

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 1/23/2025

**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

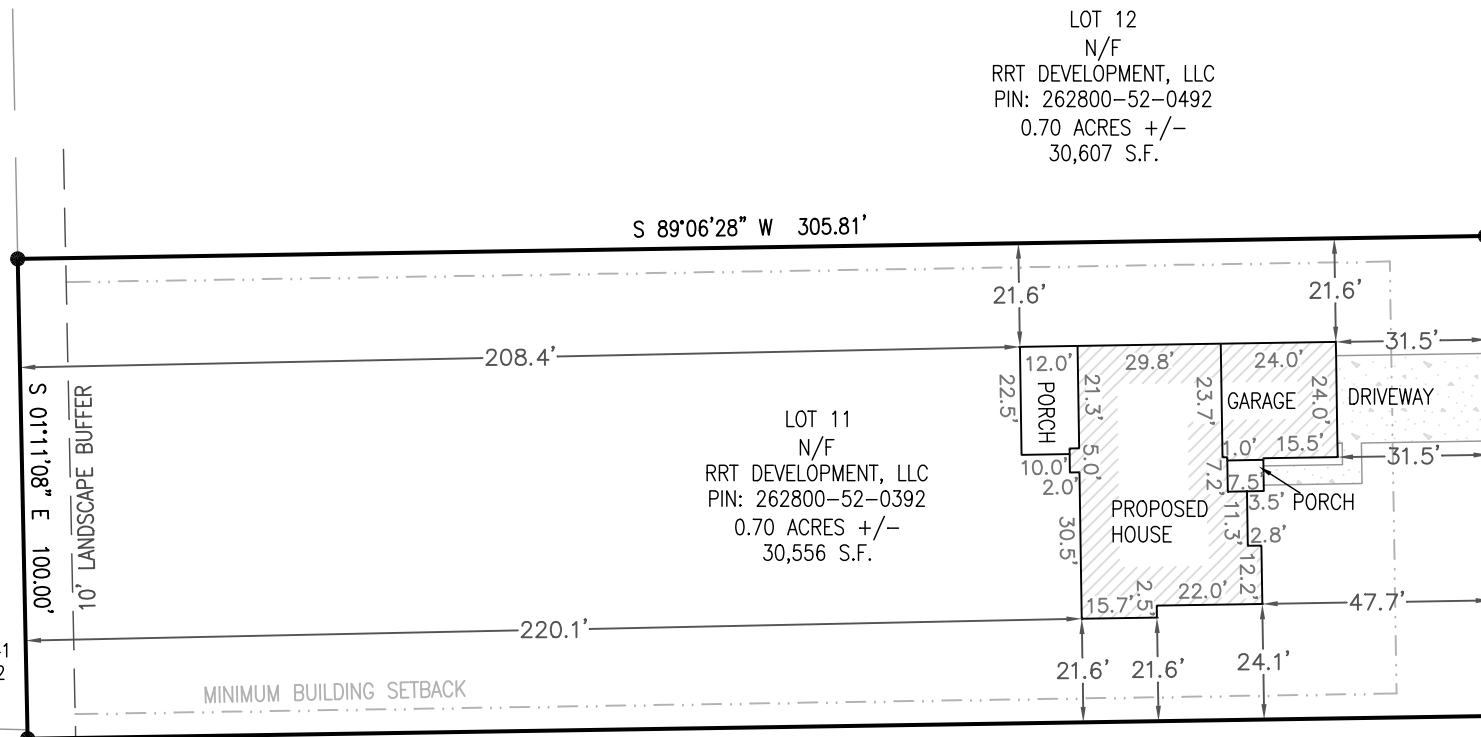
**LEGEND**

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



N/F  
 PHILLIPS, BOBBY G;  
 PHILLIPS, MAXINE H  
 PIN: 262800-42-8441  
 DB: 00714, PG: 0182

N/F  
 JOHNSON, SHEILA  
 CRUMPLER LIFE ESTATE  
 PARRISH, ALLISON  
 JOHNSON REMAINDER  
 PIN: 262800-42-8271  
 DB: 03961, PG: 0401



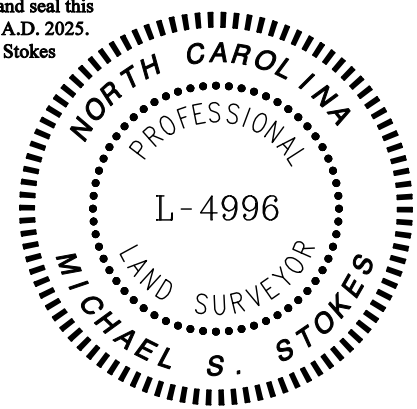
LOT 12  
 N/F  
 RRT DEVELOPMENT, LLC  
 PIN: 262800-52-0492  
 0.70 ACRES +/-  
 30,607 S.F.

LOT 11  
 N/F  
 RRT DEVELOPMENT, LLC  
 PIN: 262800-52-0392  
 0.70 ACRES +/-  
 30,556 S.F.

LOT 10  
 N/F  
 RRT DEVELOPMENT, LLC  
 PIN: 262800-52-0292  
 0.70 ACRES +/-  
 30,542 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  
 29th 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

*Plot Plan Survey for:*

**Neuse River Homes  
 LLC**

*of:*

Lot 11 Honaker Farms Subdivision  
 Selma TWSP., Johnston County, North Carolina

*Being the Property Located at:*  
 201 Tee Drive, Selma

PROPOSED IMPERVIOUS SURFACE

HOUSE/GARAGE:	2,407 S.F.
FRONT PORCH:	49 S.F.
REAR PORCH:	268 S.F.
DRIVE/WALK:	675 S.F.

TOTAL: 3,399 S.F. (11.12%)

SCALE 1" = 40'



**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



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