

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	41°50'59"	50.00'	36.52'	35.71'	19.12'	N 09°05'04" W

PROPOSED IMPERVIOUS SURFACES:
 TOTAL LOT AREA=11,380 S.F.
 HOUSE/PORCHES=2,045 S.F.
 DRIVEWAYS/ETC.=486 S.F.
 TOTAL IMPERVIOUS AREA=2,531 S.F.
 MAX. IMPERVIOUS AREA=3,000 S.F.

VICINITY MAP



NOT TO SCALE

REFERENCES:

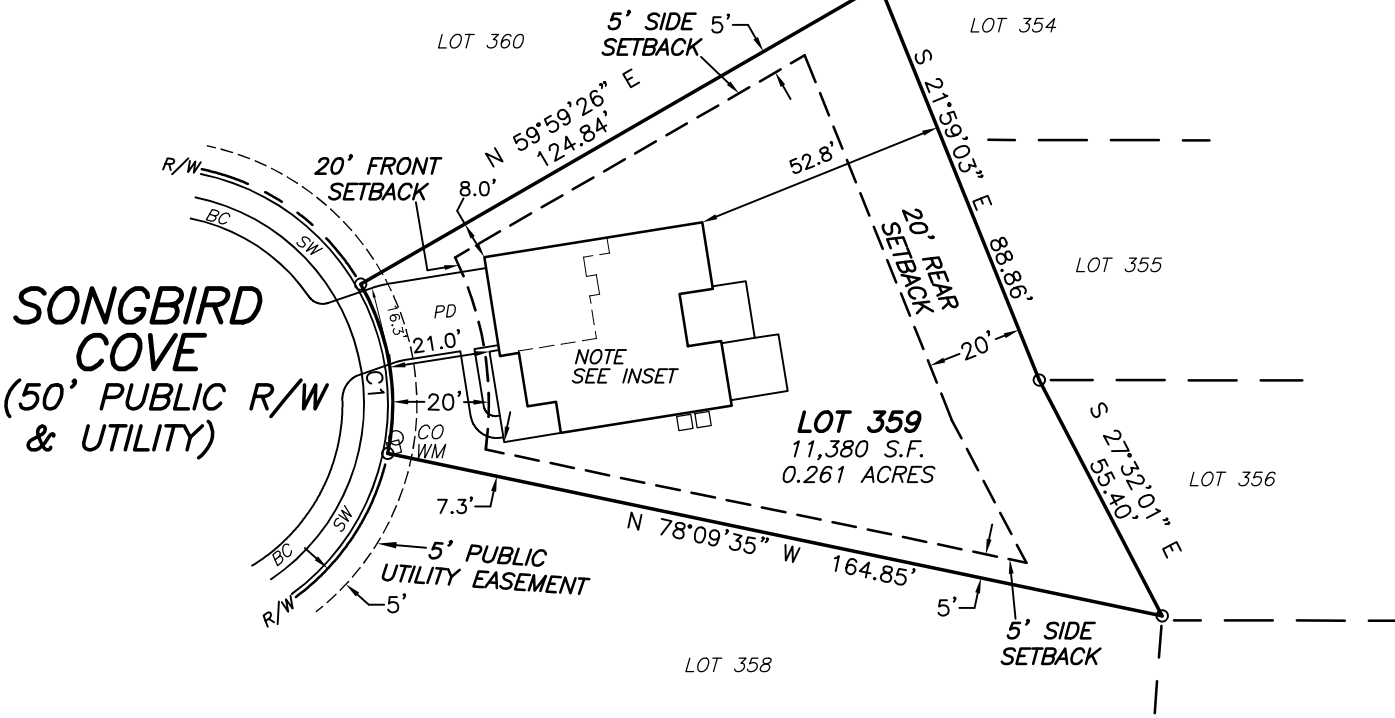
1. D.B. 4244 PG. 2058
PIN: 0655-13-4717.000
PID: 08065503 0032 14

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. 2024, PG. 146-149



SONGBIRD COVE
 (50' PUBLIC R/W & UTILITY)

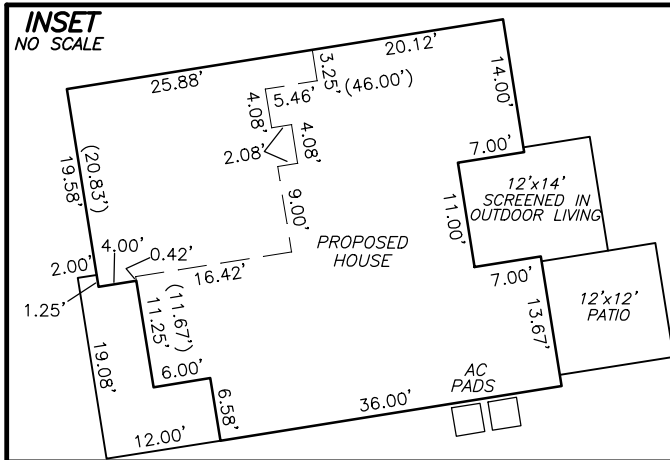
SETBACKS
 >43' LOT WIDTHS
 FRONT YARD-20'
 SIDE YARD-5'
 REAR YARD-20'
 CORNER SIDE-12'

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. 2024, PG. 146-149 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 359 SERENITY SUBDIVISION
 PHASE 2A
 24 SONGBIRD COVE
 HARNETT COUNTY
 FUQUAY-VARINA, N.C. 27526**

**SURVEY FOR
 DREES HOMES**



GRAPHIC SCALE

REFERENCE: PLAT BOOK 2024 PAGE 146-149.

FILE: STYLOT359PP

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 D
 SLAB ON GRADE
 SCREENED IN 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: 10-8-24

SCALE: 1"=40'