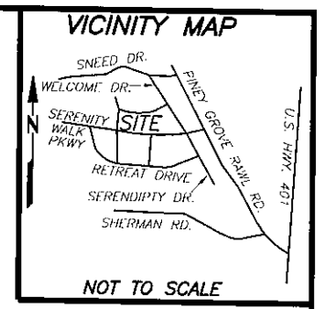
CURVE TABLE

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'
L2	N 49°38'25" E	12.87'
L3	S 22°10'56" E	143.16'

VICINITY MAP

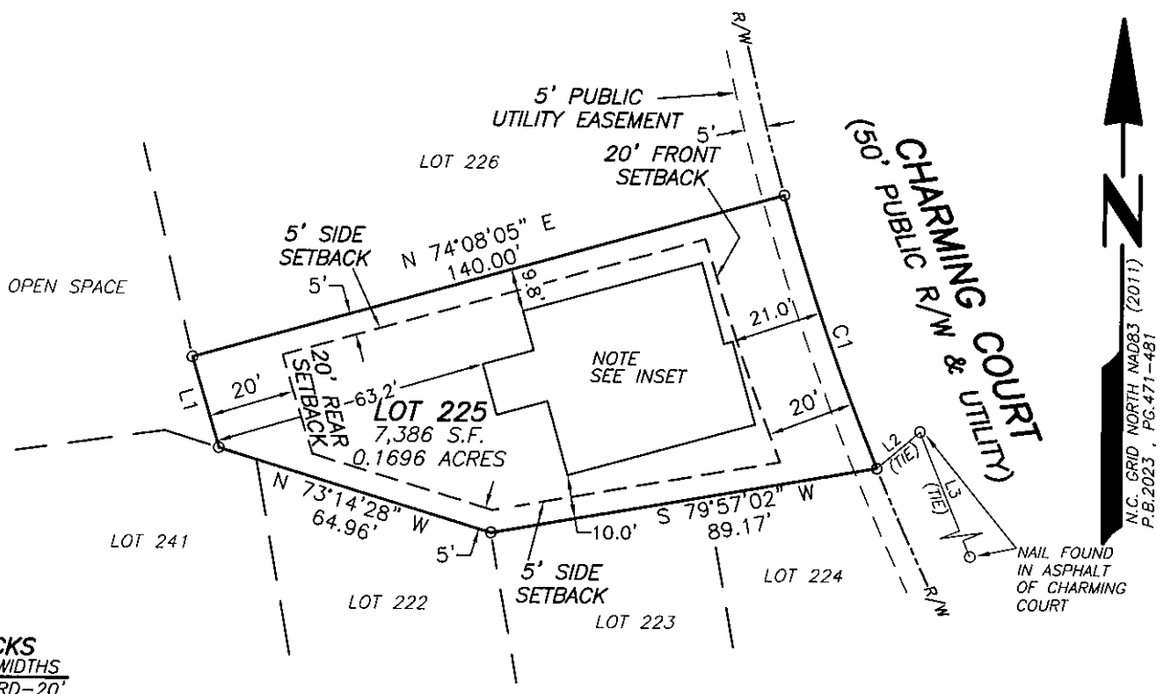


NOT TO SCALE

REFERENCES:
1. D.B. 4218 PG. 2931
PIN: 0645-83-9266.000
PID: 08065502 0032 65

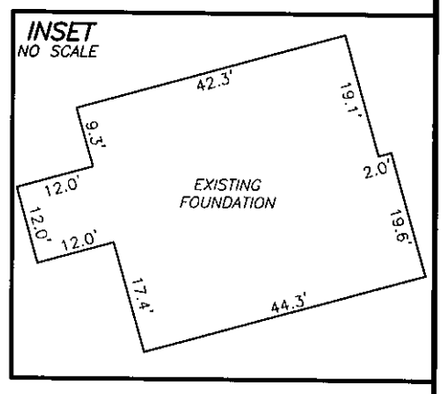
NOTICE OF DEVELOPMENT GUIDELINES:
2. D.B. 4149, PG. 210

RESTRICTIVE COVENANTS:
3. D.B. 4109, PG. 612



SETBACKS
>43' LOT WIDTHS
FRONT YARD-20'
SIDE YARD-5'
REAR YARD-20'
CORNER SIDE-12'

INSET
NO SCALE



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.

NOTE:
RATIO OF PRECISION IS 1:10,000+, MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND UNLESS NOTED OTHERWISE. ALL AREAS ARE CALCULATED BY COORDINATE COMPUTATION.

FOUNDATION SURVEY FOR
DREES HOMES

LOT 225 SERENITY SUBDIVISION
PHASE 2E
39 CHARMING COURT
HARNETT COUNTY
FUQUAY-VARINA, N.C. 27526

0 40' 80' 120'
GRAPHIC SCALE

REFERENCE: PLAT BOOK 2023 PAGE 471-481.

FILE: STYLOT225FD

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 3rd DAY OF JUNE, 2024.

PROFESSIONAL LAND SURVEYOR L-4433

NORTH CAROLINA PROFESSIONAL SEAL L-4433 LAND SURVEYOR WILLIAM G JOYNER JR

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

DATE: 5-31-24 | SCALE: 1"=40'