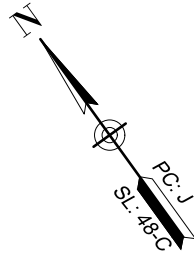


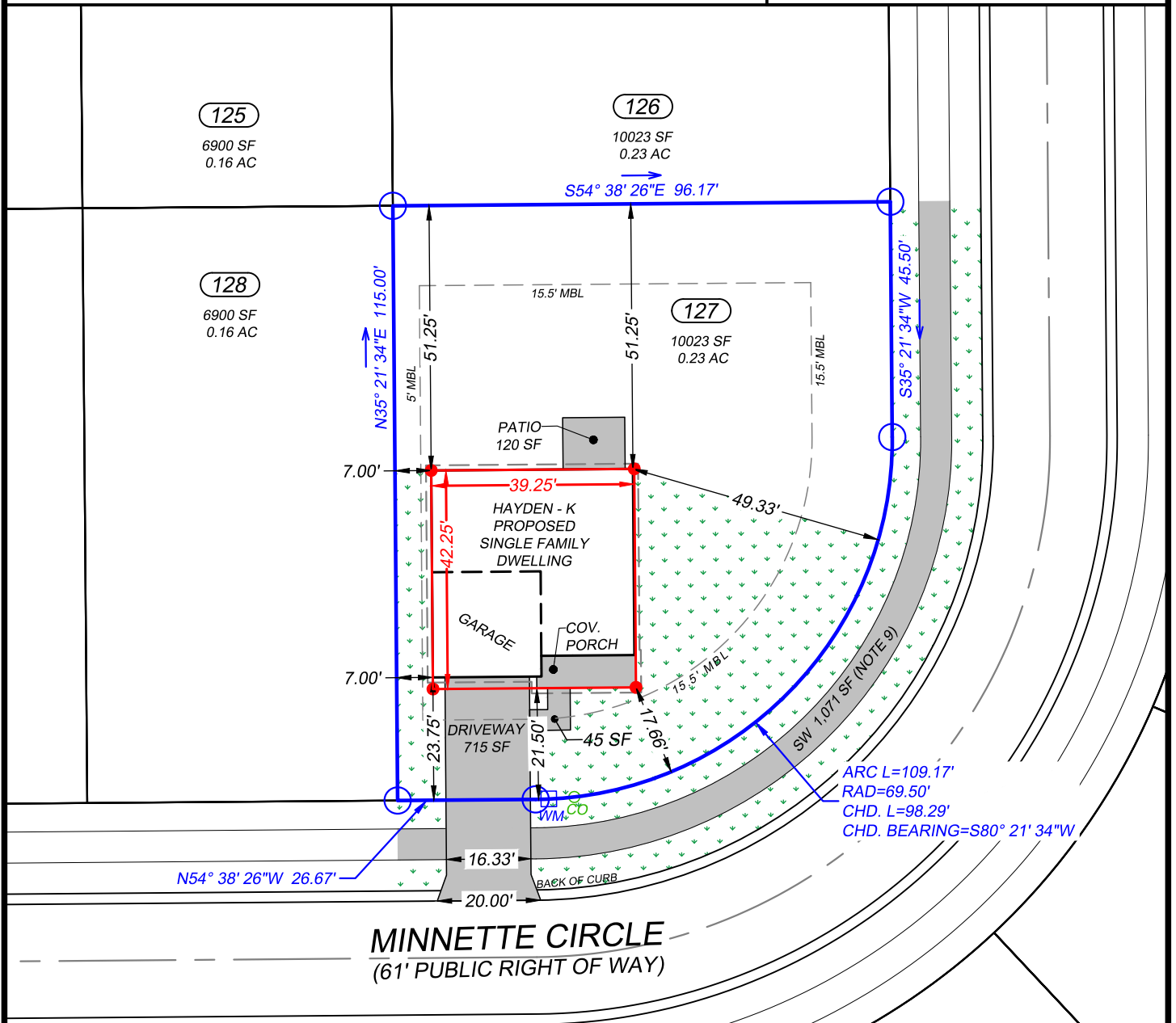
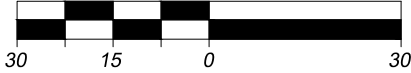
PRELIMINARY PLAT
Not for Recordation, Conveyances
or Sales

LEGEND

•	BUA	BUILT UPON AREA
•	ALLOTTED BUA	3,850 SQFT
•	LOT BUA	2,651 SQFT
•	SOD	4,734 SQFT
•	TF	TRANSFORMER
•	ES	ELECTRICAL SERVICE
•	LP	LIGHT POLE
•	TP	TELEPHONE PEDESTAL
•	PP	POWER PEDESTAL
•	CB	CATCH BASIN
•	WM	WATER METER
•	CO	SEWER CLEANOUT
•	HYD	FIRE HYDRANT
•	-	STAKING BOX CORNER
•	-	STORMWATER PIPE



GRAPHIC SCALE



SITE NOTES AND DATA

- PARCEL ID#: 8-209-2-127
- PARCEL ADDRESS: 1027 MINNETTE CIRCLE, NEW BERN, NC 28562.
- DRAINAGE & UTILITIES EASEMENTS:
 - REFER TO COVENANTS: BK: 3675, PG: 263, BK: 3753, PG: 725, BK: 3759, PG: 263 AND FINAL PLAT: PC: J, SL: 48-C
 - GENERAL LAYOUT PLAN STATES A 10' UTILITY EASEMENT WILL BE PROVIDED TO THE CITY OF NEW BERN TO COVER THE ELECTRIC SYSTEM.
- MAP REFERENCE:

MAP TITLE: SUBDIVISION PLAT FOR WEST NEW BERN PHASE 2D
PLAT CABINET: J, SLIDES: 48-C
- THE PROPERTY DEPICTED HEREON IS AN EXISTING PARCEL AS DESCRIBED IN THE REFERENCED DEED AND/OR FILED PLAT.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 3720556000K DATED JUNE 19, 2020, LOT 127 IS LOCATED IN ZONE "X". THIS REPORT IN NO WAY SUPERCEDES THE ABOVE REFERENCED F.I.R.M.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- SIDEWALK SQUARE FOOTAGE IS NOT INCLUDED IN THE BUA TOTAL.
- FOR SIDEWALK LAYOUT, REFER TO GENERAL PLAN WEST NEW BERN PH.2.

SITE PLAN		
LOT 127 WEST NEW BERN PHASE 2D		
NEW BERN	CRAVEN COUNTY	NORTH CAROLINA
OWNER & BUILDER:	D.R. HORTON 2000 AERIAL PARKWAY, SUITE 110A MORRISVILLE, NC 27560	
ENGINEER & SURVEYOR:	THOMAS ENGINEERING, PA 1316-B COMMERCE DRIVE NEW BERN, NC 28562 PHONE: 252.637.2727 FAX: 252.636.2448	
SCALE: 1" = 30'		DATE : 04/15/2025
PROJECT #: 2023-02		SHEET : 1 of 1