

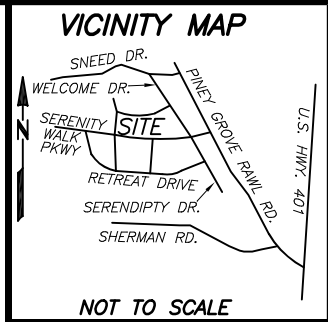
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	55°43'45"	50.00'	48.63'	46.74'	26.43'	S 22°19'44" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 39°48'24" W	17.94'

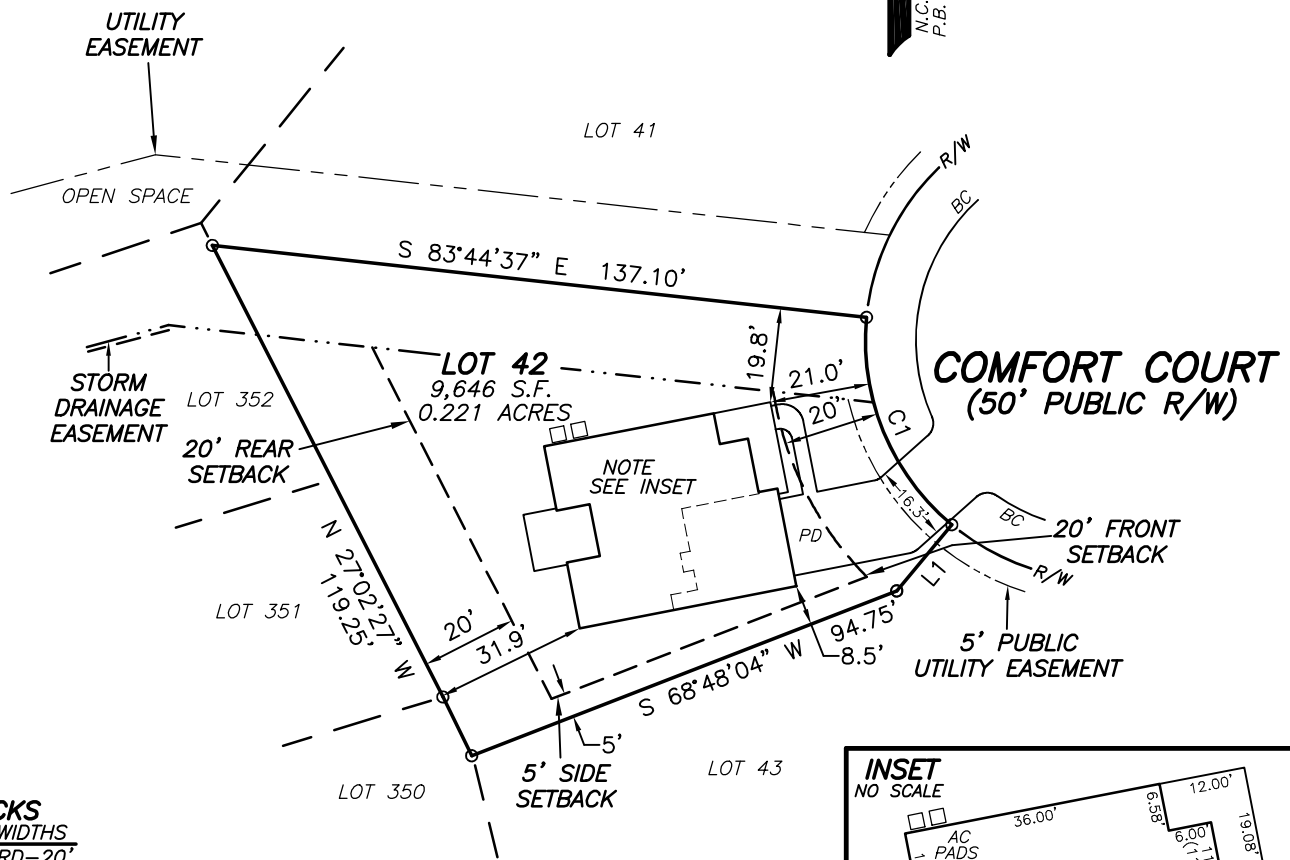
PROPOSED IMPERVIOUS SURFACES:
 TOTAL LOT AREA=9,646 S.F.
 HOUSE/PORCHES=1,900 S.F.
 DRIVEWAYS/ETC.=593 S.F.
 TOTAL IMPERVIOUS AREA=2,493 S.F.
 MAX. IMPERVIOUS AREA=2,600 S.F.



NOT TO SCALE

REFERENCES:
 1. D.B. 4165, PG. 506
 PIN 0655-13.8888.000
 PID 080655 0032 44

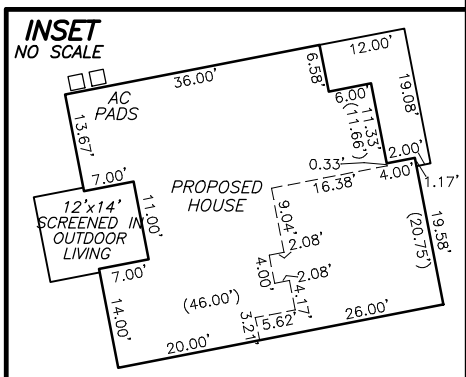
RESTRICTIVE COVENANTS:
 2. D.B. 4109, PG. 612



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

LEGEND
 (BC)-BACK OF CURB
 (PD)-PROPOSED DRIVEWAY

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

SURVEY FOR
DREES HOMES



REFERENCE: PLAT BOOK 2022 PAGE 434-448.

FILE: STYLOT42PP

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 _____, 2023.

PROFESSIONAL LAND SURVEYOR L-4433

MEADOW II
 ELEV A
 SLAB ON GRADE
 SCREENED IN OUTDOOR LIVING
 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: 2-6-23

SCALE: 1"=40'