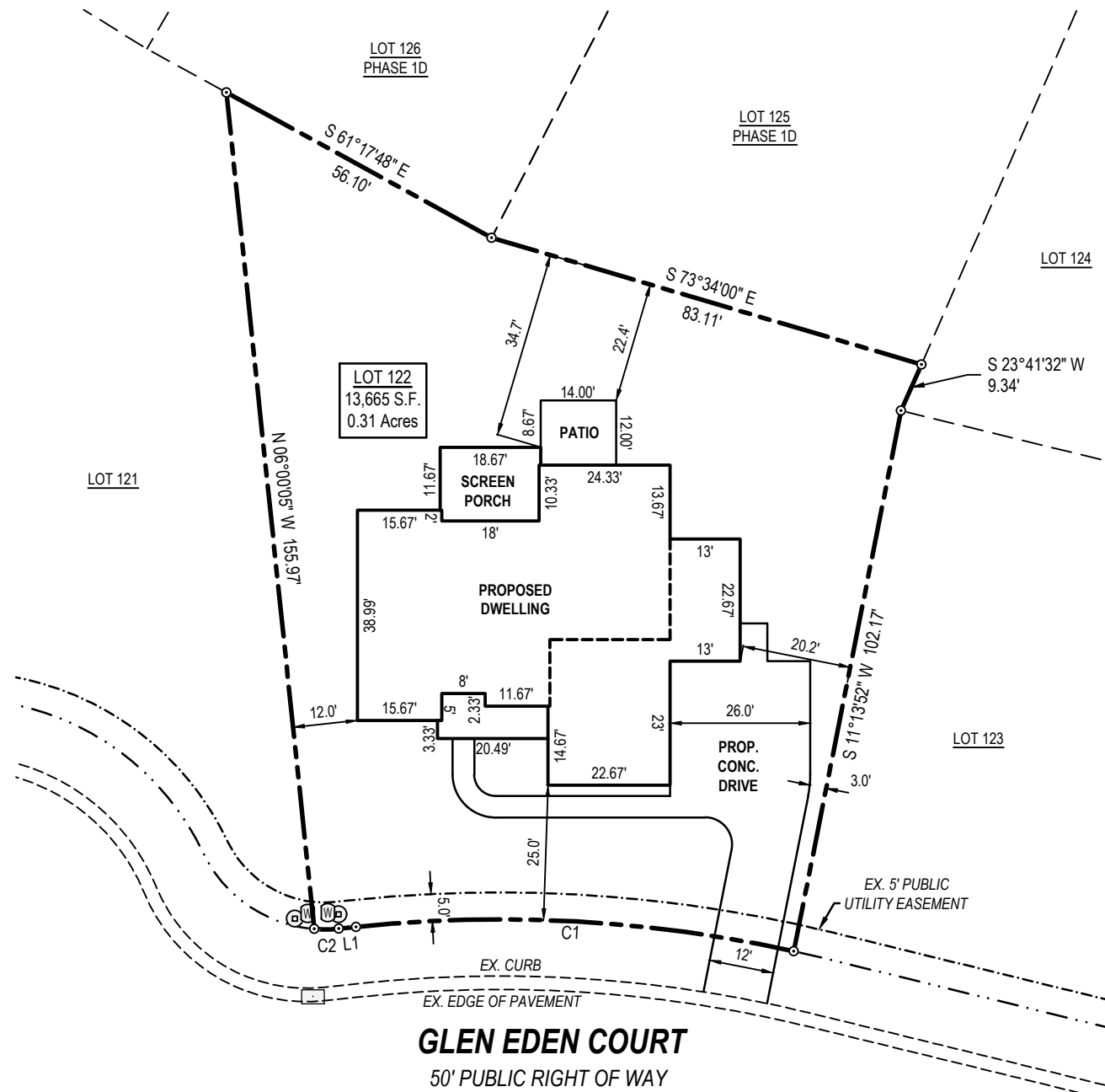


LOCATION MAP  
1" = 2000'

SITE DATA	
CURRENT OWNER	ICG HOMES LLC
SITE ADDRESS	40 GLEN EDEN COURT
PIN	0655-13-0503
PLAT REFERENCE	B.M. 2022, PG 434-448, LOT 122
LOT SIZE	0.31 ACRES
ZONING	RA-40

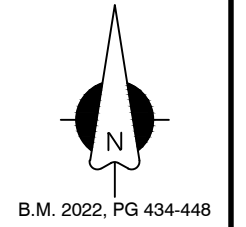
IMPERVIOUS AREA (S.F.)	
HOUSE	3314
CONCRETE DRIVE	1269
CONCRETE PATIO	168
<b>TOTAL</b>	<b>4751</b>
MAX	5000

BUILDING SETBACKS	
FRONT	20'
REAR	20'
SIDE	5'
CORNER SIDE	12'



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	255.00'	81.66'	81.31'	N 86°49'11" W
C2	25.11'	4.56'	4.55'	S 89°13'42" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 84°00'22" W	3.24'



**SURVEY NOTES:**

- All easements, right-of-way's, buffers, setbacks and adjoiners, etc., referenced from Book of Maps 2022, Page 434-448 unless otherwise noted.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.

**DEVELOPMENT NOTES:**

- SETBACK VERIFICATION SURVEYS SHALL BE REQUIRED FOR ALL LOTS (REF. D.B. 4149, PG. 226)

**LEGEND**

- Ex. property corner
- Set property corner
- ⊙ Calculated point
- ⊕ Water Meter
- ⊙ Sanitary Sewer Cleanout
- ⊙ Sanitary Sewer Manhole
- ⊙ Power Pedestal
- ⊙ Power Pole
- ⊙ Telephone Pedestal
- ⊙ Cable Pedestal
- ⊙ Gas Meter
- ⊙ AC Condenser
- B.M. Book of Maps
- D.B. Deed Book
- PG. Page
- S.F. Square Feet
- AC. Acres
- x- Fence
- w- Water pipe
- ss- Sanitary sewer pipe
- sd- Storm drain pipe
- ou- Overhead utility

PRELIMINARY  
FOR BUILDING PERMIT  
PURPOSES ONLY



**PLOT PLAN**  
SERENITY LOT 122  
40 GLEN EDEN COURT  
FUQUAY-VARINA  
HARNETT COUNTY, NORTH CAROLINA

REVISIONS	

DATE: 10/03/2023  
JOB #: 22243  
SHEET SIZE: 11x17  
SCALE: 1" = 30'

PLOT PLAN