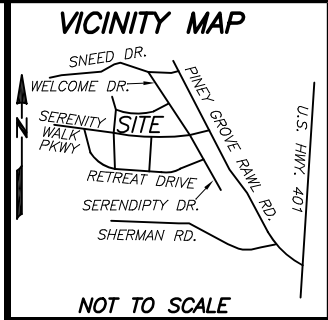
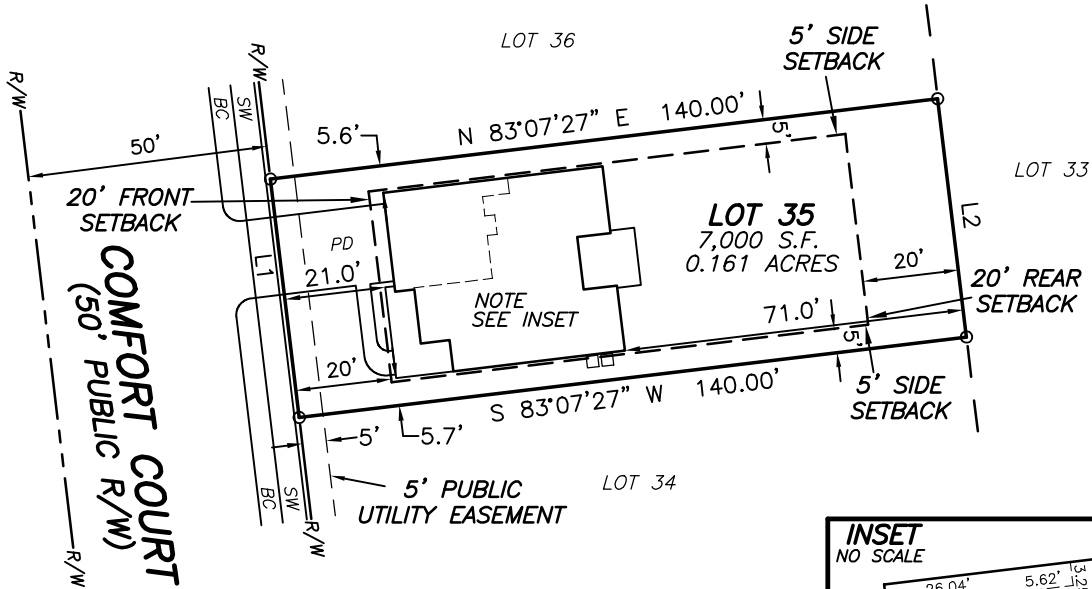


| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 06°52'33" W | 50.00' |
| L2 | S 06°52'33" E | 50.00' |

PROPOSED IMPERVIOUS SURFACES:
TOTAL LOT AREA=7,000 S.F.
HOUSE/PORCHES=1,877 S.F.
DRIVEWAYS/ETC.=474 S.F.
TOTAL IMPERVIOUS AREA=2,351 S.F.
MAX. IMPERVIOUS AREA=2,600 S.F.



REFERENCES:
1. D.B. 4165, PG. 506
PIN 0655-23-1734.000
PID 08065501 0032 05
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 419-433 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 35 SERENITY SUBDIVISION
PHASE 1
26 COMFORT COURT
HARNETT COUNTY
FUQUAY-VARINA, N.C. 27526

SURVEY FOR
DREES HOMES



REFERENCE: PLAT BOOK 2022 PAGE 419-433.

FILE: STYLOT35PP

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

ROBINSON & PLANTE PC
LAND SURVEYING
C-2687
970 TRINITY ROAD
RALEIGH, N.C. 27607
PHONE (919) 859-6030
FAX (919) 859-6032

DATE: 5-3-23

SCALE: 1"=40'