

**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	575.00	50.41	5°01'22"	S33°18'21"W	50.39

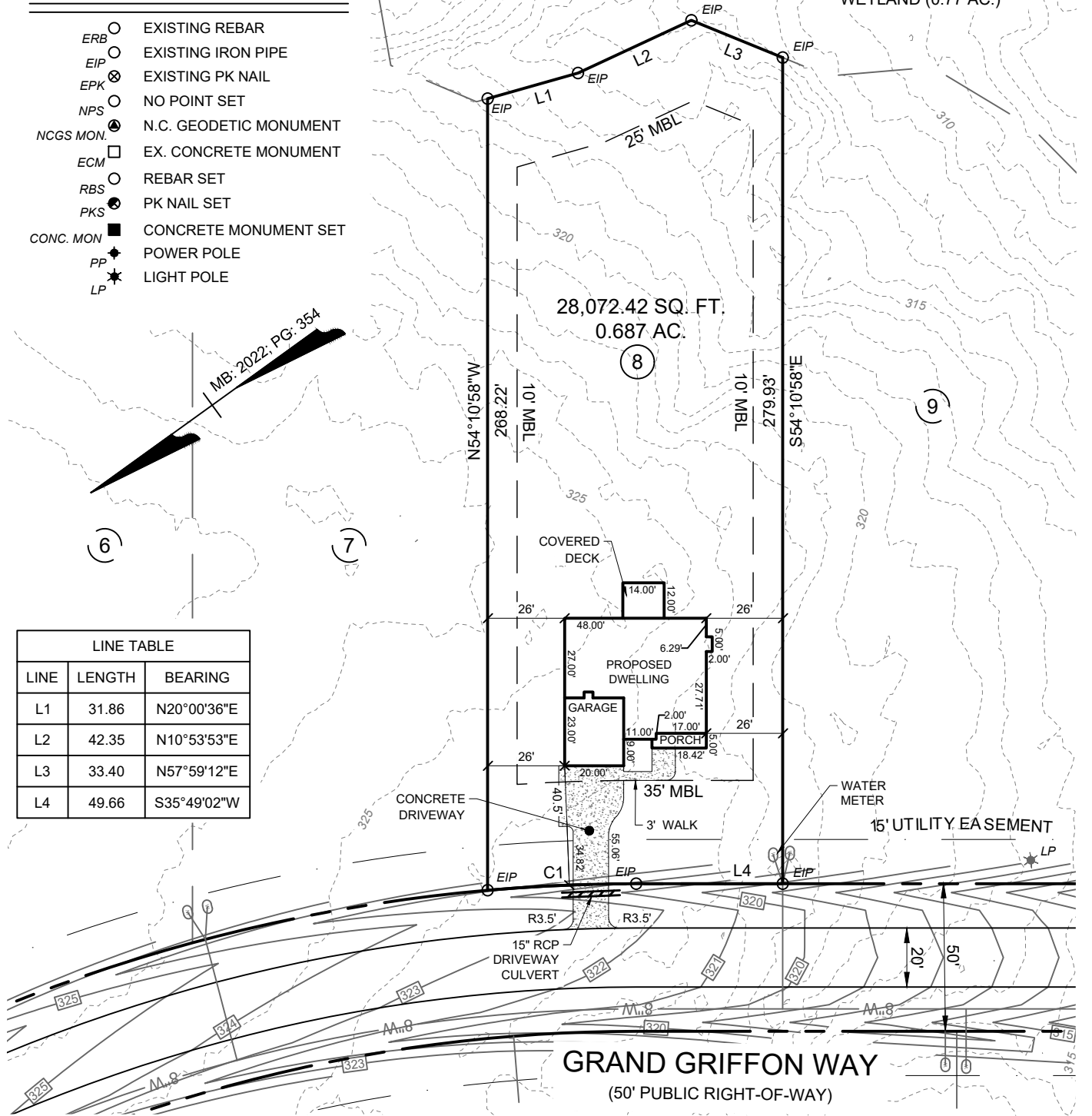
FRED SPIVEY  
WANDA SPIVEY  
DB: 966; PG: 493

EXISTING FIELD LOCATED  
WETLAND (0.77 AC.)

**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

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.86	N20°00'36"E
L2	42.35	N10°53'53"E
L3	33.40	N57°59'12"E
L4	49.66	S35°49'02"W



**SETBACKS:**

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

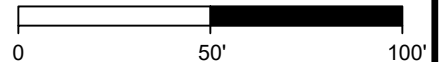
**REFERENCES:**

DB: 4204; PG: 1020
MB: 2022; PG: 354

**IMPERVIOUS AREA:**

HOUSE/PORCH:	2203.25 SQ. FT.
DRIVEWAY/WALK:	974.67 SQ. FT.
COVERED DECK:	168 SQ. FT.
TOTAL:	3345.92 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 8 GRIFFON POINTE  
SUBDIVISION PHASE I**  
(SONOMA IIB - FLOOR PLAN)

LOCATION:  
159 GRAND GRIFFON WAY, LILLINGTON, N.C. 27546  
UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY

DRAWN BY: JVG	PIN NO: 0640-11-7705	DATE: 02-01-2024
CHECKED BY: SBT	PROJECT NO: 2022010	SCALE: 1" = 50'