

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:	2636.19 SQ. FT.
WOOD DECK:	154.50 SQ. FT.
DRIVEWAY/WALK:	1553.43 SQ. FT.
TOTAL:	4344.12 SQ. FT.

REFERENCES:

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

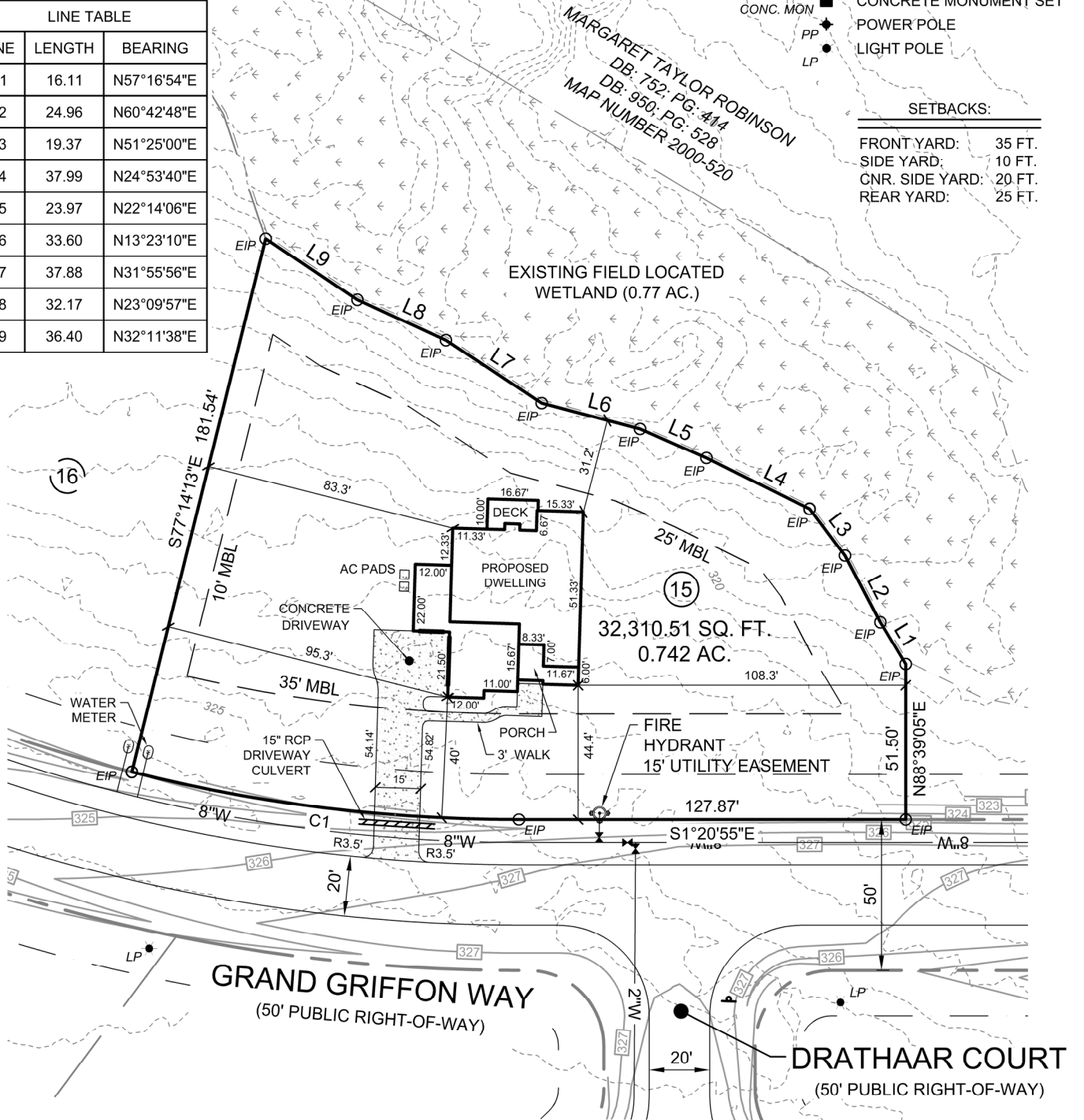
LEGEND:

- 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.

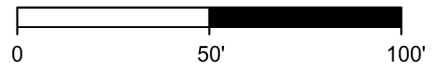
LINE	LENGTH	BEARING
L1	16.11	N57°16'54"E
L2	24.96	N60°42'48"E
L3	19.37	N51°25'00"E
L4	37.99	N24°53'40"E
L5	23.97	N22°14'06"E
L6	33.60	N13°23'10"E
L7	37.88	N31°55'56"E
L8	32.17	N23°09'57"E
L9	36.40	N32°11'38"E



CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	525.00	129.31	14°06'42"	S5°42'26"W	128.98

MB: 2022; PG: 354

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 15 GRIFFON POINTE
SUBDIVISION PHASE I**
(FILMORE C - FLOOR PLAN)

LOCATION:

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

DRAWN BY: SBT

PIN NO: 0640-12-5188

DATE: 10-09-2022

CHECKED BY: SBT

PROJECT NO: 2022010

SCALE: 1" = 50'