

LEGEND

POB Point of Beginning

- Wooden
- Bollard Iron
- Pin Found
- New Iron Set
- Edge of Asphal Set
- Centerline of Road
- Fence Line Property
- Lines Record Stone
- Not Found Found
- Stake and Stone
- Found Stone
- Edge of Concrete
- Overhead Electric Woodline

NOTES:

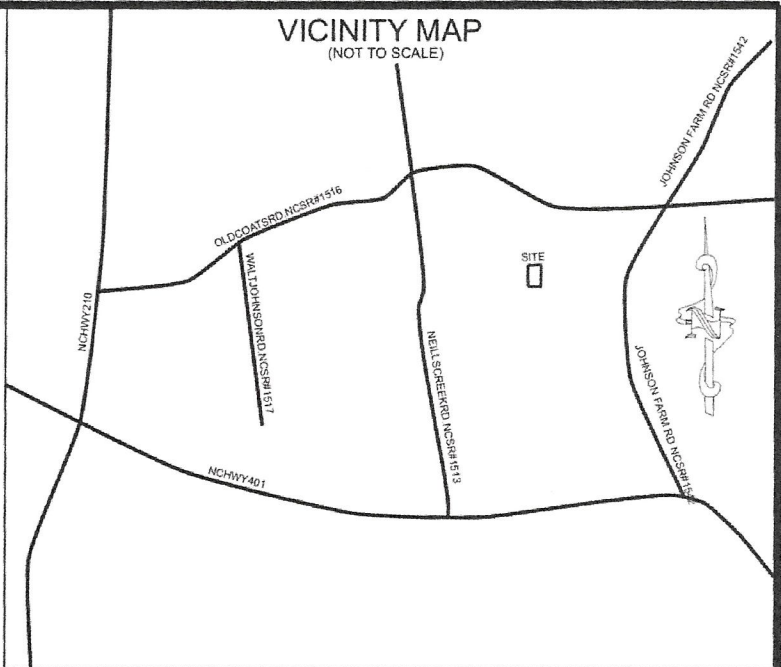
1. All EIS and EIPs are "Control Corners". 2. No NCGS Monuments found within 2000' of the Property. 3. All bearings are referenced to Deed Bk 4113, Pg 820, and Plat Bk 2015, Pg 47, all distances are horizontal. 4. Deed references as noted on map. 5. Water will be served by Harnett Regional Water. 6. No apparent streams existing pond. 7. Parcels are located in the WS-IV watershed district. 8. Future Land Use Classification - Low Density Residential. 9. This development is within one mile of a Voluntary Agricultural District. 10. Built-upon areas to be located at least 30' landward of all perennial and intermittent surface waters. 11. Lot can have its own driveway at least 100' apart from any existing/proposed driveway.

Impervious Info

Proposed Pool: 163 sf
Proposed Patio: 2,233 sf
Proposed R-Walls: 130
Proposed Walk: 128 sf
Proposed Fire Pit: 14
Proposed EQ Pad: 48 sf

VICINITY MAP

(NOT TO SCALE)

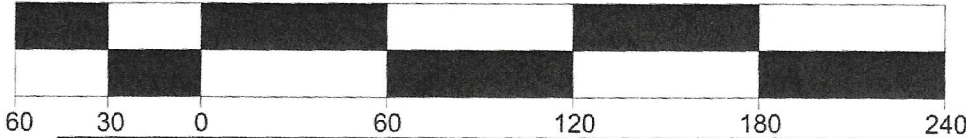


MINIMUM BUILDING SETBACKS

FRONT YARD -----35'
REAR YARD -----25'
SIDE YARD -----10'
CORNER/SIDE STREET
FA-----20'

Pool will drain directly to ditch along roadway without threat to discharge along adjacent property or roadways.

1" = 60'



BCE REAL ESTATE HOLDINGS
LLC PB: 2025, PG: 508 DB: 4113,
PG: 820 NCPID: 110671 0081 04
NCPIN: 0661-91-7108 5.11
ACRES

PROPOSED DWELLING

PROPOSED BUILDING

THIS SURVEY IN OF ANOTHER CATEGORY NOT FOR RECORDATION SALES OR CONVEYANCES

LOT 1
5.11 ACRES
222482.61 Sq. Ft.

SURVEY OF

SITE PLAN FOR BCE REAL ESTATE HOLDINGS LLC

3813 SHERIFF JOHNSON RD., LILLINGTON, NC 27546

TOWNSHIP: NEILLS CREEK

DATE: AUGUST 22, 2025 STATE:

CITY OR TOWN JURISDICTION: NORTH CAROLINA

ZONED:
RA-30

N/A COUNTY: HARNETT
NCPID: 110671 0081 04 NCPIN: 0661-91-7108.000

OWNER: BCE REAL ESTATE HOLDINGS LLC
6735 BENSON HARDEE RD.
BENSON, NC 27504

ON THE LEVEL . LAND SURVEYING, PLLC.

FIRM # P-2158 JAMES LONNIE
PEACOCK, PLS

NC Reg. Land Surveyor No. L-5141 1646
DENNING RD. BENSON, N.C 27504

TELEPHONE: 919-422-3580

SCALE 1" = 60' FEET

CERTIFICATE OF OWNERSHIP and DEDICATION: I (we) certify that I am (we are) the owner (owners) or agent of the property shown and described hereon, that I (we) adopt this subdivision plan with my (our) free consent, establish the minimum building setbacks, and dedicate streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

Date

Owner / Owners / Agent