

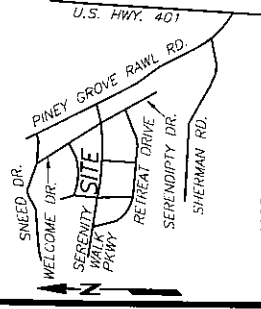
**CURVE TABLE**

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

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 48°48'54" W	262.92'
L2	S 06°36'36" E	99.52'

**VICINITY MAP**



NOT TO SCALE

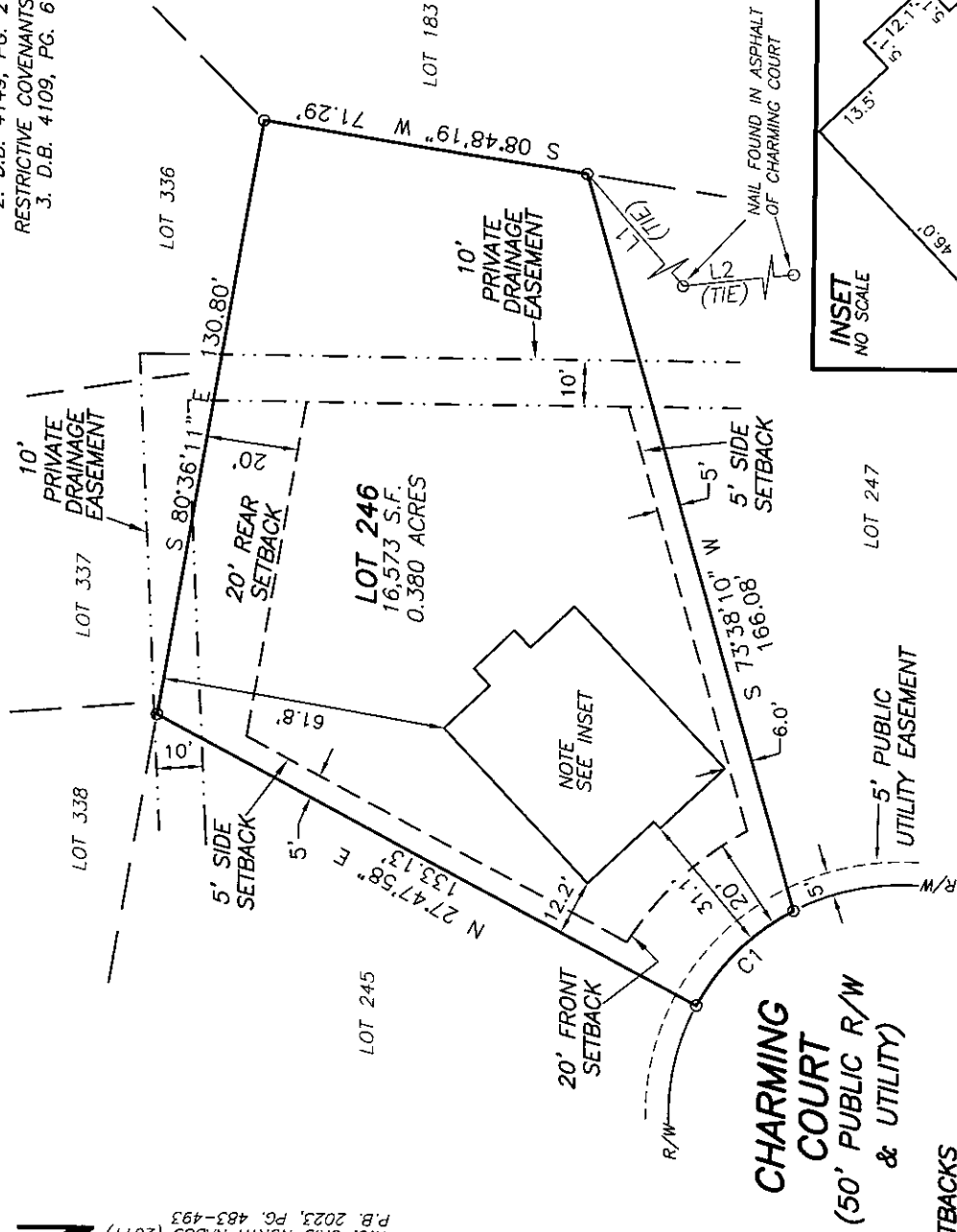
**REFERENCES:**

- D.B. 4218, PG. 2931  
PIN: 0645-93-1625.000  
PID: 08065502 0032 86

**NOTICE OF**

- DEVELOPMENT GUIDELINES:**
- 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



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

**NOTES:**

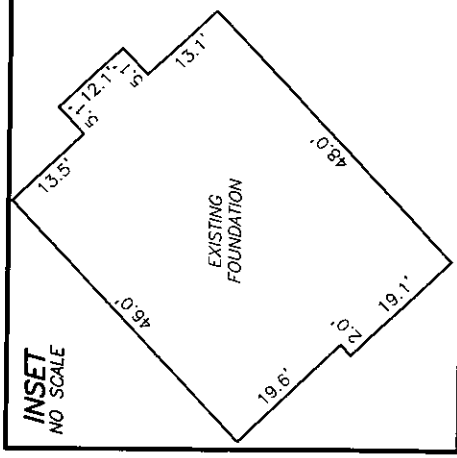
- ALL EASEMENTS, RIGHTS OF WAY AND BOUNDARY INFORMATION TAKEN FROM P.B. 2023, PG. 483-493 UNLESS OTHERWISE NOTED.
- PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.

**NOTE:**

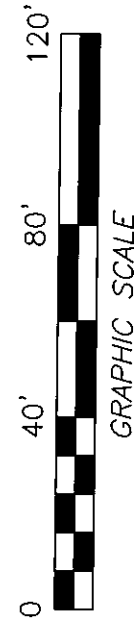
RATIO OF PRECISION IS 1:10,000+. MISCLASURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND UNLESS NOTED OTHERWISE. ALL AREAS ARE CALCULATED BY COORDINATE COMPUTATION.

**LOT 246 SERENITY SUBDIVISION  
PHASE 2F  
98 CHARMING COURT  
HARNETT COUNTY  
FUQUAY-VARINA, N.C. 27526**

INSET  
NO SCALE



**FOUNDATION SURVEY FOR  
DREES HOMES**

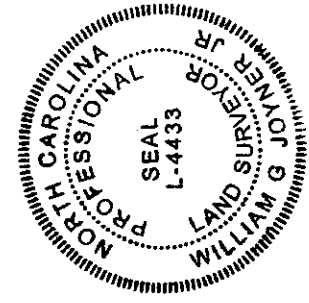


GRAPHIC SCALE

REFERENCE: PLAT BOOK 2023 PAGE 483-493.

FILE: STYLOT246FD

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 1st DAY OF AUGUST, 2024.



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

PROFESSIONAL LAND SURVEYOR L-4433

DATE: 7-31-24

SCALE: 1"=40'