

CURVE TABLE

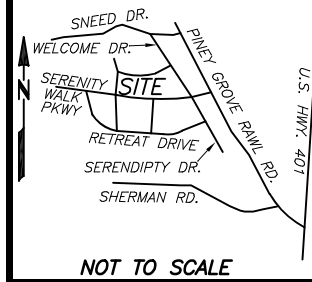
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	4°01'35"	525.00'	36.89'	36.89'	18.45'	N 26°57'05" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 28°57'53" W	20.10'
L2	S 25°24'59" E	47.63'

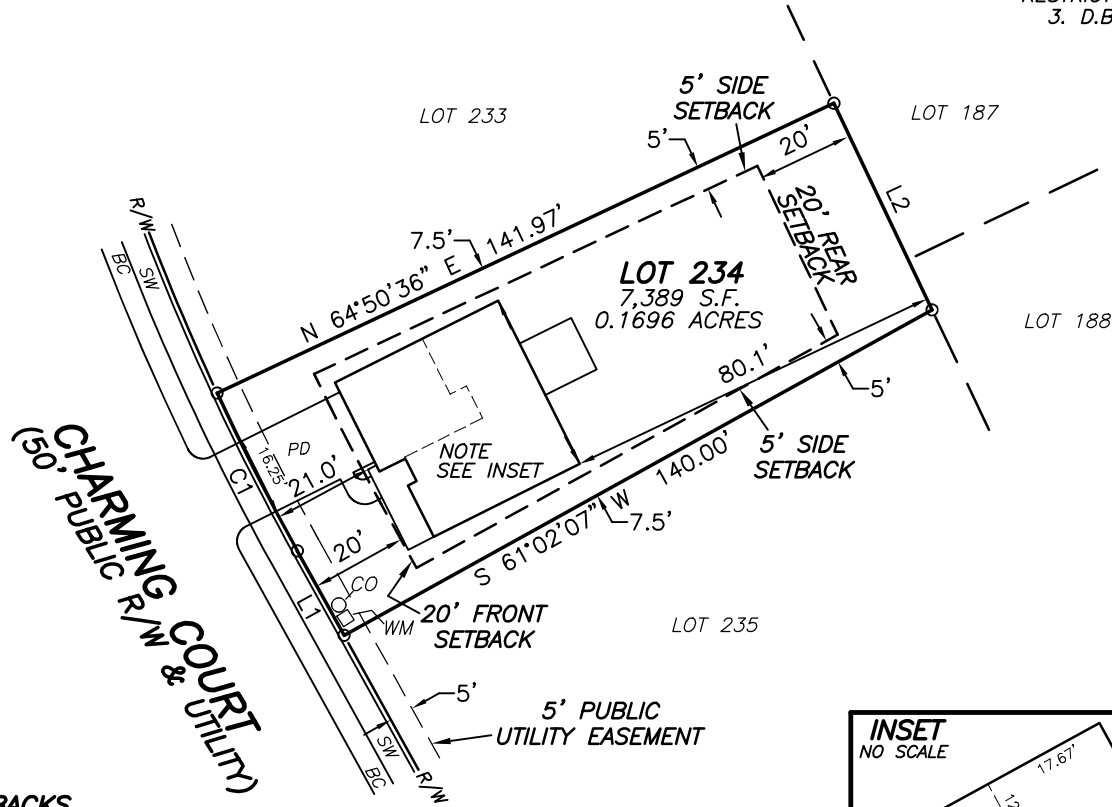
PROPOSED IMPERVIOUS SURFACES:
 TOTAL LOT AREA=7,389 S.F.
 HOUSE/PORCHES=1,626 S.F.
 DRIVEWAYS/ETC.=440 S.F.
 TOTAL IMPERVIOUS AREA=2,066 S.F.
 MAX. IMPERVIOUS AREA=3,036 S.F.

VICINITY MAP



NOT TO SCALE

- REFERENCES:
 1. D.B. 4209 PG. 2421
 PIN: 0645-93-1265.000
 PID: 08065502 0032 74
- 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
 - (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 234 SERENITY SUBDIVISION
 PHASE 2E
 24 CHARMING COURT
 HARNETT COUNTY
 FUQUAY-VARINA, N.C. 27526**

**SURVEY FOR
 DREES HOMES**



REFERENCE: PLAT BOOK 2023 PAGE 471-481.

FILE: STYLOT234PP

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

GRACE
 ELEV A
 SLAB ON GRADE
 SCREENED 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: 10-19-23 SCALE: 1"=40'