

**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.

MB: 2022, PG: 354

FRED SPIVEY  
WANDA SPIVEY  
DB: 966; PG: 493

**LEGEND:**

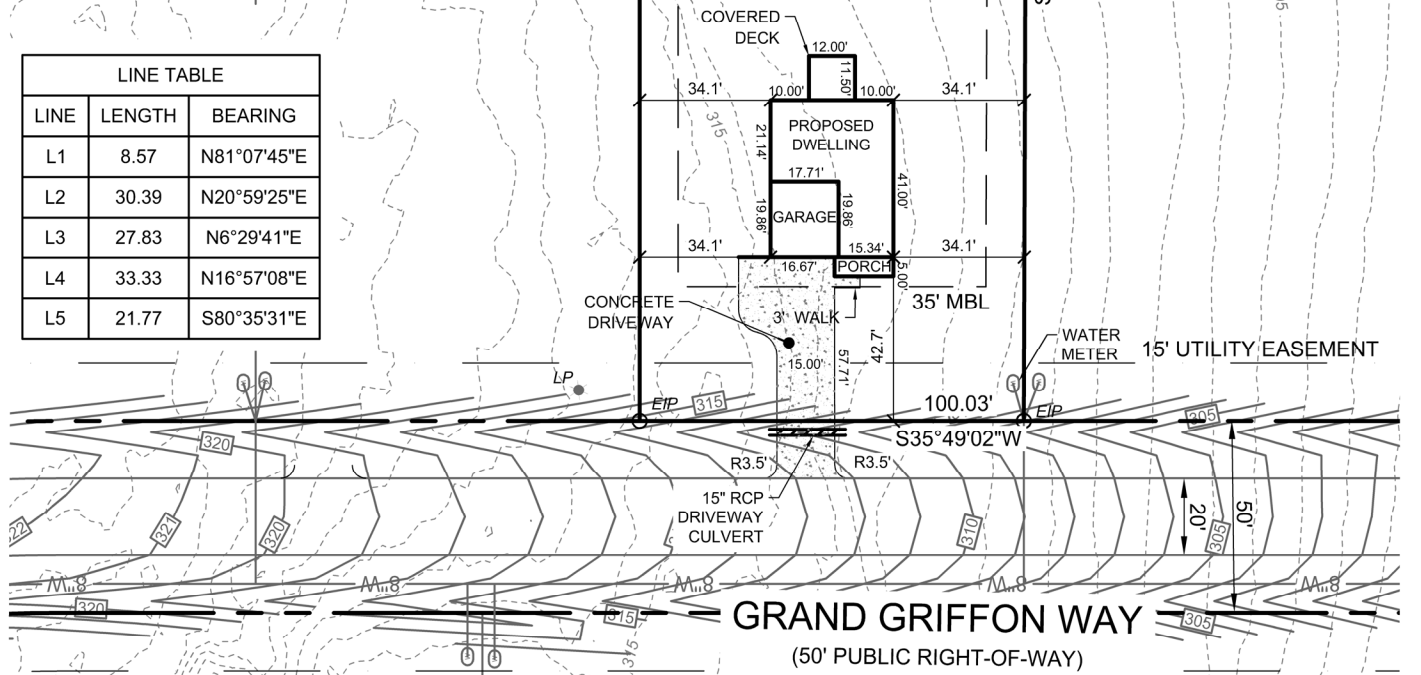
|   |                        |
|---|------------------------|
| ○ | EXISTING REBAR         |
| ○ | EXISTING IRON PIPE     |
| ⊗ | EXISTING PK NAIL       |
| ○ | NO POINT SET           |
| ● | N.C. GEODETIC MONUMENT |
| □ | EX. CONCRETE MONUMENT  |
| ○ | REBAR SET              |
| ● | PK NAIL SET            |
| ■ | CONCRETE MONUMENT SET  |
| ◆ | POWER POLE             |
| ● | LIGHT POLE             |

EXISTING FIELD LOCATED WETLAND (0.77 AC.)

25093.04 SQ. FT.  
0.576 AC.

**LINE TABLE**

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 8.57   | N81°07'45"E |
| L2   | 30.39  | N20°59'25"E |
| L3   | 27.83  | N6°29'41"E  |
| L4   | 33.33  | N16°57'08"E |
| L5   | 21.77  | S80°35'31"E |



**SETBACKS:**

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

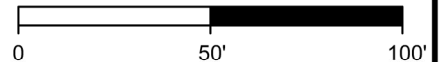
**REFERENCES:**

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

**IMPERVIOUS AREA:**

|                |                |
|----------------|----------------|
| HOUSE/PORCH:   | 1388.7 SQ. FT. |
| DRIVEWAY/WALK: | 1089.2 SQ. FT. |
| COVERED DECK:  | 138 SQ. FT.    |
| TOTAL:         | 2838.7 SQ. FT. |

SCALE 1"=50'



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SEAL:

PROJECT:

**PLOT PLAN FOR:  
LOT 10 GRIFFON POINTE  
SUBDIVISION PHASE I  
(BENTCREEK II - FLOOR PLAN)**

LOCATION:

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

DRAWN BY: JVG

PIN NO: 0640-11-5680

DATE: 03-21-2024

CHECKED BY: SBT

PROJECT NO: 2022010

SCALE: 1" = 50'