

CURVE TABLE

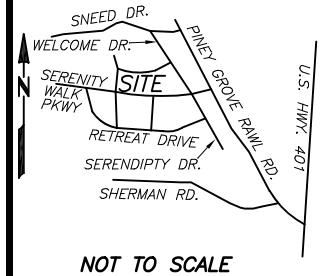
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	5°28'04"	525.00'	50.10'	50.08'	25.07'	N 04°54'04" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 08°48'19" W	24.56'
L2	S 00°38'48" W	25.64'

PROPOSED IMPERVIOUS SURFACES:
 TOTAL LOT AREA=7,051 S.F.
 HOUSE/PORCHES=1,817 S.F.
 DRIVEWAYS/ETC.=464 S.F.
 TOTAL IMPERVIOUS AREA=2,281 S.F.
 MAX. IMPERVIOUS AREA=3,036 S.F.

VICINITY MAP

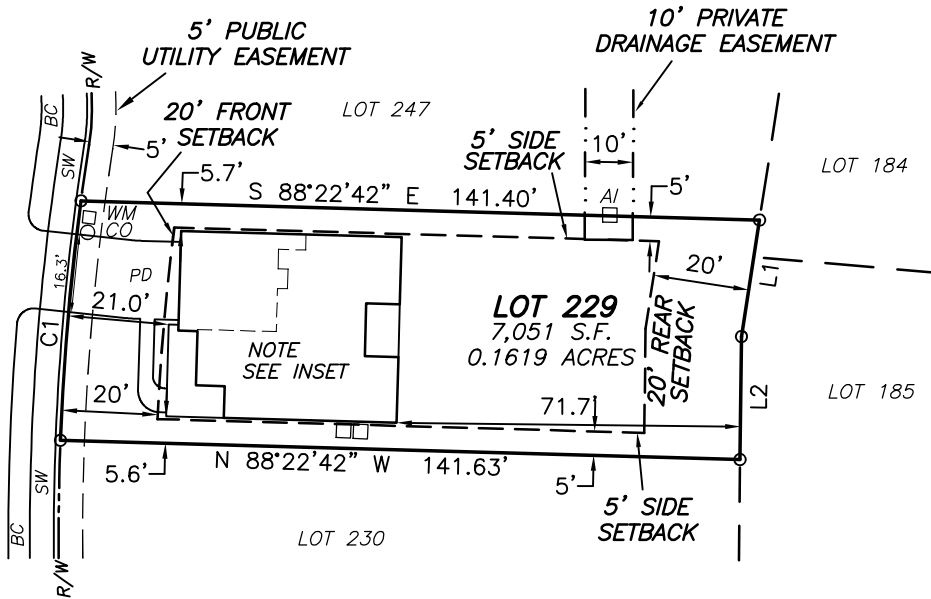


- REFERENCES:
 1. D.B. 4229 PG. 1542
 PIN: 0645-93-1510.000
 PID: 08065502 0032 69
 NOTICE OF DEVELOPMENT GUIDELINES:
 2. D.B. 4149, PG. 210
 RESTRICTIVE COVENANTS:
 3. D.B. 4109, PG. 612



N.C. GRID NORTH NAD83 (2011)
 P.B. 2023, PG. 471-481

CHARMING COURT
 (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. 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 229 SERENITY SUBDIVISION
 PHASE 2E
 82 CHARMING COURT
 HARNETT COUNTY
 FUQUAY-VARINA, N.C. 27526**

**SURVEY FOR
 DREES HOMES**



GRAPHIC SCALE

REFERENCE: PLAT BOOK 2023 PAGE 471-481.

FILE: STYLOT229PP

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

MEADOW II
 ELEV D
 SLAB ON GRADE
 SCREENED IN 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: 4-11-24

SCALE: 1"=40'