

VICINITY MAP (N.T.S.)

Note 'A'
 This property is located in Zone 'X' (minimal flood risk) and is not within a Special Flood Hazard Area
 FIRM # 3720262800J
 Panel # 2628
 Effective Date: 12/02/2005

Note 'B'
 Site Plan requested on 11/22/2024

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

Note 'D'
 All areas computed by coordinate method

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

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

N/F
 HODGE, JERRY C;
 HODGE, KATHY L
 PIN: 262800-42-8615
 DB: 04120, PG: 0079



LEGEND

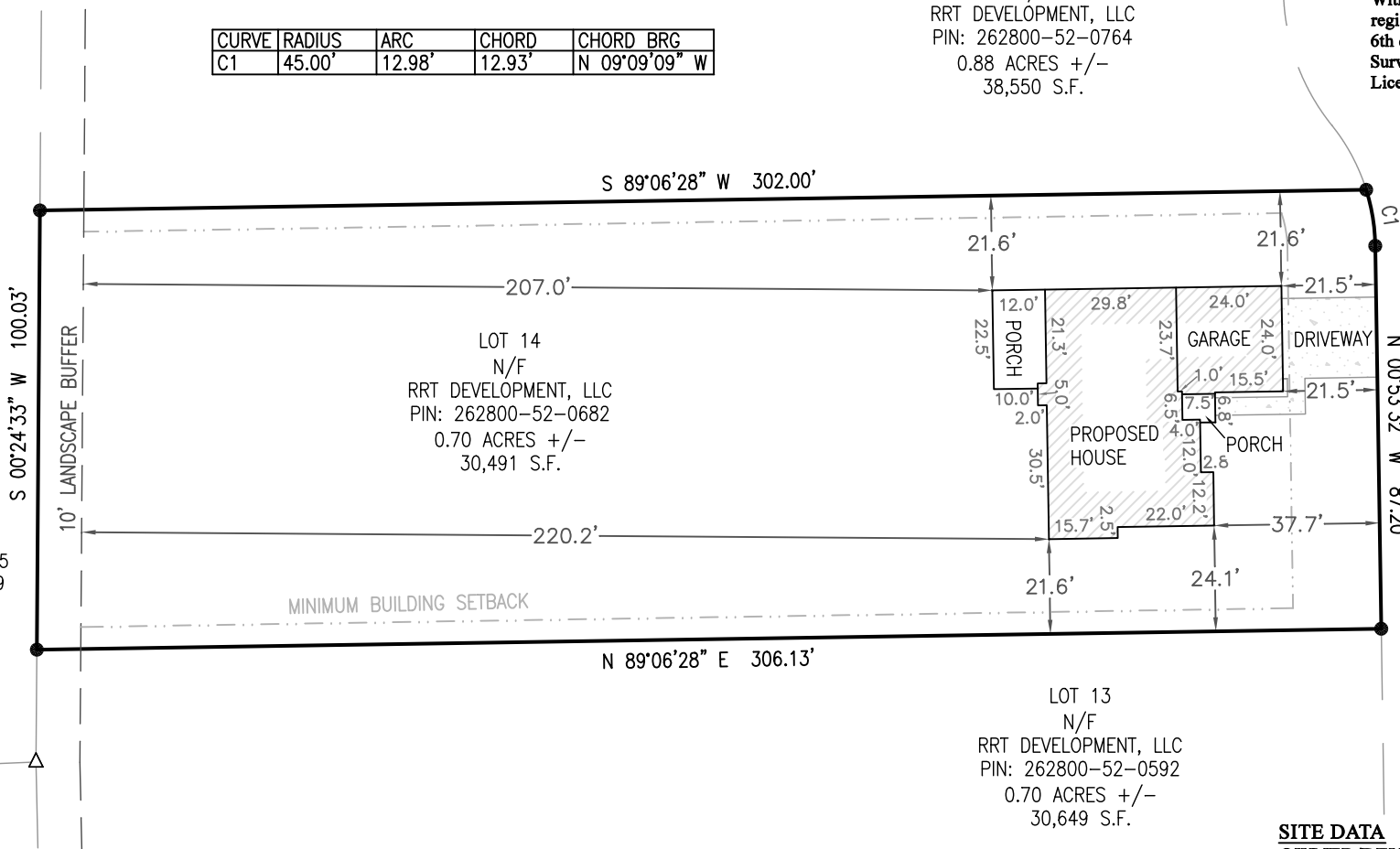
- EXISTING IRON ROD
- EXISTING IRON PIPE
- △ CALCULATED/SET POINT
- BOUNDARY LINE
- ADJOINER LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE

CURVE	RADIUS	ARC	CHORD	CHORD BRG
C1	45.00'	12.98'	12.93'	N 09°09'09" W

LOT 15
 N/F
 RRT DEVELOPMENT, LLC
 PIN: 262800-52-0764
 0.88 ACRES +/-
 38,550 S.F.

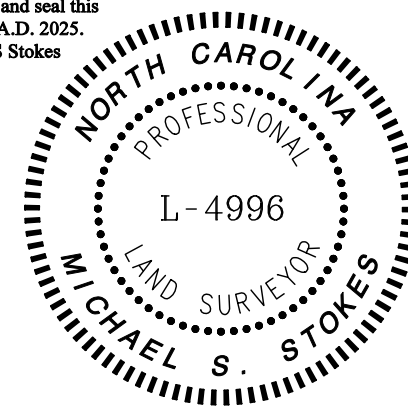
LOT 14
 N/F
 RRT DEVELOPMENT, LLC
 PIN: 262800-52-0682
 0.70 ACRES +/-
 30,491 S.F.

LOT 13
 N/F
 RRT DEVELOPMENT, LLC
 PIN: 262800-52-0592
 0.70 ACRES +/-
 30,649 S.F.



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 (References shown hereon) 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 6th day of January, A.D. 2025.
 Surveyor: Michael S Stokes
 License # L-4996



TEE DRIVE
 60' PUBLIC R/W

SETBACKS:

MINIMUM FRONT:	20'
MINIMUM SIDE YARD:	5'
MINIMUM STREET SIDE:	20'
MINIMUM REAR YARD:	5'
MAX. BUILDING HEIGHT:	35'
MAX. IMPERVIOUS:	6,300 SF.
NUMBER OF LOTS:	46
AREA IN LOTS:	44.59 AC
AREA IN OPEN SPACE:	16.37 AC
AREA IN STREET R/W:	3.56 AC
AREA TOTAL:	64.52 AC

REFERENCES:
 PB 102 PG 286
 DB 6613 PG 718

SITE DATA
 OWNER/DEVELOPER:
 RRT DEVELOPMENT, LLC.
 5212 HWY 70 BUSINESS
 CLAYTON, N.C. 27520
 SITE ADDRESS:
 BAILEY-BOYKIN ROAD
 MICRO, N.C. 27576
 TAG # 10N07004D
 PIN # 262800-52-5003
 DB 6566 PAGE 587
 ZONING: AR



Firm License # P-1139
 1425-105 B Rock Quarry Rd.
 Raleigh, NC 27610
 (919)-971-7897
 www.stokes-surveying.com

Plot Plan Survey for:
**Neuse River Homes
 LLC**

of:
 Lot 14 Honaker Farms Subdivision
 Selma TWSP., Johnston County, North Carolina
Being the Property Located at:
 259 Tee Drive, Selma

PROPOSED IMPERVIOUS SURFACE

HOUSE/GARAGE:	2,410 S.F.
FRONT PORCH:	46 S.F.
REAR PORCH:	268 S.F.
DRIVE/WALK:	491 S.F.
TOTAL:	3,215 S.F. (10.54%)

SCALE 1" = 40'

