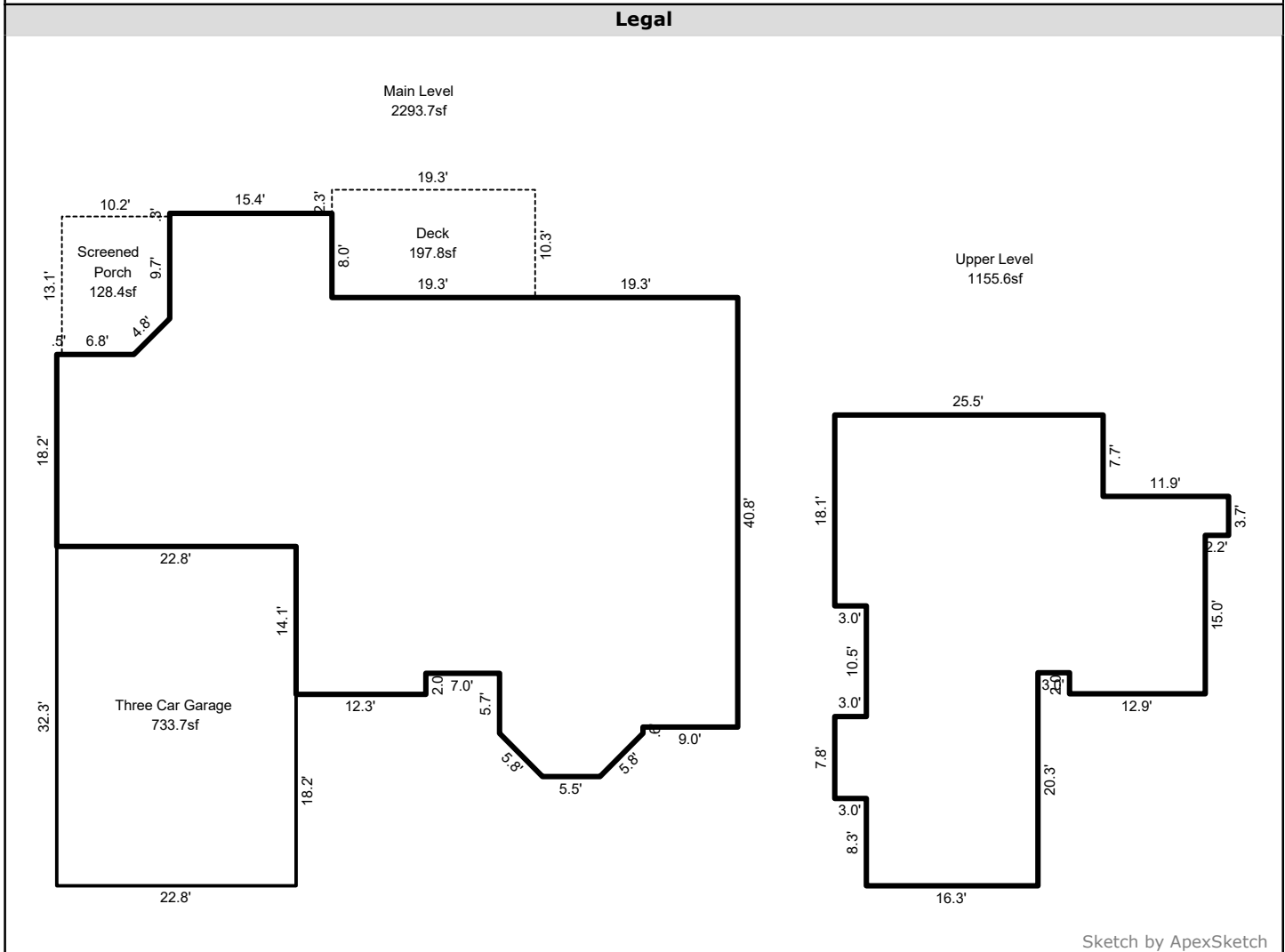


Property Measurements

Parcel			
Legal: #12 QUEEN'S GATE OPCI-391		Parcel No.: 05039052	
Property Address: 4817 Pimlico Lane			
City: Waxhaw	County: Union	State: NC	ZipCode: 28173
Owner:			
:			
Measurer: Square Up Measuring		Inspection Date: 05/30/2023	



AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	For a more accurate measurement, measurements are based on the Official ANSI Z765-2021 Handbook and the current North Carolina Residential Square Footage Guideline approved by the American National Standards Institute (ANSI) and recognized by the North Carolina Real Estate Commission for single-family dwellings, townhouses and condos for both North and South Carolina. Measurements for marketing and informational purposes. - Doors, stairs and fireplace locations are approximate. - Room locations are approximate. - All measurements are rounded to the nearest tenth of an inch. 	
GLA1	Main Level	1.0	2293.7	233.6	2293.7		
GLA2	Upper Level	1.0	1155.6	174.3	1155.6		
GAR	Three Car Garage	1.0	733.7	110.0	733.7		
P/P	Deck	1.0	197.8	59.1			
	Porch	1.0	128.4	44.7	326.2	COMMENT TABLE 2	
						COMMENT TABLE 3	
Net LIVABLE							
		cnt	2	(rounded)	3,449		

Property Measurements

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Property Address: 4817 Pimlico Lane			
City: Waxhaw	County: Union	State: NC	ZipCode: 28173
Owner:			
:			
Measurer: Square Up Measuring		Inspection Date: 05/30/2023	
Legal			
Main Level (GLA1)			
	21.64 x	15.40 =	333.32
0.5 x	4.80 x	2.40 =	5.77
	18.25 x	10.25 =	187.00
	15.40 x	9.70 =	149.38
	18.25 x	0.50 =	9.13
	15.40 x	0.30 =	4.62
	14.05 x	3.40 =	47.72
0.5 x	5.80 x	2.90 =	8.41
	5.45 x	4.11 =	22.38
	41.39 x	9.55 =	395.17
0.5 x	5.80 x	2.90 =	8.40
	41.40 x	4.10 =	169.74
	35.69 x	15.90 =	567.66
	40.80 x	9.00 =	367.20
	8.90 x	2.00 =	17.81
	Total area:		2293.70
Upper Level (GLA2)			
	7.80 x	3.00 =	23.40
	37.40 x	3.70 =	138.38
	25.50 x	7.75 =	197.63
	35.20 x	6.70 =	235.84
	32.20 x	6.35 =	204.47
	20.25 x	16.30 =	330.08
	12.90 x	2.00 =	25.80
	Total area:		1155.59
Three Car Garage (GAR)			
	22.75 x	14.05 =	319.64
	22.75 x	18.20 =	414.05
	Total area:		733.69
Deck (P/P)			
	19.30 x	8.00 =	154.40
	19.30 x	2.25 =	43.43
	Total area:		197.83
Porch (P/P)			
0.5 x	4.80 x	2.40 =	5.77
	9.70 x	3.40 =	32.98
	13.09 x	6.85 =	89.65
	Total area:		128.40