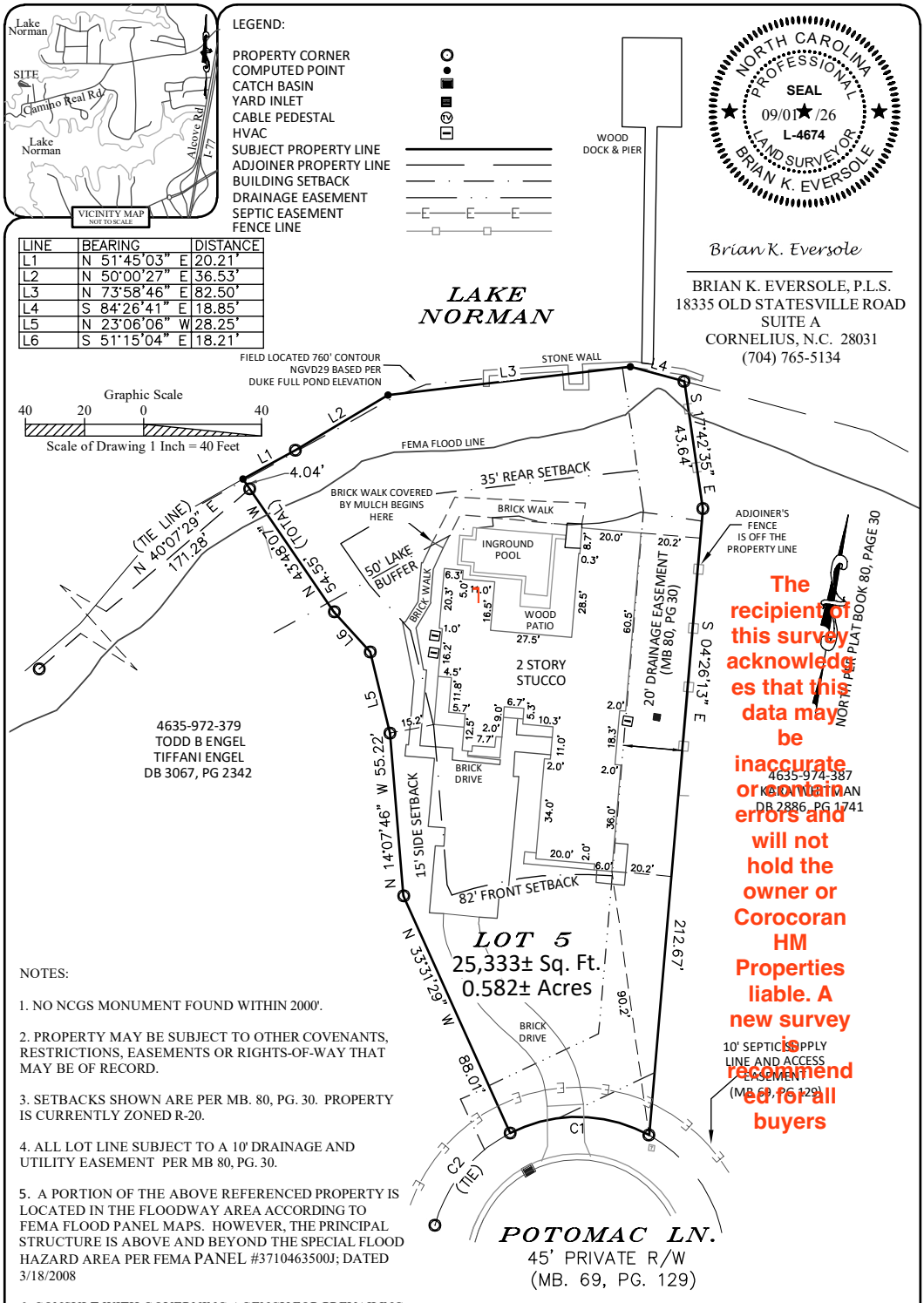


Brian K. Eversole

BRIAN K. EVERSOLE, P.L.S.
18335 OLD STATESVILLE ROAD
SUITE A
CORNELIUS, N.C. 28031
(704) 765-5134

NOTES:

1. NO NCGS MONUMENT FOUND WITHIN 2000'.

2. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS OR RIGHTS-OF-WAY THAT MAY BE OF RECORD.

3. SETBACKS SHOWN ARE PER MB. 80, PG. 30. PROPERTY IS CURRENTLY ZONED R-20.

4. ALL LOT LINE SUBJECT TO A 10' DRAINAGE AND UTILITY EASEMENT PER MB 80, PG. 30.

5. A PORTION OF THE ABOVE REFERENCED PROPERTY IS LOCATED IN THE FLOODWAY AREA ACCORDING TO FEMA FLOOD PANEL MAPS. HOWEVER, THE PRINCIPAL STRUCTURE IS ABOVE AND BEYOND THE SPECIAL FLOOD HAZARD AREA PER FEMA PANEL #3710463500J; DATED 3/18/2008

6. CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.

The recipient of this survey acknowledges that this data may be inaccurate or contain errors and will not hold the owner or Corocoran HM Properties liable. A new survey is recommended for all buyers

Physical Survey of Lot 5 of The Preserve at Windsor Pointe (Revised)

Professional Property Surveyors, Inc.
18335 Old Statesville Road Ste. A
Cornelius, N.C. 28031
704-765-5134 Phone/Fax
Firm License: C-3666

Property of: Todd & Tiffani Engel

As Recorded in: Map Book 80,Page 30 Map Book 69, Page 129 and Deed Book 3067, Page 2342

Site Address: 136 Potomac Lane Mooresville, NC 28117 Iredell County

060425-04	JML	≥ 1:10,000	1"=40'	4635-973-476	FINAL	1 of 1	5/30/2025
Job No.	Prepared By	Error of Closure	Drawing Scale	Tax Parcel Number	Drawing File Name	Sheet Number	Date