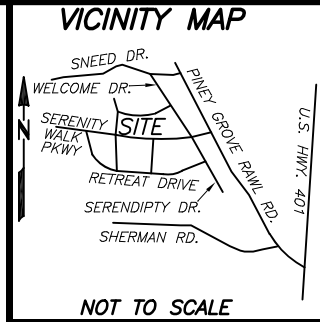


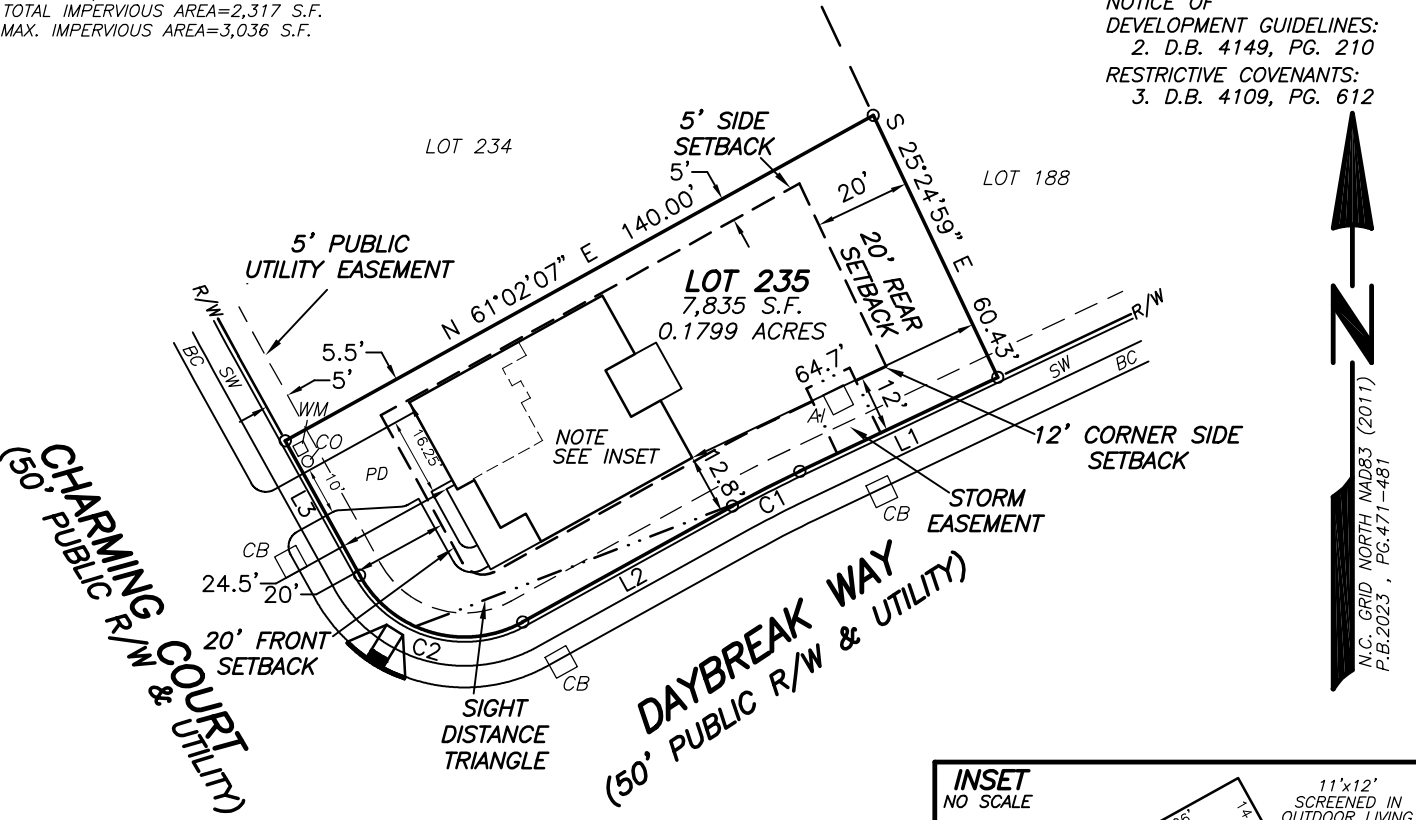
CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	3°32'53"	255.00'	15.79'	15.79'	7.90'	S 62°48'34" W
C2	90°00'00"	25.00'	39.27'	35.36'	25.00'	N 73°57'53" W



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 64°35'01" W	45.64'
L2	S 61°02'07" W	49.93'
L3	N 28°57'53" W	32.00'

PROPOSED IMPERVIOUS SURFACES:
 TOTAL LOT AREA=7,835 S.F.
 HOUSE/PORCHES=1,871 S.F.
 DRIVEWAYS/ETC.=446 S.F.
 TOTAL IMPERVIOUS AREA=2,317 S.F.
 MAX. IMPERVIOUS AREA=3,036 S.F.

- REFERENCES:
 1. D.B. 3711, PG. 808
 PIN: 0645-93-1290.000
 PID: 08065502 0032 75
- NOTICE OF DEVELOPMENT GUIDELINES:
 2. D.B. 4149, PG. 210
- RESTRICTIVE COVENANTS:
 3. D.B. 4109, PG. 612



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

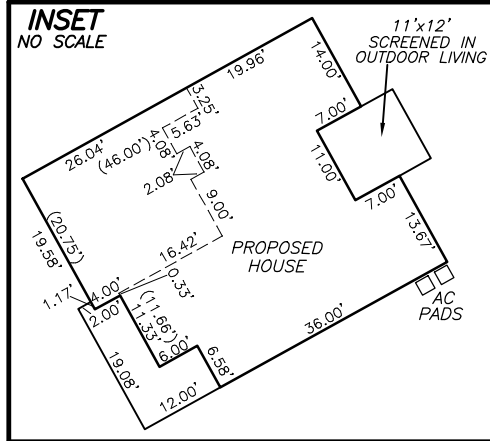
- LEGEND**
- (BC)-BACK OF CURB
 - (SW)-SIDEWALK
 - (PD)-PROPOSED DRIVEWAY
 - (CB)-CATCH BASIN
 - (AI)-AREA INLET
 - (CO)-CLEANOUT
 - (WM)-WATER METER
 - (AC)-AIR CONDITIONER

- NOTES:
- ALL EASEMENTS, RIGHTS OF WAY AND BOUNDARY INFORMATION TAKEN FROM P.B. 2023, PG. 471-481 UNLESS OTHERWISE NOTED.
 - 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 235 SERENITY SUBDIVISION
 PHASE 2E
 12 CHARMING COURT
 HARNETT COUNTY
 FUQUAY-VARINA, N.C. 27526

SURVEY FOR
DREES HOMES



REFERENCE: PLAT BOOK 2023 PAGE 471-481.

FILE: STYLOT235PPR3

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.

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

PROFESSIONAL LAND SURVEYOR L-4433

DATE: 10-10-23 SCALE: 1"=40'