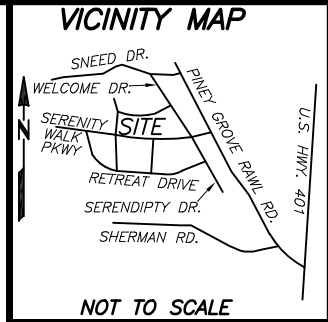


CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	34°17'59"	50.00'	29.93'	29.49'	15.43'	N 45°03'02" W

PROPOSED IMPERVIOUS SURFACES:
 TOTAL LOT AREA=16,573 S.F.
 HOUSE/PORCHES=2,012 S.F.
 DRIVEWAYS/ETC.=645 S.F.
 TOTAL IMPERVIOUS AREA=2,657 S.F.
 MAX. IMPERVIOUS AREA=3,036 S.F.

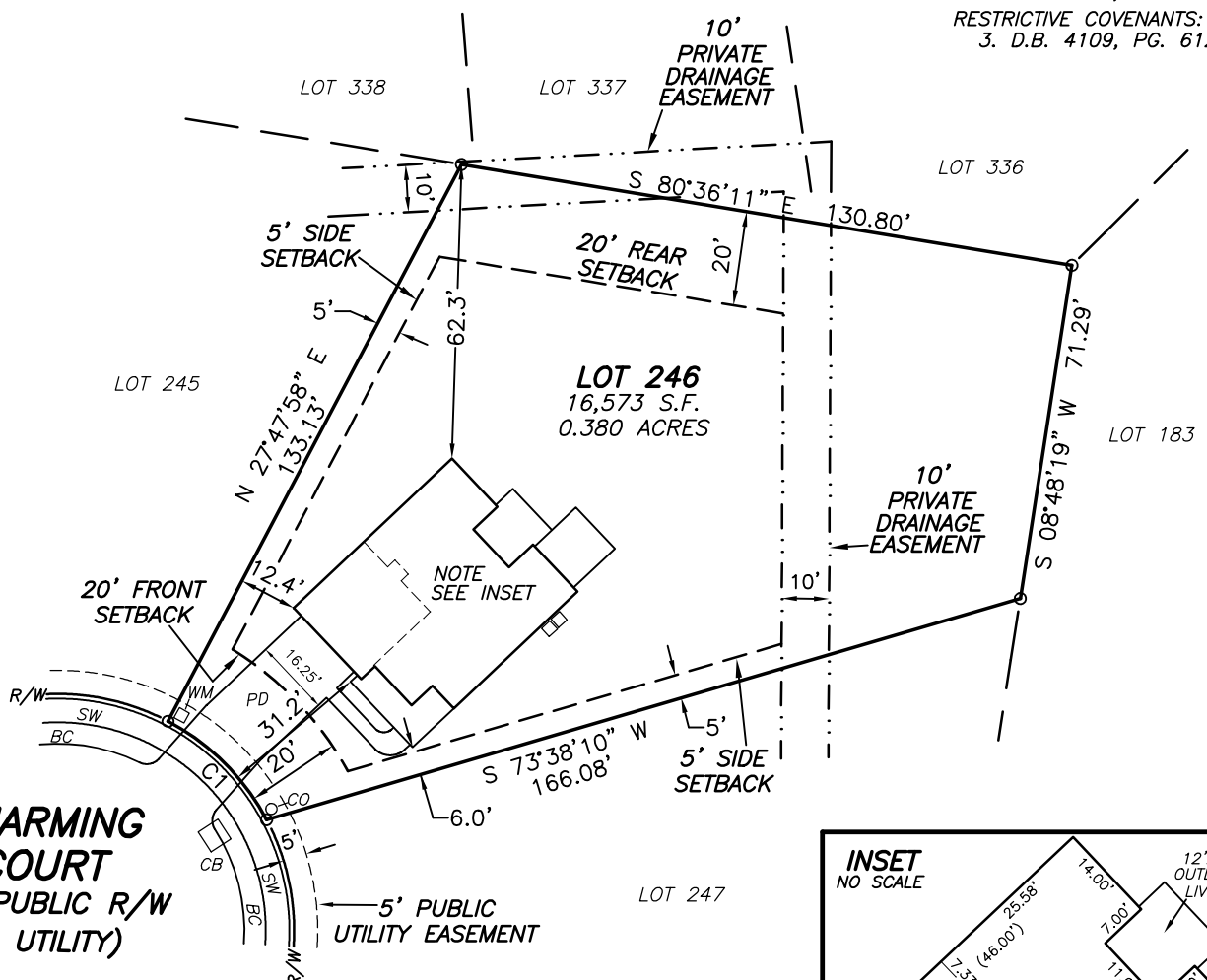


NOT TO SCALE

- REFERENCES:
 1. D.B. 4215, PG. 2931
 PIN: 0645-93-1625.000
 PID: 08065502 0032 86
- NOTICE OF DEVELOPMENT GUIDELINES:
 2. D.B. 4149, PG. 210
- RESTRICTIVE COVENANTS:
 3. D.B. 4109, PG. 612



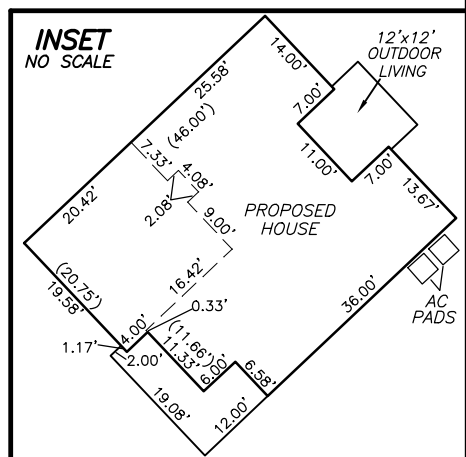
N.C. GRID NORTH NAD83 (2011)
 P.B. 2023, PG. 483-493



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
 (CB)-CATCH BASIN
 (WM)-WATER METER
 (CO)-CLEANOUT



NOTES:

- ALL EASEMENTS, RIGHTS OF WAY AND BOUNDARY INFORMATION TAKEN FROM P.B. 2023, PG. 483-493 UNLESS OTHERWISE NOTED.
- 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 246 SERENITY SUBDIVISION
 PHASE 2F
 98 CHARMING COURT
 HARNETT COUNTY
 FUQUAY-VARINA, N.C. 27526**



GRAPHIC SCALE

REFERENCE: PLAT BOOK 2023 PAGE 483-493.

FILE: STYLOT246PP

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

MEADOW II
 ELEV C
 SLAB ON GRADE
 OUTDOOR LIVING
 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: 6-19-24

SCALE: 1"=40'