

CURVE TABLE

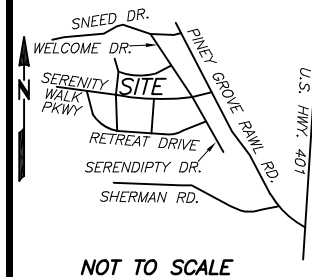
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	25°26'11"	50.00'	22.20'	22.02'	11.28'	N 32°17'51" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 19°34'44" W	12.67'
L2	S 64°25'19" E	20.80'
L3	S 52°02'16" E	36.59'

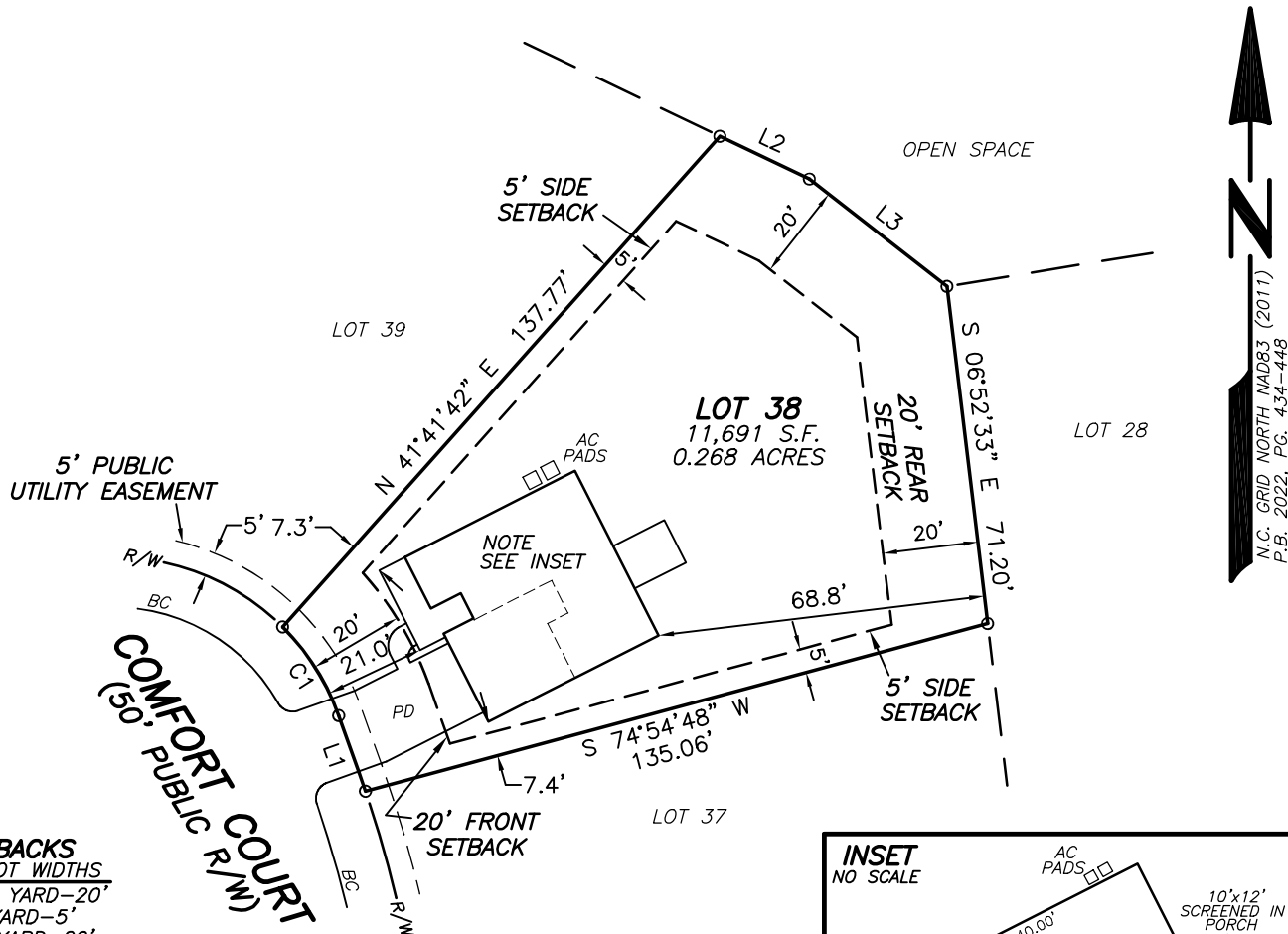
PROPOSED IMPERVIOUS SURFACES:
 TOTAL LOT AREA=11,691 S.F.
 HOUSE/PORCHES=1,779 S.F.
 DRIVEWAYS/ETC.=520 S.F.
 TOTAL IMPERVIOUS AREA=2,299 S.F.
 MAX. IMPERVIOUS AREA=2,600 S.F.

VICINITY MAP



NOT TO SCALE

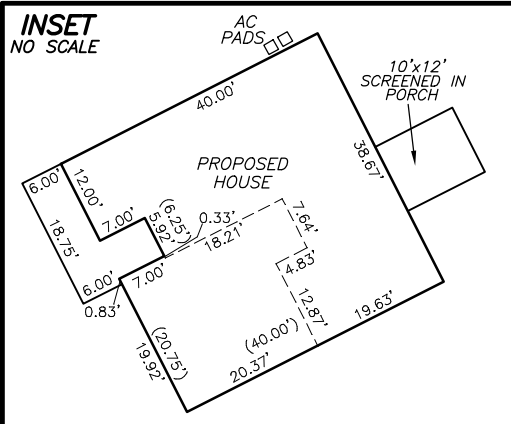
- REFERENCES:
 1. D.B. 4165, PG. 506
 PIN 0655-23-1908.000
 PID 080655 0032 40
 RESTRICTIVE COVENANTS:
 2. D.B. 4109, PG. 612



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

**SURVEY FOR
 DREES HOMES**



REFERENCE: PLAT BOOK 2022 PAGE 434-448.

FILE: STYLOT38PP

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 _____, 2023.

PROFESSIONAL LAND SURVEYOR L-4433

AUTUMN II
 ELEV A
 SLAB ON GRADE
 SCREENED IN 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: 1-9-23

SCALE: 1"=40'