

CURVE TABLE

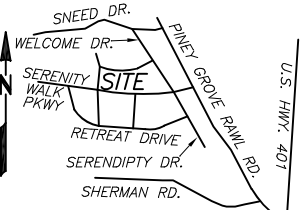
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	45°50'12"	50.00'	40.00'	38.94'	21.14'	N 85°07'08" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 68°44'21" E	15.89'

PROPOSED IMPERVIOUS SURFACES:
 TOTAL LOT AREA=10,022 S.F.
 HOUSE/PORCHES=2,032 S.F.
 DRIVEWAYS/ETC.=452 S.F.
 TOTAL IMPERVIOUS AREA=2,484 S.F.
 MAX. IMPERVIOUS AREA=3,036 S.F.

VICINITY MAP



NOT TO SCALE

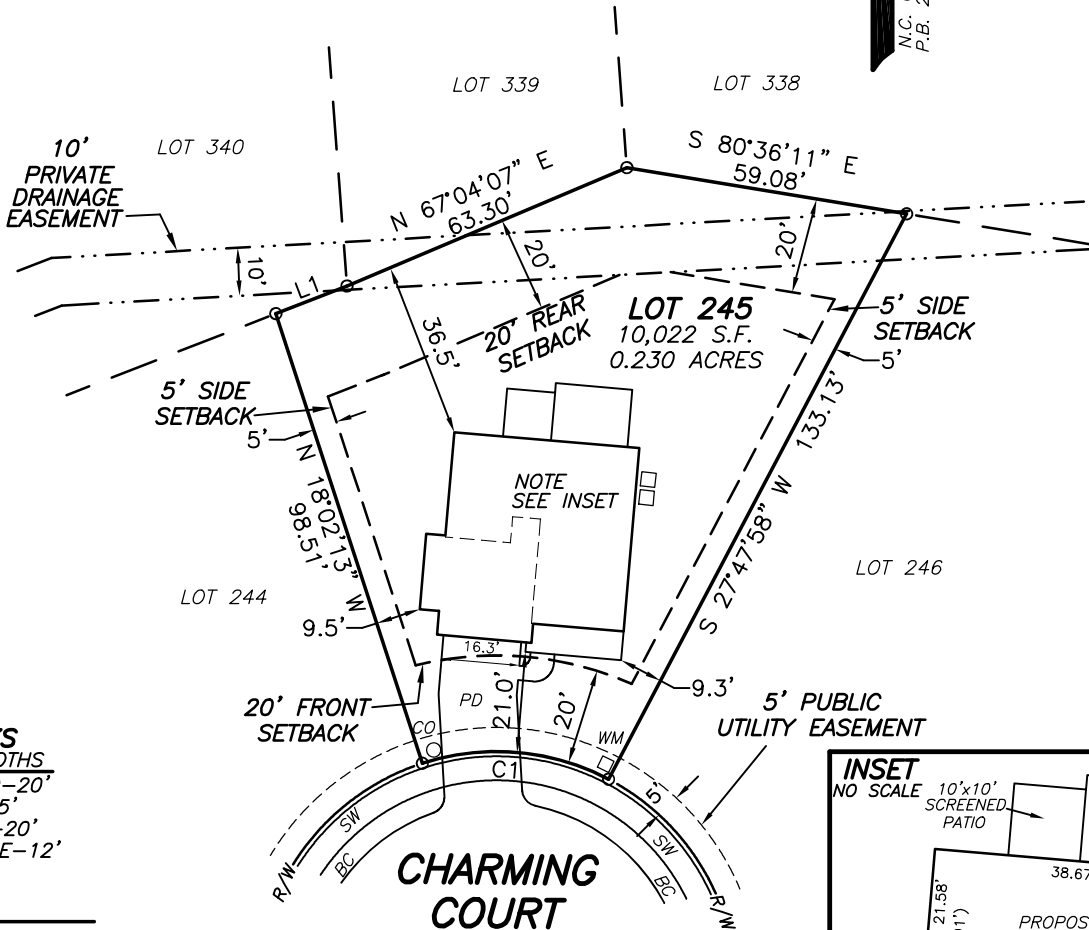
REFERENCES:

1. D.B. 4218, PG. 2931
PIN: 0645-93-0616.000
PID: 08065502 0032 85

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

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

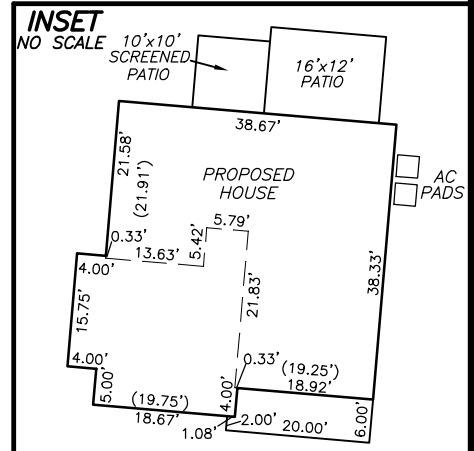
N.C. GRID NORTH MAD83 (2011)
 P.B. 2023, PG. 483-493



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
 (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.



CHARMING COURT
 (50' PUBLIC R/W & UTILITY)

PRELIMINARY PLAT- NOT FOR RECORDATION, CONVEYANCE, OR SALE

LOT 245 SERENITY SUBDIVISION
 PHASE 2F
 102 CHARMING COURT
 HARNETT COUNTY
 FUQUAY-VARINA, N.C. 27526

SURVEY FOR
DREES HOMES



REFERENCE: PLAT BOOK 2023 PAGE 483-493.

FILE: STYLOT245PP

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

AURORA II
 ELEV B
 SLAB ON GRADE
 SCREENED PATIO
 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: 7-15-24

SCALE: 1"=40'