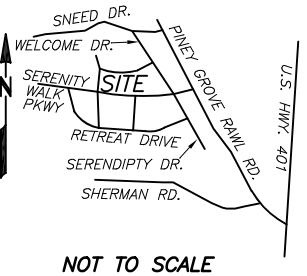


**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	1°16'50"	525.00'	11.73'	11.73'	5.87'	N 08°16'31" E
C2	36°48'59"	50.00'	32.13'	31.58'	16.64'	N 09°29'33" W

PROPOSED IMPERVIOUS SURFACES:  
 TOTAL LOT AREA=10,019 S.F.  
 HOUSE/PORCHES=1,501 S.F.  
 DRIVEWAYS/ETC.=452 S.F.  
 TOTAL IMPERVIOUS AREA=2,033 S.F.  
 MAX. IMPERVIOUS AREA=3,036 S.F.

**VICINITY MAP**



NOT TO SCALE

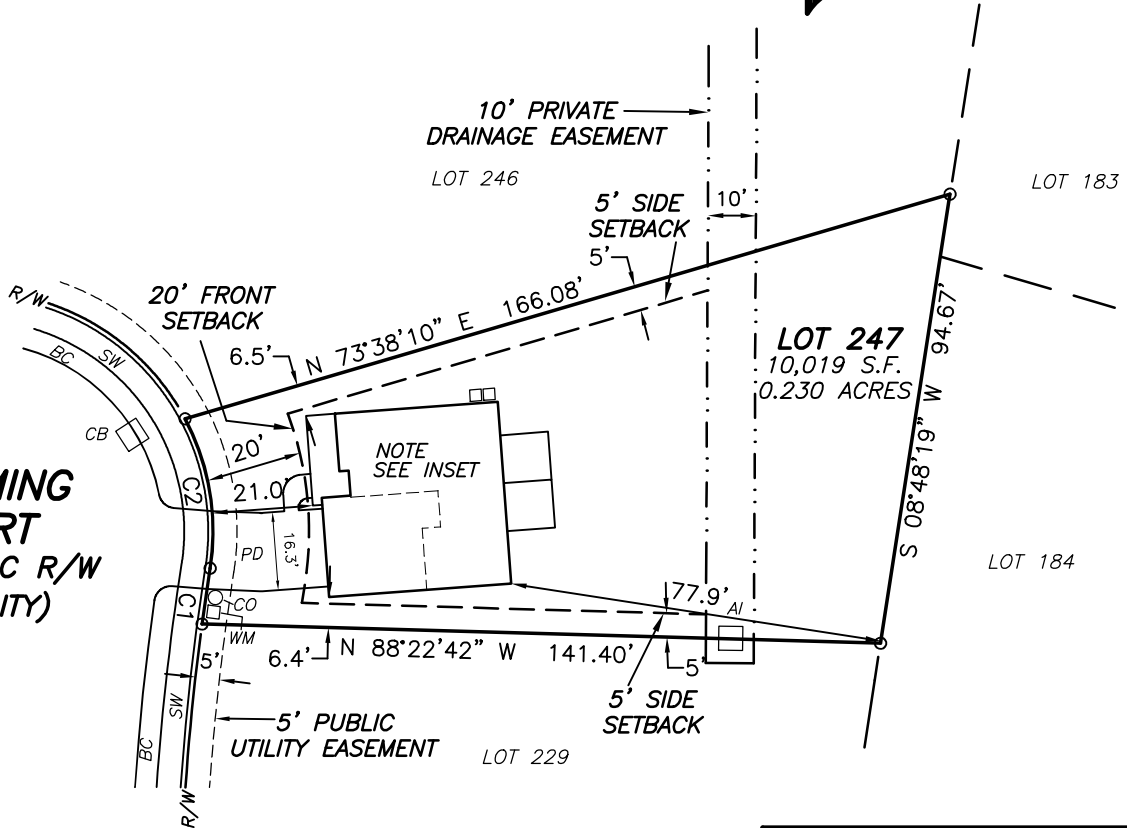
REFERENCES:  
 1. D.B. 4229, PG. 1542  
 PIN: 0645-93-1536.000  
 PID: 08065502 0032 87

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**

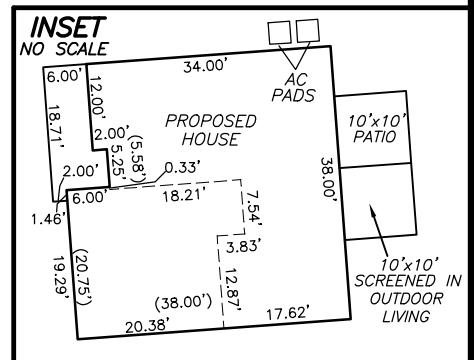
- (BC)-BACK OF CURB
- (SW)-SIDEWALK
- (AI)-AREA INLET
- (CB)-CATCH BASIN
- (PD)-PROPOSED DRIVEWAY
- (WM)-WATER METER
- (CO)-CLEANOUT
- (AC)-AIR CONDITIONER

**NOTES:**

1. ALL EASEMENTS, RIGHTS OF WAY AND BOUNDARY INFORMATION TAKEN FROM P.B. 2023, PG. 483-493 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 247 SERENITY SUBDIVISION  
 PHASE 2F  
 90 CHARMING COURT  
 HARNETT COUNTY  
 FUQUAY-VARINA, N.C. 27526**



**SURVEY FOR  
 DREES HOMES**



REFERENCE: PLAT BOOK 2023 PAGE 483-493.

FILE: STYLOT247PP

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

GRACE  
 ELEV A  
 SLAB ON GRADE  
 SCREENED IN  
 OUTDOOR LIVING  
 PATIO  
 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: 6-28-24

SCALE: 1"=40'