

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 # 3720160000K
Panel # 1600
Effective Date: 10/03/2006

Note 'B'
Surveyed on 09/09/2021

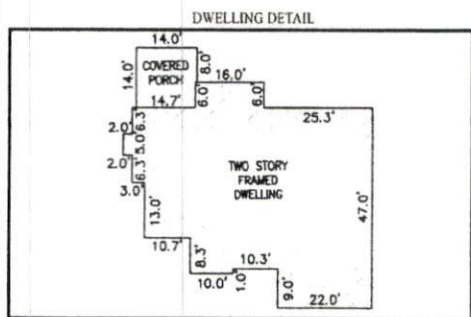
Note 'C'
All distances are horizontal ground unless otherwise stated

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

- EXISTING IRON PIPE
- EXISTING IRON ROD
- EXISTING CONCRETE MONUMENT
- ⊙ EXISTING AXLE
- △ CALCULATED/SET POINT



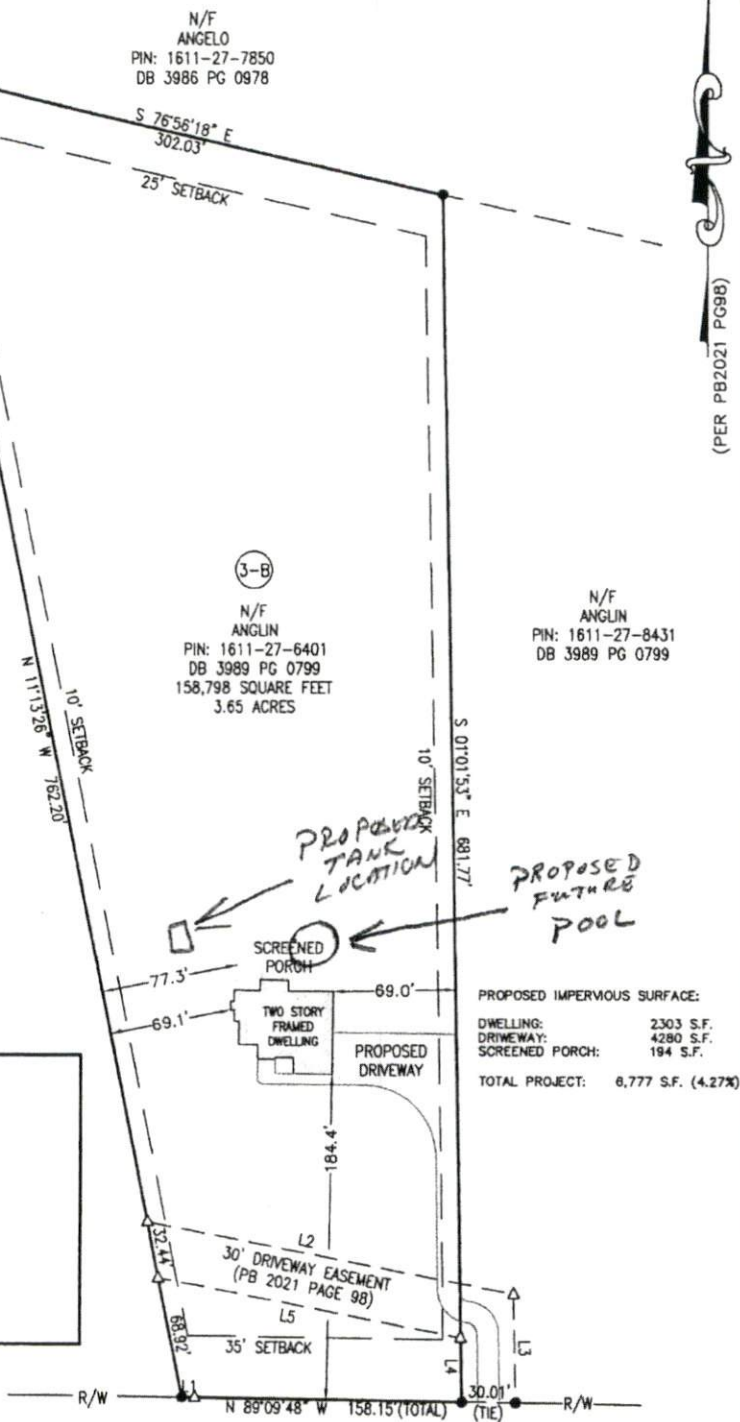
NOT TO SCALE

Plot Plan Survey for:
TLE HOMES, LLC.

of:
Lot 3-B Keith H. Brouillard Subdivision
Grove TWSP, Johnston County, North Carolina
Being the Property Located at:
Cobb Road, Benson



Michael S. Stokes



N/F ANGELO
PIN: 1611-27-7850
DB 3986 PG 0978

S 76°56'18" E
302.03

25' SETBACK

N 11°13'26" W
182.20

N/F ANGLIN
PIN: 1611-27-3442
DB 3989 PG 0799

(3-B)
N/F ANGLIN
PIN: 1611-27-6401
DB 3989 PG 0799
158,798 SQUARE FEET
3.65 ACRES

N/F ANGLIN
PIN: 1611-27-8431
DB 3989 PG 0799

S 01°01'53" E
681.77

PROPOSED IMPERVIOUS SURFACE:
DWELLING: 2303 S.F.
DRIVEWAY: 4280 S.F.
SCREENED PORCH: 194 S.F.
TOTAL PROJECT: 6,777 S.F. (4.27%)

COBB ROAD
50' PUBLIC R/W

LINE	BEARING	DISTANCE
L1	S 89°17'59" E	7.27'
L2	S 78°50'24" E	210.75'
L3	S 01°01'53" E	61.38'
L4	N 01°02'00" W	36.19'
L5	N 78°50'24" W	174.19'

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 3989/799 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 17th day of September, A.D. 2021.
Surveyor: Michael S Stokes
License # L-4996

SCALE: 1" = 80'



(PER PB2021 PG98)