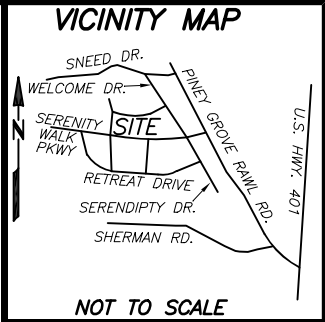


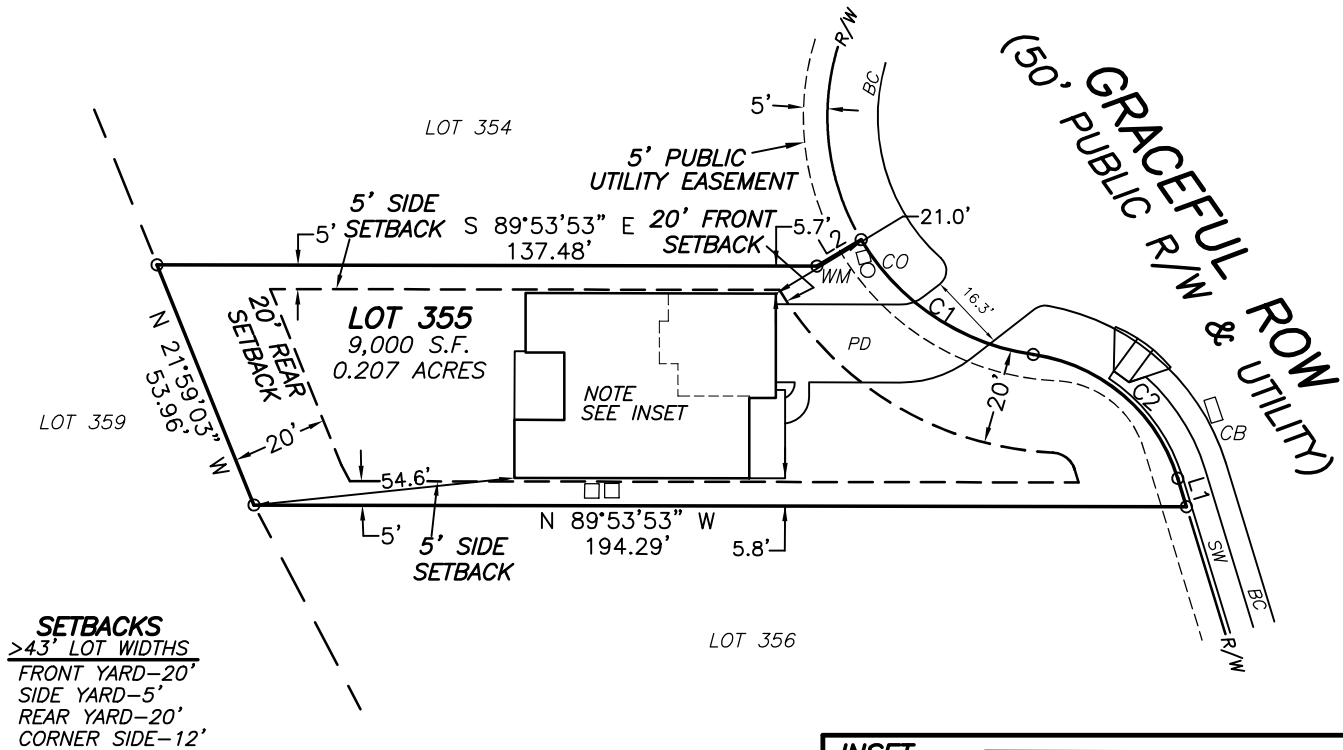
CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	51°04'01"	50.00'	44.56'	43.10'	23.88'	S 56°17'22" E
C2	64°49'52"	37.00'	41.87'	39.67'	23.50'	S 49°24'26" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 16°59'30" E	6.16'
L2	N 59°14'39" E	10.73'

PROPOSED IMPERVIOUS SURFACES:
TOTAL LOT AREA=9,000 S.F.
HOUSE/PORCHES=2,103 S.F.
DRIVEWAYS/ETC.=668 S.F.
TOTAL IMPERVIOUS AREA=2,771 S.F.
MAX. IMPERVIOUS AREA=3,000 S.F.



- REFERENCES:
1. D.B. 4244 PG. 2058
PIN: 0655-13-5759.000
PID: 08065503 0032 10
- NOTICE OF DEVELOPMENT GUIDELINES:
2. D.B. 4149, PG. 210
- RESTRICTIVE COVENANTS:
3. D.B. 4109, PG. 612



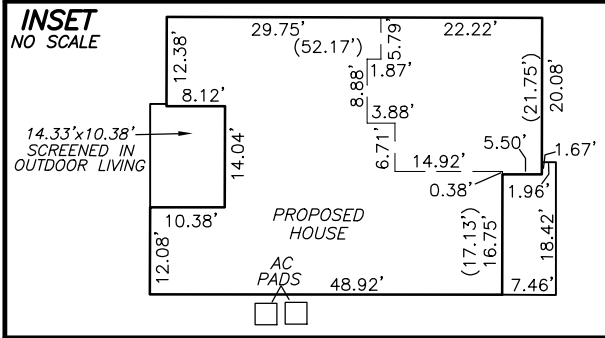
SETBACKS
>43' LOT WIDTHS
FRONT YARD-20'
SIDE YARD-5'
REAR YARD-20'
CORNER SIDE-12'

- LEGEND
- (BC)-BACK OF CURB
 - (SW)-SIDEWALK
 - (CB)-CATCH BASIN
 - (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 355 SERENITY SUBDIVISION
PHASE 2A
47 GRACEFUL ROW
HARNETT COUNTY
FUQUAY-VARINA, N.C. 27526



SURVEY FOR
DREES HOMES



GRAPHIC SCALE

REFERENCE: PLAT BOOK 2024 PAGE 146-149.

FILE: STYL0T355PPR1

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 _____, 2025.

PROFESSIONAL LAND SURVEYOR L-4433

EPIPHANY
ELEV A
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: 3-20-25

SCALE: 1"=40'