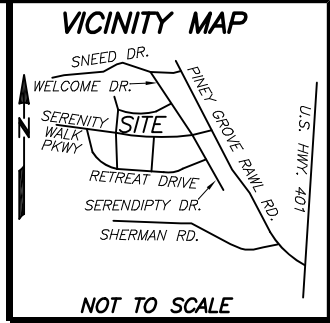


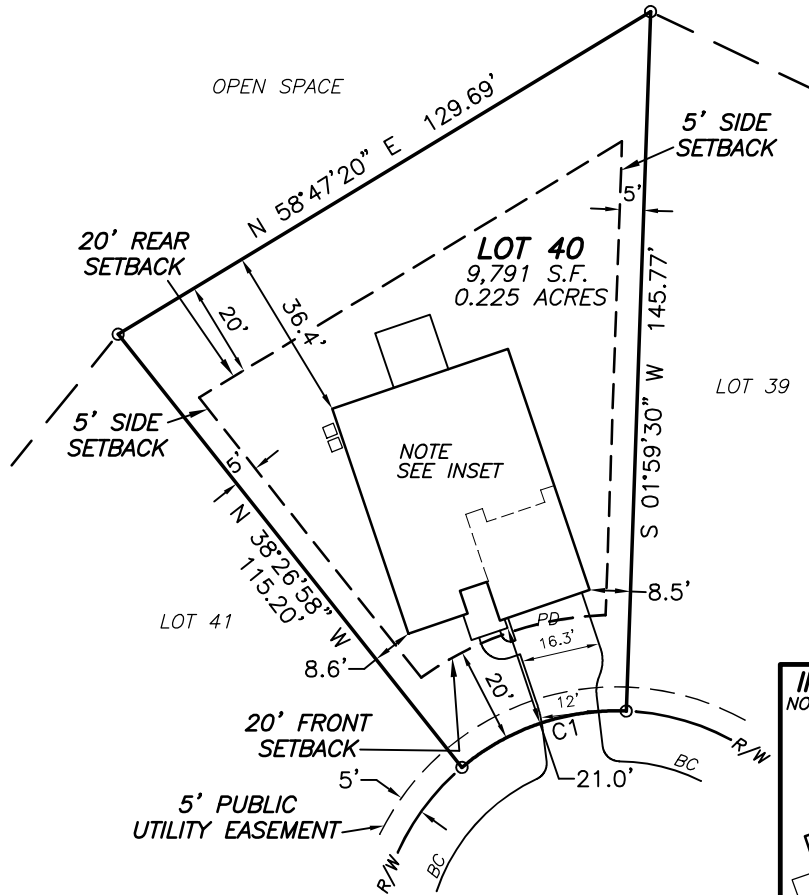
CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	42°24'48"	50.00'	37.01'	36.17'	19.40'	S 71°04'07" W

PROPOSED IMPERVIOUS SURFACES:  
TOTAL LOT AREA=9,791 S.F.  
HOUSE/PORCHES=2,168 S.F.  
DRIVEWAYS/ETC.=420 S.F.  
TOTAL IMPERVIOUS AREA=2,588 S.F.  
MAX. IMPERVIOUS AREA=2,600 S.F.

**IMPERVIOUS IS VERY TIGHT  
CONTACT SURVEYOR WITH QUESTIONS**



REFERENCES:  
1. D.B. 4165, PG. 506  
PIN 0655-14-9053.000  
PID 080655 0032 42  
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

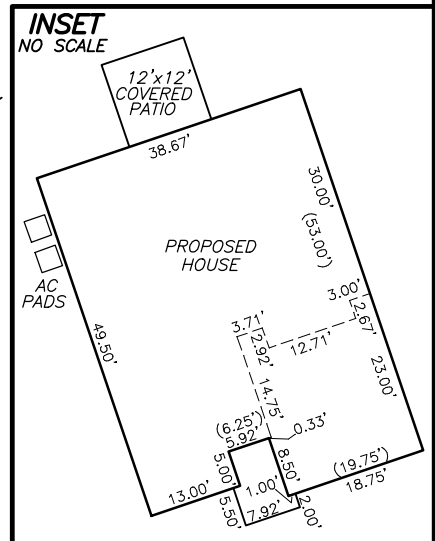
**NOTES:**

1. ALL EASEMENTS, RIGHTS OF WAY AND BOUNDARY INFORMATION TAKEN FROM P.B. 2022, PG 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 40 SERENITY SUBDIVISION  
PHASE 1  
70 COMFORT COURT  
HARNETT COUNTY  
FUQUAY-VARINA, N.C. 27526**

**COMFORT COURT  
(50' PUBLIC R/W)**



**SURVEY FOR  
DREES HOMES**



REFERENCE: PLAT BOOK 2022 PAGE 434-448.

FILE: STYLOT40PP

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

HAVEN II  
ELEV B  
SLAB ON GRADE  
COVERED PATIO  
GARAGE RIGHT FRONT

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

DATE: 12-20-22

SCALE: 1"=40'