

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.

IMPERVIOUS AREA:

HOUSE/PORCH:	2066.85 SQ. FT.
WOOD DECK:	214.13 SQ. FT.
DRIVEWAY/WALK:	1832.63 SQ. FT.
TOTAL:	4113.61 SQ. FT.

REFERENCES:

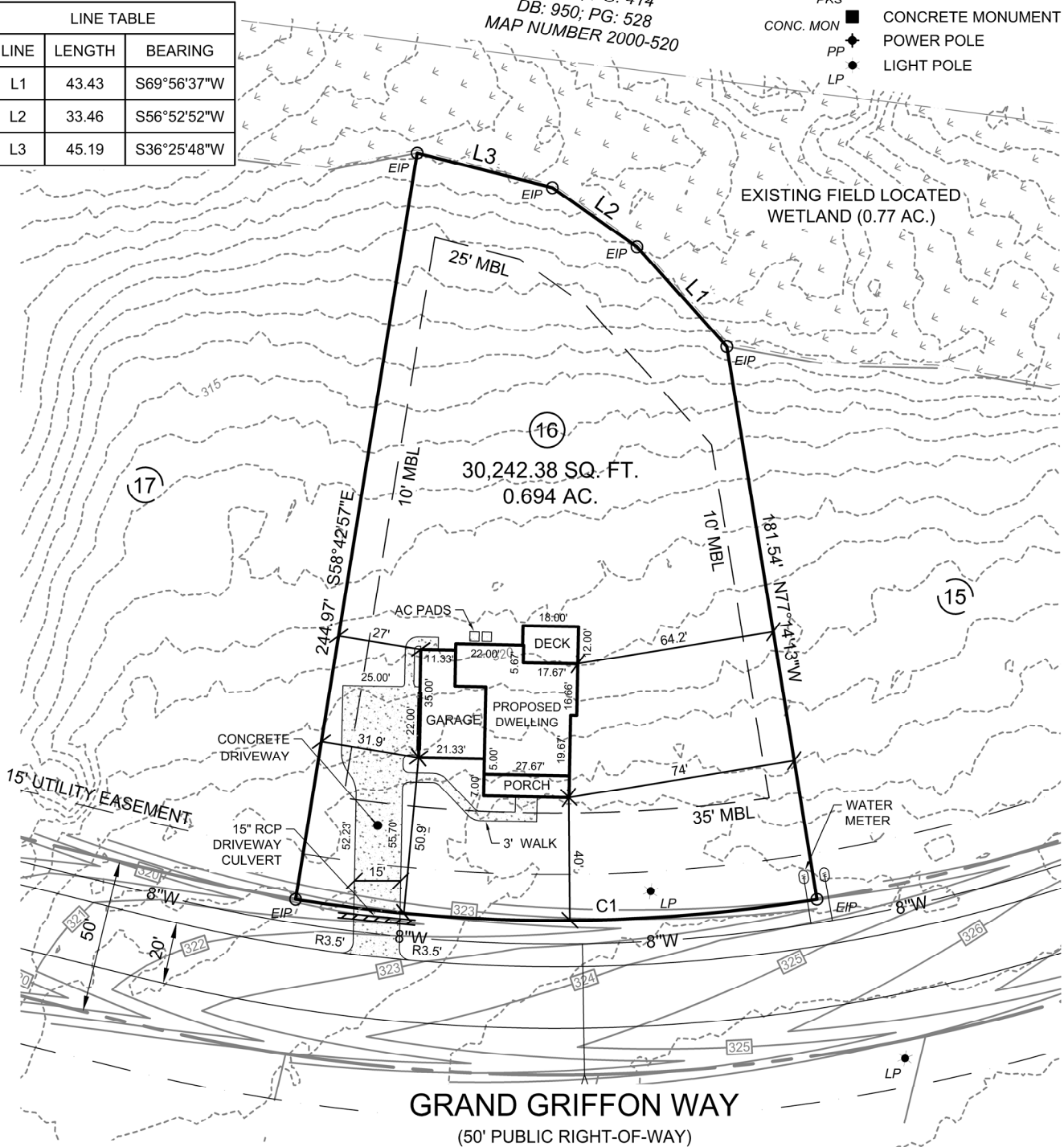
DB: 4165; PG: 2519
 MB: 2022; PG: 354

MARGARET TAYLOR ROBINSON
 DB: 752; PG: 414
 DB: 950; PG: 528
 MAP NUMBER 2000-520

LEGEND:

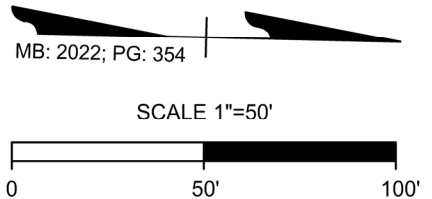
- ERB EXISTING REBAR
- EIP EXISTING IRON PIPE
- ⊗ EPK EXISTING PK NAIL
- NPS NO POINT SET
- ⊙ NCGS MON. N.C. GEODETIC MONUMENT
- ECM EX. CONCRETE MONUMENT
- RBS REBAR SET
- PKS PK NAIL SET
- CONC. MON. CONCRETE MONUMENT SET
- ◆ PP POWER POLE
- LP LIGHT POLE

LINE TABLE		
LINE	LENGTH	BEARING
L1	43.43	S69°56'37"W
L2	33.46	S56°52'52"W
L3	45.19	S36°25'48"W



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	525.00	169.71	18°31'15"	N22°01'25"E	168.97

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



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SEAL:

PROJECT:

**PLOT PLAN FOR:
 LOT 16 GRIFFON POINTE
 SUBDIVISION PHASE I
 (HAWTHORNE II - FLOOR PLAN)**

LOCATION:

134 GRAND GRIFFON WAY, LILLINGTON, N.C. 27546
 UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DRAWN BY: CBM

PIN NO: 0640-12-5011

DATE: 03-08-2023

CHECKED BY: SBT

PROJECT NO: 2022010

SCALE: 1" = 50'