

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.

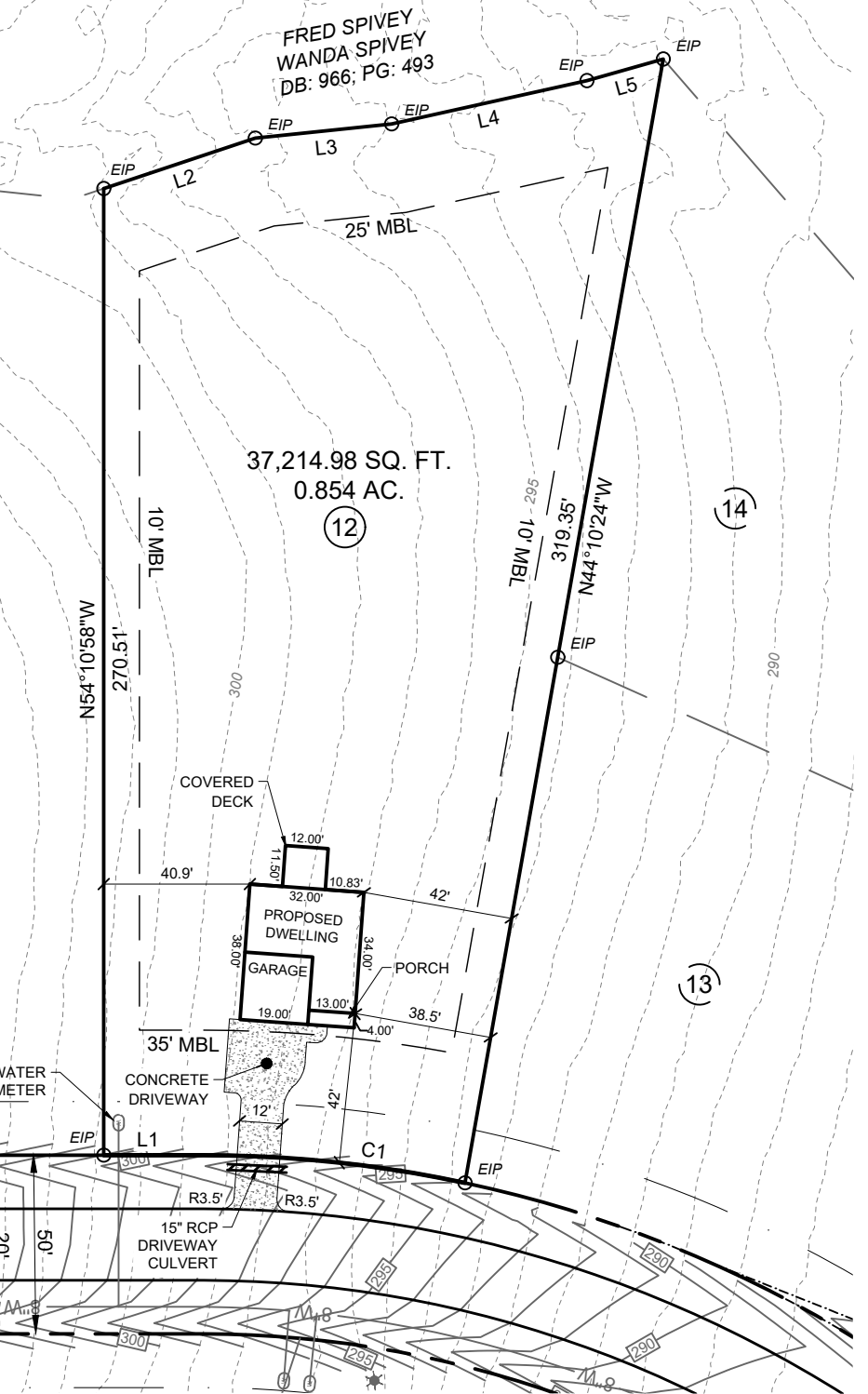
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	350.00	73.68	12°03'43"	S41°50'53"W	73.55

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.03	S35°49'02"W
L2	44.74	N17°23'45"E
L3	38.38	N29°56'03"E
L4	55.96	N23°18'16"E
L5	22.25	N20°01'58"E



15' UTILITY EASEMENT

WATER METER

CONCRETE DRIVEWAY

GRAND GRIFFON WAY
(50' PUBLIC RIGHT-OF-WAY)

SETBACKS:

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

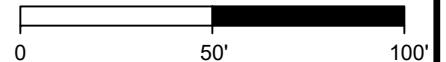
REFERENCES:

DB: 4229; PG: 0644
MB: 2022; PG: 354

IMPERVIOUS AREA:

HOUSE/PORCH:	1216 SQ. FT.
DRIVEWAY/WALK:	854.02 SQ. FT.
COVERED DECK:	138 SQ. FT.
TOTAL:	2208.02 SQ. FT.

SCALE 1"=50'



SEAL:

PROJECT:

**PLOT PLAN FOR:
LOT 12 GRIFFON POINTE
SUBDIVISION PHASE I**
(HARPER II G - FLOOR PLAN)

LOCATION:

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

DRAWN BY: JVG

PIN NO: 0640-11-4471

DATE: 05-15-2024

CHECKED BY: SBT

PROJECT NO: 2022010

SCALE: 1" = 50'

CAROLINA
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