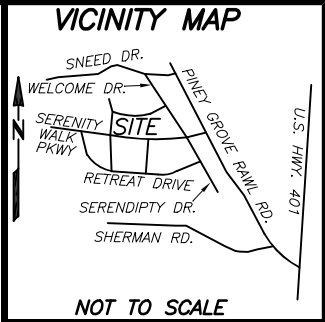


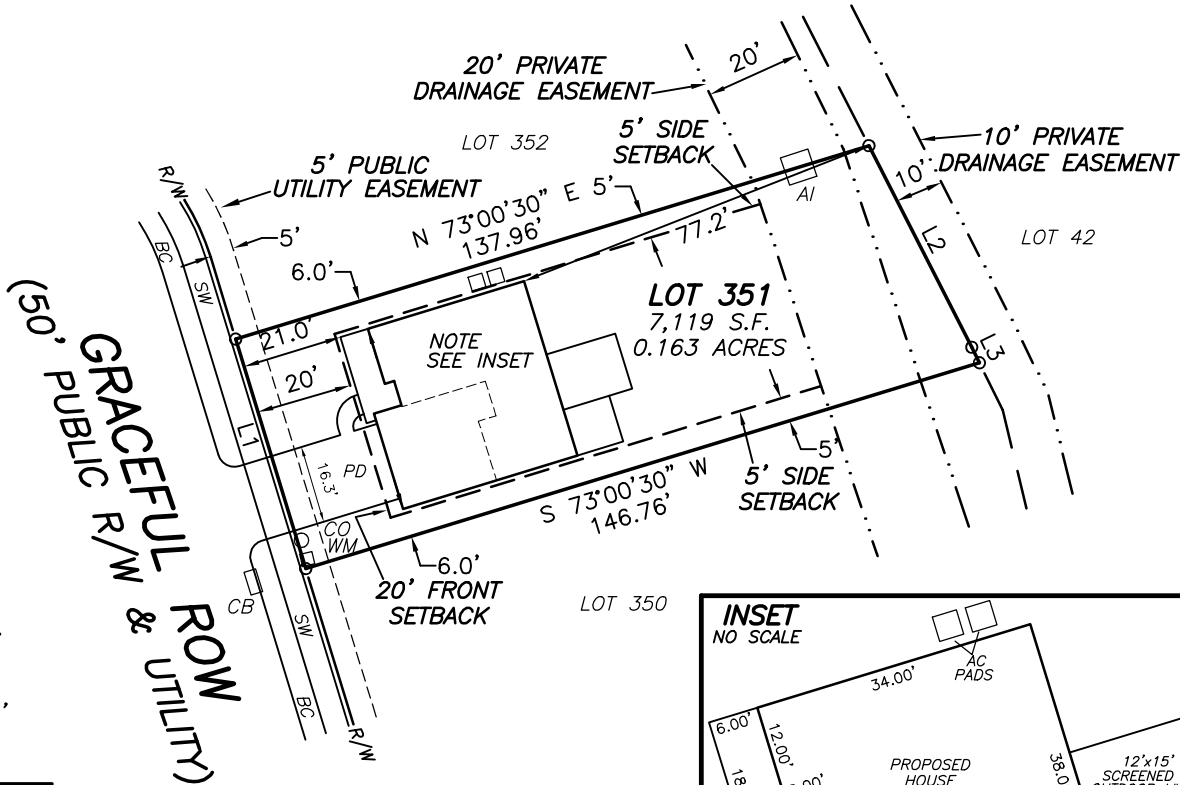
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°59'30" W	50.00'
L2	S 27°02'27" E	47.16'
L3	S 26°07'47" E	3.61'

PROPOSED IMPERVIOUS SURFACES:
TOTAL LOT AREA=7,119 S.F.
HOUSE/PORCHES=1,761 S.F.
DRIVEWAYS/ETC.=432 S.F.
TOTAL IMPERVIOUS AREA=2,193 S.F.
MAX. IMPERVIOUS AREA=3,000 S.F.



- REFERENCES:
1. D.B. 4232 PG. 647
PIN: 0655-13-7874.000
PID: 08065503 0032 06
- 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. 150-153



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

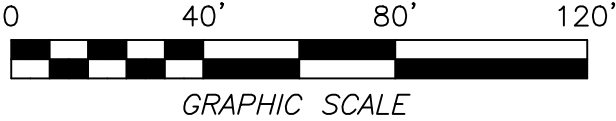
- LEGEND**
- (BC)-BACK OF CURB
 - (SW)-SIDEWALK
 - (CB)-CATCH BASIN
 - (AI)-AREA INLET
 - (PD)-PROPOSED DRIVEWAY
 - (CO)-CLEANOUT
 - (WM)-WATER METER
 - (AC)-AIR CONDITIONER

- NOTES:
- ALL EASEMENTS, RIGHTS OF WAY AND BOUNDARY INFORMATION TAKEN FROM P.B. 2024, PG. 150-153 UNLESS OTHERWISE NOTED.
 - 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 351 SERENITY SUBDIVISION
PHASE 2A
48 GRACEFUL ROW
HARNETT COUNTY
FUQUAY-VARINA, N.C. 27526**

**SURVEY FOR
DREES HOMES**



REFERENCE: PLAT BOOK 2024 PAGE 150-153.

FILE: STYL0T351PPR1

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

GRACE
ELEV A
SLAB ON GRADE
SCREENED IN 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: 4-22-25

SCALE: 1"=40'