

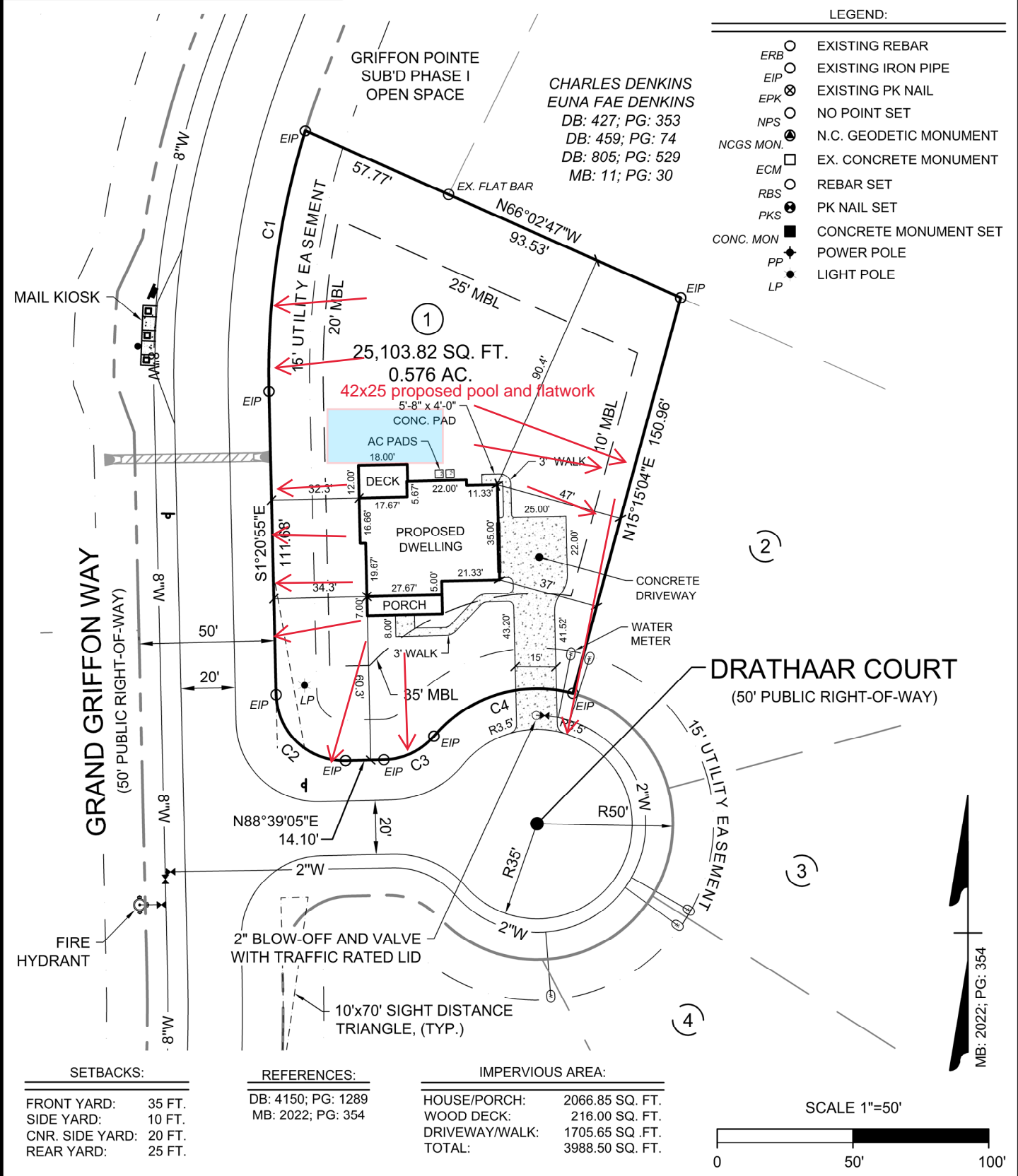
**NOTES:**

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.

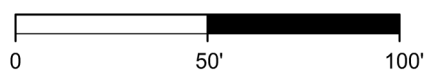
**REFERENCES:**

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: <b>LOT 1 GRIFFON POINTE        SUBDIVISION PHASE I</b> (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