

**CURVE TABLE**

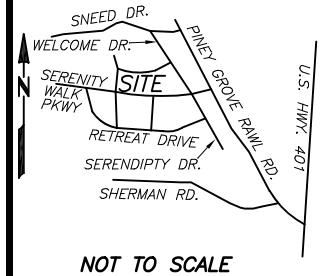
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	6°32'40"	575.00'	65.68'	65.64'	32.87'	S 19°08'15" E

**LINE TABLE**

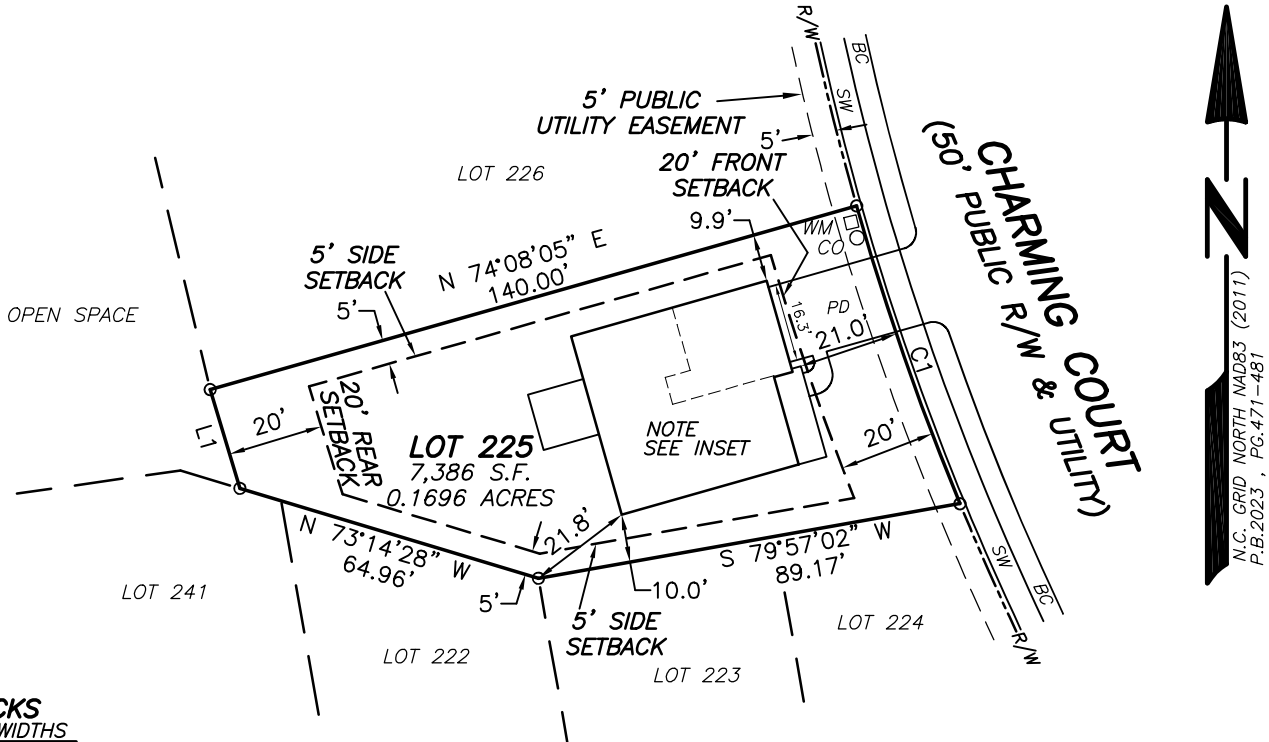
LINE	BEARING	DISTANCE
L1	N 16°43'33" W	21.48'

PROPOSED IMPERVIOUS SURFACES:  
 TOTAL LOT AREA=7,386 S.F.  
 HOUSE/PORCHES=1,820 S.F.  
 DRIVEWAYS/ETC.=434 S.F.  
 TOTAL IMPERVIOUS AREA=2,254 S.F.  
 MAX. IMPERVIOUS AREA=3,036 S.F.

**VICINITY MAP**



- NOT TO SCALE
- REFERENCES:  
 1. D.B. 4218 PG. 2931  
 PIN: 0645-83-9266.000  
 PID: 08065502 0032 65
- 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 225 SERENITY SUBDIVISION  
 PHASE 2E  
 39 CHARMING COURT  
 HARNETT COUNTY  
 FUQUAY-VARINA, N.C. 27526

SURVEY FOR  
**DREES HOMES**



REFERENCE: PLAT BOOK 2023 PAGE 471-481.

FILE: STYLOT225PPR1

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

AURORA II  
 ELEV A  
 SLAB ON GRADE  
 SCREENED OUTDOOR LIVING  
 GARAGE RIGHT FRONT

**ROBINSON & PLANTE PC**  
 LAND SURVEYING  
 C-2687  
 970 TRINITY ROAD  
 RALEIGH, N.C. 27607  
 PHONE (919) 859-6030  
 FAX (919) 859-6032

DATE: 4-29-24

SCALE: 1"=40'