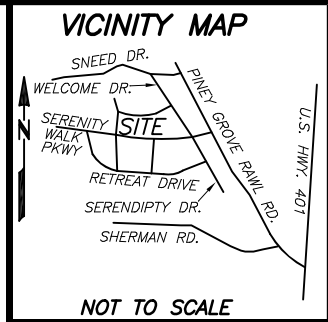


CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	42°42'33"	50.00'	37.27'	36.41'	19.55'	N 66°22'13" W

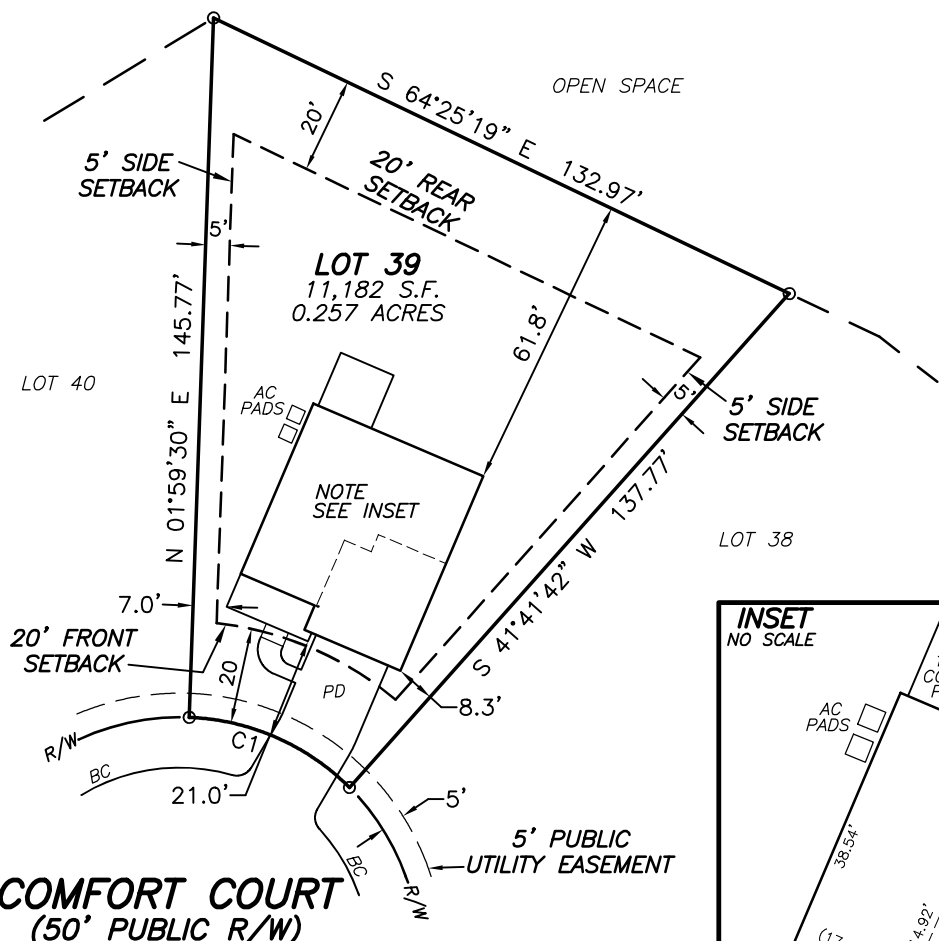
PROPOSED IMPERVIOUS SURFACES:  
TOTAL LOT AREA=11,182 S.F.  
HOUSE/PORCHES=1,890 S.F.  
DRIVEWAYS/ETC.=459 S.F.  
TOTAL IMPERVIOUS AREA=2,349 S.F.  
MAX. IMPERVIOUS AREA=2,600 S.F.



NOT TO SCALE

REFERENCES:  
1. D.B. 4165, PG. 506  
PIN 0655-24-0033.000  
PID 080655 0032 41

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  
(PD)-PROPOSED DRIVEWAY  
(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.

**PRELIMINARY PLAT- NOT FOR RECORDATION, CONVEYANCE, OR SALE**

LOT 39 SERENITY SUBDIVISION  
PHASE 1  
64 COMFORT COURT  
HARNETT COUNTY  
FUQUAY-VARINA, N.C. 27526

SURVEY FOR  
**DREES HOMES**



REFERENCE: PLAT BOOK 2022 PAGE 434-448.

FILE: STYLOT39PPR1

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PROFESSIONAL LAND SURVEYOR L-4433

EPIPHANY II  
ELEV B  
SLAB ON GRADE  
COVERED PORCH  
GARAGE RIGHT FRONT

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

DATE: 11-14-22

SCALE: 1"=40'