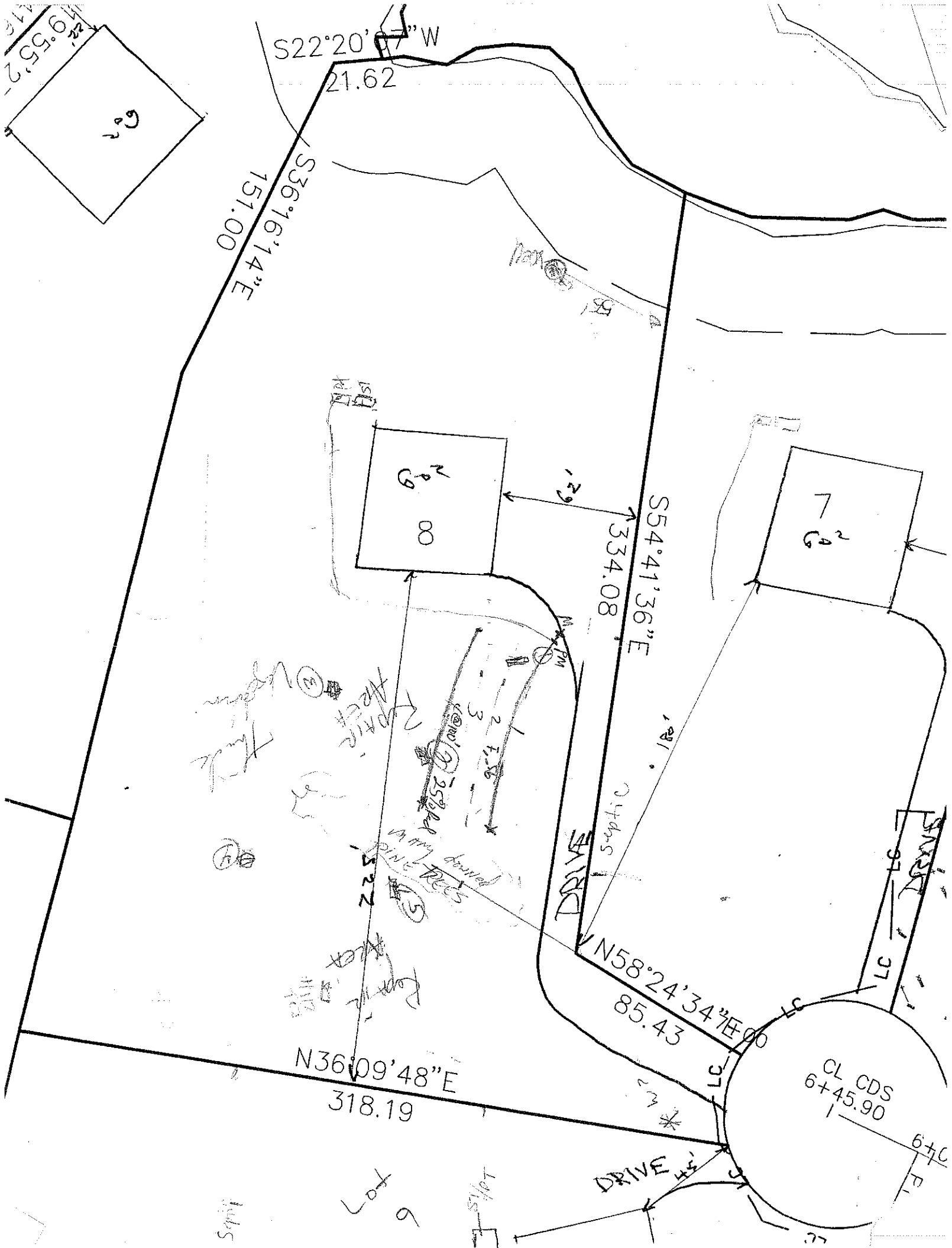
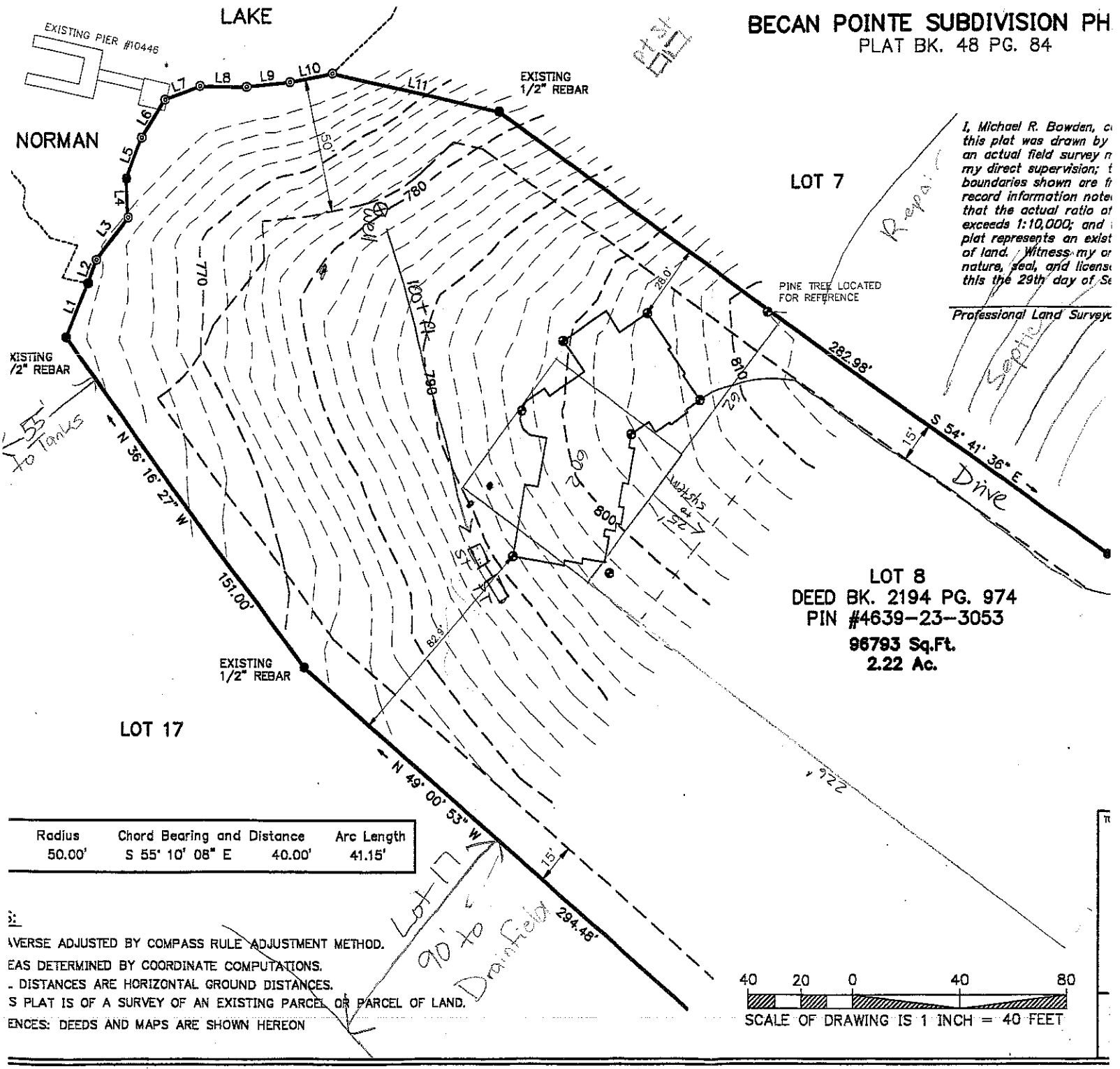

S22°20'
21.62
S36°16'14"E
151.00
S54°41'36"E
334.08
N58°24'34"E
85.43
N36°09'48"E
318.19
DRIVE
DRIVE
CL CDS
6+45.90
8
7
Lot
9



BECAN POINTE SUBDIVISION PH

PLAT BK. 48 PG. 84

I, Michael R. Bowden, c
this plat was drawn by
an actual field survey n
my direct supervision; t
boundaries shown are fr
record information note
that the actual ratio of
exceeds 1:10,000; and
plat represents an exist
of land. Witness my or
nature, seal, and licens
this the 29th day of Se

Professional Land Surveyo

Radius	Chord Bearing and Distance		Arc Length
50.00'	S 55° 10' 08" E	40.00'	41.15'

:

VERSE ADJUSTED BY COMPASS RULE ADJUSTMENT METHOD.

EAS DETERMINED BY COORDINATE COMPUTATIONS.

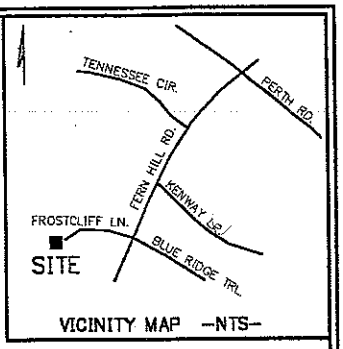
- DISTANCES ARE HORIZONTAL GROUND DISTANCES.

S PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCEL OF LAND.

ENCES: DEEDS AND MAPS ARE SHOWN HEREON

BECAN POINTE SUBDIVISION PHASE IV

PLAT BK. 48 PG. 84



VICINITY MAP –NTS–

I, Michael R. Bowden, certify that this plat was drawn by me from an actual field survey made under my direct supervision; that the boundaries shown are from the record information noted hereon; that the actual ratio of precision exceeds 1:10,000; and that this plat represents an existing parcel of land. Witness my original signature, seal, and license number this the 29th day of September, 2012

Professional Land Surveyor L-3811

LOT 7

PINE TREE LOCATED FOR REFERENCE

282.98'

S 54° 41' 36" E

810.29'

15'

Drive

EXISTING 1/2" REBAR

N 58° 25' 04" E 85.42'

C1

EXISTING 1/2" REBAR

FROSTCLIFF LANE

LOT 8
DEED BK. 2194 PG. 974
PIN #4639-23-3053
96793 Sq.Ft.
2.22 Ac.

Lot 9

922

◎ = PT – POINT NOTHING SET
● = EXISTING IRON AS NOTED
O = 5/8" REBAR SET

40 20 0 40 80

SCALE OF DRAWING IS 1 INCH = 40 FEET

TOPO/BOUNDARY SURVEY FOR:

KOEHLER HOMES, INC

135 FROSTCLIFF LANE
FALLSTOWN TOWNSHIP
IREDELL CO., N. C.

Project # 120048-1 *Date: 28 SEPTEMBER, 2012*

BOWDEN SURVEYING & MAPPING (704) 691-5256
317 SOUTH LAUREL ST.
LINCOLNTON, N.C. 28092