


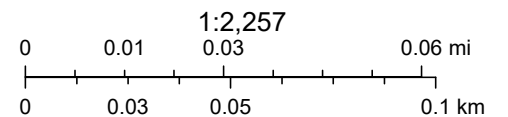


# Beaufort County, NC



6/6/2024, 10:16:45 AM

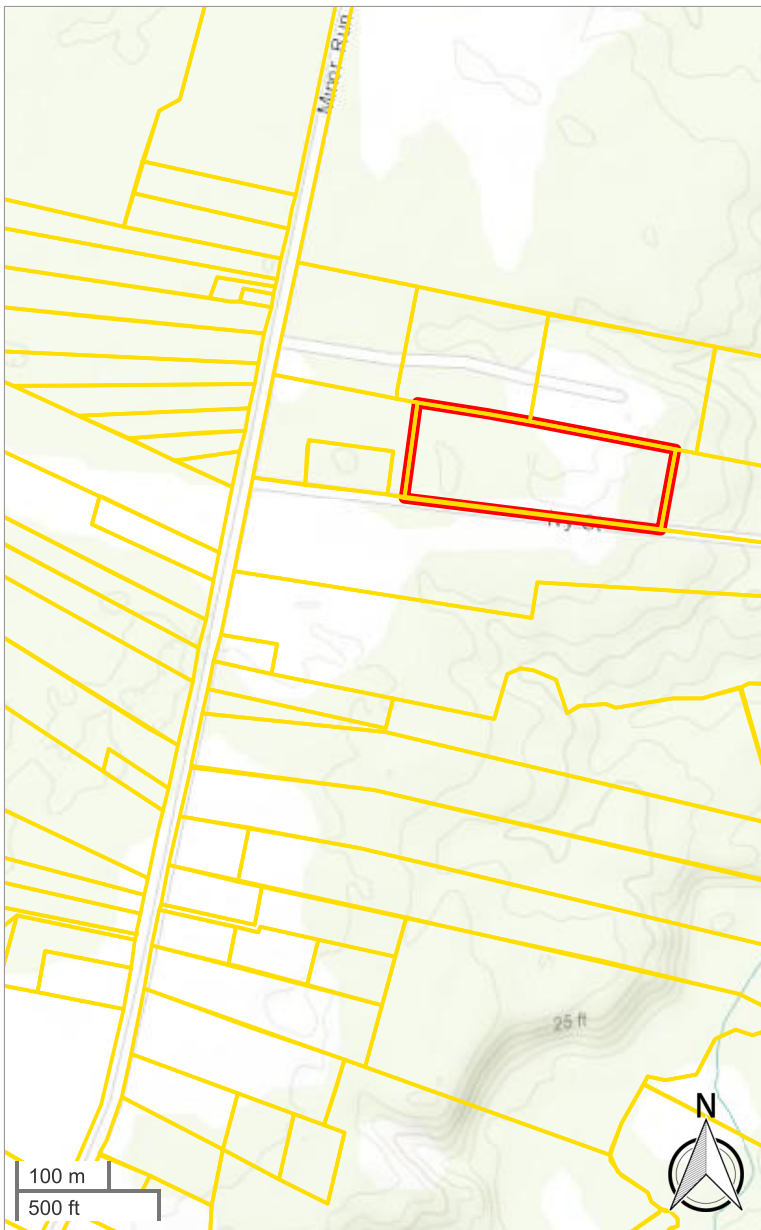
-  Parcels
-  Address Points
-  Centerlines



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# Beaufort County, NC

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Beaufort County Parcel Viewer  
beaufortcountygis.com

Date Printed: 6/6/2024

GPIN:	6538-43-2836
REID1:	48230
NAME1:	MINOR BRYAN B
NAME2:	MINOR UVONNE
ADDR1:	5615 BONNERTON RD
ADDR2:	5615 BONNERTON RD
CITY:	EDWARD
STATE:	NC
ZIP:	27821
PROP_DESC:	6.19 AC ROSA MINOR
LAND_VAL:	21046
BLDG_VAL:	0
TOT_VAL:	21046
DEFR_VAL:	0
TAXABLE_VAL:	21046
PREV_ASSES:	
ACRES:	6.19
PROP_ADDR:	MINOR RUN RD
TOWNSHIP:	14
MBL:	65380060
DATE:	2022-03-26
DB_PG:	022E/00296
STAMPS:	
SALE_PRICE:	0

# Property Summary

Tax Year: 2024

<b>REID</b>	48230	<b>PIN</b>	6538-43-2836	<b>Property Owner</b>	MINOR, BRYAN B;MINOR, UVONNE;WILSON, SHARON M;GRAYSON, NATALIE;MINOR, KENNETH D JR HRS;MOORE, TERRY GLENN;MINOR, WALTER W
<b>Location Address</b>	0 OFF MINOR RUN RD	<b>Property Description</b>	6.19 AC ROSA MINOR	<b>Owner's Mailing Address</b>	5615 BONNERTON RD EDWARD NC 27821

Administrative Data	
<b>Plat Book &amp; Page</b>	
<b>Old Map #</b>	NONE
<b>Market Area</b>	RAVN
<b>Township</b>	Richland Township
<b>Planning Jurisdiction</b>	BEAUFORT
<b>City</b>	
<b>Fire District</b>	RICHLAND FIRE
<b>Spec District</b>	
<b>Land Class</b>	SINGLE FAMILY RES
<b>History REID 1</b>	
<b>History REID 2</b>	
<b>Acreage</b>	6.19
<b>Permit Date</b>	
<b>Permit #</b>	

Transfer Information	
<b>Deed Date</b>	3/26/2022
<b>Deed Book</b>	00022E
<b>Deed Page</b>	00296
<b>Revenue Stamps</b>	
<b>Package Sale Date</b>	
<b>Package Sale Price</b>	
<b>Land Sale Date</b>	
<b>Land Sale Price</b>	

Improvement Summary	
<b>Total Buildings</b>	0
<b>Total Units</b>	0
<b>Total Living Area</b>	0
<b>Total Gross Leasable Area</b>	0

Photograph

Property Value	
<b>Total Appraised Land Value</b>	\$21,046
<b>Total Appraised Building Value</b>	
<b>Total Appraised Misc Improvements Value</b>	
<b>Total Cost Value</b>	\$21,046
<b>Total Appraised Value - Valued By Cost</b>	\$21,046
<b>Other Exemptions</b>	
<b>Exemption Desc</b>	
<b>Use Value Deferred</b>	
<b>Historic Value Deferred</b>	
<b>Total Deferred Value</b>	
<b>Total Taxable Value</b>	\$21,046

## Building Summary

## Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Size Adj Factor	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
No Data											
<b>Total Misc Improvements Value Assessed:</b>											

## Land Summary

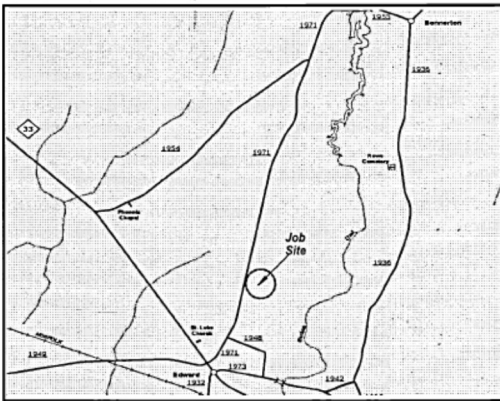
Land Class: SINGLE FAMILY RES		Deeded Acres: 0			Calculated Acres: 6.19		
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
NONE		WOOD LAND-CNB-T	1.38 BY THE ACRE PRICE	\$8,000	0.5	MARKET ADJUSTMENT-85.00	\$4,692
NONE		WOOD LAND-DS-T	2.16 BY THE ACRE PRICE	\$8,000	0.5	MARKET ADJUSTMENT-85.00	\$7,344
NONE		WOOD LAND-STA-T	0.90 BY THE ACRE PRICE	\$8,000	0.5	MARKET ADJUSTMENT-85.00	\$3,060
NONE		WOOD LAND-STA-T	1.53 BY THE ACRE PRICE	\$8,000	0.5	MARKET ADJUSTMENT-85.00	\$5,202
NONE		WOOD LAND-SB-T	0.22 BY THE ACRE PRICE	\$8,000	0.5	MARKET ADJUSTMENT-85.00	\$748
<b>Total Land Value Assessed: \$21,046</b>							

## Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	MINOR, BRYAN B/ MINOR, UVONNE/ WILSON, SHARON M/ GRAYSON, NATALIE/ MINOR, KENNETH D JR HRS/ MOORE, TERRY GLENN/ MINOR, WALTER W	ESTATE	1/7, 1/7, 1/7, 1/7, 1/7, 1/7, 1/7, 1/7	0		00022E	00296	3/26/2022
1 Back	MINOR, ROSA	DEED	100	0		000998	00423	4/5/1994

## Notes Summary

Building Card	Date	Line	Notes
No Data			



Vicinity Map  
Vicinity map not drawn to scale

**Metes and Bounds of SR 1971 and Tie Line**

From	To	Bearing	Distance
G1	O1	N 84°28'19" W	29.14'
O1	P1	N 10°32'12" E	359.75'
P1	A1	S 80°54'20" E	28.46'

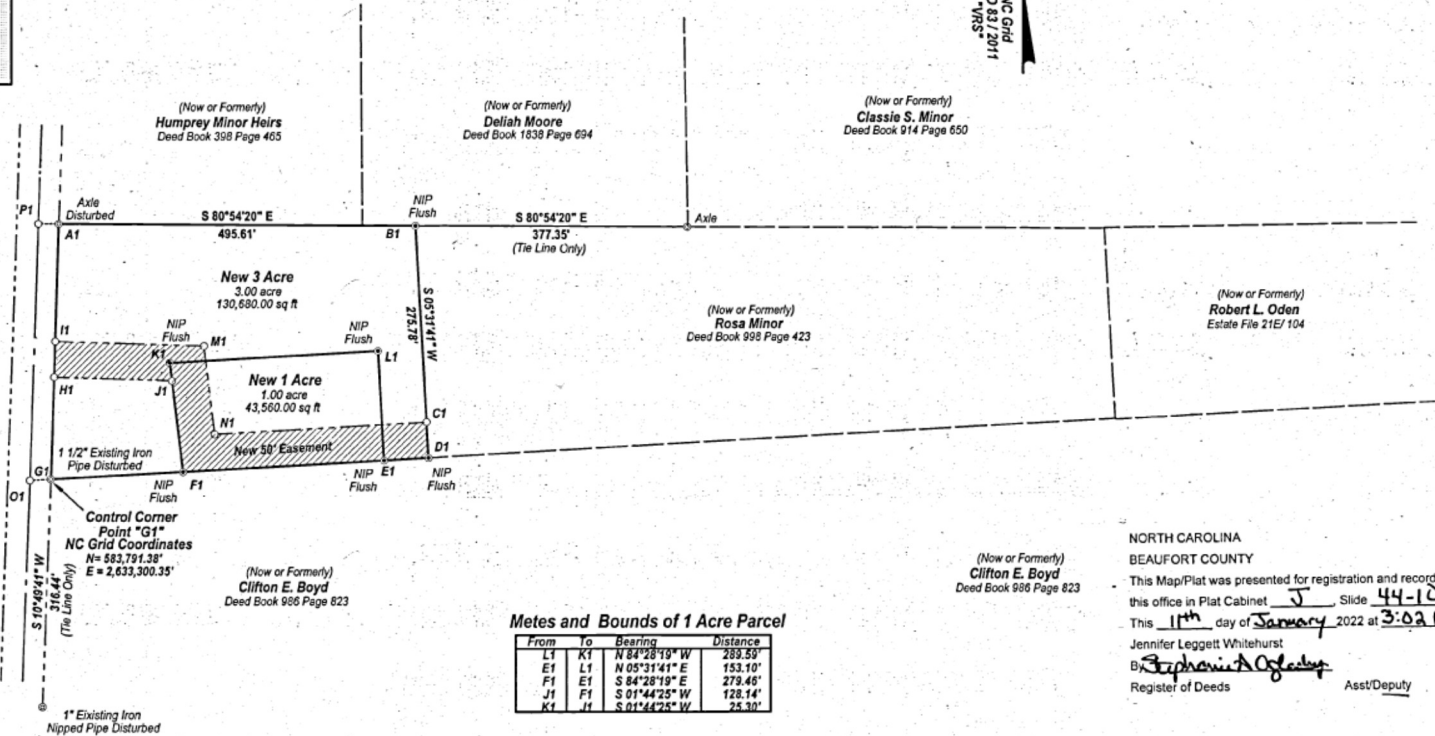
SR 1971  
60' Public Right of Way  
2 Lane Paved Roadway

**Metes and Bounds of New 50' Easement**

From	To	Bearing	Distance
H1	M1	S 79°29'25" E	205.75'
M1	N1	S 01°44'25" W	124.22'
N1	C1	S 84°28'19" E	294.64'
C1	D1	S 05°31'41" W	50.00'
F1	E1	S 84°28'19" E	279.46'
J1	F1	S 01°44'25" W	128.14'
J1	H1	N 79°29'25" W	163.81'
H1	H1	N 10°26'40" E	50.00'

**Metes and Bounds of 3 Acre Parcel**

From	To	Bearing	Distance
A1	B1	S 80°54'20" E	495.61'
B1	C1	S 05°31'41" W	275.78'
C1	D1	S 05°31'41" W	50.00'
E1	L1	N 05°31'41" E	153.10'
L1	K1	N 84°28'19" W	289.59'
K1	J1	S 01°44'25" W	25.30'
J1	F1	S 01°44'25" W	128.14'
F1	G1	N 84°28'19" W	183.88'
G1	H1	N 10°26'40" E	142.61'
H1	I1	N 10°26'40" E	50.00'
I1	A1	N 10°26'40" E	165.32'



**Metes and Bounds of 1 Acre Parcel**

From	To	Bearing	Distance
L1	K1	N 84°28'19" W	289.59'
E1	L1	N 05°31'41" E	153.10'
F1	E1	S 84°28'19" E	279.46'
J1	F1	S 01°44'25" W	128.14'
K1	I1	S 01°44'25" W	25.30'

**Beaufort County Subdivision Administrator**

I, Carlton Gideon, certify that the subdivision shown hereon meets all of the requirements of the Beaufort County Subdivision Ordinance.

Carlton Gideon 12/22/2021  
Subdivision Administrator Date

**Review Officer**

State of North Carolina Beaufort County, NC  
I, Carlton Gideon, Review Officer of Beaufort County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Carlton Gideon 12/22/2021  
Review Officer Date

**Legend**

- ⊙ EIP = Existing Iron Pipe
  - ⊙ NIP = New Iron Pipe
  - ⊙ Ex. Mon. = Existing Concrete Monument
  - ⊙ Mag Nail = Magnetic Survey Nail
  - NPS = No Point Set
  - = Power Pole
  - = Right of Way
  - = Centerline
  - = Lines Surveyed
  - = Lines Not Surveyed
  - = Power Line
  - = Curbing
  - RW = Right of Way
  - PC = Point of Curvature
  - PT = Point of Tangency
- All NIP's set are black iron pipe 1" in Diameter by 24" long  
Linear Units are "US FOOT"  
Angular Units are "Degrees, Minutes & Seconds"



- A. This plat is subject to any facts that maybe disclosed by a full and accurate title search, as well as any right of ways easements, zoning regulations and restrictive covenants of record not shown hereon.
- B. Area computed by the Method of Coordinate Geometry
- C. All distances are horizontal ground unless otherwise noted
- D. Wetlands were not defined or mapped during this survey.
- E. Underground utilities are not included in this survey.

**Special Notes**

NC Grid  
NAD 83 / 2011  
-VRS

(Now or Formerly)  
**Clifton E. Boyd**  
Deed Book 986 Page 823

NORTH CAROLINA  
BEAUFORT COUNTY  
This Map/Plat was presented for registration and recorded in this office in Plat Cabinet J Slide 44-10  
This 11<sup>th</sup> day of January 2022 at 3:02 P.M.  
Jennifer Leggett Whitehurst  
By Stephen A. O'Leary  
Register of Deeds Asst/Deputy

**Surveyor's Certificate and Parcel Status**

I, Hugh A. Sorrell, a Professional Land Surveyor in the State of North Carolina, certify that this plat was drawn under my supervision from an actual survey performed under my supervision. That the boundaries surveyed are defined in Deed Book 998, Page 423. That the boundaries not surveyed are clearly indicated. That the ratio of precision as calculated is 1:10,000. That the following information was used to perform the GPS survey.

GPS receivers used: Spectra SP 80  
Class of survey: C  
Positional accuracy: 0.03'  
Type of GPS field procedure: VRS  
Dates of survey: November 4, 2021  
Datum/Epoch: NAD 83 / 2011 adjustment  
Published / Fixed control used: "VRS"  
Geoid Model: GEOID 12B  
Combined Grid Factor: 0.99987763  
Units: US FOOT



That this plat was prepared in accordance with GS 47-30 as amended. That this plat meets the requirements of GS 47-30 section F-11, this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Witness my original signature and seal this 15 day of NOV, 2021

Hugh A. Sorrell  
Hugh A. Sorrell, Professional Land Surveyor L-2849

A Subdivision Survey:  
**Walter W. Minor**  
With Property Standing in the Name of:  
**Rosa Minor**  
Richland Township Beaufort County  
Scale 1" = 125' Surveyed November 4, 2021

**Sorrell Land Surveying, Inc.**  
Hugh A. Sorrell, Professional Land Surveyor L-2849  
107 Union Drive, Suite 101 Washington, NC  
www.sorrellandsurveying.com Office (252) 949-2464  
Company License: C-3508 Mobile (252) 944-9798



"Serving the land surveying needs of Eastern NC"  
File:1121WMM01

PC-J 5-44-10