

CURVE TABLE

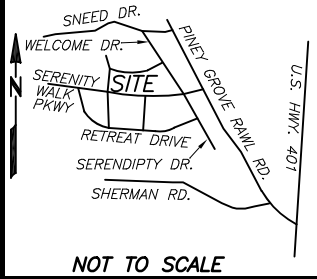
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	31°06'52"	50.00'	27.15'	26.82'	13.92'	S 84°27'37" E

LINE TABLE

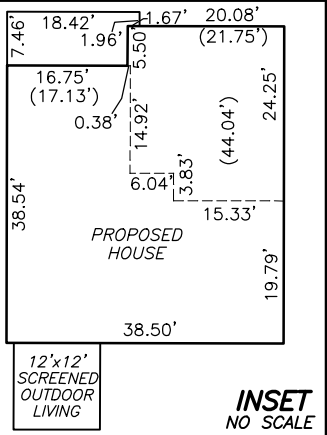
LINE	BEARING	DISTANCE
L1	N 79°58'58" E	7.69'
L2	S 79°58'58" W	42.45'

PROPOSED IMPERVIOUS SURFACES:
 TOTAL LOT AREA=9,846 S.F.
 HOUSE/PORCHES=1,875 S.F.
 DRIVEWAYS/ETC.=536 S.F.
 TOTAL IMPERVIOUS AREA=2,411 S.F.
 MAX. IMPERVIOUS AREA=3,036 S.F.

VICINITY MAP



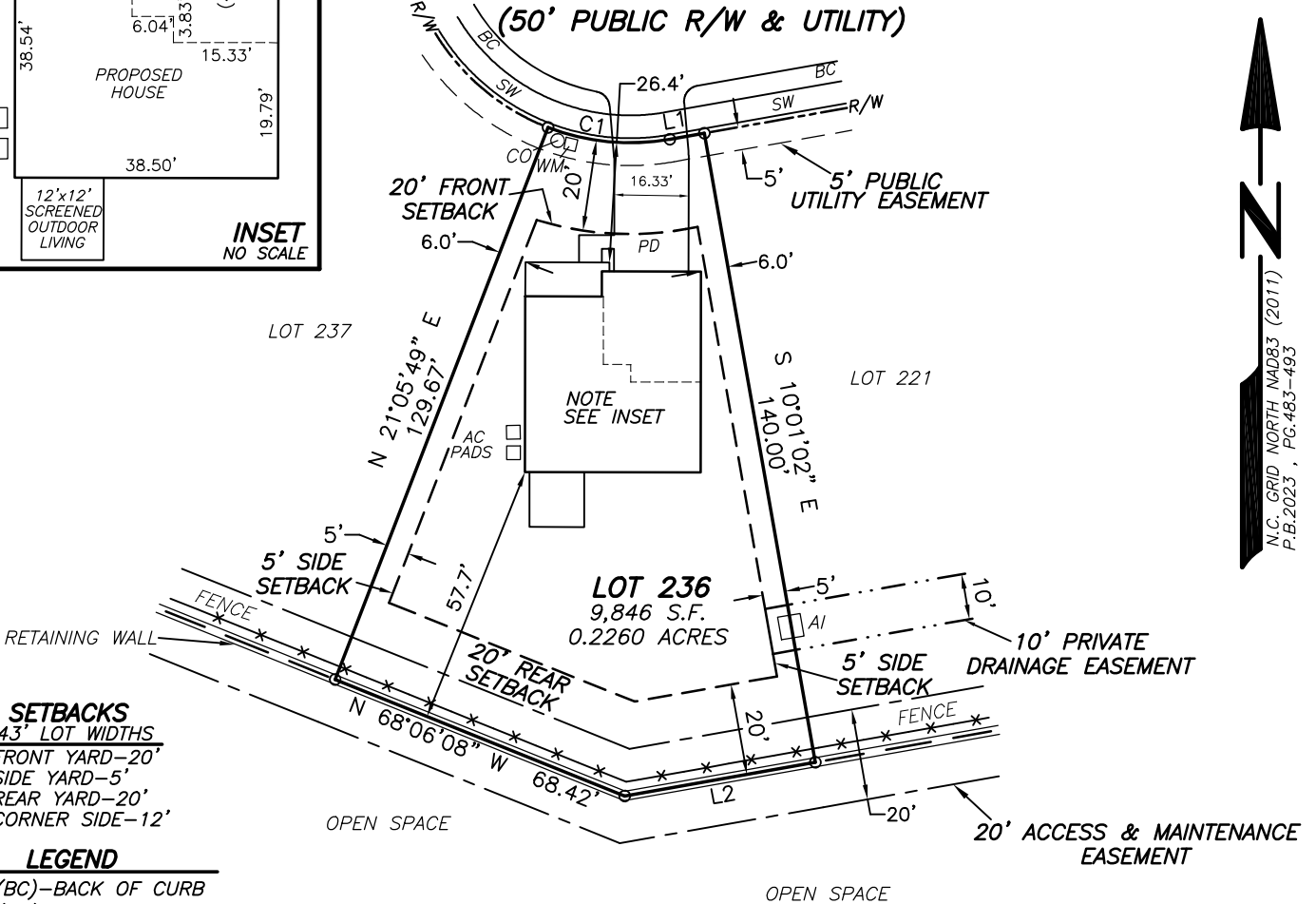
- REFERENCES:
 1. D.B. 4209 PG. 2421
 PIN: 0645-82-8923.000
 PID: 08065502 0032 76
- NOTICE OF DEVELOPMENT GUIDELINES:
 2. D.B. 4149, PG. 210
- RESTRICTIVE COVENANTS:
 3. D.B. 4109, PG. 612



INSET
NO SCALE

DAYBREAK WAY

(50' PUBLIC R/W & UTILITY)



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:

1. ALL EASEMENTS, RIGHTS OF WAY AND BOUNDARY INFORMATION TAKEN FROM P.B. 2023, PG. 483-493 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 236 SERENITY SUBDIVISION
 PHASE 2E
 121 DAYBREAK WAY
 HARNETT COUNTY
 FUQUAY-VARINA, N.C. 27526**

SURVEY FOR
DREES HOMES



GRAPHIC SCALE

REFERENCE: PLAT BOOK 2023 PAGE 483-493.

FILE: STYLOT236PP

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 _____, 2024.

PROFESSIONAL LAND SURVEYOR L-4433

EPIPHANY II
 ELEV B
 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: 1-26-24

SCALE: 1"=40'