAT  
 OF  
**BEAUFORT POINTE**  
**LOTS 8 THROUGH 38**  
 CHOCOWINITY TOWNSHIP  
 BEAUFORT COUNTY  
 MAY 25, 2006  
 NORTH CAROLINA

LINE	LENGTH	BEARING
L116	41.89	N46°32'59"E
L117	28.77	S46°32'59"W
L122	22.50	N36°54'39"E
L123	18.36	N16°35'36"W
L124	34.88	N11°32'53"W
L125	42.52	N44°54'50"W
L126	61.29	N58°17'56"W
L127	22.71	N24°22'27"E
L129	14.14	S65°12'50"E
L130	31.86	S40°33'20"E
L131	40.57	S81°05'24"E
L132	44.91	S84°43'32"E
L133	27.53	N12°59'51"E
L134	64.57	S39°08'36"E
L135	53.85	S46°04'17"E
L136	66.25	S32°03'35"W
L137	49.48	N78°46'10"W
L138	12.92	S42°46'49"W
L139	31.55	S08°01'33"W
L140	6.42	S83°28'24"W
L141	30.07	S09°02'24"W
L142	30.91	N29°19'24"E
L143	46.35	N54°00'17"E
L144	84.07	S32°58'26"E
L145	27.79	S81°42'45"E
L146	44.95	S81°42'45"E
L220	12.18	S43°04'23"E
L147	16.06	N07°47'17"W
L148	42.37	S79°39'50"E
L149	40.46	N09°02'24"E
L150	10.00	N09°02'24"E

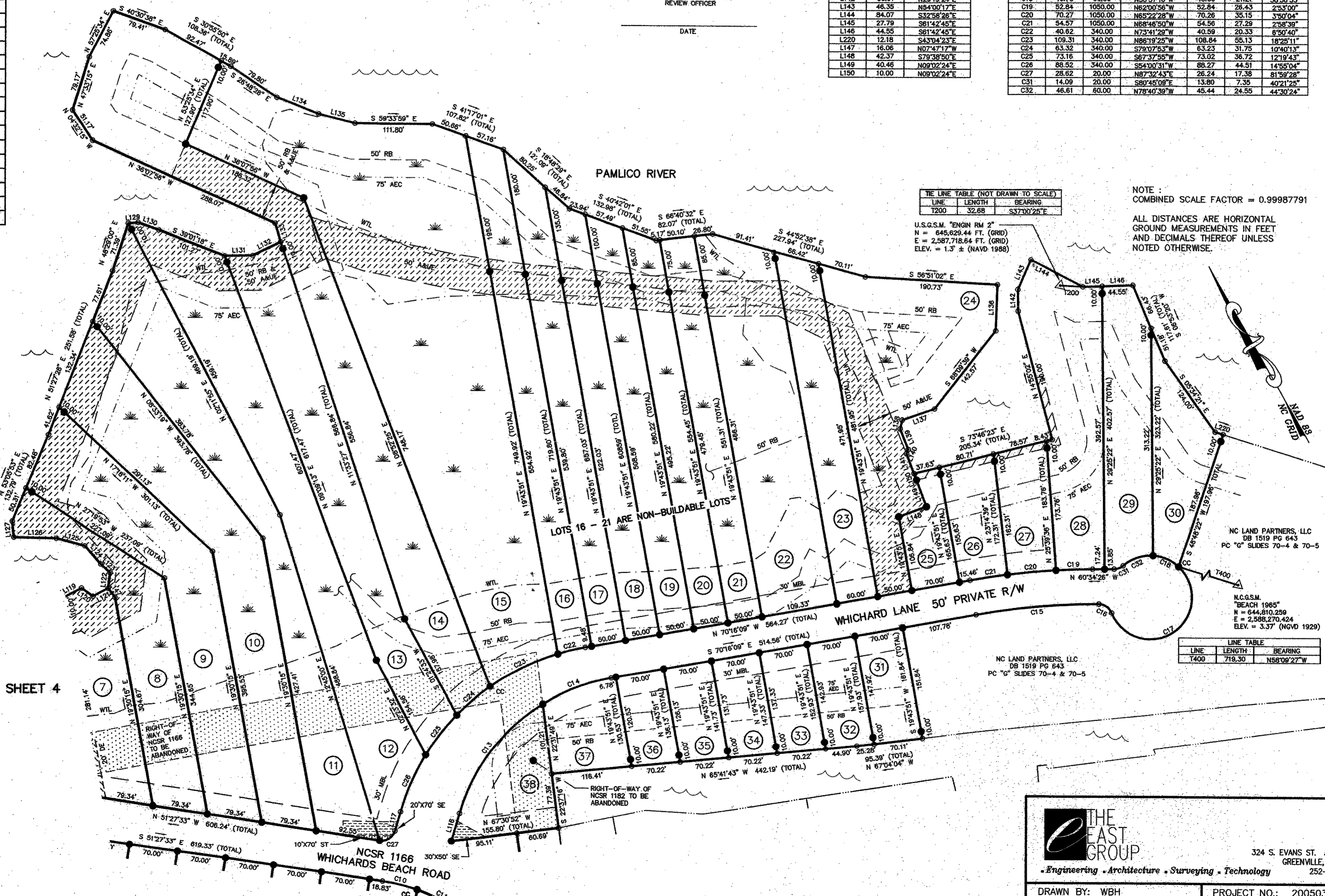
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	TANGENT	DELTA
C13	201.87	280.00	N67°12'14"E	197.53	105.55	41°16'29"
C14	106.89	280.00	S81°12'20"E	106.24	54.10	21°52'22"
C15	179.38	1000.00	N65°07'50"W	179.14	89.93	1016'40"
C16	23.61	20.00	N25°59'04"W	22.43	13.54	681'200"
C17	215.30	60.00	N65°19'01"E	117.02	284.12	205°35'50"
C18	40.78	60.00	N38°57'10"W	40.00	21.21	38°56'33"
C19	52.84	1050.00	N82°00'56"W	52.84	26.43	2°53'00"
C20	70.27	1050.00	N65°22'28"W	70.26	35.15	3°50'04"
C21	54.57	1050.00	N68°46'50"W	54.56	27.29	2°58'39"
C22	40.62	340.00	N73°41'29"W	40.59	20.33	6°50'40"
C23	109.31	340.00	N86°19'25"W	108.84	55.13	18°26'11"
C24	63.32	340.00	S79°07'53"W	63.23	31.75	10°40'13"
C25	73.16	340.00	S67°37'55"W	73.02	36.72	12°19'43"
C26	88.52	340.00	S54°00'31"W	88.27	44.51	14°55'04"
C27	28.62	20.00	N87°32'43"E	28.24	17.38	81°59'28"
C31	14.09	20.00	S80°45'09"E	13.80	7.35	40°21'28"
C32	46.61	60.00	N78°40'39"W	46.44	24.55	44°30'24"

LINE	LENGTH	BEARING
T200	32.68	S37°00'25"E

U.S.G.S.M. "ENGINEER RW 2"  
 N = 645,628.44 FT. (GRID)  
 E = 2,587,718.64 FT. (GRID)  
 ELEV. = 1.3' ± (NAVD 1988)

NOTE:  
 COMBINED SCALE FACTOR = 0.99987791

ALL DISTANCES ARE HORIZONTAL  
 GROUND MEASUREMENTS IN FEET  
 AND DECIMALS THEREOF UNLESS  
 NOTED OTHERWISE.



LINE	LENGTH	BEARING
T400	718.30	N58°09'27"W

**THE EAST GROUP**  
 Engineering • Architecture • Surveying • Technology

324 S. EVANS ST. • BOX 7305  
 GREENVILLE, NC 27834  
 252-758-3746

DRAWN BY: WBH	PROJECT NO.: 20050319
SURVEYED BY: NMH/GFT	DATE: MAY 25, 2006
SCALE: 1" = 100'	DRAWING NAME: mfr-subd

GRAPHIC SCALE: 1" = 100'

PC6-S-73-8