

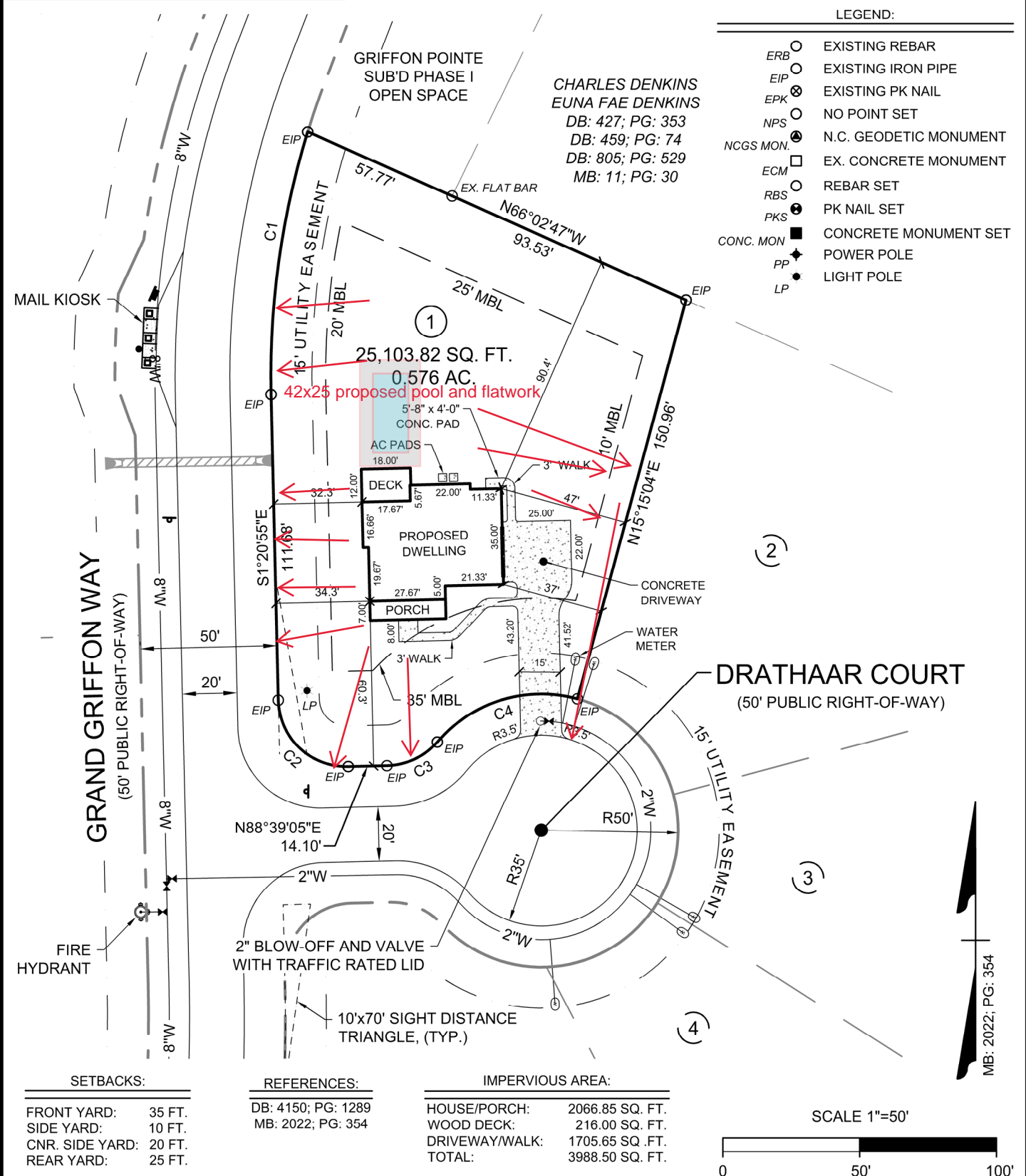
NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN A FEMA SPECIAL FLOOD HAZARD AREA AS SHOWN ON DFIRM MAP 3720064000J AND 3720054800J, DATED OCTOBER 3, 2006.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. NO TITLE SEARCH WAS PERFORMED FOR THIS PLOT PLAN.
4. AREAS CALCULATED BY COORDINATE GEOMETRY.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	300.00	97.26	18°34'33"	S7°56'22"W	96.84
C2	25.00	39.27	90°00'00"	S46°20'55"E	35.36
C3	25.00	21.03	48°11'23"	N64°33'24"E	20.41
C4	50.00	56.54	64°47'22"	N72°51'23"E	53.57

LEGEND:

- EXISTING REBAR
- EXISTING IRON PIPE
- ⊗ EXISTING PK NAIL
- NO POINT SET
- N.C. GEODETIC MONUMENT
- EX. CONCRETE MONUMENT
- REBAR SET
- ⊗ PK NAIL SET
- CONCRETE MONUMENT SET
- ◆ POWER POLE
- LIGHT POLE



SETBACKS:

FRONT YARD:	35 FT.
SIDE YARD:	10 FT.
CNR. SIDE YARD:	20 FT.
REAR YARD:	25 FT.

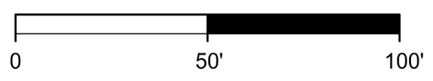
REFERENCES:

DB: 4150; PG: 1289
 MB: 2022; PG: 354

IMPERVIOUS AREA:

HOUSE/PORCH:	2066.85 SQ. FT.
WOOD DECK:	216.00 SQ. FT.
DRIVEWAY/WALK:	1705.65 SQ. FT.
TOTAL:	3988.50 SQ. FT.

SCALE 1"=50'



CAROLINA
 Land Development Group
 1304 N. Respass Street
 Washington, NC 27889
 Phone: (919) 608-9390
 Email: spencer@CLDGCORP.com
 C-2743

SEAL:

PROJECT: **PLOT PLAN FOR:
 LOT 1 GRIFFON POINTE
 SUBDIVISION PHASE I
 (HAWTHORNE II RH - FLOOR PLAN)**

LOCATION: 17 DRATHAAR COURT, LILLINGTON, N.C. 27546
 UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DRAWN BY: SBT	PIN NO: 0640-12-7367	DATE: 08-30-2022
CHECKED BY: SBT	PROJECT NO: 2022010	SCALE: 1" = 50'

MB: 2022; PG: 354