

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.

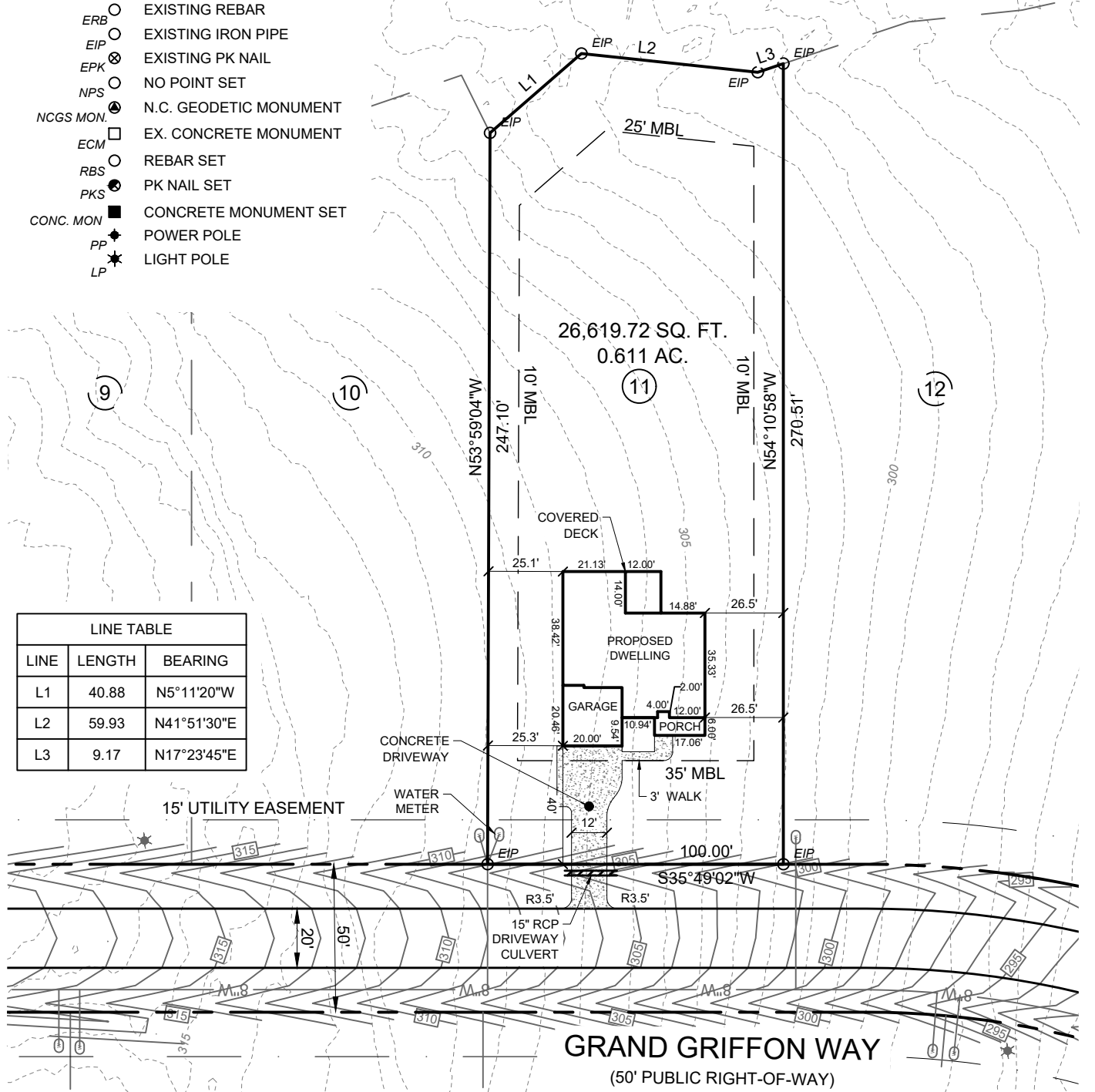
MB: 2022, PG: 354

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.88	N5°11'20"W
L2	59.93	N41°51'30"E
L3	9.17	N17°23'45"E



SETBACKS:

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

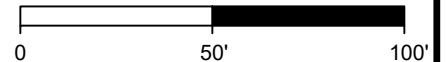
REFERENCES:

DB: 4204; PG: 1014
MB: 2022; PG: 354

IMPERVIOUS AREA:

HOUSE/PORCH:	2285.29 SQ. FT.
DRIVEWAY/WALK:	937.63 SQ. FT.
COVERED DECK:	168 SQ. FT.
TOTAL:	3390.92 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 11 GRIFFON POINTE
SUBDIVISION PHASE I
(WISTERIA A II - FLOOR PLAN)**

LOCATION:

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

DRAWN BY: JVG

PIN NO: 0640-11-5521

DATE: 03-26-2024

CHECKED BY: SBT

PROJECT NO: 2022010

SCALE: 1" = 50'