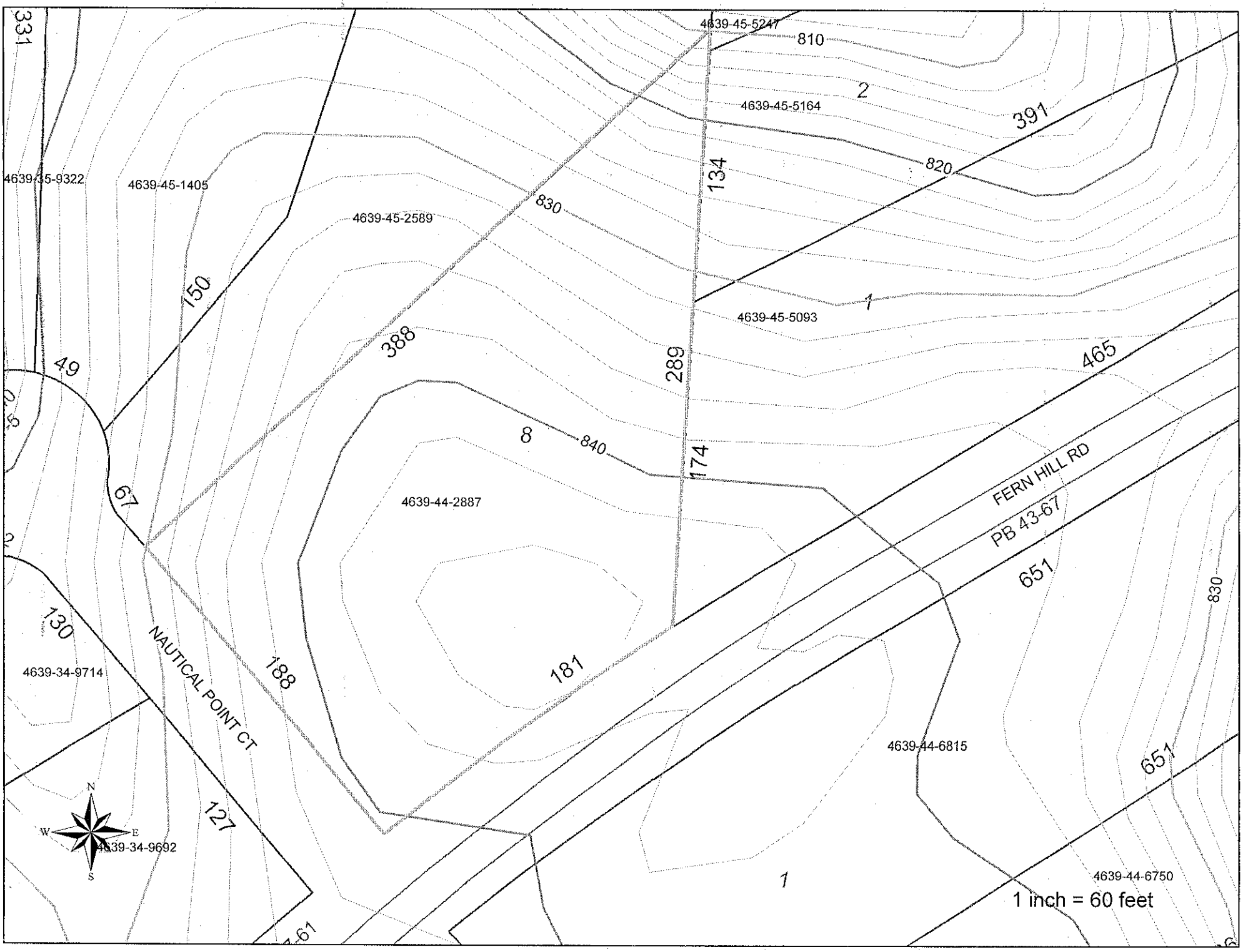

4639-45-5247
810
2
4639-45-5164
391
820
134
331
4639-45-9322
4639-45-1405
830
4639-45-2589
150
1
4639-45-5093
49
388
289
465
8
840
174
FERN HILL RD
PB 43-67
67
4639-44-2887
651
130
NAUTICAL POINT CT
188
181
4639-34-9714
4639-44-6815
651
830
127
4639-34-9692
1
4639-44-6750
1 inch = 60 feet
N
W
E
S

PHYSICAL SURVEY OF
LOT 8
NAUTICAL POINT
SUBDIVISION
FALLSTOWN TOWNSHIP
IREDELL COUNTY, NC

THE PROPERTY OF
NATIONSTAR MORTGAGE, LLC

TO BE CONVEYED TO
JACQUELINE BETCHA

PLAT RECORDED IN B/P: 47-146
DEED RECORDED IN B/P: 2009-1985
TAX PARCEL: 4639-44-2887

PROPERTY ADDRESS
105 NAUTICAL POINT CT
MOORESVILLE, NC 28115

THIS IS TO CERTIFY THAT ON THE 5th DAY OF OCTOBER 2009, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE TITLE LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 AND THE ERROR OF CLOSURE FOR THIS SURVEY DOES NOT EXCEED ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

BASED ON A GRAPHICAL DETERMINATION, THIS PROPERTY DOES NOT LIE IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA ZONE.

Bertram De Silva

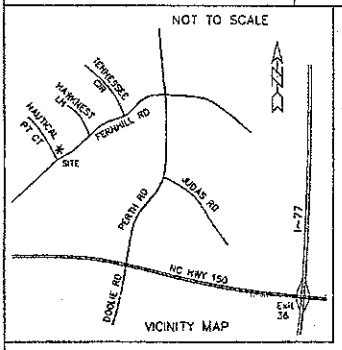
BERTRAM B. DE SILVA
NC – L 3465
PROFESSIONAL LAND SURVEYOR
11105 ABERNATHY RD
CHARLOTTE, NC 28216
PHONE 704-391-8030

NORTH CAROLINA PROFESSIONAL SEAL L-3465 LAND SURVEYOR BERTRAM B. DE SILVA

DATE: OCTOBER 05, 2009
Bertram De Silva Surveying

NOTE: THIS PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHT-OF-WAYS, SETBACKS AND/OR RESTRICTIVE COVENANTS; and VOLUNTARY FARMLAND PRESERVATION DISTRICT PROXIMITY MATTERS NOT SHOWN HEREON.

NOT TO SCALE



VICINITY MAP

MINIMUM BUILDING SETBACKS
AS PER RECORDED PLAT:
ZONING: RR & RA
FRONT = 35'
REAR = 35'
SIDE = 15'
SIDE STREET = 25'
(ALL AVAILABLE).

LEGEND :
EIR = EXISTING IRON ROD
EIP = EXISTING IRON PIPE
CM = CONC MONUMENT
R/W = RIGHT-OF-WAY
SS = SEPTIC SYSTEM
BC = BACK OF CURB
CONC = CONCRETE
ST = SIGHT TRIANGLE
C&G = CURB & GUTTER

LOT 7
MB 47-146
DEED 1786-2024

LOT 8
LOT AREA
1.302 Acres or
56,703 Sq. Ft.

LOT 2
MB 52-29
DEED 1941-987

LOT 1
MB 52-29
DEED 2008-2451

105
TWO STORY
BRICK & SIDING

Deck

Septic Tank

POSSIBLE LOCATION AREA

WOOD DECK

CONC DRIVEWAY

WELL

COMPUTED POINT IN THE 12" PINE TREE

12"PINE

N 47°10'13" E – BASE

N 19°26'06" W 64.5' TIE

N 49°02'17" E 50.0' TIE

N 39°46'40" W 188.37'

S 03°44'07" W 124.54'

TOTAL 289.40' (EIP/CM)

S 03°44'07" W 164.86'

387.79'

N 29°35'45" E 1.08'

35' SETBACK

15' SIDE SETBACK

35' REAR SETBACK

25' SETBACK

115' From Well to the Septic System

WOODS

NAUTICAL POINT COURT
PAVED ROAD

FERN HILL ROAD
PAVED ROAD

60' PUBLIC R/W

EDGE OF PAVEMENT

VALLEY CURB

C&G

2'x2' Stone Post

45'X45' Landscape & Well Easement

Sight Triangle 35'X35'

ST (10'x70')

Flag EIR

CM Flag

NUMBER	DIRECTION	DISTANCE
L1	S 03°44'07" W	10.10'
L2	S 03°35'08" W	9.32'

CURVE	CHORD BEARING	RADIUS	ARC	CHORD
C1	S 53°41'16" W	1831.67	126.38	126.34
C2	S 50°48'00" W	1831.67	54.92	54.92

30' 20' 10' 0' 30' 60'
GRAPHIC SCALE IN FEET

ACCORDING TO MAP 47-146 DATED MARCH 2005