

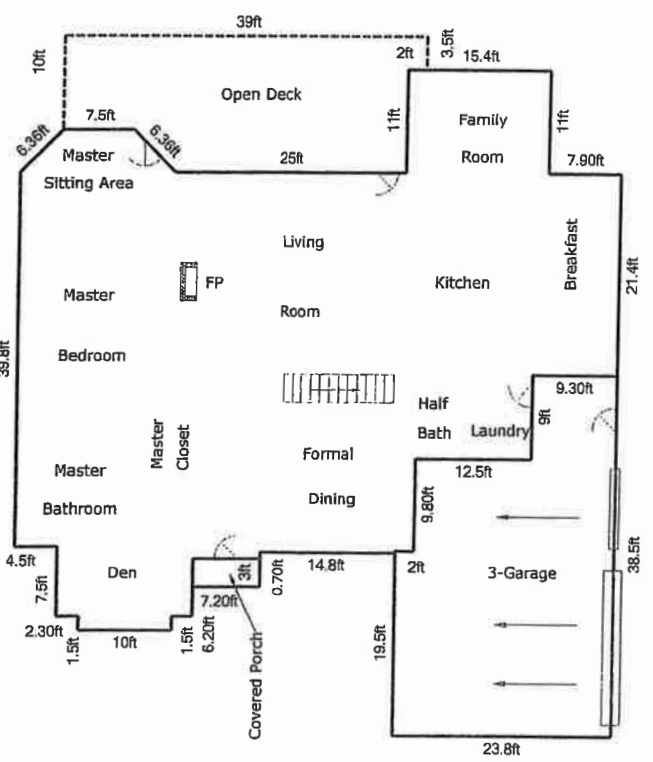
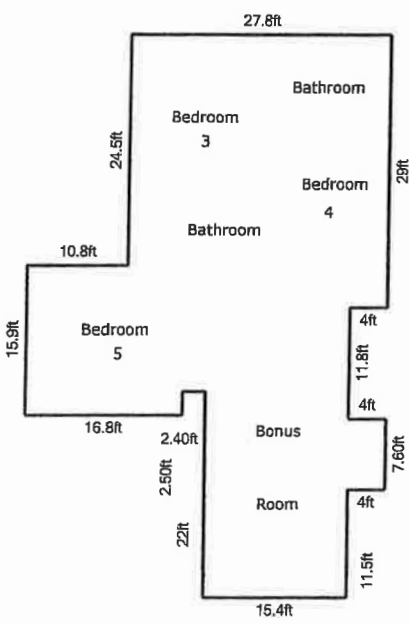
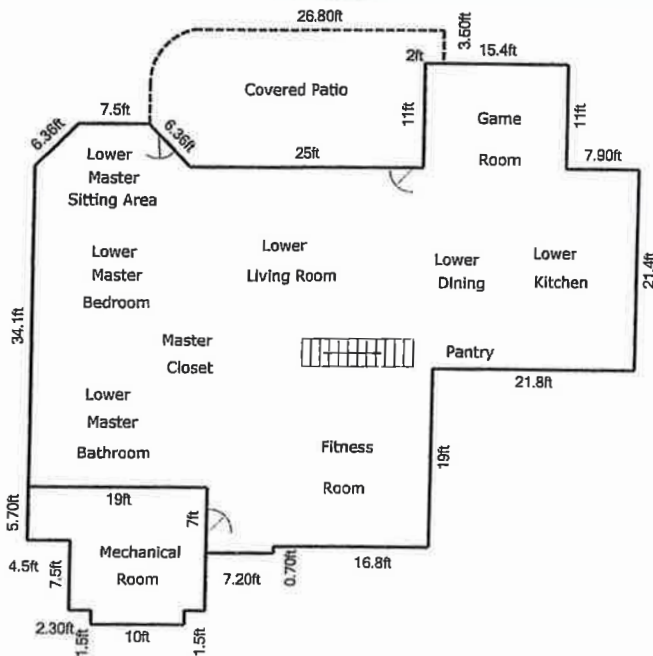
153 Fox Hunt Drive
 Mooresville NC 28117

Measurements & Survey

Presented by Lake Norman Mike
www.LakeNormanMike.com

153 Fox Hunt Drive

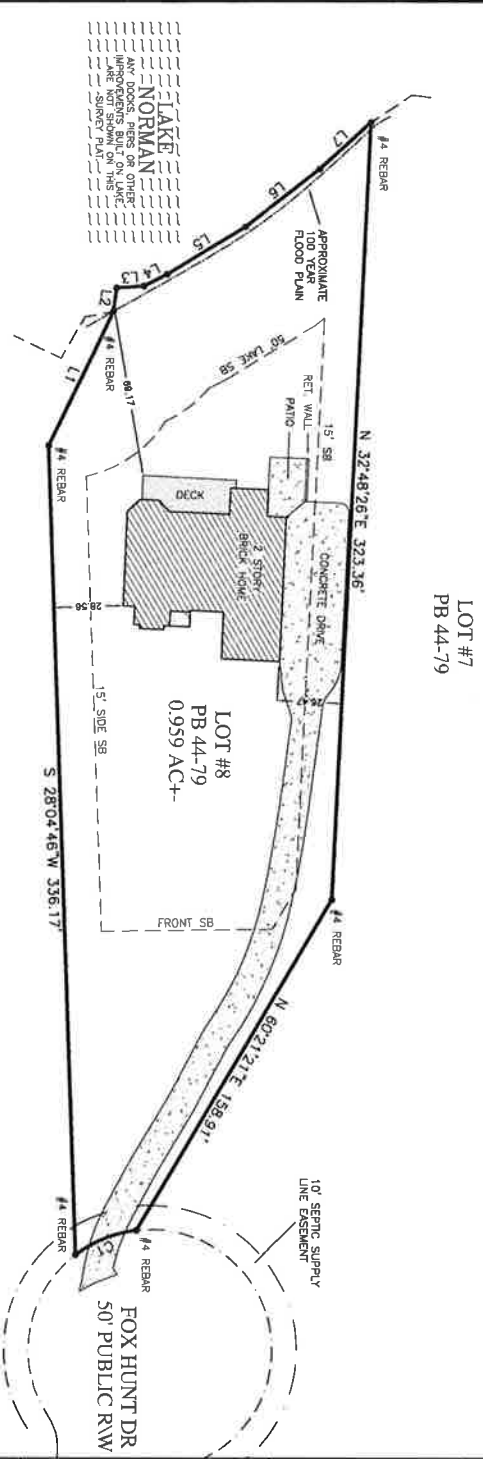
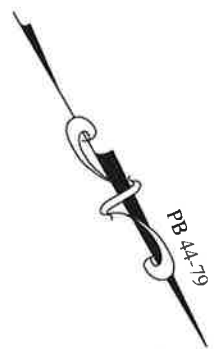
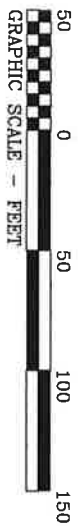
Sketch



20 ft

Living Area	Nonliving Area	
Main Floor	2656.61 ft ²	Covered Patio 417.83 ft ²
Second Floor	1573.94 ft ²	Mechanical Room 232.05 ft ²
		Open Deck 499.62 ft ²
		3 Car Attached 766.20 ft ²
		Covered Front Porch 21.60 ft ²
		Finished Basement 2312.46 ft ²
Total Living Area (rounded):	4230.55 ft²	Total Non-Living Area (rounded): 2312.46 ft²

- NOTES:
- PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS OR EASEMENTS NOT OBSERVED
 - OWNER TO VERIFY ALL SETBACKS AND ZONING CONSTRUCTION PRIOR TO ANY PLANNING OR CONSTRUCTION
 - DIMENSIONS OF ALL IMPROVEMENTS SHOWN ON THIS PLAN SHOULD NOT BE SCALED OR RELIED UPON FOR DESIGN OR CONSTRUCTION WITHOUT A FIELD VERIFICATION OF ALL DIMENSIONS.
 - DIGITAL COPIES OF THIS FILE ARE FOR REFERENCE ONLY AND MAY NOT BE USED FOR DESIGN WORK.
 - A PORTION OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD PLAIN
 - NO PORTION OF THE RESIDENTIAL STRUCTURE IS LOCATED IN THE FLOOD PLAN.



Course	Bearing	Distance
L1	S 55°34'14" W	61.90'
L2	S 37°20'15" W	9.87'
L3	N 63°40'01" W	11.02'
L4	N 87°37'33" W	10.62'
L5	S 86°36'15" W	37.68'
L6	S 81°56'31" W	38.90'
L7	S 77°18'43" W	28.63'

Curve	Radius	Length	Chord	Chord Bear.
C1	50.00'	27.15'	26.82'	S 82°16'38" E

PHYSICAL SURVEY
FOR
**TONY & LISA
MCCURDY**

BEING LOT #8, BEACON POINTE, PHASE III

JULY 18, 2013 DB: 1652 PG: 2287
 SCALE: 1" = 50' PB: 44 PG: 79

FALLSTOWN TOWNSHIP
IREDELL COUNTY, NC

DEDMON SURVEYS

CHUCK POOVEY, PLS #3762
 ROBERT DEDMON, PLS #3899
 3704 NC HIGHWAY #16 NORTH
 P.O. BOX 494 - DENVER, NC 28037
 PHONE: 704/483/4908
 FAX: 704/483/2179

SEAL
L-3899

I CERTIFY THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY AND IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE.

Robert Dedmon
PROFESSIONAL LAND SURVEYOR LICENSE NO. 3899

SURV. BY: BS DRAWN: RD JOB# BLB70X

VICINITY MAP

TITLE REPORT

Dedmon Surveys
3704 NC Highway 16 North
Denver, NC 28037
704/483/4908

This is to certify that on July 17, 2013, I made or directly supervised an accurate survey on behalf of Tony & Lisa McCurdy, briefly described as Lot #8, Beacon Pointe, Phase III, (Plat Book 44-79) , as shown on the accompanying survey entitled: PHYSICAL SURVEY.

To the best of my knowledge, I certify as to the existence or nonexistence of the following at the time of the survey: (This survey was performed without the benefit of a title search and may not include all matters of title).

1. Right of ways, old highways, abandoned roads, lane or driveways across said property:
 none visible shown on plat
2. Easements: drainage, utility, etc..., across said property
 none visible shown on plat
 10' drainage & utility easement along all property lines
3. Springs, streams, rivers, ponds, wetlands or lakes located on, bordering on or running through said property:
 none visible shown on plat
4. Cemeteries or burial grounds located on said property:
 none visible shown on plat
5. Utility poles or overhead lines located on said property that serve other properties:
 none visible not shown on plat shown on plat
6. Joint driveways, walkways, party walls, porches, steps, roofs or garages used in common:
 none visible shown on plat
7. Encroachments, setback violations, overhanging projections or disputed boundaries:
 none visible shown on plat
Explanation:
8. Physical evidence of boundary lines:
 corner markers found or set at corners as shown on plat
 other (explain) _____

9. Is subject property improved? yes no
 If yes,
- Building Features: brick vinyl stone
 aluminum wood stucco
 cement fiber other
- one story two story
 split level 1.5 story
 basement under construction
 other:

10. Indication of new construction, alterations or repairs?
 no yes (explain)
 home is under construction and home is approximately 95% complete.
 home is under construction and foundation is 100% complete.

11. Changes or proposed changes in street lines:
 none visible shown on plat

13. Does property abut a dedicated public road or right-of-way?
 yes, see plat no unknown if road is public

14. Is any portion of the property located in a special flood hazard area as determined by the National Flood Insurance Program (NFIP)?
 yes, see plat for details no

Does the main home or business structure lie within a 100 year flood plain as shown on the referenced FIRM map? (This does not include decks or patios)
 yes no N/A unknown

Professional Land Surveyor: Robert J. Dedmon PLS # 3899