

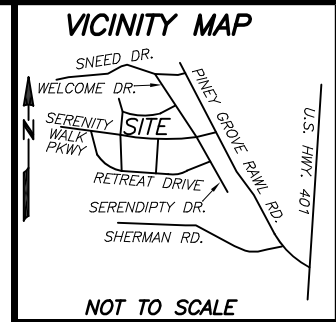
**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	44°19'34"	50.00'	38.68'	37.72'	20.37'	S 27°41'56" W

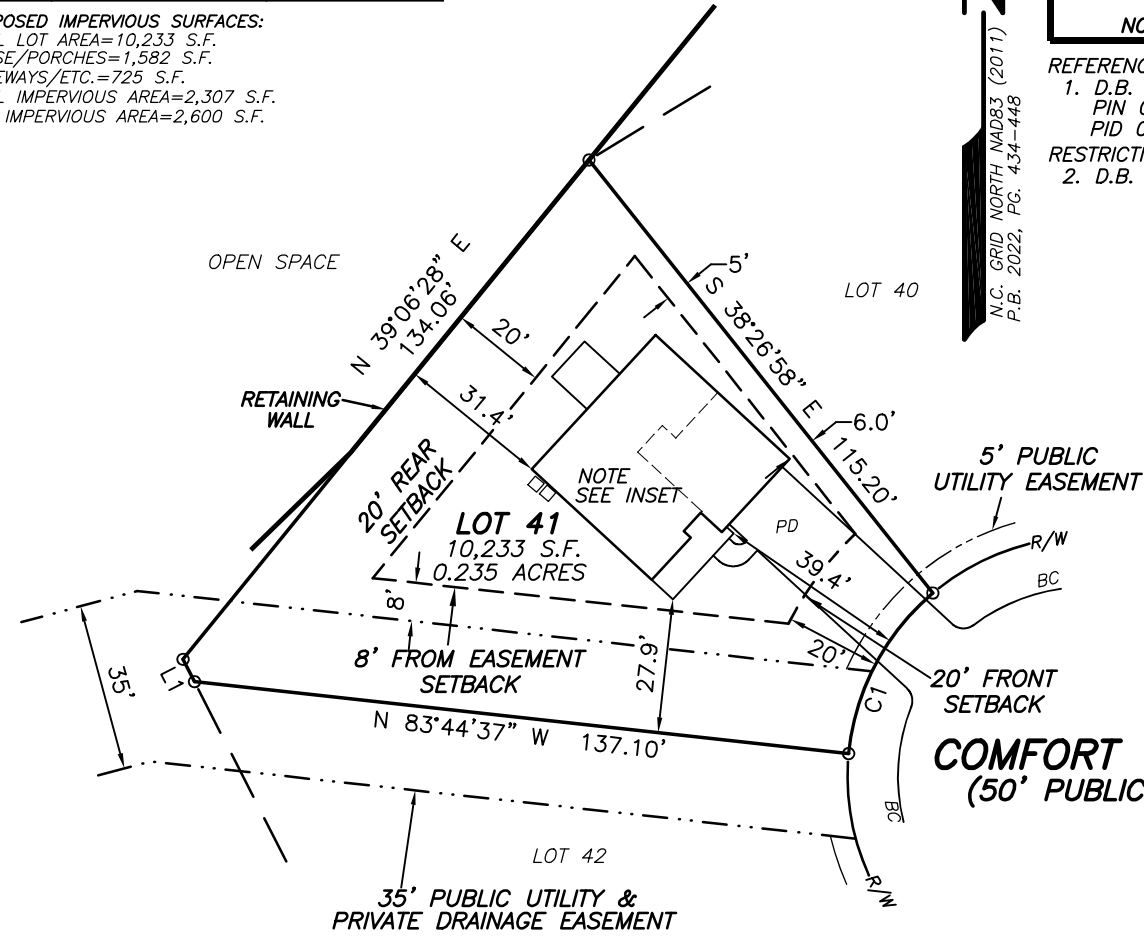
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 27°02'27" W	5.23'

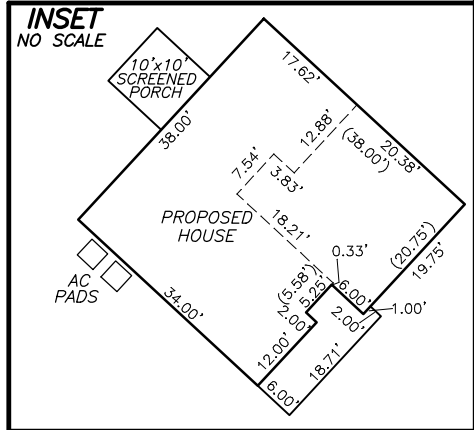
PROPOSED IMPERVIOUS SURFACES:  
 TOTAL LOT AREA=10,233 S.F.  
 HOUSE/PORCHES=1,582 S.F.  
 DRIVEWAYS/ETC.=725 S.F.  
 TOTAL IMPERVIOUS AREA=2,307 S.F.  
 MAX. IMPERVIOUS AREA=2,600 S.F.



REFERENCES:  
 1. D.B. 4165, PG. 506  
 PIN 0655-13-8987.000  
 PID 080655 0032 43  
 RESTRICTIVE COVENANTS:  
 2. D.B. 4109, PG. 612



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



**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 41 SERENITY SUBDIVISION  
 PHASE 1  
 67 COMFORT COURT  
 HARNETT COUNTY  
 FUQUAY-VARINA, N.C. 27526

SURVEY FOR  
**DREES HOMES**



REFERENCE: PLAT BOOK 2022 PAGE 434-448.

FILE: STYLOT41PPR1

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

GRACE  
 ELEV A  
 SLAB ON GRADE  
 SCREENED 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: 12-20-22 SCALE: 1"=40'