

0 15 30 60 GRAPHIC SCALE 1"=30'

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD		
C130	50.20'	255.00'	N56*06'07"E	50.12		
C131	32.02'	25.00'	N87*09'38"E	29.88'		
C133	39.99'	255.00'	S60°38'24"E	39.95'		

## LEGEND

- O MATHEMATICAL POINT
- CONTROL CORNER
- **⊞** WATER METER
- S SEWER CLEAN OUT
- FIRE HYDRANT

<u>VICINITY MAP (NTS</u> )				
	VARIABLE WIDTH — PRIVATE DRAINAGE EASEMENT BM 2022 PG 441	C131 C131	SERENDII	OF WAY & UTILITY
RETREAT DRI	UTILLTY C130		50' PUBLIC RIGHT	
RE PUBLIC PROMES NOT 14450 E 3		#92 60' N 10.2' S	PROP. CONC. RIVE. WALK	SIDEWALK 70'X10' SITE
SOLHAN	, is	11,399 57 PROPOS	740.00°	DISTANCE TRIANGLE BM 2022 PG 441
5' PUBLIC UTILITY EASEMENT BM 2022	31.4	52.0'	BM 2022 PG 441	
UTILITY EASEMENT BM 2022 PG 441  OPEN SPACE 4 BM 2022	\	/ /	APPROX. LOCATION ETAINING WALL	
PG 441	100.52		BM 2022 PG 441 20' ACCESS AN	SEE NOTES
	N68:55'49"W OPEN SPACE 4	33.11	MAINTENANCE EASEMENT BM 2022 PG 441	<b>4</b> 82
NOTES:	BM 2022 PG 441	30.11	· *	

-REFERENCE HARNETT CO. BM 2022, PG 434-448 FOR BOUNDARY INFORMATION, NORTH INDEX & TIE LINES TO SUBDIVISION CONTROL CORNERS.

-ZONED: RA-30, RA-40, & CONSERVATION.

-SETBACKS:

43' LOT WIDTH:

FRONT YARD-20', SIDE YARD-4' & 4' OR 0' & 8', REAR YARD-20', CORNER YARD-12'.

>43' LOT WIDTH:

FRONT YARD-20', SIDE YARD-5', REAR YARD-20', CORNER YARD-12'.

-PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM THE NFIP FIRM No. 3720065500L (EFFECTIVE DATE: JULY 19, 2022).

SERENITY SUBDIVISION, PHASE 1
HECTORS CREEK TOWNSHIP, HARNETT COUNTY, NC

SURVEYED FOR
DAVID WEEKLEY HOMES
1901 N. HARRISON AVENUE, SUITE 200
CARY, NC 27513



## MSS LAND CONSULTANTS, PC

"Committed to Total Quality Service"
Firm License: C-2070
E S T. 1 9 9 8

6118 St. Giles St (Suite E) Raleigh, NC 27612

Phone (919) 510-4464 Fax (919) 510-9102 Email: gowersw@mssland.com

DATE: 02/21/2023 | SCALE: 1"=30' | DRAWN:CKC | CHECK: | FILE: DWH-22-02

I HEREBY CERTIFY THAT THE BUILDING WILL LIE WHOLLY ON THE LOT. THIS PLAT IS OF AN EXISTING PARCEL OF LAND. THIS IS NOT A SURVEY AND NOT FOR RECORDATION PURPOSES.

PERMIT PLAN LOT: 57

MAXIMUM ALLOWABLE IMPERVIOUS-3,600 SF

TOTAL ESTIMATED IMPERVIOUS-3,558 SF

SQ. FT.

2,684

703

17

145

SITE

HOUSE

DRIVEWAY

LEAD WALK

COV. PORCH

A/C PAD

PRELIMINARY PLAN

WADE A. GOWERS, PLS L-4639