

VICINITY MAP (NTS)

LEGEND:

- EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
CM - CONCRETE MONUMENT
NIP - NEW IRON PIPE SET
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
SW - SIDEWALK
PO - PORCH
N/F - NOW OR FORMERLY
CVRD - COVERED
CB - CATCH BASIN
EOP - EDGE OF PAVEMENT
BOC - BACK OF CURB

SETBACKS:

- P.B. 2025, PG. 234
FRONT 35'
SIDE 20'
REAR 10'
SIDE STREET 25'

- NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
 3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
 4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.
 5. THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370328 PANEL 1508, SUFFIX J, HARNETT COUNTY WITH AN EFFECTIVE DATE OF 10/03/2006.

CERTIFICATE OF ACCURACY & MAPPING
I, **NICHOLAS M. FRENCH** PLS CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY DONE UNDER MY SUPERVISION, AND THAT THE ERROR OF CLOSURE AS COMPUTED BY CO-ORDINATES IS LESS THAN 1:10,000.

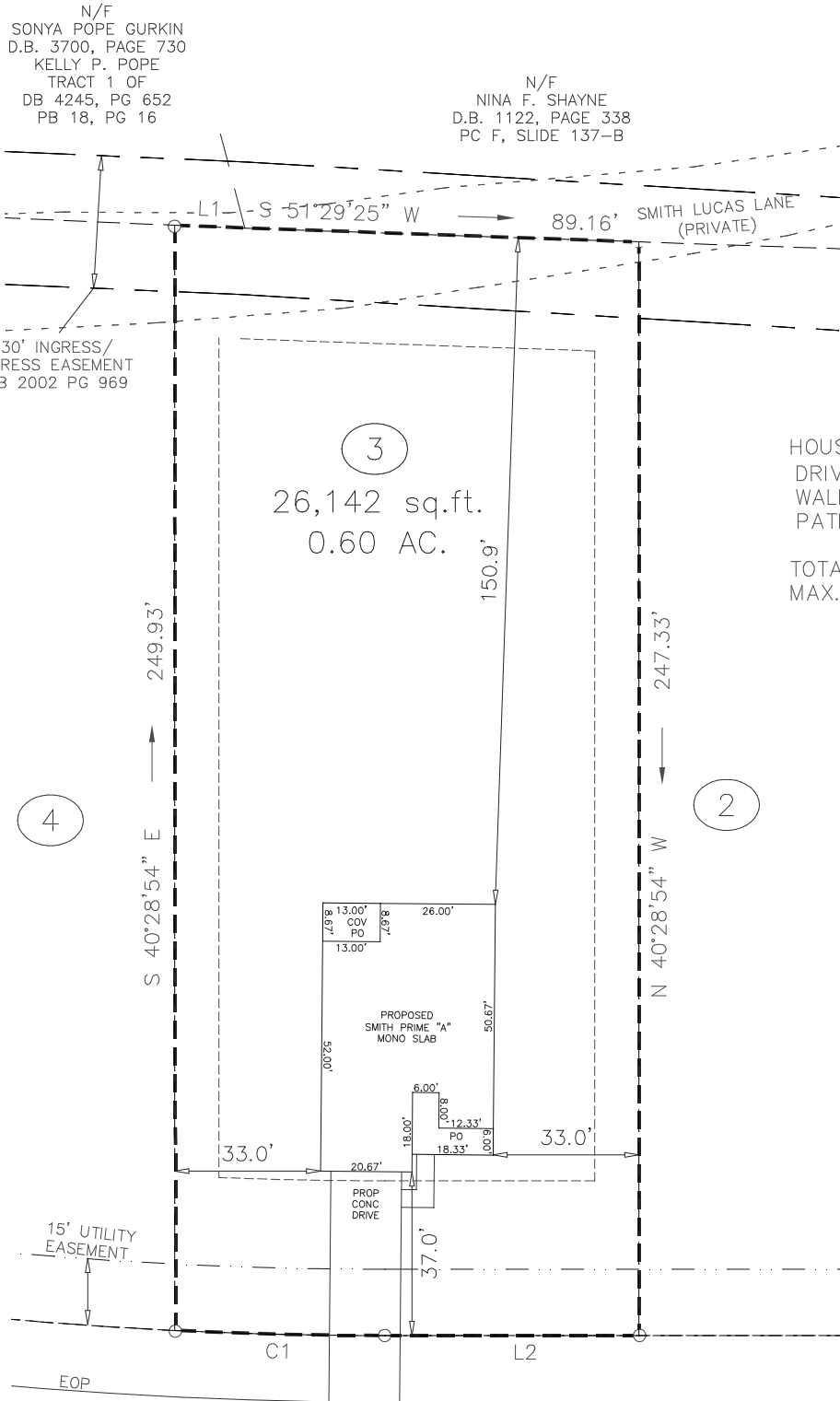
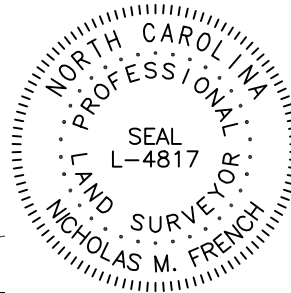
PRELIMINARY

NICHOLAS M. FRENCH, PLS L-4817

DATE

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.



IMPERVIOUS AREA	
HOUSE	2,293 SQ.FT.
DRIVE TO R/W	511 SQ.FT.
WALK	61 SQ.FT.
PATIO	64 SQ.FT.
TOTAL	2,929 SQ.FT.
MAX. ALLOWED	5,767 SQ.FT.

BOSTON RIVER DRIVE
50' PUBLIC & UTILITY ACCESS R/W

GRAPHIC SCALE



1 INCH = 40 FT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	975.00'	47.54'	47.54'	N 50°54'55" E
LINE	BEARING	DISTANCE		
L1	S 51°59'52" W	15.91'		
L2	N 49°31'06" E	57.47'		

PRELIMINARY

PLOT PLAN

FOR

JSJ BUILDERS INC

BOSTON RIVER DRIVE

LOT 3 ILA'S WAY SUBDIVISION

AVERASBORO TWP., HARNETT CO., NC

P.B. 2025, PG. 234



ECLS
GLOBAL, INC

U.S. VETERAN-OWNED

19 N MCKINLEY ST

COATS, NC 27521

910.897.3257 ECLS@GLOBALINC.COM

910.897.2329 (FAX) CO#C-4175

PROJECT: ILA'S WAY

DRAWN BY: VIH

SURVEYED BY:

FIELD WORK:

DWG DATE: 04-21-2025