IREDELL COUNTY HEALTH DEPARTMENT

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # 226447

SEPTIC IMPROVEMENT PERMIT / AUTHORIZATION TO CONSTRUCT / OPERATION PERMIT / EXISTING SYSTEM

PIN # 3782-74-4458

APPLICANT/OWNER: Ernst Kohler APPLICANT ADDRESS: 143 Dockside Lane Statesville, NC 28677

SITE ADDRESS: 119 Dockside Lane Statesville, NC 28677 PHONE: 704-201-7143 ALT. PHONE

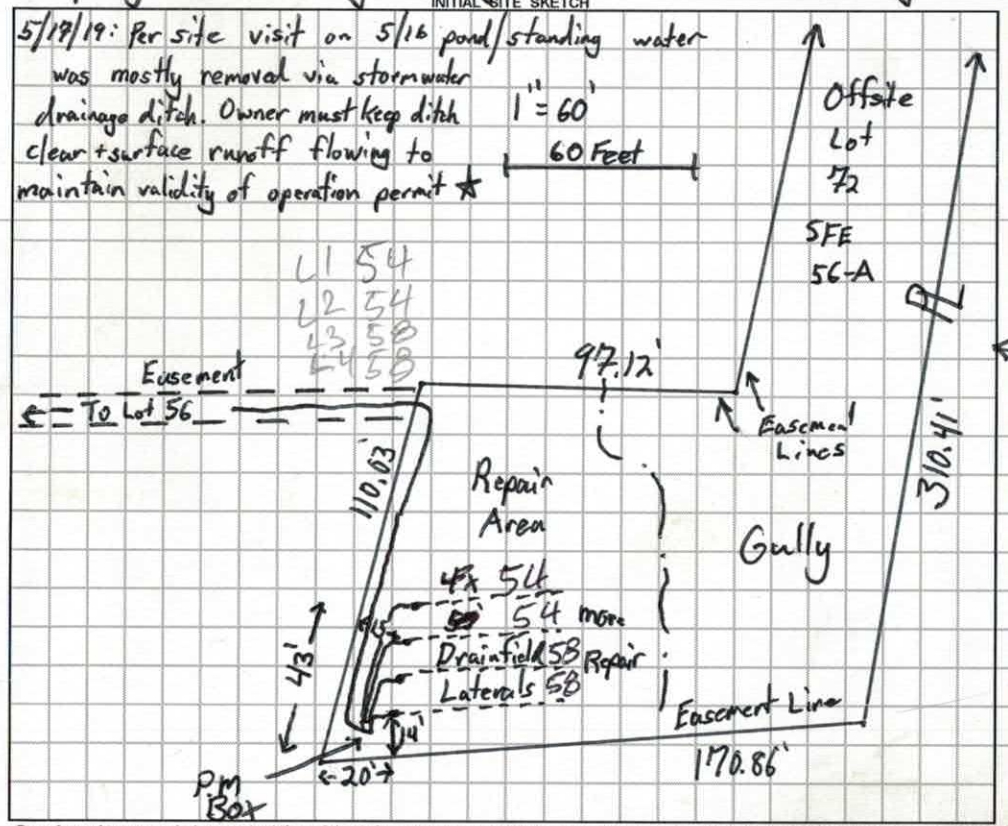
SITE DIRECTIONS: Rt 70 West → R on Bluewater (code Reap) → R on Portside → R on Dockside → Lot on left SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: River Oaks Landing SECTION: 1 LOT # 56+72 (Lot) LOT AREA: 0.595+0.610 acres DESIGN FLOW: 240 GPD L.T.A.R.: 0.275

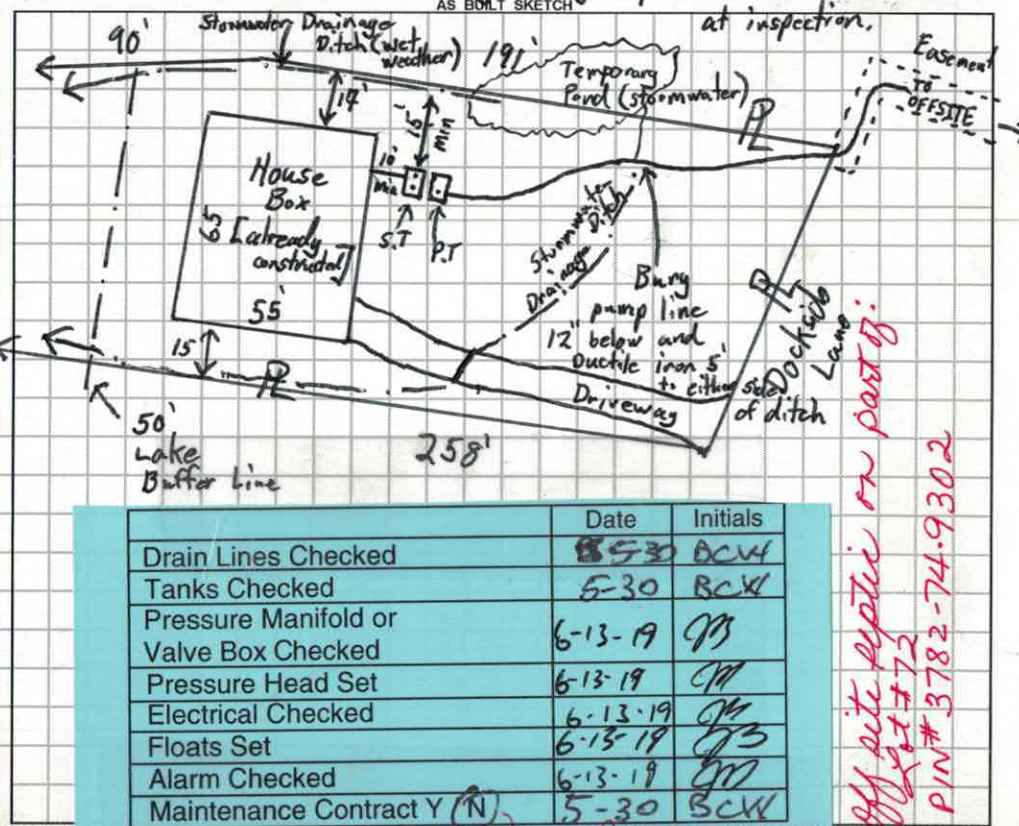
Septic Tank	1000	(gal)	STB	INFILTRATOR	Date	INFILTRATOR	☒ New System	☐ Repair	☐ Expansion	System Type: I II (III) IV V VI		☒ Residence	No. Bedrooms	3	Water Supply				
Pump Tank	1000	(gal)	PT	INFILTRATOR	Date	INFILTRATOR	System Description: 25% Reduction (Pressure Manifold) offsite					☐ Business	No. Persons	4	☐ Private				
Pump Make			Model		Serial #		Repair System Description: 50% Reduction (Offsite)					☐ Other	No. Employees		☒ Public				
# Nitrification Fields	1		# Lines	4	Linear Ft	220	Maintenance Agreement Required: ☐ YES ☒ NO					☐ Slab	☒ Crawl Space		☐ Community				
Trench Width	36"		Trench Bottom Depth(Low side)		25"		Gravel Depth	—		☐ GRAVITY ☒ PRESSURE		☐ Basement w/plumbing			☐ Basement w/o plumbing				

Comments / Conditions: See Plat Book 67, Pg 53 + BK 2593, Pg 9-10 for easement information. Temporary stormwater pond must be completely drained using drainage ditches AND verified gone by department staff prior to qualifying for AC. See 100-year flood guidance email from Kathy Wolfe dated 4/10/2019. Offsite access easement must be marked by surveyor prior to install and visible at inspection.

INITIAL SITE SKETCH



AS BUILT SKETCH



	Date	Initials
Drain Lines Checked	5-30	BCW
Tanks Checked	5-30	BCW
Pressure Manifold or Valve Box Checked	6-13-19	
Pressure Head Set	6-13-19	
Electrical Checked	6-13-19	
Floats Set	6-13-19	
Alarm Checked	6-13-19	
Maintenance Contract Y (N)	5-30	BCW

Permit can be suspended or revoked if any false information is supplied toward securing the permit / any unauthorized changes are made to the site / any unauthorized changes are made in the installation of the system. **CONTACT A LOCATOR SERVICE PRIOR TO ANY EXCAVATION**

☐ **IMPROVEMENT PERMIT** *with plat valid without expiration.* ☒ **IMPROVEMENT PERMIT** *with site plan valid for 60 mos.* ☒ **AUTHORIZATION TO CONSTRUCT** *valid for period equal to IMPROVEMENT PERMIT--not to exceed 60 mo.*

Owner / Applicant Signature: Date: 4/24/19 Installed by: WILLIE CHRISENBERRY

IMPROVEMENT PERMIT by: Tom Shuck Date: 4/22/19 OPERATION PERMIT by: Date: 6-13-19

AUTHORIZATION TO CONSTRUCT by: Tom Shuck Date: 5/17/19 Existing System Inspected by: Date:

FOR SEPTIC FINAL INSPECTION: CALL 704-664-3703 between 8am-9am the day t ction is needed. Be sure to speak with an inpsector to confirm your inspection time.

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC HEALTH, ENVIRONMENTAL HEALTH SECTION
ON-SITE WATER PROTECTION BRANCH

Sheet ___ of ___
PROPERTY ID #: 3782-34-4458
COUNTY: Iredell

SOIL/SITE EVALUATION
for ON-SITE WASTEWATER SYSTEM
(Complete all fields in full)

240

OWNER: Camelia Pressley
ADDRESS: P.O. Box 32007 Raleigh, NC
PROPOSED FACILITY: SFR - 2BR
LOCATION OF SITE: 119 Poplside (offsite) Lane Statesville

APPLICATION DATE 4/18/17
DATE EVALUATED: 5/16/17
PROPOSED DESIGN FLOW (.1949): 240 GPD
PROPERTY SIZE: 0.595AC + offsite
PROPERTY RECORDED: Yes

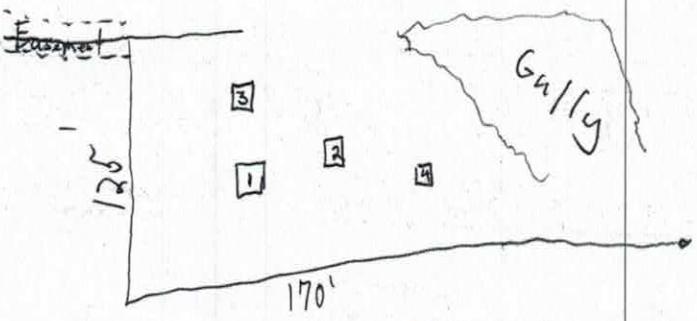
WATER SUPPLY: ☐ Private ☒ Public ☐ Well ☐ Spring ☐ Other
EVALUATION METHOD: ☐ Auger Boring ☒ Pit ☐ Cut
TYPE OF WASTEWATER: ☐ Sewage ☐ Industrial Process ☐ Mixed

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941) .1941 STRUCTURE/ TEXTURE	.1941 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	LSS (some shoulder) 30% Primary	0-34	Clay M-S SBK/ABK	Sl. Firm, sticky, sp, Sexp	Parent Material SAP Yellows	62	—	—	0.275 PS
		34-62	Clay Loam W. SBK some SAP	Sl. Friable, SS Sp, Sexp					
2	LSS 30% Primary	0-10	SCL V.W. SBK	Sl. Firm, SS, Sp, Sexp	—	43	—	—	0.3 PS
		10-21	Clay M. SBK, W. ABK	Sl. Firm, SS, Sp, Sexp					
		21-43	Clay Loam W. SBK	W Friable, SS, Sp, Sexp					
		43-62	Sandy Saprolite MA	Very Friable + Wel. Drusy					
3	LSS Repair	0-19	Clay M SBK/ABK	Sl. Firm, Sticky, Sp, Sexp	—	61"	—	—	0.325 PS
		19-61	Clay Loam W. SBK Abundant Saprolite	Friable, SS, Sp, Sexp					
4	LSS Repair	0-46	Clay W-M SBK	Sl. Firm, Sticky, Sp, Sexp	Deep	60"	—	—	0.25 PS
		46-60	Clay Loam W. SBK	Sl. Friable, SS, Sp, Sexp					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	220	200
System Type(s)	25% Red	50% Red
Site LTAR	0.275	0.25

OTHER FACTORS (.1946): Offsite
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: Tom Shuck
OTHER(S) PRESENT:

COMMENTS:


Easement
Gully
125'
170'
3
1
2
4

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC HEALTH, ENVIRONMENTAL HEALTH SECTION
ON-SITE WATER PROTECTION BRANCH

Sheet ___ of ___
PROPERTY ID #: _____
COUNTY: _____

SOIL/SITE EVALUATION
***for* ON-SITE WASTEWATER SYSTEM**
(Complete all fields in full)

OWNER: _____ APPLICATION DATE _____
ADDRESS: _____ DATE EVALUATED: 5/2/17
PROPOSED FACILITY: _____ PROPOSED DESIGN FLOW (.1949): _____ PROPERTY SIZE: _____
LOCATION OF SITE: 119 Dockside Lane Statesville, NC PROPERTY RECORDED: _____
WATER SUPPLY: ☐ Private ☐ Public ☐ Well ☐ Spring ☐ Other _____
EVALUATION METHOD: ☐ Auger Boring ☐ Pit ☐ Cut TYPE OF WASTEWATER: ☐ Sewage ☐ Industrial Process ☐ Mixed

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941) .1941 STRUCTURE/ TEXTURE	.1941 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	Primary Upper-middle 25% Slope	0-36	Clay w. SBK Trace Saprolite	Sl. Firm, Stky, Sp, Exp	Mapmoose (parent material) 42"-48"				
		36-48	clay Loam w. SBK some saprolite	Sl. Friable, SS, Sp, Exp					
2	Primary 25% Slope	0-30	Clay W. SBK	Sl. Firm, Sticky, Sp, Exp					Pit needed
		30-34	Clay Loam V. W SBK some - much SAP	Sl. Friable, SS, Sp, Exp					
		34-48	MA Loamy Saprolite	Friable + well drained					
3	25%	0-24	Clay W. SBK						Pit needed
		24-34	Clay Loam W. SBK						
		34-48	MA Sandy Saprolite						
4									

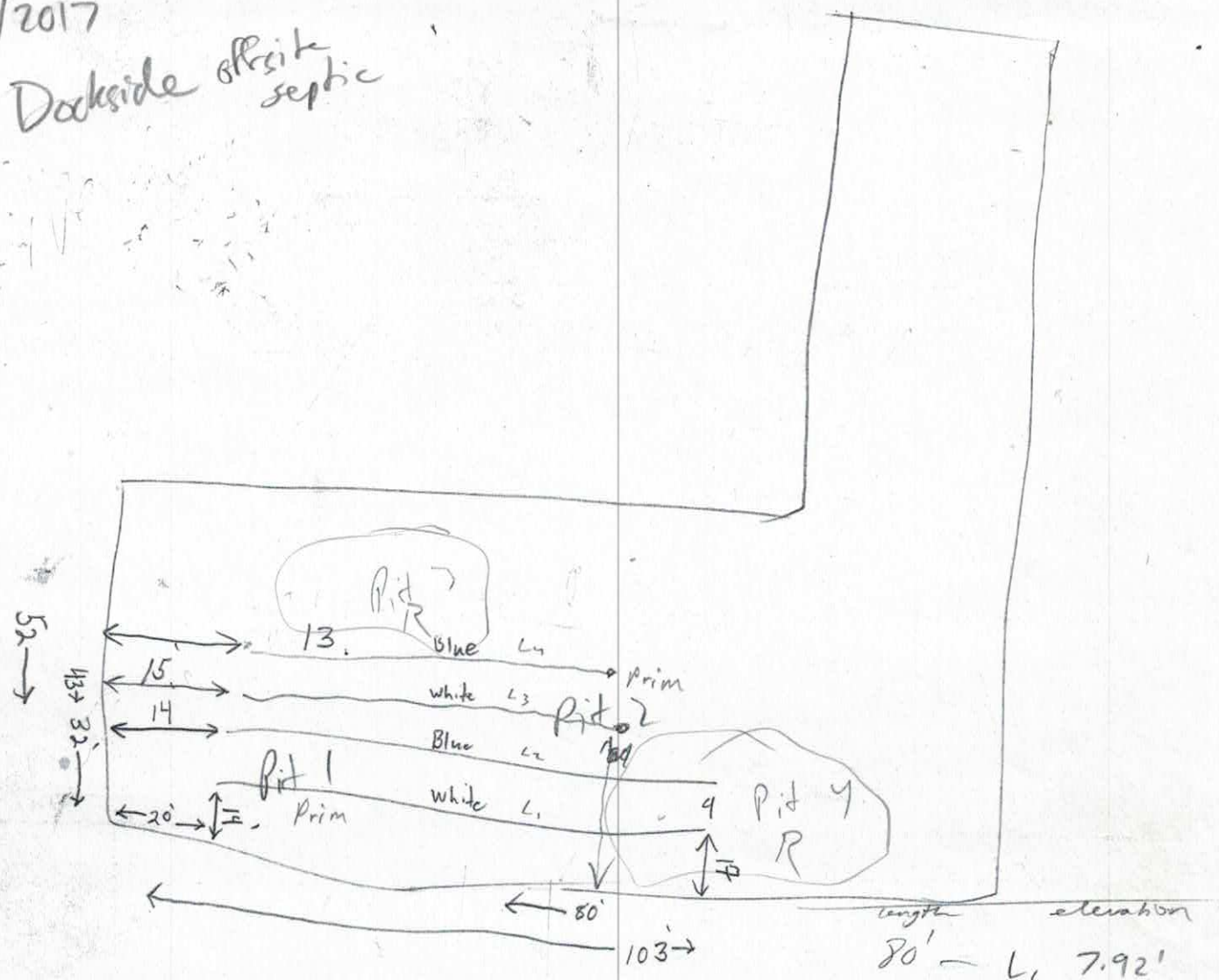
DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)		
System Type(s)		
Site LTAR		

OTHER FACTORS (.1946): _____
SITE CLASSIFICATION (.1948): _____
EVALUATED BY: _____
OTHER(S) PRESENT: _____

COMMENTS: _____

5/16/2017

119 Dockside offsite septic



length	elevation
80' — L_1	7.92'
80' — L_2	10.57'
54' — L_3	13.03' [9.38
54' — L_4	12'

← Portside Dr →

RECEIVED MAR 2 8 2019

#226447
Init. Relayout - Relocation of Tank
Paid $320.00

IREDELL COUNTY HEALTH DEPARTMENT ENVIRONMENTAL HEALTH DIVISION

(THE ABOVE PERMIT DOCUMENTS WILL BECOME INVALID IF INFORMATION PROVIDED ON THIS APPLICATION IS FALSIFIED OR CHANGED, OR IF THE SITE IS ALTERED. THE IMPROVEMENT PERMIT IS VALID FOR EITHER 60 MONTHS OR WITHOUT EXPIRATION DEPENDING UPON DOCUMENTATION SUBMITTED - APPLICATION WITH SITE PLAN 60 MONTHS, APPLICATION WITH COMPLETE, SCALED PLAT WITHOUT EXPIRATION. SEE 15A NCAC 18A .1937(f) FOR DETAILS)

1. APPLICATION FOR: ___ Improvement Permit ✓ Authorization To Construct ___ Existing System Inspection

2. Page 2: *Site Plan Worksheet* Form MUST Accompany This Application
The following optional attachments may also be submitted: ___ Survey Plat, Scaled no more than 1 Inch = 60 Feet
Place check ( ) beside whichever is submitted if applicable ___ Custom Site Plan, Scaled no more than 1 Inch = 60 Feet

3. Applicant Information:

Applicant Name	Mailing Address	Home Phone #	Alternate Phone #
Ernst Koehler	143 Dockside Ln. Statesville NC 28677	704-201-7143	
Owner Name	**Mailing Address**	**Home Phone #**	**Alternate Phone #**
Camellia Property	PO Box 32007, Raleigh, NC 27622	919-717-3776	

4. Property Information:

Street Address	Subdivision Name	Section/Phase and Lot Number
119 Dockside Str	River Oaks Landing	Phase 1 Lot 56

Driving Directions: I-40 West, Left on Sharon School Rd, Rt on US-70, Rt on Blue Water Drive at "The Oaks" sign. Rt Portside Rt Dockside 1st on Left ★ Gate Code 5253 ★ call Ernst @ 704-201-7143

5. RESIDENTIAL Site Development Information: *(Check or Complete ALL that apply)*

- (X) New, Single Family Residence
- ( ) New, Multi-Family Residence
- ( ) Expansion of Existing Septic System
- (X) Repair To Failing Septic System due to _____
- ( ) Other _____

Maximum Number of Bedrooms 2
Maximum Number of Occupants ___
If Expansion, Current Number of Bedrooms ___

- (X) Crawl Space Foundation?
- ( ) Concrete Slab Foundation?
- ( ) Basement w/Plumbing?
- ( ) Basement w/out Plumbing?

IF Non-Residential Site Development:
Type of Business _____
Square Footage of Building _____
Maximum Number of Employees _____
Maximum Number of Seats _____

6. Proposed Water Supply:

( ) New Well ( ) Existing Well ( ) Community Well ( ) City Water (X) Other Public Water

7. Desired Septic System Type: *(You may rank in order of preference, if any)* ( ) EXISTING SYSTEM installed ____ (Year)
( ) Alternative ( ) Conventional ( ) Innovative ( ) Modified Conventional ( ) Other Pumped

8. Please Answer The Following ( ) Yes (X) No Does the site contain any jurisdictional wetlands?
To The Best of Your Ability: ( ) Yes (X) No Is any non-domestic sewage (i.e. industry) to be generated?
( ) Yes (X) No Is the site subject to approval by any other public agency?

I have read this application and certify that the information provided herein is true, complete, and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed.

9. Signature: _____ 3/28/19
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

★ Please call Ernst Koehler when testing site ★
704-201-7143

- Mr. Koehler wants to meet the specialist on site. Please call him at 704-201-7143.
- Moving septic tank from back to front of house.

IREDELL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

DOCUMENTATION TO AUTHORIZE AN OWNER'S LEGAL REPRESENTATIVE

Applications for permits require the "signature of the owner or owner's legal representative" (15A NCAC 18A .1937). If the owner does not sign the application himself or herself, they can submit any one of the following documents to designate their legal representative:

Power of Attorney; Real Estate Contract; Estate executor; Bankruptcy trustee; Court ordered guardianship

In the absence of the above documentation, the property owner may provide the local health department with documentation that designates a legal representative. A property owner may:

Complete this form to document his or her legal representative, or provide his or her own form that contains the information in this form.

If there are multiple property owners, then all property owners must sign the form that designates a legal representative.

By signing a form that designates a legal representative for purposes of 15A NCAC 18A .1937, the property owner authorizes that representative to act on their behalf in matters pertaining to the application and permitting process, including signing or receiving any application, document or permit. The owner retains full responsibility to meet all permit conditions specified by the local health department.

I, Cornelia Pressley, am the legal owner(s) of the property located at Lot 56 River Oaks Landing, identified as PIN (Parcel Identification Number) 3787 744458.000, located in Iredell County, North Carolina.

I do hereby authorize (print legal representative/company name) Ernst Koehler, Koehler Building Co Inc, to act as an agent on my behalf in applying for/signing/obtaining any of the documents described below.

- Application for Improvement Permit (IP) / Authorization to Construct (AC)
- Improvement Permit (IP) / Authorization to Construct (AC)
- Application for soil-site evaluation (new/repair)
- Application/permit for private drinking water well/well abandonment
- Application for Compliance Inspection

I agree to abide by all decisions and/or conditions between the legal representative acting on my behalf and the Iredell County Department of Public Health, Environmental Health Division.

Cornelia Pressley 4/10/17
Signature of Owner(s) Date

Signature of Witness 3/28/19
Date

Please return this signed form to the appropriate office:

Mooresville - Environmental Health
ronda.hart@co.iredell.nc.us
Fax: 704-662-3239
610 E. Center Avenue, Mooresville, NC 28115

Statesville - Environmental Health
adrienne.shea@co.iredell.nc.us
Fax: 704-871-3483
349 N. Center Street, Statesville, NC 28677

IREDELL COUNTY HEALTH DEPARTMENT *ENVIRONMENTAL HEALTH DIVISION:*

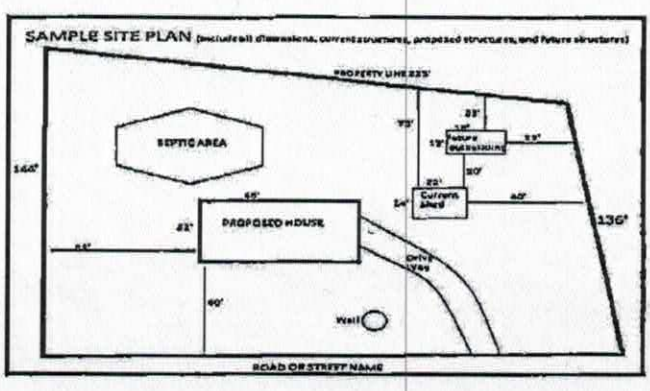
SITE PLAN WORKSHEET

SEE THE "SAMPLE SITE PLAN" BELOW. *INCOMPLETE SITE PLANS WILL BE RETURNED TO YOU FOR COMPLETION AND MAY RESULT IN A DELAY IN THE ISSUANCE OF YOUR SEPTIC SYSTEM PERMIT!!!*

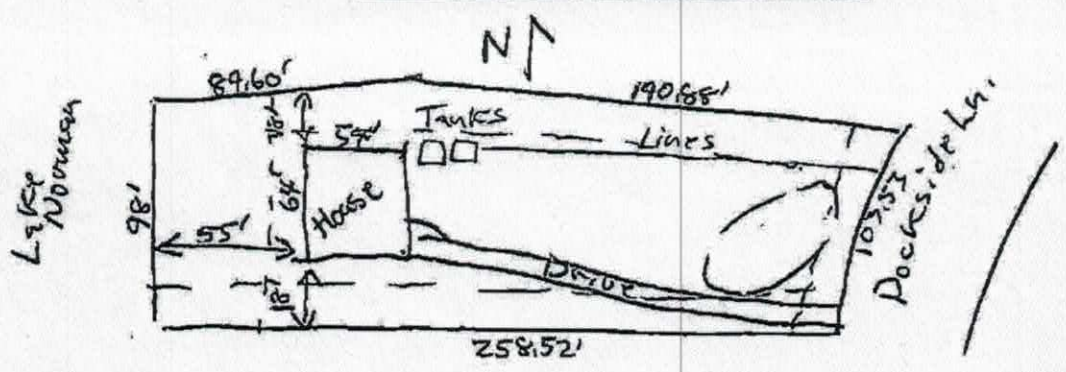
Place an (X) beside each item as you complete the site plan:
✓ Property Line measurements are clearly identified... ✓ All proposed structures are indicated...

SHOW: proposed house or business footprint, wells, water lines, patios, pools and decks, and any other item that will occupy space on the site
✓ Front and side setbacks from property line... ✓ Preferred driveway location and configuration, preferred well location...
✓ Area you prefer your septic system to be placed... ✓ North arrow, or other sufficient indicator of direction...

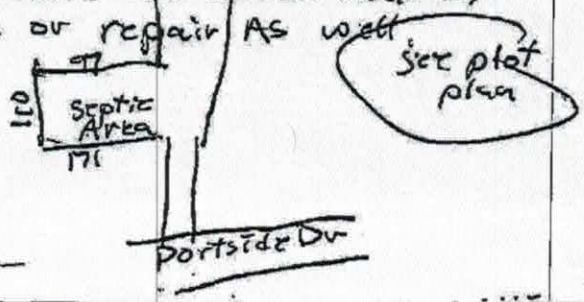
Circle N/A on the following if appropriate:
✓ Location of septic systems and wells within 100' of your property... (N/A)
✓ Location of easements and rights of ways on your property... (N/A) ___ Location of any designated wetlands on the property. (N/A)



USE THIS SPACE TO DRAW YOUR SITE PLAN



Also: A dedicated offsite Lot can be used for septic field or repair As well



* Please Call Ernst Koehler - 704-201-7143 when testing site *

Signature: _____ ____ 3/28/19
REQUIRED property owner or owner's legal representative signature. DATE

Hi Ernst,

I want to share a few notes from our meeting yesterday:

1. With regard to the flood vents: The bottom of the vent needs to be no higher than one foot above the higher of the interior or exterior adjacent grade.
2. You are operating under our old ordinance. As such you can utilize fill.
3. The permit you obtained is for the construction of a single family dwelling. This includes creating the slope away from the foundation to meet State Building Code Requirements.
4. The swell or drainage feature being constructed/improved to eliminate the ponding of water is considered part of this project. Water ponding on the northeast corner used to flow freely. You are restoring its ability to do so.
5. The septic tank was included on the permit and is known to be in the floodplain. Moving it from the back of the home to the front does not impact your floodplain development permit. Approval would be contingent on meeting guidelines set forth by environmental health.

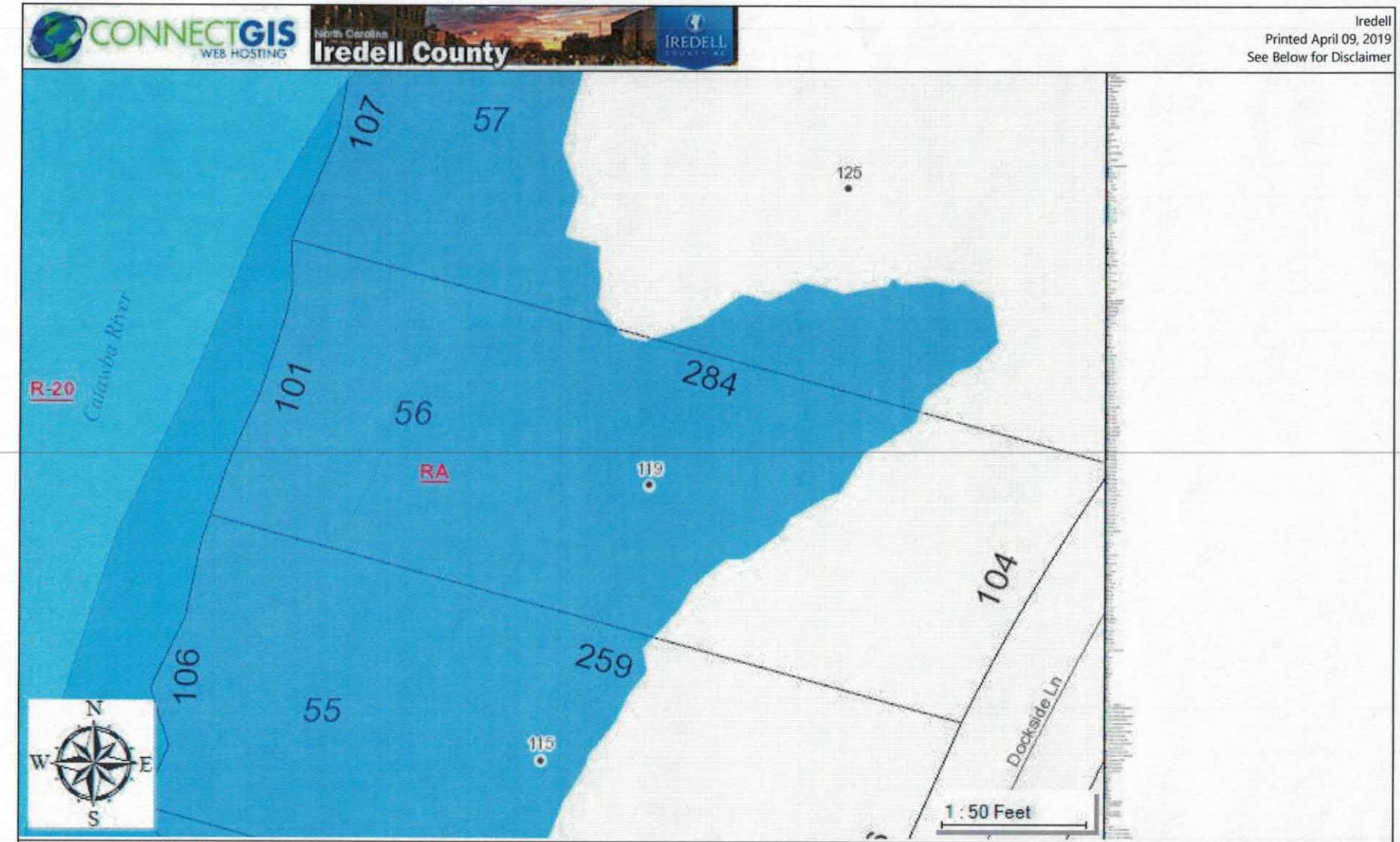
As requested a copy of our current ordinance is attached. I think that about cover's it. Let me know if you have any questions.

With kind regards,

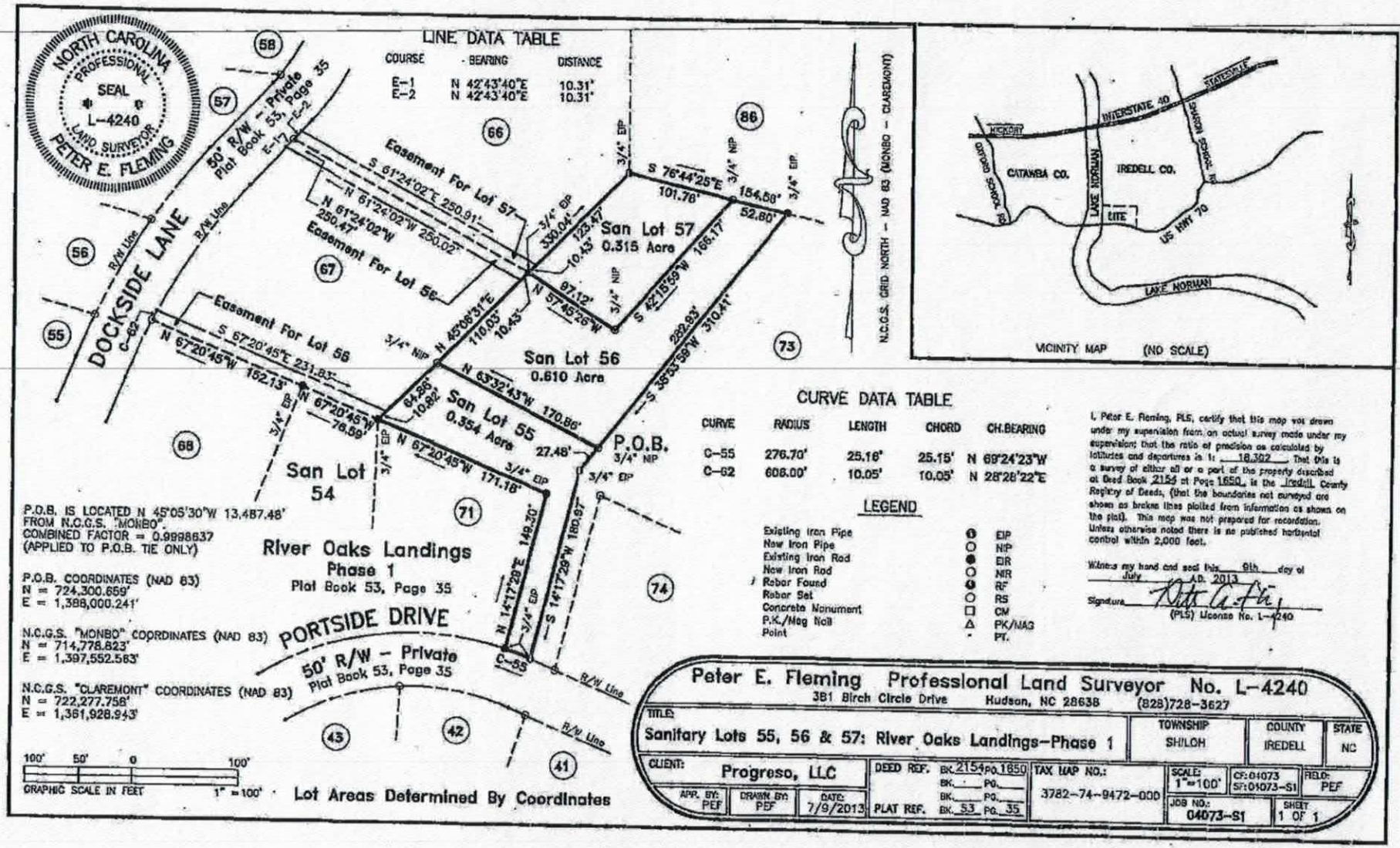
Kathy Wolfe, CFM
GIS Analyst/Floodplain Manager

704-878-3118 ext. 1702
Iredell County Planning
349 N Center Street
PO Box 788
Statesville, NC 28687


DOCKSIDE LANE
PORTSIDE DRIVE
56
0.612 ACRE
55
0.610 ACRE
54
0.577 ACRE
53
0.574 ACRE
52
0.646 ACRE
51
0.591 ACRE
67
1.110 ACRES
68
0.687 ACRE
69
0.654 ACRE
70
0.601 ACRE
71
0.575 ACRE
72
1.279 ACRES
73
1.450 ACRES
74
0.574 ACRE
75
0.839 ACRE
S 74°10'16"E 263.84'
S 74°10'16"E 258.52'
S 74°10'16"E 252.55'
S 75°36'24"E 244.64'
243.86'
S 76°18'23"E 247.55'
237.85'
243.06'
S 85°14'29"E 252.01'
S 85°14'29"E 260.52'
N 81°24'02"W 250.47'
S 67°20'45"E
N 22°22'48"E 45.03'
S 22°22'48"W 45.03'
N 73°22'46"W 152.74'
S 84°45'58"W 52.43'
N 84°45'57"E
S 76°44'25"E 154.56'
S 45°06'31"W
S 02°30'31"W 200.88'
S 14°17'29"W 149.30'
S 14°17'29"W 180.97'
S 38°53'39"W 310.41'
S 66°48'05"E 187.95'
S 39°29'11"W
N 66°48'05"W 139.06'
S 66°48'05"E 139.06'
S 87°34'52"W
50' R/W
10' DRAINAGE EASEM
10' X 70' SIGHT TRIANGLE(TYP)
35' FRONT BUILDING SETBACK (TYP)
15' SIDE SETBACK
30' SETBACK
35' FRONT SETBACK



The maps prepared for this website are generated from recorded deeds, plats, and other public records. Users of these maps are hereby notified that the information provided herein should be verified. Iredell County assumes no legal responsibilities for any of the information contained on this site. Users are advised that the use of any of this information is at their own risk. All maps on this site were prepared using a 1000â€™ Grid based upon the North Carolina State Plane Coordinate System from the 1983 North American Datum. The delinquent real property tax overlay is updated monthly. The information presented is not intended to be used or relied upon as official notice of tax liens. For additional information regarding delinquent taxes, contact the Iredell County Tax Collector's Office.


NORTH CAROLINA PROFESSIONAL SEAL L-4240 LAND SURVEYOR PETER E. FLEMING
LINE DATA TABLE
COURSE BEARING DISTANCE
E-1 N 42°43'40"E 10.31'
E-2 N 42°43'40"E 10.31'
50' R/W - Private Plat Book 53, Page 35
DOCKSIDE LANE
R/W Line
Easement For Lot 57
S 61°24'02"E 250.91'
N 61°24'02"W 250.47'
N 61°24'02"W 250.02'
Easement For Lot 56
S 67°20'45"E 231.83'
N 67°20'45"W 152.13'
N 67°20'45"W 78.59'
San Lot 57 0.315 Acre
San Lot 56 0.610 Acre
San Lot 55 0.354 Acre
San Lot 54
P.O.B. 3/4" NP
S 76°44'25"E 101.76'
154.58'
52.80'
S 42°15'59"W 166.17'
S 35°53'59"W 310.41'
N 63°32'43"W 170.86'
N 67°20'45"W 171.18'
N 14°17'29"E 149.30'
S 14°17'29"W 180.97'
N 45°05'31"E 110.03'
N 57°45'26"W 97.12'
3/4" EIP
3/4" NIP
C-55
C-62
P.O.B. IS LOCATED N 45°05'30"W 13,487.48' FROM N.C.G.S. "MONBO".
COMBINED FACTOR = 0.9998637 (APPLIED TO P.O.B. TIE ONLY)
P.O.B. COORDINATES (NAD 83)
N = 724,300.659'
E = 1,388,000.241'
N.C.G.S. "MONBO" COORDINATES (NAD 83)
N = 714,778.823'
E = 1,397,552.563'
N.C.G.S. "CLAREMONT" COORDINATES (NAD 83)
N = 722,277.756'
E = 1,361,928.943'
River Oaks Landings Phase 1 Plat Book 53, Page 35
PORTSIDE DRIVE
50' R/W - Private Plat Book 53, Page 35
100' 50' 0 100'
GRAPHIC SCALE IN FEET 1" = 100'
Lot Areas Determined By Coordinates
N.C.G.S. GRID NORTH - NAD 83 (MONBO - CLAREMONT)
INTERSTATE 40
STATESVILLE
HICKORY
CATAWBA CO.
IREDELL CO.
LAKE NORMAN
US HWY 70
VICINITY MAP (NO SCALE)
CURVE DATA TABLE
CURVE RADIUS LENGTH CHORD CH.BEARING
C-55 276.70' 25.16' 25.15' N 69°24'23"W
C-62 606.00' 10.05' 10.05' N 28°28'22"E
LEGEND
Existing Iron Pipe EIP
New Iron Pipe NIP
Existing Iron Rod EIR
New Iron Rod NIR
Rebar Found RF
Rebar Set RS
Concrete Monument CM
P.K./Mag Nail PK/MAG
Point PT.
I, Peter E. Fleming, PLS, certify that this map was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated by latitudes and departures is 1: 18,302 ; That this is a survey of either all or a part of the property described at Deed Book 2154 at Page 1650, in the Iredell County Registry of Deeds, (that the boundaries not surveyed are shown as broken lines plotted from information as shown on the plat). This map was not prepared for recordation. Unless otherwise noted there is no published horizontal control within 2,000 feet.
Witness my hand and seal this 9th day of July A.D. 2013
Signature
(PLS) License No. L-4240
Peter E. Fleming Professional Land Surveyor No. L-4240
381 Birch Circle Drive Hudson, NC 28638 (828)728-3627
TITLE: Sanitary Lots 55, 56 & 57: River Oaks Landings-Phase 1
TOWNSHIP SHILOH
COUNTY IREDELL
STATE NC
CLIENT: Progreso, LLC
DEED REF. BK. 2154 PG. 1650
PLAT REF. BK. 53 PG. 35
TAX MAP NO.: 3782-74-9472-000
SCALE: 1"=100'
CF: 04073 SF: 04073-S1
FIELD: PEF
APP. BY: PEF
DRAWN BY: PEF
DATE: 7/9/2013
JOB NO.: 04073-S1
SHEET 1 OF 1

North Carolina
Iredell County

I, a Notary Public of the County and State aforesaid, certify that Kenneth Camp for Progresso, LLC personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 5th day of October 2013.

Amanda J. Horton/Amanda J. Horton
Notary Public

My commission expires 11/30/2019

N.C.G.S. 42A-2(2) NORTH - NAD 83 (2011) - COMBINED FACTOR

Doc ID: 015079010001 Type: CRP
Recorded: 10/06/2017 at 03:48:39 PM
Fee Amt: $21.00 Page 1 of 1
Iredell County, NC
Ronald M. Wyatt Register of Deeds
BK 67 PG 53

Owner Certificate

Know all men by these presents, that I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby acknowledge this plat and allotment to be my free act and deed.

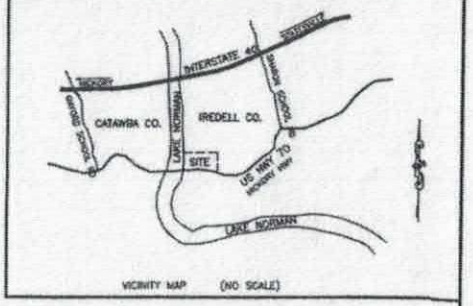
Owner Date 10-10-17 N/A

Kenneth R. Camp, Mem 10-5-17

Certificate of Approval

I, hereby certify that this plat for recordation is an exception to Subdivision Ordinance of Iredell County, North Carolina.

Subdivision Administrator 10-5-17
Iredell County, North Carolina Date



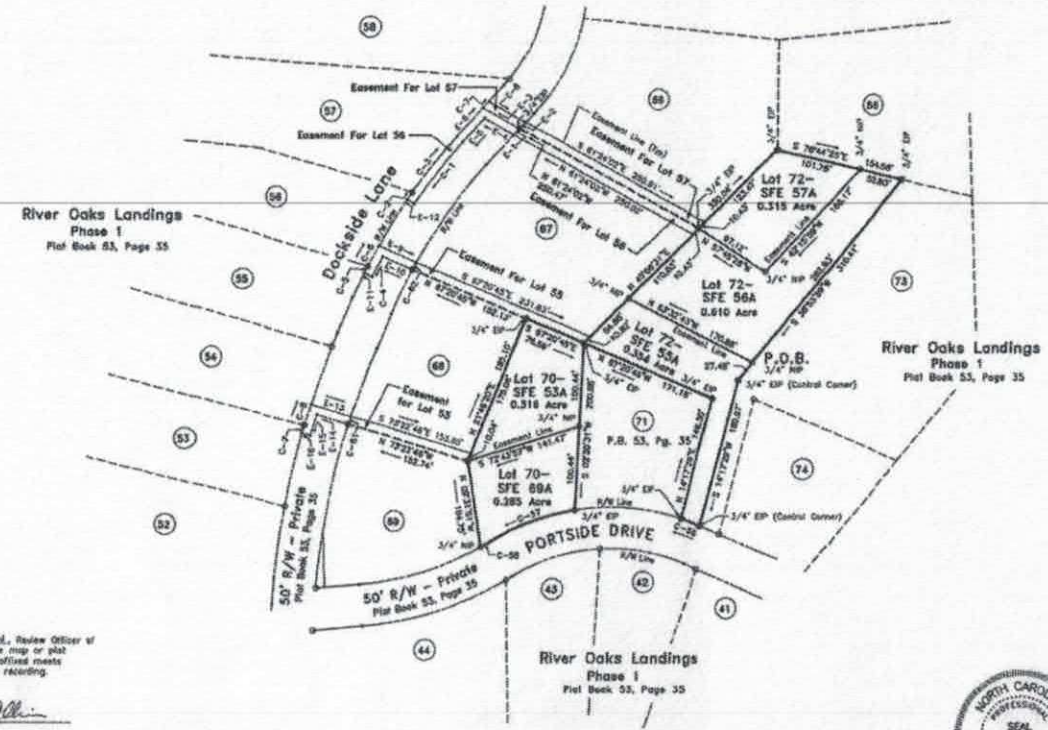
VICINITY MAP (NO SCALE)

Curve Data Table

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-1	848.09'	85.70'	85.81'	S 39°28'50"W
C-2	838.00'	10.15'	10.15'	N 34°41'01"E
C-3	838.00'	87.02'	86.96'	N 28°58'39"E
C-4	848.00'	27.24'	27.24'	S 28°27'28"W
C-5	838.00'	9.85'	9.85'	N 29°40'02"E
C-6	838.00'	27.27'	27.27'	N 27°16'23"E
C-7	1014.50'	10.00'	10.00'	N 15°26'34"E
C-8	1014.50'	28.44'	28.44'	N 16°28'18"E
C-55	278.70'	25.16'	25.15'	N 89°24'23"W
C-57	278.70'	107.82'	107.14'	S 69°39'51"W
C-58	370.82'	15.00'	15.00'	S 58°35'15"W
C-61	864.50'	10.00'	10.00'	N 16°58'03"E
C-62	806.00'	10.05'	10.05'	N 16°28'32"E

Line Data Table

COURSE	BEARING	DISTANCE
C-1	N 42°43'40"E	10.31'
C-2	N 42°43'40"E	10.31'
C-3	N 81°24'03"W	51.56'
C-4	N 81°24'03"W	61.25'
C-5	S 42°43'40"W	28.83'
C-6	S 42°43'40"E	46.07'
C-7	N 42°43'40"E	10.31'
C-8	S 81°24'03"E	51.56'
C-9	S 67°20'43"E	50.28'
C-10	N 67°20'43"W	60.16'
C-11	N 84°15'21"W	10.00'
C-12	N 65°45'38"W	10.00'
C-13	S 72°25'48"E	50.00'
C-14	N 72°25'48"W	40.00'
C-15	S 15°52'25"W	28.18'
C-16	N 74°02'23"W	10.00'



State of North Carolina
County of Iredell

I, William M. Allen, Review Officer of Iredell County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer
Date: 10-5-17

Notes:

1) TOTAL NUMBER OF SEPTIC FIELD EASEMENTS: 3 WITHIN 2 EXISTING LOTS.
2) MINIMUM EASEMENT SIZE: 0.285 ACRES.
3) EASEMENT AREAS DETERMINED BY COORDINATES.
4) UNLESS OTHERWISE NOTED, EXISTING LOT CORNERS ARE 3/4" EIP.
5) PROPERTY ZONED R-A. (ALL ADJOINING PROPERTIES ALSO ZONED R-A)
6) PROPERTY IS WITHIN THE WS-IV CRITICAL WATERSHED AREA.

This plat supersedes Lots 70 and 72 of the plat entitled "River Oaks Landings – Phase 1", recorded at Plat Book 53, Page 35 (Sheet 3 of 4).

- **Lot 70 converted to Septic Field Easements (SFE) for Lots 53 and 69.**
- **Lot 72 converted to Septic Field Easements (SFE) for Lots 55, 56 and 57.**
- **Access Easements connecting Septic Field Easements (SFE) to Subject Lots added.**

P.O.B. IS LOCATED N 45°05'30"W 13,487.48' FROM N.C.G.S. "MONRO".
COMBINED FACTOR = 0.99986537
(APPLIED TO P.O.B. TIE ONLY)

P.O.B. COORDINATES (NAD 83)
N = 724,300.859'
E = 1,368,000.241'

N.C.G.S. "MONRO" COORDINATES (NAD 83)
N = 714,778.525'
E = 1,367,552.563'

N.C.G.S. "CLAREMONT" COORDINATES (NAD 83)
N = 723,277.758'
E = 1,361,828.943'

100 0 100 200 300
GRAPHIC SCALE – FEET
1" = 100'

LEGEND

Existing Iron Pipe	●	EIP
New Iron Pipe	○	NIP
Existing Iron Rod	●	EIR
New Iron Rod	○	NIR
Rebar Found	●	RF
Rebar Set	○	RS
Concrete Monument	□	CM
P.K. Nail	△	PK
Point	•	PT.

THE MAP SHOWN HEREON IS NOT WITHIN A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO FIRM MAP PANEL No.: 3710378200K DATED: March 16, 2006

I, Peter E. Fleming, PLS, certify to the following:

D. That this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

Surveyor, (PLS) License number L-4240

I, Peter E. Fleming, PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in book 3154, page 1650, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in book ___, page ___; that the ratio of precision as calculated is 1: 69,057; that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, license number and seal this 28th day of September, A.D., 2017

Surveyor (PLS) License No. L-4240

NORTH CAROLINA PROFESSIONAL SEAL L-4240 LAND SURVEYOR PETER E. FLEMING

Peter E. Fleming, Professional Land Surveyor Reg. No. L-4240
381 Birch Circle Drive Hudson, NC 28638 (828)728-3827

TITLE: Recombination Survey of Lots 70 & 72 of: River Oaks Landings – Phase 1				TOWNSHIP: SHILOH	COUNTY: IREDELL	STATE: NC
CLIENT/OWNER: Progresso, LLC		DEED REF.: BK 3154 PG 1650 BK ___ PG ___ BK ___ PG ___	TAX MAP NO.: 3782-74-7230-000 3782-74-9472-000	SCALE: 1"=100'	CF: 04073 BF: 04073-70	FIELD: PCF
APP. BY: PCF	DRAWN BY: PCF	DATE: 9/28/17	PLAT REF.: BK 53 PG 35	JOB NO.: 04073-70	SHEET: 1 OF 1	

Field Work Completed on 3/25/2017

LAYER: 34

Type: CRP
Recorded: 02/13/2018 at 04:23:00 PM
Fee Amt: $26.00 Page 1 of 2
Revenue Tax: $0.00
Iredell County, NC
Ronald N. Wyatt Register of Deeds
BK 2539 PG 9-10

PREPARED BY: G. REDMOND DILL, JR., Attorney, P.O. Box 66, Morganton, N.C. 28680

STATE OF NORTH CAROLINA

COUNTY OF IREDELL

SEWER SERVICE EASEMENT

THIS SEWER SERVICE EASEMENT made this the 13th day of February, 2018, by and between, **PROGRESO, LLC, a North Carolina limited liability company**, of Caldwell County, North Carolina, hereinafter referred to as "party of the first part"; and **CAMELIA M. PRESSLEY**, of Wake County, North Carolina, hereinafter referred to as "party of the second part".

WITNESSETH:

THAT WHEREAS said party of the first part owns a certain tract of land lying in Shiloh Township, Iredell County, North Carolina, and more particularly described by Deed recorded in Book 2154, Page 1650, of the Iredell Registry and whereas; said party of the second part owns a certain tract of land adjacent to the property of the party of the first part lying in Shiloh Township, Iredell County, North Carolina and more particularly described by Deed recorded in Book 2278, Page 622, of the Iredell Registry, and whereas; the party of the second part desires to construct a sewer system on Lot 72-SFE 56A, bearing Tax Parcel I.D. No. 3782-74-9430.000, containing 0.610 acres as found in Plat Book 67, Page 53, of the Iredell Registry, in order to provide sanitary sewer service for Lot No. 56 as more particularly described in Book 2278, Page 622 of the Iredell Registry; and whereas; the party of the first part is desirous of granting the party of the second part a written sewer service easement across its property.

NOW, THEREFORE, said party of the first part, for and in consideration of the sum of ONE DOLLAR, to it in hand paid, does hereby give and grant unto the said party of the second part a perpetual right-of-way and sewer service easement to construct a sanitary sewer septic field on Lot 72-SFE 56A, as well as a non-exclusive 10 foot wide easement described in Book 2154, Page 1652 of the Iredell Registry, and as more particularly

Page Count: 2
NS PO SI

R.O.T.C.

described in Plat Book 67, Page 53 of the Iredell Registry running from the line of Lot No. 72 crossing under Dockside Lane and running parallel to Dockside Lane boundary lines of Lot Nos. 56 & 57, the actual metes and bounds being set forth in Plat Book 67, Page 53 of the Iredell Registry and incorporated herein by reference, a copy of said recorded plat is attached hereto.

To have and to hold said right-of-way and sewer service easement to the said party of the second part and her successors in title forever; it being agreed that the right-of-way and sewer service easement hereby granted is appurtenant to and runs with the tract now owned by the party of the first part, its heirs/assigns, as hereinabove referred to.

IN TESTIMONY WHEREOF, said party of the first part has hereunto set his hand and seal, the day and year first above written.

PARTY OF THE FIRST PART:

PROGRESO, LLC,
A North Carolina limited liability company

Kenneth B. Crump (SEAL)
KENNETH B. CRUMP, Member/Manager

State of NORTH CAROLINA

County of BURKE

I, the undersigned Notary Public of the County of BURKE and State aforesaid, certify that KENNETH B. CRUMP personally came before me this day and acknowledged that he is the Member/Manager of PROGRESO, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 13th day of February, 2018.

Snow A. Sherrill
SNOW A. SHERRILL, Notary Public
Notary's Printed or Typed Name

SNOW A. SHERRILL NOTARY PUBLIC BURKE COUNTY, N.C.

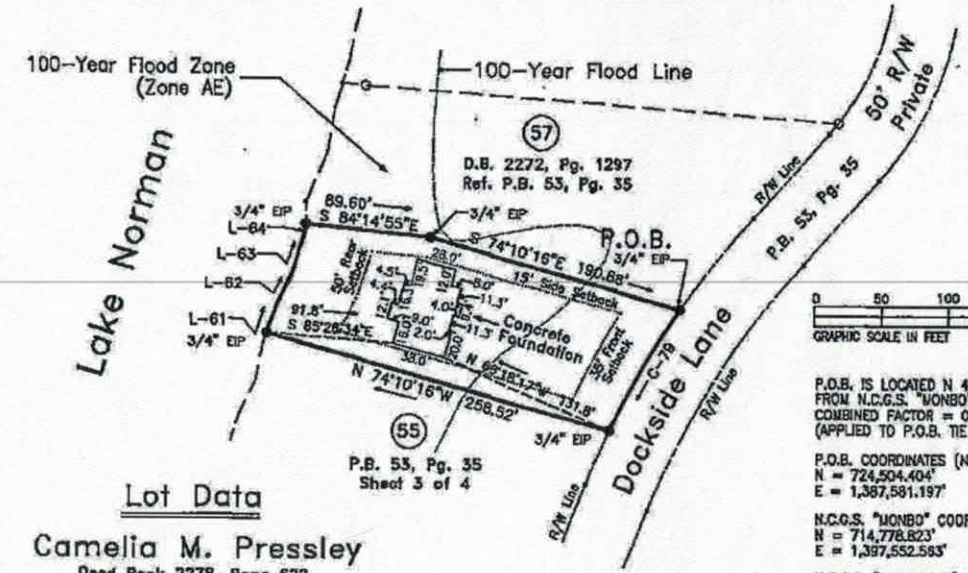
My Commission Expires: 1/19/19
(Affix Seal)

EDGE OF LAKE NORMAN

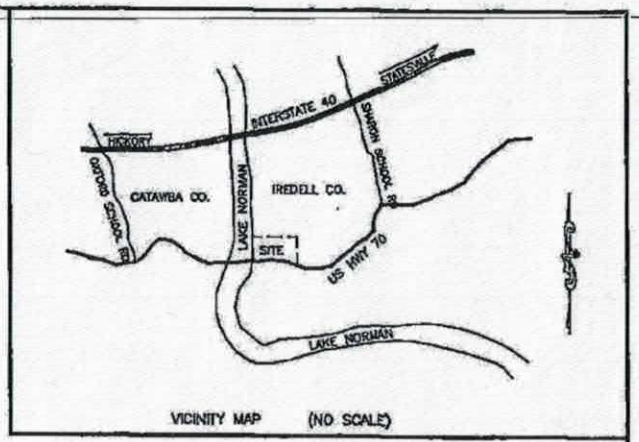
COURSE	BEARING	DISTANCE
L-61	N 19°14'58"E	22.45'
L-62	N 24°48'12"E	24.41'
L-63	N 18°15'27"E	28.65'
L-64	N 12°20'21"E	9.19'

Notes:

1) Datum: Elevations based on MSL – NAVD 88. Benchmark: N.C.G.S. "Claremont". Elevation = 994.94'.
2) 100-year Base Flood Elevation (BFE): 774.0'– per FIRM Map No. 3710378200K, Dated/Revised March 18, 2008.
3) Foundation is Located within Zone AE (100-Year Flood Zone).
4) Top of foundation elevation: 775.71'



N.C.G.S. Grid North – NAD 83 (Monbo – Claremont)
Ref. Plat Book 53, Page 35



GRAPHIC SCALE IN FEET 0 50 100 200 — 1" = 100'

Curve Data Table

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-79	656.00'	103.53'	103.42'	S 30°36'21"W

P.O.B. IS LOCATED N 45°42'54"W 13,928.93' FROM N.C.G.S. "MONBO".
COMBINED FACTOR = 0.9998637 (APPLIED TO P.O.B. TIE ONLY)

P.O.B. COORDINATES (NAD 83)
N = 724,504.404'
E = 1,387,581.197'

N.C.G.S. "MONBO" COORDINATES (NAD 83)
N = 714,778.823'
E = 1,397,552.583'

N.C.G.S. "CLAREMONT" COORDINATES (NAD 83)
N = 722,277.758'
E = 1,381,928.943'

NORTH CAROLINA PROFESSIONAL SEAL L-4240 LAND SURVEYOR PETER E. FLEMING

I, Peter E. Fleming, PLS, certify that this map was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated by latitudes and departures is 1: 32,938. That this is a survey of either all or a part of the property described at Deed Book 2279 at Page 622, in the Iredell County Registry of Deeds, (that the boundaries not surveyed are shown as broken lines plotted from information as shown on the plat). This map was not prepared for recordation. Unless otherwise noted there is no published horizontal control within 2,000 feet.

Witness my hand and seal this 26th day of August A.D. 2016

Signature _____ (PLS) License No. L-4240

Lot Data

Camelia M. Pressley
Deed Book 2278, Page 622

Ref. Lot 56 of "River Oaks Landings – Phase 1"
Plat Book 53, Page 35

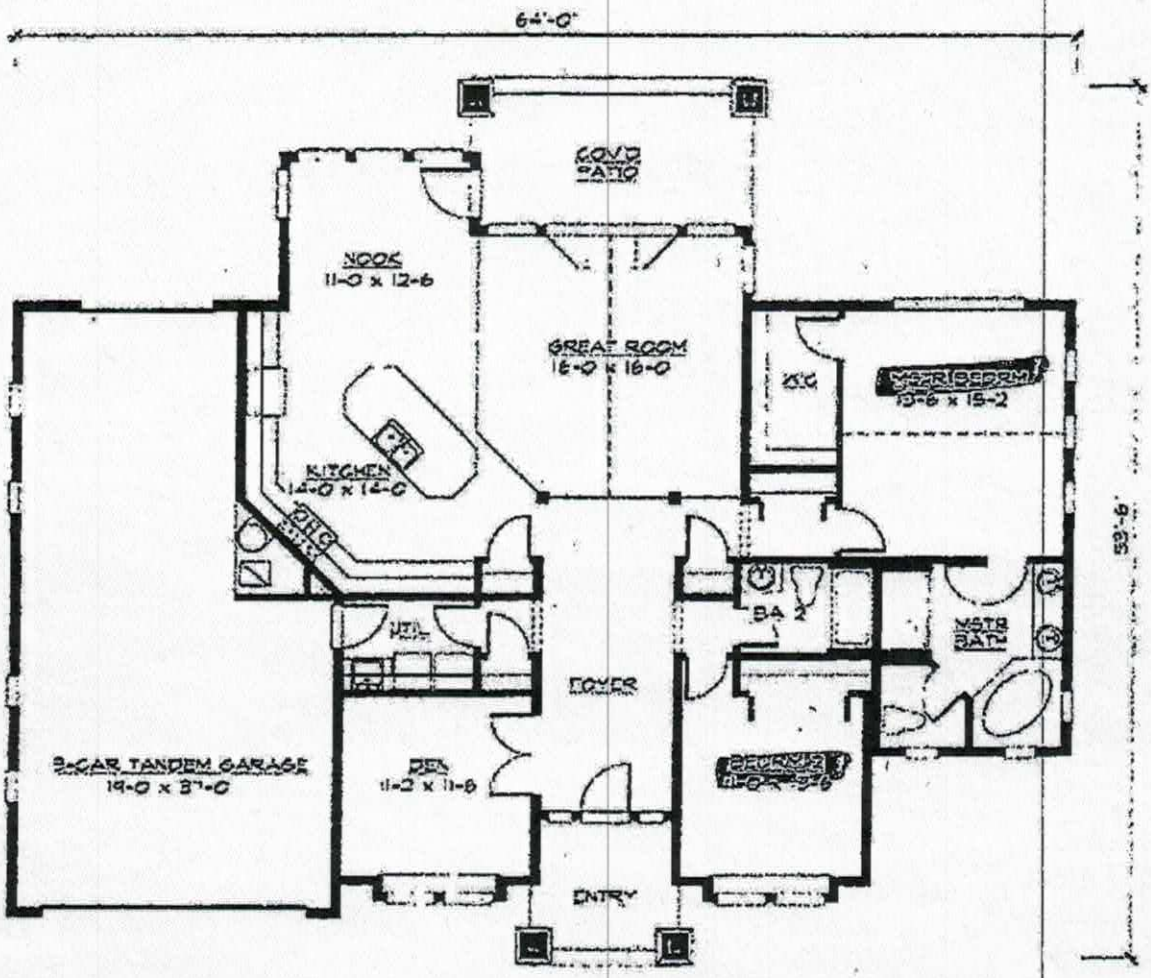
LEGEND

Existing Iron Pipe	●	EIP
New Iron Pipe	○	NIP
Existing Iron Rod	●	EIR
New Iron Rod	○	NIR
Rebar Found	●	RF
Rebar Set	○	RS
Concrete Monument	□	CM
P.K./Mag Nail	△	PK/MAG
Point	•	PT.

THE MAP SHOWN HEREON IS WITHIN A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO FIRM MAP PANEL No.: 3710378200K DATED: 3/18/2008

Peter E. Fleming Professional Land Surveyor No. L-4240
381 Birch Circle Drive Hudson, NC 28638 (828)728-3627

TITLE: Foundation Survey: Lot 56 of River Oaks Landings – Phase 1				TOWNSHIP: SHILOH	COUNTY: IREDELL / STATE: NC
CLIENT: Camelia M. Pressley	DEED REF. BK. 2278 PG. 622	TAX MAP NO.: 3782-74-4458-000	SCALE: 1"=100'	CF: 04073 SF: 04073F58	FIELD: PEF
APP. BY: PEF / DRAWN BY: PEF / DATE: 8/29/2016	PLAT REF. BK. 53 PG. 35		JOB NO.: 04073-56F	SHEET 1 OF 1	



HousePlans.com Plan # 132-101

Square Footage 1725

Garage 670

2 Beds

2 Baths

Acknowledgement Of
Plans Submittal ONLY!

Date 4/12/17

Date 3/28/19

https://cdn.houseplans.com/product/1i0n23cn3qqw4p0yb8dhi8sa/w1024.gif?v=12[3/14/2017 10:21:13 AM]

IREDELL COUNTY

PO Box 788
349 North Center St.
Statesville, NC 28677

APPLICATION NUMBER
226447
Issue Date: 04/19/2017

ZONING PERMIT

Open Space

Parcel Number	Street Address	Jurisdiction
3782744458.000	119 DOCKSIDE LANE, STATESVILLE, NC	IREDELL COUNTY

Owner Information	Applicant Information
Owner: PRESSLEY CAMELIA M	Applicant: KOEHLER ERNST F
Address: P O BOX 32007 RALEIGH, NC 27622	Address: 18815 HOLLYBANK PATH STATESVILLE, NC 28036
Phone:	Phone:

Use Requested	Zone Code
	RA

Lot Acreage	F Setback	B Setback	L Setback	R Setback	Watershed	Flood Zone
.595	35.00	50.00	15.00	15.00	CACL	AE

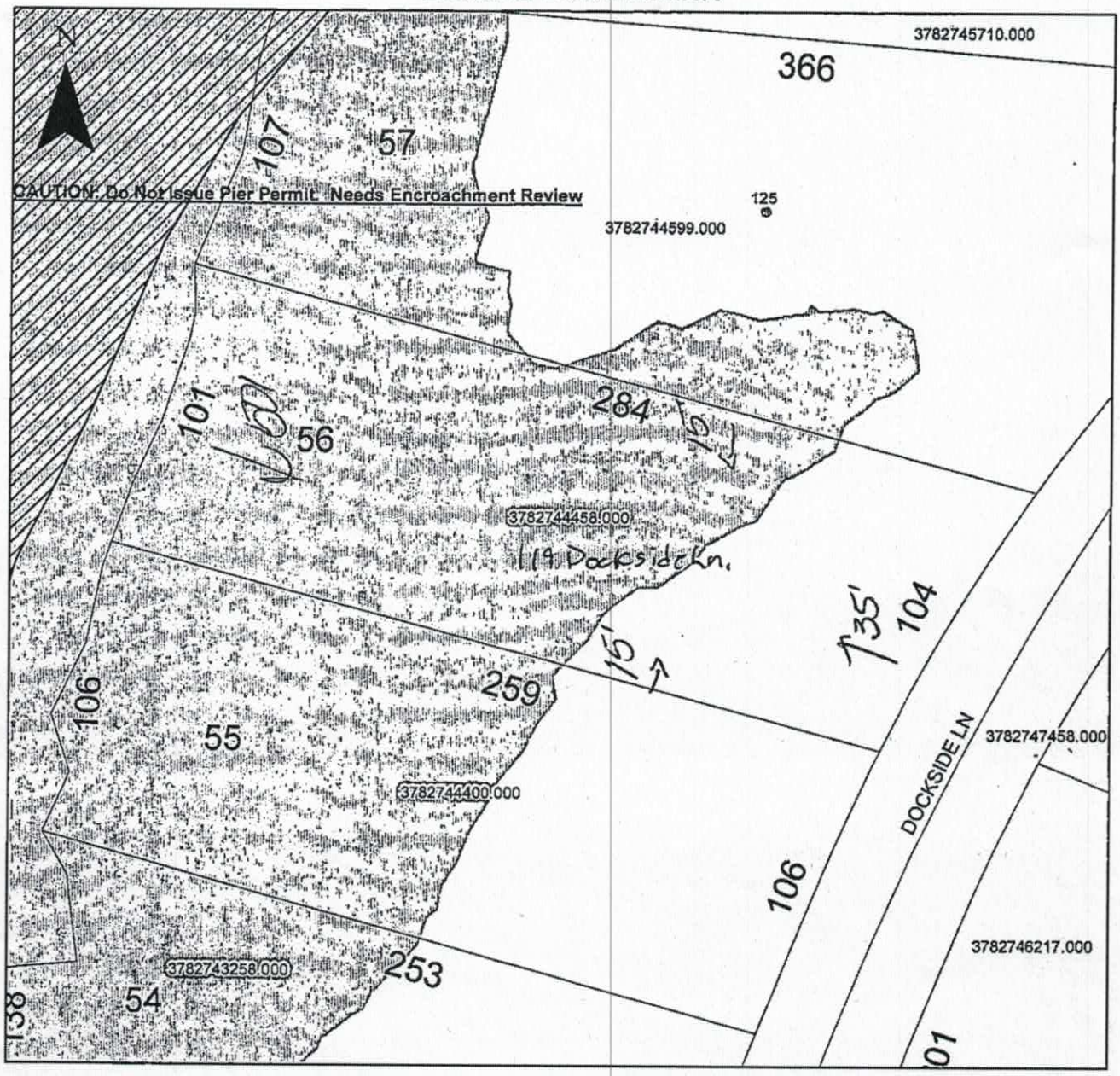
Remarks:

The applicant certifies that there are no deed restrictions, contractual agreements or governmental regulations of any kind that interfere with or prohibit the use of the property or the use for which this permit is requested. The applicant further acknowledges that enforcement of deed restrictions, plat conditions and other contractual agreements will not be undertaken by Iredell County and is the sole responsibility of the affected parties.

Applicant: _____ Date: _____

Permit Number	100133	TOTAL FEES:	$ 77.25

ZONING DISCLAIMER



Property Address 119 Dockside

The applicant certifies that there are no deed restrictions, contractual agreements or governmental regulations of any kind that interfere with or prohibit the use of the property or the use for which this permit is requested. Applicant further acknowledges that the enforcement of deed restrictions, plat conditions, and other contractual agreements will not be undertaken by Iredell County and is the sole responsibility of the affected parties.

Applicant

4/18/17
Date