

FLOOD CERTIFICATION
 THE PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD AREA PER FIRM MAP NO. 37200655001 PANEL 0655 EFFECTIVE DATE JULY 19, 2022.

VICINITY MAP



NOT TO SCALE

REFERENCES:
 1. D.B. 4165, PG. 506
 PIN 0655-14-9053.000
 PID 080655 0032 42
 RESTRICTIVE COVENANTS:
 2. D.B. 4109, PG. 612

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	42°24'48"	50.00'	37.01'	36.17'	19.40'	S 71°04'07" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 10°58'39" E	104.86'
L2	S 23°34'04" E	110.25'

EXISTING IMPERVIOUS SURFACES:
 TOTAL LOT AREA=9,791 S.F.
 HOUSE/PORCHES=2,183 S.F.
 DRIVEWAYS, ETC.=379 S.F.
 TOTAL IMPERVIOUS AREA=2,562 S.F.
 MAX. IMPERVIOUS AREA=2,600 S.F.



SETBACKS
 >43' LOT WIDTHS
 FRONT YARD-20'
 SIDE YARD-5'
 REAR YARD-20'
 CORNER SIDE-12'

LEGEND
 (RBF)-REBAR FOUND
 (CAP)-CALCULATED POINT
 (T)-TRANSFORMER
 (EB)-ELECTRIC BOX
 (CAB)-CABLE BOX
 (WV)-WATER VALVE
 (UGPB)-UNDERGROUND PHONE BOX
 (MF)-METAL FENCE
 (CD)-CONCRETE DRIVEWAY
 (GM)-GAS METER
 (WM)-WATER METER
 (CO)-CLEANOUT
 (AC)-AIR CONDITIONER

NOTES:
 1. ALL EASEMENTS, RIGHTS OF WAY AND BOUNDARY INFORMATION TAKEN FROM P.B. 2022, PG 434-448 UNLESS OTHERWISE NOTED.
 2. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.

NOTE:
 RATIO OF PRECISION IS 1:10,000+, MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND UNLESS NOTED OTHERWISE. ALL AREAS ARE CALCULATED BY COORDINATE COMPUTATION.

**LOT 40 SERENITY SUBDIVISION
 PHASE 1
 70 COMFORT COURT
 HARNETT COUNTY
 FUQUAY-VARINA, N.C. 27526**

**SURVEY FOR
 ANTHONY SCOT ROSE
 AND SPOUSE
 GAYLE ELIZABETH ROSE**



REFERENCE: PLAT BOOK 2022 PAGE 434-448.

FILE: STYLOT40F

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DESCRIPTION RECORDED IN REFERENCES AS SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN _____; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.16000).
 THIS 26th DAY OF MAY 2023.
William G. Joyner Jr.
 PROFESSIONAL LAND SURVEYOR L-4433



ROBINSON & PLANTE PC
 LAND SURVEYING
 C-2687
 970 TRINITY ROAD
 RALEIGH, N.C. 27607
 PHONE (919) 859-6030

DATE: 5-25-23 SCALE: 1"=40'