

Note 'A'
 This property is located in Zone 'X' (minimal flood risk) and is not within a Special Flood Hazard Area
 FIRM # 3720363300K
 Panel # 3633
 Effective Date: 6/20/2018

Note 'B'
 All distances are horizontal ground unless otherwise stated

Note 'C'
 All areas computed by coordinate method

Note 'D'
 The parcel(s) shown hereon are subject to any and all easements, rights of way and restrictions of record

Note 'E'
 Underground utilities were not considered on this survey

Plot Plan Survey for:
Neuse River Homes LLC.

of:
 Lot 3 Bartlett Farm Subdivision
 Pikeville Twsp., Wayne County, North Carolina
 Being the Property Located at:
 103 Lucky Lane, Pikeville

LOT 1
 N/F
 RRT DEVELOPMENT LLC
 PIN: 3633401293
 DB 3890 PG 797
 0.69 ACRES +/-
 29,976 S.F. +/-

LOT 3
 N/F
 RRT DEVELOPMENT LLC
 PIN: 3633401293
 DB 3890 PG 797
 0.86 ACRES +/-
 37,615 S.F. +/-

LOT 2
 N/F
 RRT DEVELOPMENT LLC
 PIN: 3633401293
 DB 3890 PG 797

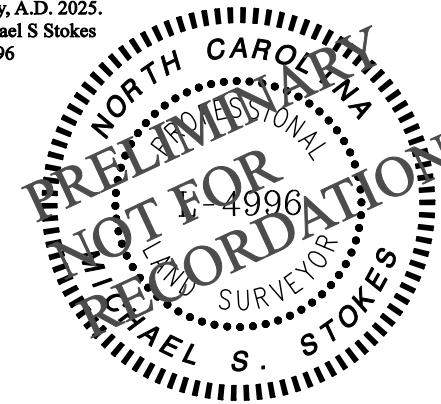
LOT 4
 N/F
 RRT DEVELOPMENT LLC
 PIN: 3633401293
 DB 3890 PG 797

LEGEND

- EXISTING IRON ROD
- EXISTING CONCRETE MONUMENT
- ⊕ AXLE
- △ CALCULATED/SET POINT
- BOUNDARY LINE
- - - ADJOINER LINE
- - - SETBACK LINE

I, Michael S. Stokes, Professional Land Surveyor certify that this survey complies with the North Carolina Standards of Practice for Surveying Section 1600; that this is a class A survey, meeting the criteria of precision greater than 1:10,000; that conventional field procedure with DB 3890/797 was utilized; that all units are U.S. Survey Feet unless otherwise stated; that all distances are ground distances unless otherwise stated. Any Easements, gaps, lappages, or encroachments are shown on this survey; that all areas were computed by coordinate method. This survey is not to be recorded without written permission from the surveyor. This map remains the property of the surveyor and is to be used only for conveyance of this lot by the person(s) shown on this map.

Witness my original signature,
 registration number and seal this
 14th day of May, A.D. 2025.
 Surveyor: Michael S Stokes
 License # L-4996



REFERENCES
 SUBDIVISION PLAT YET
 TO BE RECORDED
 DB 3890, PAGE 797
 PB 1-B PAGE 156

OTHER REFERENCES
 SHOWN HEREON

SITE DATA:
 FRONT SETBACK: 30'/60'
 SIDE SETBACK: 10'
 REAR SETBACK: 25'

PROPOSED IMPERVIOUS SURFACE

HOUSE/GARAGE:	2,499 S.F.
FRONT PORCH:	203 S.F.
REAR PORCH:	111 S.F.
DRIVE/WALK:	1,214 S.F.
TOTAL:	4,027 S.F. (10.71%)

