

CURVE TABLE

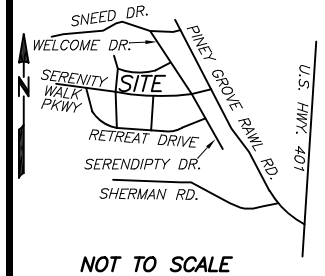
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	7°06'07"	525.00'	65.07'	65.03'	32.58'	N 21°23'15" W

LINE TABLE

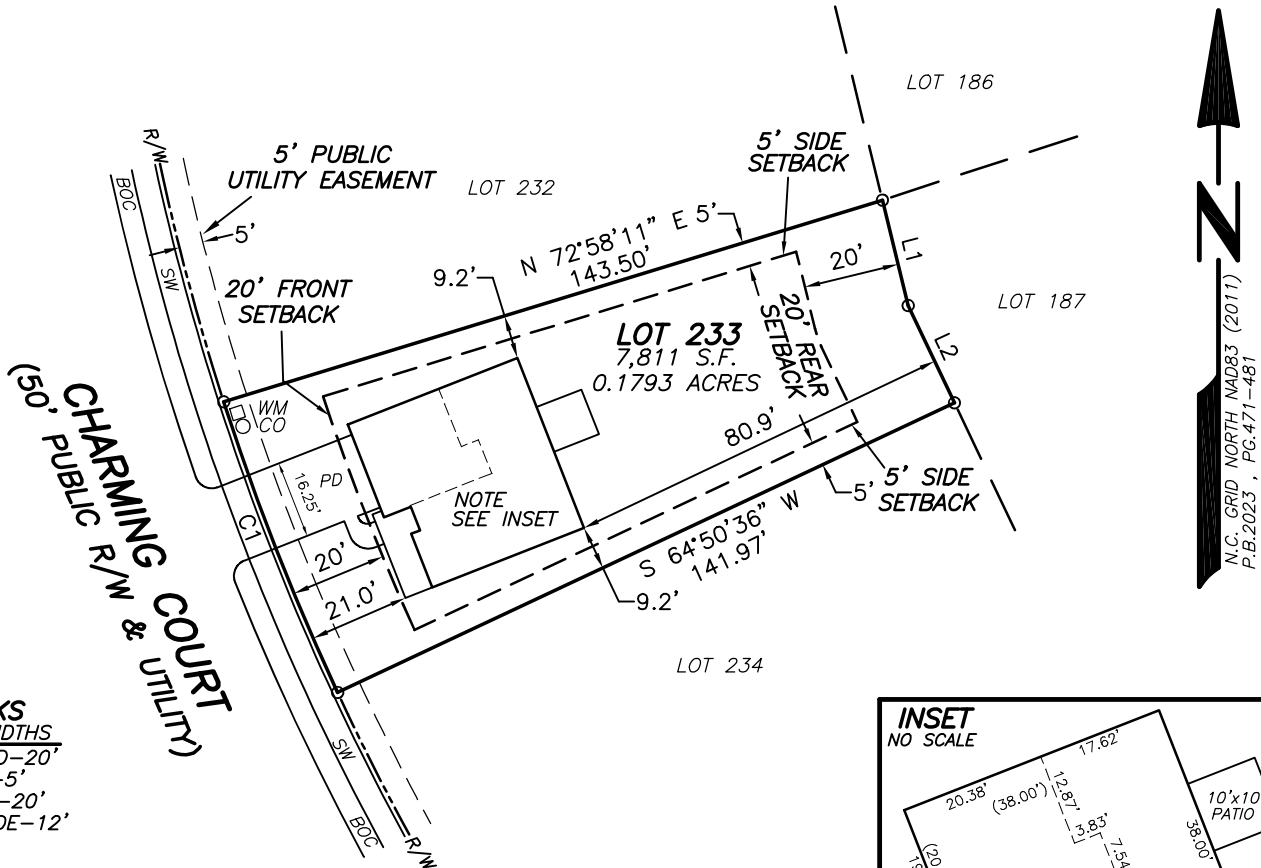
LINE	BEARING	DISTANCE
L1	S 13°45'20" E	22.62'
L2	S 25°24'59" E	22.43'

PROPOSED IMPERVIOUS SURFACES:
 TOTAL LOT AREA=7,811 S.F.
 HOUSE/PORCHES=1,582 S.F.
 DRIVEWAYS/ETC.=442 S.F.
 TOTAL IMPERVIOUS AREA=2,024 S.F.
 MAX. IMPERVIOUS AREA=3,036 S.F.

VICINITY MAP



- REFERENCES:
 1. D.B. 4209 PG. 2421
 PIN: 0645-93-1249.000
 PID: 08065502 0032 73
 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:
1. ALL EASEMENTS, RIGHTS OF WAY AND BOUNDARY INFORMATION TAKEN FROM P.B. 2023, PG. 471-481 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 233 SERENITY SUBDIVISION
 PHASE 2E
 36 CHARMING COURT
 HARNETT COUNTY
 FUQUAY-VARINA, N.C. 27526**

**SURVEY FOR
 DREES HOMES**



REFERENCE: PLAT BOOK 2023 PAGE 471-481.

FILE: STYLOT233PP

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 MEET 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

GRACE
 ELEV A
 SLAB ON GRADE
 PATIO
 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: 3-11-24

SCALE: 1"=40'