

CURVE TABLE

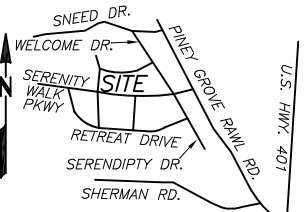
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	7°04'56"	525.00'	64.89'	64.85'	32.49'	N 07°54'47" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°38'48" W	1.34'
L2	S 13°45'20" E	41.61'

PROPOSED IMPERVIOUS SURFACES:
 TOTAL LOT AREA=7,661 S.F.
 HOUSE/PORCHES=1,901 S.F.
 DRIVEWAYS/ETC.=479 S.F.
 TOTAL IMPERVIOUS AREA=2,380 S.F.
 MAX. IMPERVIOUS AREA=3,036 S.F.

VICINITY MAP



NOT TO SCALE

REFERENCES:

1. D.B. 4218 PG. 2931
PIN: 0645-93-1410.000
PID: 08065502 0032 71

NOTICE OF

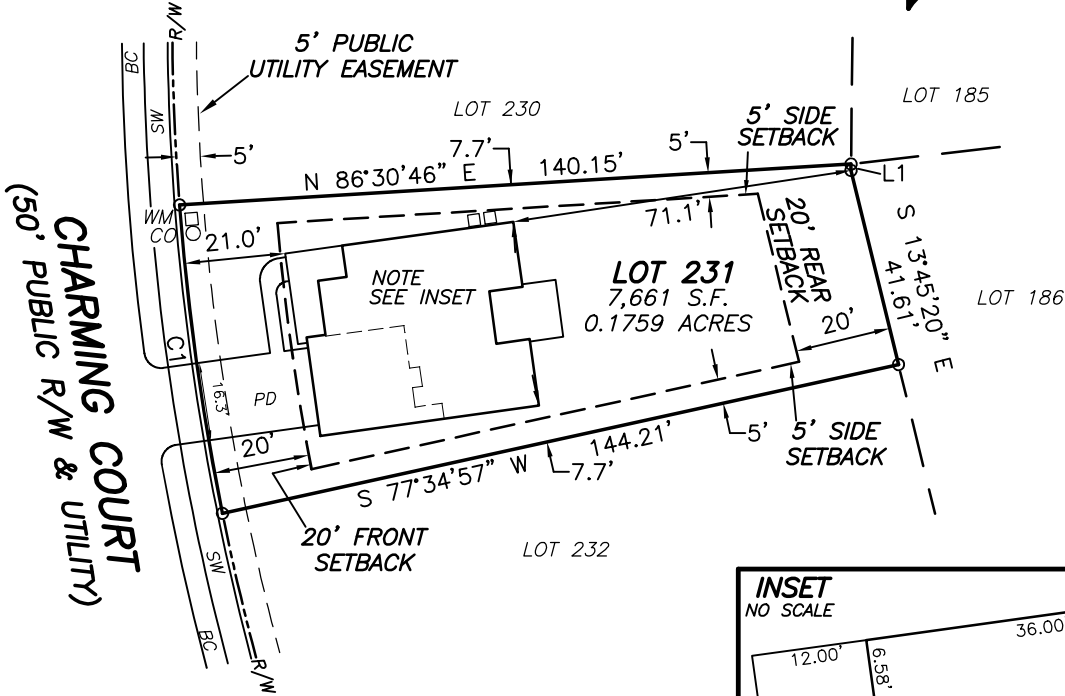
DEVELOPMENT GUIDELINES:

2. D.B. 4149, PG. 210

RESTRICTIVE COVENANTS:

3. D.B. 4109, PG. 612

N.C. GRID NORTH NAD83 (2011)
P.B. 2023, PG.472-482



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. 472-482 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 231 SERENITY SUBDIVISION
 PHASE 2E
 64 CHARMING COURT
 HARNETT COUNTY
 FUQUAY-VARINA, N.C. 27526**

SURVEY FOR
DREES HOMES



GRAPHIC SCALE

REFERENCE: PLAT BOOK 2023 PAGE 472-482.

FILE: STYLOT231PP

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 C
 SLAB ON GRADE
 SCREENED IN OUTDOOR LIVING
 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: 8-19-24

SCALE: 1"=40'