

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	42°36'20"	50.00'	37.18'	36.33'	19.50'	S 09°27'11" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 59°14'39" W	10.73'
L2	N 21°59'03" W	83.32'

PROPOSED IMPERVIOUS SURFACES:
 TOTAL LOT AREA=9,017 S.F.
 HOUSE/PORCHES=2,161 S.F.
 DRIVEWAYS/ETC.=760 S.F.
 TOTAL IMPERVIOUS AREA=2,921 S.F.
 MAX. IMPERVIOUS AREA=3,000 S.F.

VICINITY MAP

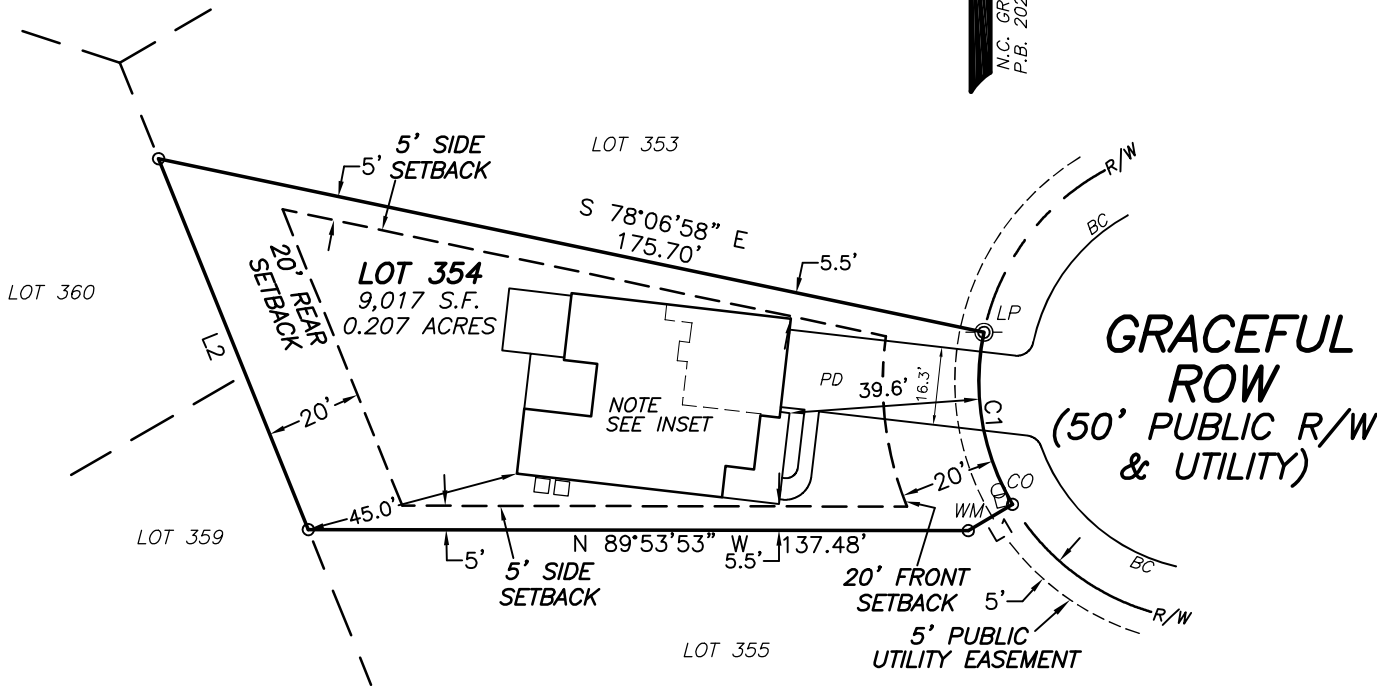


NOT TO SCALE

- REFERENCES:
 1. D.B. 4244 PG. 2058
 PIN: 0655-13-5804.000
 PID: 08065503 0032 09
- NOTICE OF DEVELOPMENT GUIDELINES:
 2. D.B. 4149, PG. 210
- RESTRICTIVE COVENANTS:
 3. D.B. 4109, PG. 612

IMPERVIOUS IS VERY TIGHT. CONTACT SURVEYOR BEFORE ANY FLATWORK IS DONE.

N.C. GRID NORTH NAD83 (2011)
 P.B. 2024, PG. 146-149



GRACEFUL ROW
 (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
- (LP)-LIGHT POLE
- (PD)-PROPOSED DRIVEWAY
- (CO)-CLEANOUT
- (WM)-WATER METER
- (AC)-AIR CONDITIONER

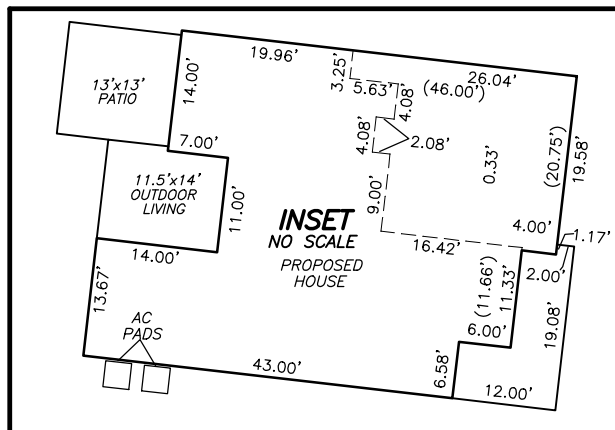
NOTES:

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 354 SERENITY SUBDIVISION
 PHASE 2A
 55 GRACEFUL ROW
 HARNETT COUNTY
 FUQUAY-VARINA, N.C. 27526**

REFERENCE: PLAT BOOK 2024 PAGE 146-149.



SURVEY FOR DREES HOMES



FILE: STYLOT354PPR1

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 A
 SLAB ON GRADE
 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: 11-12-24 SCALE: 1"=40'