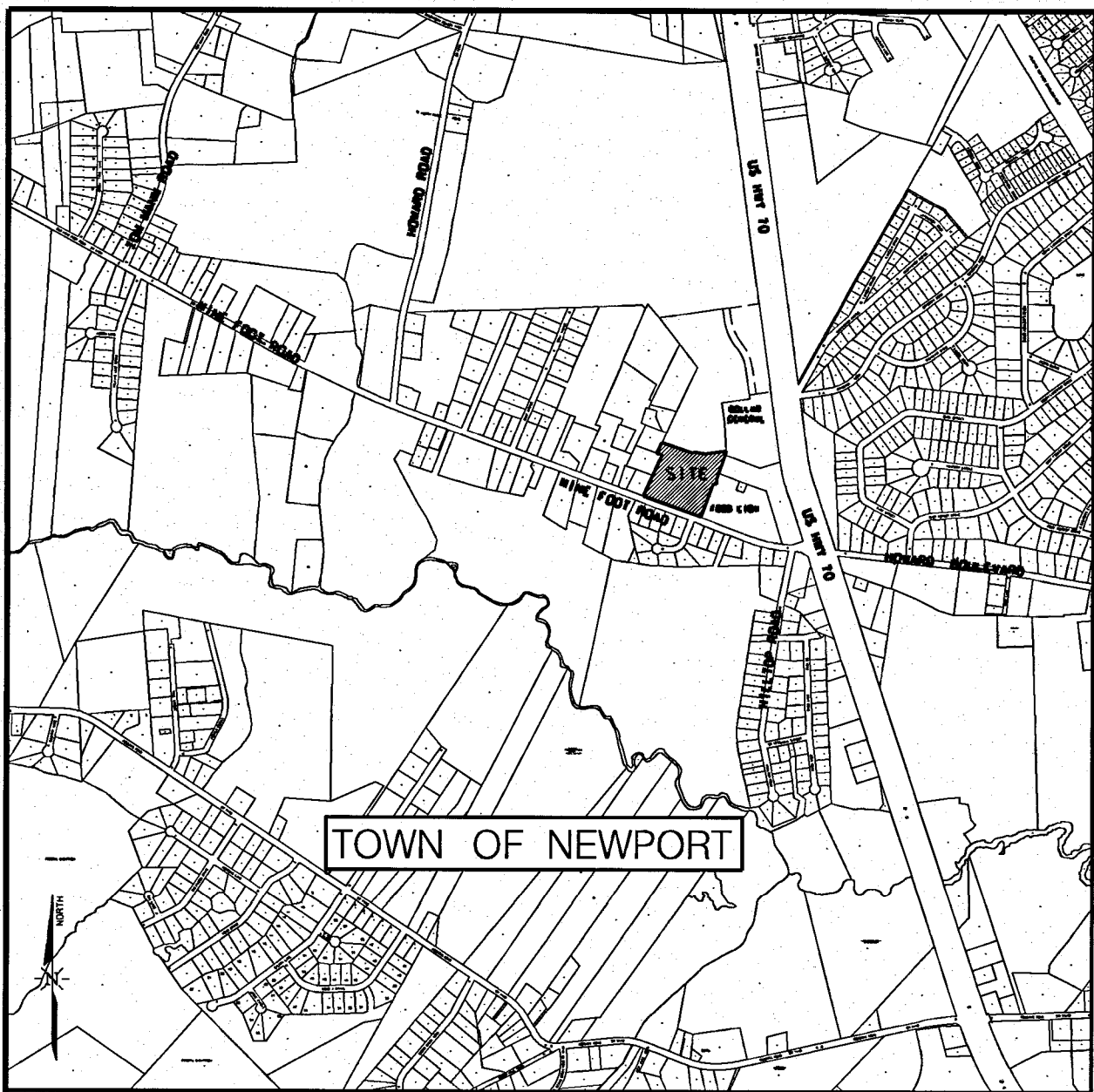




CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT THE LAND SHOWN HEREON IS OWNED BY THE UNDERSIGNED, AND HEREBY FREELY DEDICATES ALL RIGHTS-OF-WAY, EASEMENTS, STREETS, RECREATION AREAS, OPEN SPACES, COMMON AREAS, UTILITIES, AND OTHER IMPROVEMENTS TO PUBLIC OR PRIVATE COMMON USE, AS NOTED ON THIS PLAN, AND FURTHER ASSUMES FULL RESPONSIBILITY FOR THE MAINTENANCE AND CONTROL OF SAID IMPROVEMENTS UNTIL THEY ARE ACCEPTED FOR MAINTENANCE AND CONTROL BY AN APPROPRIATE PUBLIC BODY OR BY AN INCORPORATED NEIGHBORHOOD OR HOMEOWNERS ASSOCIATION OR SIMILAR LEGAL ENTITY.

OWNER:
DATE: 2-21-24

N/F GARRY BARILE
D.B. 1812, PG. 482
NCPIN 633811558632000

N/F SARA NUGENT
D.B. 767, PG. 437
NCPIN 633811559024000

N/F DENNIS GARNER
D.B. 1102, PG. 128
NCPIN 633811558850000

N/F JC JACKSON HOMES, LLC
D.B. 1791, PG. 462
NCPIN 633811662156000

N/F CONNER-W, LLC
D.B. 986, PG. 327
NCPIN 633811657929000

TOWN OF NEWPORT

CERTIFICATE OF APPROVAL FOR PROPOSED TOWN STREETS

HEREBY CERTIFY THAT THESE STREETS AS INSTALLED, OR AS DESIGNED AND GUARANTEED, ARE IN ACCORDANCE WITH THE MINIMUM DESIGN CRITERIA PRESENTLY REQUIRED BY THE TOWN OF NEWPORT FOR THE ACCEPTANCE OF STREETS ONTO THE TOWN SYSTEM FOR MAINTENANCE.

DIRECTOR OF PUBLIC WORKS
TOWN OF NEWPORT
DATE: 2-27-2024

CERTIFICATE OF APPROVAL FOR RECORDATION AND ACCEPTANCE OF DEDICATIONS

HEREBY CERTIFY THAT ON THE 20th DAY OF FEBRUARY 2024, THE TOWN CLERK OF THE TOWN OF NEWPORT, NORTH CAROLINA, DO HEREBY CERTIFY THAT THE TOWN COUNCIL HAS APPROVED THIS PLAN FOR RECORDING AND ACCEPTED THE DEDICATIONS OF STREETS, EASEMENTS, RIGHTS OF WAY, PUBLIC PARKS, AND OTHER SITES FOR PUBLIC PURPOSES AS SHOWN HEREON, BUT ASSUMED NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL THE TOWN OF NEWPORT, NORTH CAROLINA, HAS ACCEPTED THE DEDICATIONS. THE TOWN OF NEWPORT, NORTH CAROLINA, IS THE GOVERNING BODY OF THE TOWN OF NEWPORT, IT IS IN THE PUBLIC INTEREST TO DO SO.

TOWN CLERK
TOWN OF NEWPORT
DATE: 02-22-2024

CERTIFICATE OF LOTS SERVED BY PUBLIC WATER AND/OR SEWER SYSTEMS

HEREBY CERTIFY THAT THE CONSTRUCTION PLANS FOR THE WATER SYSTEM AND/OR SEWER SYSTEM HAVE BEEN APPROVED FOR VILLAS AT NEWPORT. THE UTILITIES HAVE BEEN CONSTRUCTED, OR SECURED VIA A FINANCIAL GUARANTEE, TO THE TOWN OF NEWPORT'S STANDARDS.

DIRECTOR OF UTILITIES
TOWN OF NEWPORT
DATE: 2-27-2024

REVIEW OFFICER CERTIFICATE

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

REVIEW OFFICER
DATE: 2/23/24

REGISTER OF DEEDS

NORTH CAROLINA, CARTERET COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDED ON THIS OFFICE IN BOOK 24 PAGE 13

THIS 28 DAY OF February 2024 AT 9:40 O'CLOCK A.M.

KAREN S. HARDESTY
REGISTER OF DEEDS

BY:
BERNARD HEST

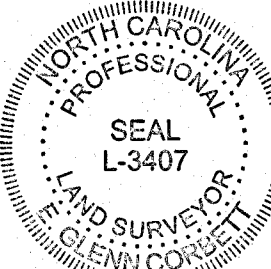
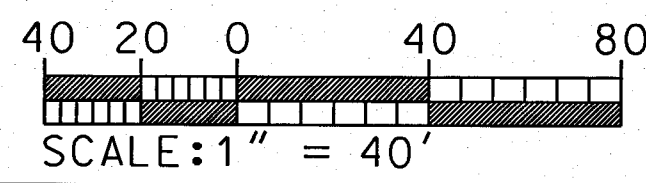
SHEET # 1 OF 1
PROJECT #P1050
DESIGN FILE #FINALPLAT.dgn

LEGEND

AC	ACRE	LF	LINEAR FEET
B.D.G.	BUILDING	MAX	MAXIMUM BUILDING LINE
BRG	BEARING	MIN	MINIMUM BUILDING LINE
CB	CUBIC FEET	N/F	NOW OR FORMERLY
CL	CENTERLINE	NTS	NOT TO SCALE
GR	GRIVE	D.C.	ON CENTER
DIP	DROP INLET	R	RADIUS
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EX	EXISTING	R/W	RIGHT-OF-WAY
FE	FINISHED ELEVATION	SH	SHEET
FF	FINISHED FLOOR	SIR	SET IRON ROD
FT	FEET	STA	STATION
GV	GATE VALVE	TYP	TYPICAL
INV	INVERT		

LOT AREAS

LOT	AREA IN SQUARE FEET	LOT	AREA IN SQUARE FEET
500	3,936.91	705	3,521.36
502	4,874.22	706	3,416.86
504	4,874.22	707	4,822.44
506	3,936.91	708	3,289.00
600	5,925.89	710	4,518.84
601	5,947.69	800	4,895.55
602	4,172.61	801	4,321.39
603	4,493.57	802	4,093.57
604	4,129.83	803	4,424.35
605	4,479.54	804	4,492.52
606	4,682.92	805	4,424.78
607	5,157.35	806	3,927.39
700	4,320.54	807	3,934.33
701	5,720.91	808	3,927.39
702	3,897.57	809	3,934.72
703	3,521.36	810	4,081.64
704	3,896.80	811	4,338.28



SURVEYOR'S CERTIFICATE

I, E. GLENN CORBETT, CERTIFY THAT THIS PLAN WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. I 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 PLAN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED; AND SEAL THIS 22ND DAY OF JANUARY, A.D. 2024.

PROFESSIONAL LAND SURVEYOR

L-3407
LICENSE NUMBER

I, E. GLENN CORBETT, CERTIFY THAT THIS PLAN CREATES A SUBDIVISION OF LAND WITHIN THE JURISDICTIONAL AREA OF THE TOWN OF NEWPORT AND THAT THE TOWN HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

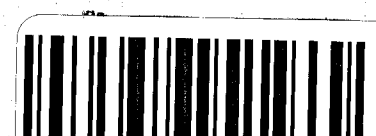
PROFESSIONAL LAND SURVEYOR

NOTES:

- TRACT AREA BY COORDINATES = 6.86 ACRES
- ZONE - PUD(CONDITIONAL USE)
- NUMBER OF LOTS = 34 LOTS
- AVERAGE LOT SIZE = 4,380.37 SF
- SMALLEST LOT SIZE = 3,289.00 SF
- LINEAR FEET OF STREETS
VILLA COVE = 231.14 LF
COVE DRIVE = 392.32 LF
DISCOVERY COVE = 505.76 LF
- SETBACKS
FRONT/CORNER = 20'
SIDE = 3'
REAR = 20'
- LOTS TO BE SERVED BY TOWN OF NEWPORT WATER AND SEWER.
- WETLANDS ON THIS TRACT WERE DETERMINED TO BE ISOLATED BY CAMERON OWENS, OF THE DAVEY GROUP, WILMINGTON, N.C. AS SUCH, THEY ARE NOT REGULATED.
- 5/8" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- AREA WITHIN RIGHT OF WAYS = 1.41 ACRES.
- AREA WITHIN COMMON AREAS = 2.03 ACRES.
- ALL AREAS OUTSIDE OF LOTS AND ROADWAYS ARE DESIGNATED AS COMMON AREAS.
- SEE STATE STORMWATER PERMIT # SWB 051027

EASEMENT LINE TABLE:

L1	S69°31'43"E	49.70
L2	N78°44'22"W	41.22
L3	S20°28'17"W	102.66
L4	S76°54'10"E	96.24
L5	S13°05'50"W	10.00
L6	N76°54'10"W	97.54
L7	S20°28'17"W	32.22
L8	S06°35'26"W	57.09
L9	S69°31'43"E	130.33
C1	S50°41'42"W	5.79 CHORD
		RADIUS = 25.00, LENGTH = 5.80



FILE # 34830

FOR REGISTRATION REGISTER OF DEEDS
Karen S. Hardesty
Carteret County, NC
February 28, 2024 09:40 AM
IWW MAP 1P
FEE: \$21.00
FILE # 34830

REVISIONS:

No.	BY	DATE	DESCRIPTION

REFERENCES:
OWNER: N/F J.C. JACKSON
HOMES, LLC
D.B. 1791 PG. 462
M.B. 101 PG. 130
NCPIN 633811651862000

FINAL PLAT

VILLAS AT NEWPORT

DUPLEX LOTS 500,502,504,506,600-607,700-708,710,800-811
NEWPORT TOWNSHIP, CARTERET COUNTY, NORTH CAROLINA

CLIENT: WALLACE CONNOR
ADDRESS: PO BOX 2134
MOREHEAD CITY, NC 28557
PHONE: 252-725-3350

SURVEYED:
JLH 01-22-24
DRAWN:
LFC
CHECKED:
EGC

APPROVED:
EGC
DATE:
01-22-24
SCALE:
1" = 40'

THE CULLIPHER GROUP, P.A. C-4482
ENGINEERING & SURVEYING SERVICES
161A HIGHWAY 24
MORRISVILLE, N.C. 28557
(252) 775-0090
E. GLENN CORBETT, P.L.S.