

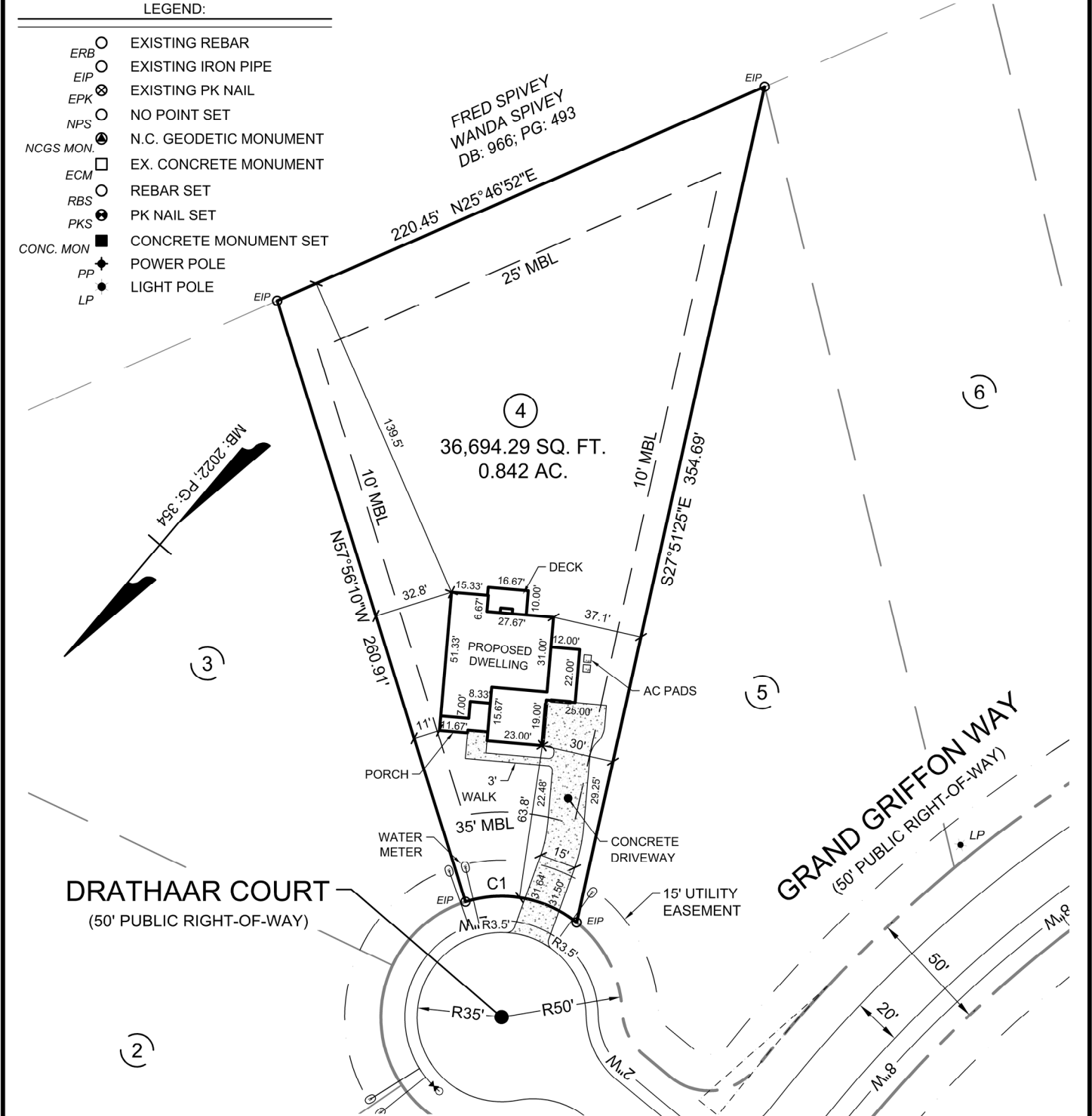
NOTES:

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	50.00	48.69	55°47'42"	S59°57'41"W	46.79

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



DRATHAAR COURT
(50' PUBLIC RIGHT-OF-WAY)

GRAND GRIFFON WAY
(50' PUBLIC RIGHT-OF-WAY)

SETBACKS:

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

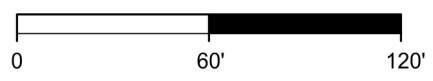
REFERENCES:

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

IMPERVIOUS AREA:

HOUSE/PORCH:	2606.14 SQ. FT.
WOOD DECK:	154.50 SQ. FT.
DRIVEWAY/WALK:	1883.97 SQ. FT.
TOTAL:	4644.61 SQ. FT.

SCALE 1"=60'



CAROLINA
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SEAL:

PROJECT: **PLOT PLAN FOR:
LOT 4 GRIFFON POINTE
SUBDIVISION PHASE I**
(FILMORE A - FLOOR PLAN)

LOCATION: 24 DRATHAAR COURT, LILLINGTON, N.C. 27546
UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DRAWN BY: SBT	PIN NO: 0640-12-9036	DATE: 09-01-2022
CHECKED BY: SBT	PROJECT NO: 2022010	SCALE: 1" = 60'