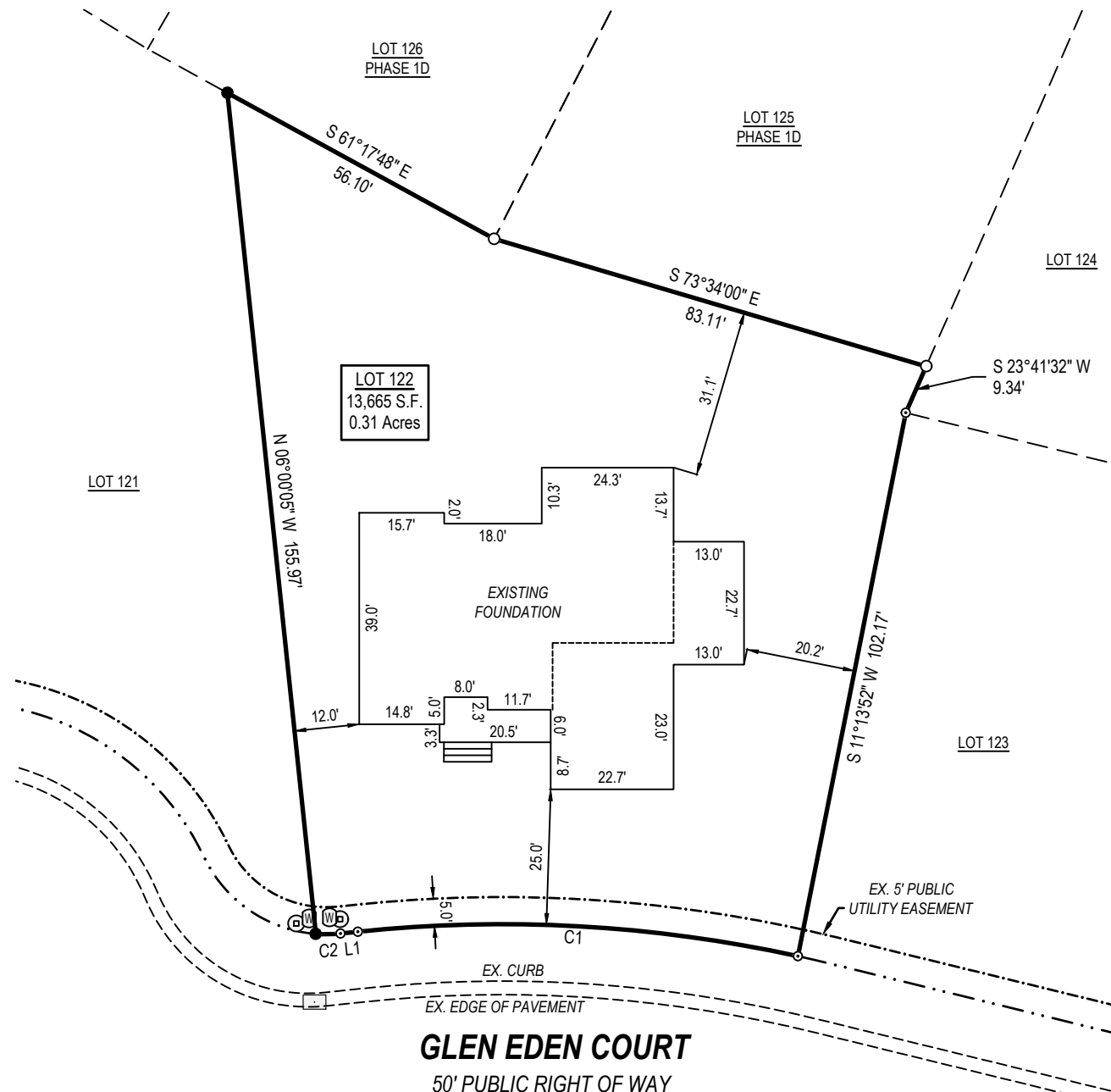


LOCATION MAP
1" = 2000'

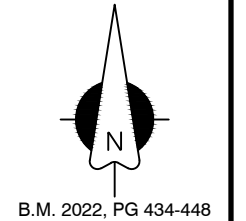
SITE DATA	
CURRENT OWNER	ICG HOMES LLC
SITE ADDRESS	40 GLEN EDEN COURT
PIN	0655-13-0503
PLAT REFERENCE	B.M. 2022, PG 434-448, LOT 122
LOT SIZE	0.31 ACRES
ZONING	RA-40

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:

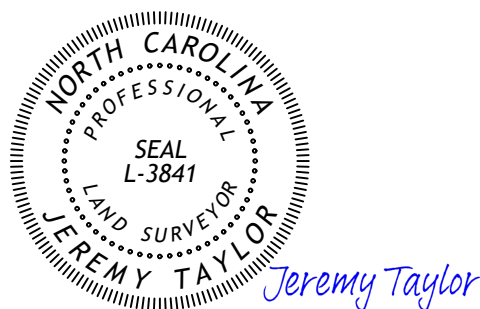
- All easements, right-of-way's, buffers, setbacks and adjoiners, etc., referenced from Book of Maps 2022, Page 434-448 unless otherwise noted.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
- 1/2" iron pipes recovered at lot corners, unless otherwise noted.
- Field survey performed on December 4, 2023.

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



Jeremy Taylor



I, Jeremy Taylor, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed and description recorded in Book referenced); that the boundaries not surveyed are indicated as drawn from information in Book referenced; that the ratio of precision or positional accuracy exceeds 1:10,000; and that this map meets the requirements of The Standard of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). This 4th day of December, 2023.

FOUNDATION SURVEY
SERENITY LOT 122
40 GLEN EDEN COURT
FUQUAY-VARINA
HARNETT COUNTY, NORTH CAROLINA

REVISIONS	

DATE: 12/04/2023
JOB #: 22243
SHEET SIZE: 11x17
SCALE: 1" = 30'

FOUNDATION SURVEY