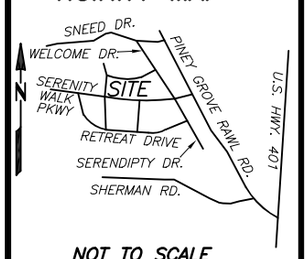
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	13°34'27.7085"	255.00'	60.41'	60.27'	30.35'	N 33°19'37" W

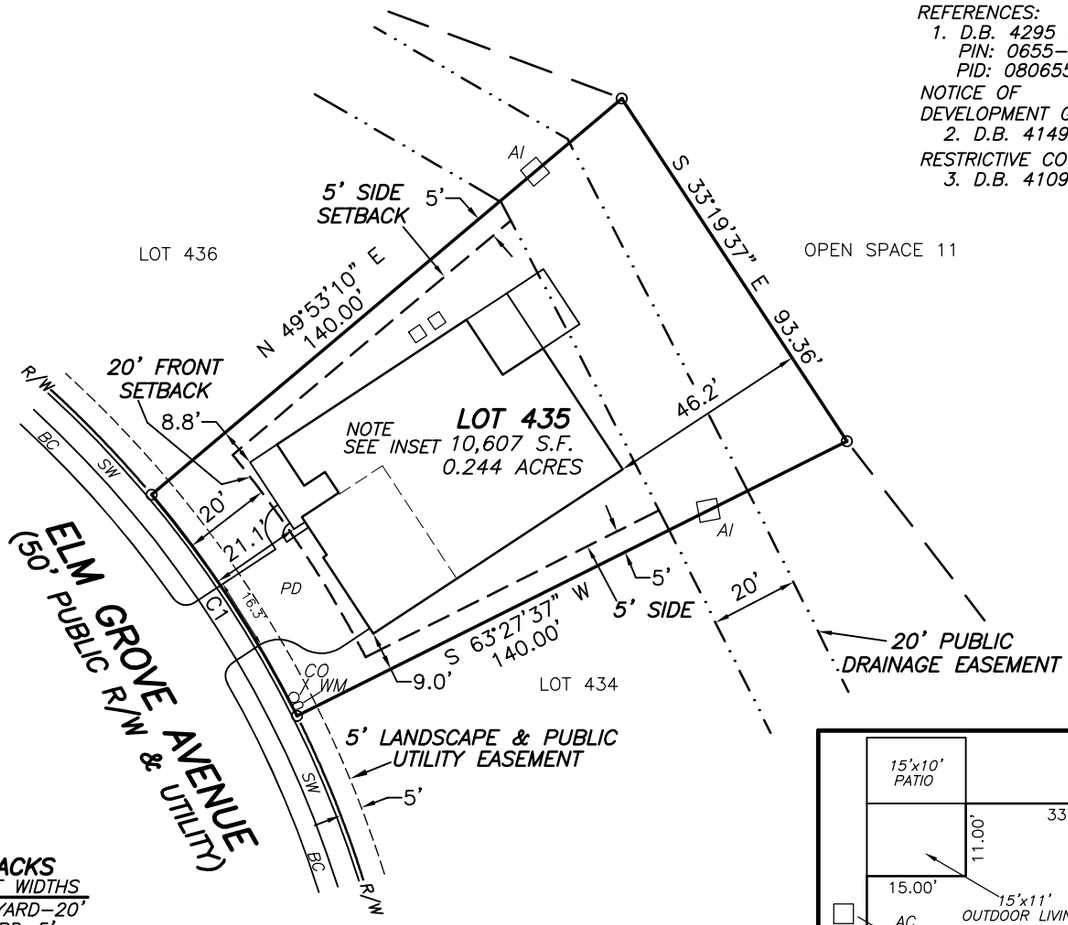
PROPOSED IMPERVIOUS SURFACES:
TOTAL LOT AREA=10,607 S.F.
HOUSE/PORCHES=3,441 S.F.
DRIVEWAYS/ETC.=611 S.F.
TOTAL IMPERVIOUS AREA=4,052 S.F.
MAX. IMPERVIOUS AREA=4,550 S.F.

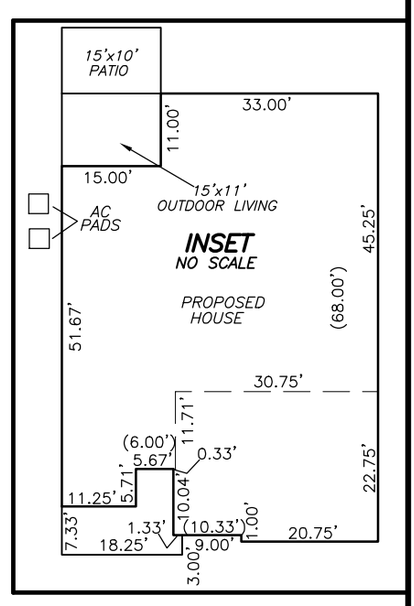
VICINITY MAP



NOT TO SCALE

REFERENCES:
1. D.B. 4295 PG. 2940
PIN: 0655-04-3864.000
PID: 080655 0029 65
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
(AI)-AREA INLET
(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. 2025, PG. 428-433 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

SURVEY FOR
DREES HOMES

LOT 435 SERENITY SUBDIVISION
PHASE 6F
117 ELM GROVE AVENUE
HARNETT COUNTY
FUQUAY-VARINA, N.C. 27526

0 40' 80' 120'
GRAPHIC SCALE

REFERENCE: PLAT BOOK 2025 PAGE 428-433.

FILE: STYLOT435PP

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

PARKETTE
ELEV F
SLAB ON GRADE
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: 10-1-25 | SCALE: 1"=40'