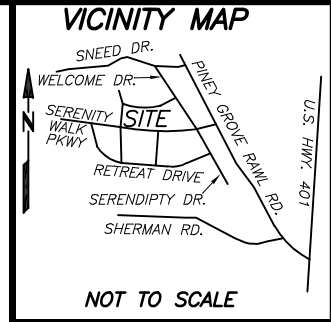


LINE TABLE

LINE	BEARING	DISTANCE
L1	S 06°52'33" E	50.37'
L2	N 13°42'31" W	51.49'

PROPOSED IMPERVIOUS SURFACES:
 TOTAL LOT AREA=7,179 S.F.
 HOUSE/PORCHES=1,875 S.F.
 DRIVEWAYS/ETC.=495 S.F.
 TOTAL IMPERVIOUS AREA=2,370 S.F.
 MAX. IMPERVIOUS AREA=2,513 S.F.

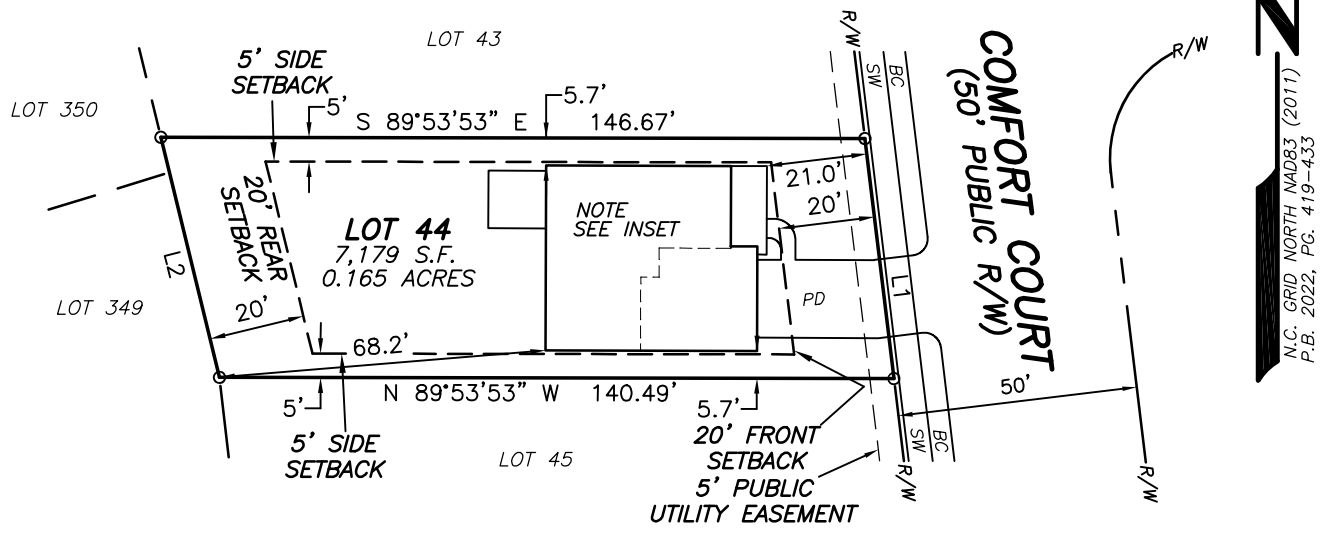
NOTE:
 87 S.F. OF MAXIMUM IMPERVIOUS AREA HAS BEEN REMOVED FROM LOT 44 SERENITY AND ADDED TO LOT 87 SERENITY MAXIMUM IMPERVIOUS AREA FOR SALES MODEL PARKING.



NOT TO SCALE

REFERENCES:
 1. D.B. 3711, PG. 808
 PIN 0655-13-9747
 PID 08065501 0032 09

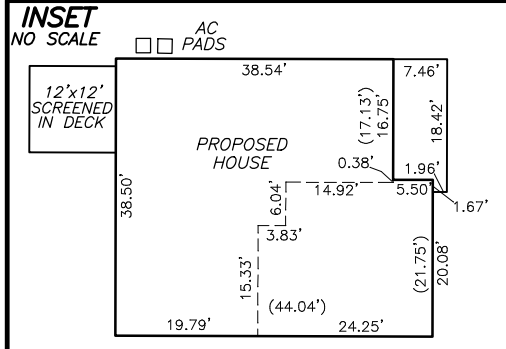
RESTRICTIVE COVENANTS:
 2. D.B. 4109, PG. 612



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

LEGEND

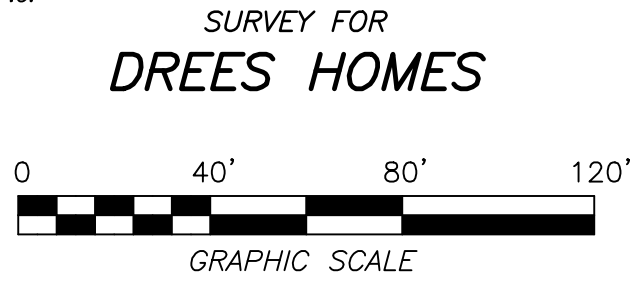
(BC)-BACK OF CURB
 (SW)-SIDEWALK
 (PD)-PROPOSED DRIVEWAY
 (AC)-AIR CONDITIONER



NOTES:
 1. ALL EASEMENTS, RIGHTS OF WAY AND BOUNDARY INFORMATION TAKEN FROM P.B. 2022, PG 419-433 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.

PRELIMINARY PLAT- NOT FOR RECORDATION, CONVEYANCE, OR SALE

LOT 44 SERENITY SUBDIVISION
 PHASE 1
 35 COMFORT COURT
 HARNETT COUNTY
 FUQUAY-VARINA, N.C. 27526



REFERENCE: PLAT BOOK 2022 PAGE 419-433. FILE: STYLOT44PPR3

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 MEET THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.16000). THIS _____ DAY OF _____, 2022.

PROFESSIONAL LAND SURVEYOR L-4433

EPIPHANY
 ELEV B
 SLAB ON GRADE
 SCREENED IN PORCH
 GARAGE LEFT FRONT

ROBINSON & PLANTE PC
 LAND SURVEYING
 C-2687
 970 TRINITY ROAD
 RALEIGH, N.C. 27607
 PHONE (919) 859-6030
 FAX (919) 859-6032

DATE: 9-1-22 SCALE: 1"=40'