

50' PUBLIC RIGHT OF WAY & UTILITY BM 2025 PG 86

CURVE TABLE					
CU	IRVE	LENGTH	RADIUS	CHORD BEARING	CHORD
С	12	39.23'	25.00'	N44°57'30"W	35.33'

-REFERENCE HARNETT CO. BM 2025, PG 77-82 AND 83-88 FOR BOUNDARY INFORMATION, NORTH INDEX & TIE

LINES TO SUBDIVISION CONTROL CORNERS.
-ZONED: RA-30, RA-40, & CONSERVATION.
-SETBACKS, PER BM 2025 PG 77 & 83:

43' LOT WIDTH:

FRONT YARD-20', SIDE YARD-4' & 4' OR 0' & 8', REAR YARD-20', CORNER YARD-12'.

>43' LOT WIDTH:

FRONT YARD-20', SIDE YARD-5', REAR YARD-20', CORNER YARD-12'.

PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM THE NFIP FIRM No. 3720065500L (EFFECTIVE DATE: JULY 19, 2022).

SERENITY SUBDIVISION, PHASE 3A HECTOR'S CREEK TOWNSHIP, HARNETT COUNTY, NC

SURVEYED FOR DAVID WEEKLEY HOMES 1901 N. HARRISON AVENUE, SUITE 200 CARY, NC 27513



MSS LAND CONSULTANTS, PC

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ATE: 10/23/2025 SCALE: 1"=30' DRAWN:CKC CHECK: FILE: DWH-22-02

MAXIMUM BUILT-UPON AREA-2,600 SF

TOTAL ESTIMATED IMPERVIOUS-2,513 SF		
SITE	SQ. FT.	
HOUSE	1,871	
DRIVEWAY	426	
LEAD WALK	47	
COV. PORCH	160	
A/C PAD	9	

PERMIT PLAN LOT: 993

I HEREBY CERTIFY THAT THE BUILDING WILL LIE WHOLLY ON THE LOT. THIS PLAT IS OF AN EXISTING PARCEL OF LAND. THIS IS NOT A SURVEY AND NOT FOR RECORDATION PURPOSES.

PRELIMINARY PLAN

MATTHEW A. HAYES, PLS L-4516