IREDELL COUNTY HEATLH DEPARTMENT

PAGE 2: *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:

- X — **Property Line measurements are clearly identified...**
- X — **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
- X — **Front and side setbacks from property line...**
- X — **Preferred driveway location and configuration, preferred well location...**
- X — **Area you prefer your septic system to be placed...**
- X — **North arrow, or other sufficient indicator of direction...**

Circle N/A on the following if appropriate:

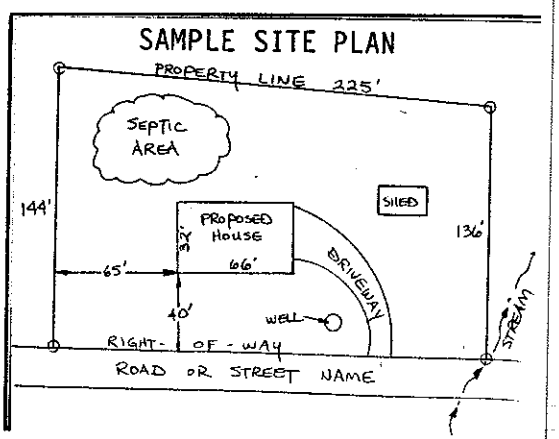
- X — **Location of septic systems and wells within 100' of your property...** **N/A**
- X — **Location of easements and rights of ways on your property...** **N/A**
- ___ — **Location of any designated wetlands on the property...** **N/A**

Signature: _____
Property owner or owner's legal representative signature (SIGNATURE REQUIRED)

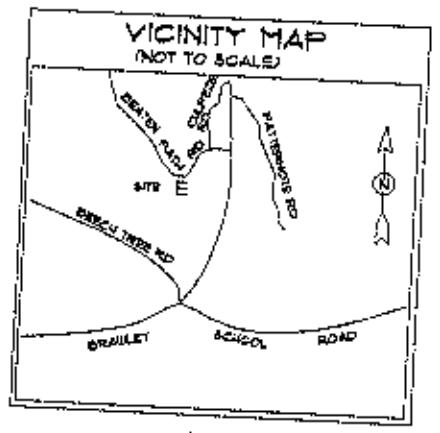
4-17-08
DATE

USE THIS SPACE TO DRAW YOUR SITE PLAN

"SEE ATTACHED."

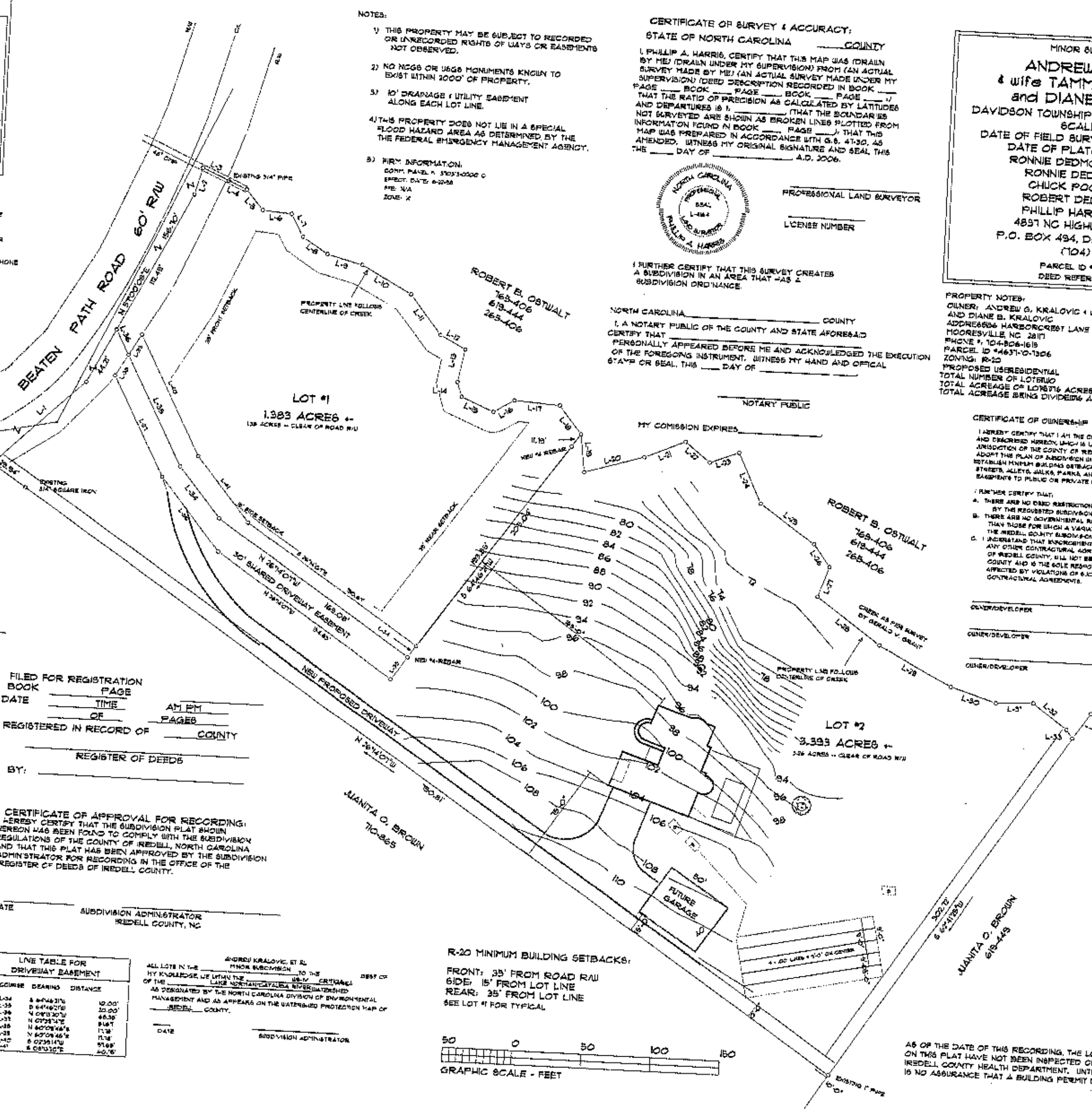


VICINITY MAP
(NOT TO SCALE)



LEGEND

BOUNDARY LINE
SANITARY SEWER LINE
NATURAL GAS LINE
UNDERGROUND POWER
OVERHEAD UTILITIES
UNDERGROUND TELEPHONE
WATER LINE
STORM DRAIN
BURIED CABLE LINE
FENCE (TYPE NOTED)
(F) = EXISTING IRON (S) = SET IRON
-O- UNMARKED POINT = REBAR (AS NOTED)
R/W = RIGHT-OF-WAY -O- = UTILITY POLE
EVP = EDGE OF PAVEMENT C/L = CENTERLINE



NOTES:

1) THIS PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS OR EASEMENTS NOT OBSERVED.

2) NO NCGS OR USGS MONUMENTS KNOWN TO EXIST WITHIN 2000' OF PROPERTY.

3) 10' DRAINAGE & UTILITY EASEMENT ALONG EACH LOT LINE.

4) THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

5) FIRM INFORMATION:
COMM. PANEL #: 3710-0000 C
EFFECT. DATE: 6-22-88
FFE: N/A
ZONE: X

CERTIFICATE OF SURVEY & ACCURACY:

STATE OF NORTH CAROLINA ______ COUNTY

I, PHILLIP A. HARRIS, CERTIFY THAT THIS MAP WAS (DRAWN BY ME) (DRAWN UNDER MY SUPERVISION) FROM (AN ACTUAL SURVEY MADE BY ME) (AN ACTUAL SURVEY MADE UNDER MY SUPERVISION) (DEED DESCRIPTION RECORDED IN BOOK ____ PAGE ____ BOOK ____ PAGE ____ BOOK ____ PAGE ____); THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: ________ (THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK ____ PAGE ____); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE ____ DAY OF ____________ A.D. 2006.

NORTH CAROLINA PROFESSIONAL SEAL L-4164 LAND SURVEYOR PHILLIP A. HARRIS

________ PROFESSIONAL LAND SURVEYOR

________ LICENSE NUMBER

I FURTHER CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION IN AN AREA THAT HAS A SUBDIVISION ORDINANCE.

NORTH CAROLINA ____________ COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID CERTIFY THAT ____________ PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICAL STAMP OR SEAL, THIS ____ DAY OF ____________

________ NOTARY PUBLIC

MY COMISSION EXPIRES ________

MINOR SUBDIVISION FOR

ANDREW G. KRALOVIC & wife TAMMIE C. KRALOVIC and DIANE B. KRALOVIC

DAVIDSON TOWNSHIP IREDELL COUNTY, N.C.
SCALE: 1" = 50'
DATE OF FIELD SURVEY: APRIL 11, 2006
DATE OF PLAT: AUGUST 31, 2006
RONNIE DEDMON SURVEYORS, P.A.
RONNIE DEDMON, PLS #1222
CHUCK POOVEY, PLS #3762
ROBERT DEDMON, PLS #3899
PHILLIP HARRIS, PLS #4164
4897 NC HIGHWAY #16 NORTH
P.O. BOX 494, DENVER, N.C. 28037
(704) 483-4908

PARCEL ID #: 4637-10-7306
DEED REFERENCE: 1600-2306

PROPERTY NOTES:
OWNER: ANDREW G. KRALOVIC & wife TAMMIE C. AND DIANE B. KRALOVIC
ADDRESS: 186 HARBORCREST LANE
MOORESVILLE, NC 28117
PHONE #: 704-806-1619
PARCEL ID #4637-10-7306
ZONING: R-20
PROPOSED USE: RESIDENTIAL
TOTAL NUMBER OF LOTS: TWO
TOTAL ACREAGE OF LOTS: 4.776 ACRES +-
TOTAL ACREAGE BEING DIVIDED: 4.776 ACRES +-

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF IREDELL AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

I FURTHER CERTIFY THAT:

A. THERE ARE NO DEED RESTRICTIONS WHICH WILL BE VIOLATED BY THE REQUESTED SUBDIVISION; AND
B. THERE ARE NO GOVERNMENTAL REGULATIONS OF ANY KIND, OTHER THAN THOSE FOR WHICH A VARIANCE HAS BEEN APPLIED FOR UNDER THE IREDELL COUNTY SUBDIVISION ORDINANCE REGULATIONS; AND
C. I UNDERSTAND THAT ENFORCEMENT OF DEED RESTRICTIONS AND ANY OTHER CONTRACTURAL AGREEMENTS IS NOT THE RESPONSIBILITY OF IREDELL COUNTY, WILL NOT BE UNDERTAKEN BY IREDELL COUNTY AND IS THE SOLE RESPONSIBILITY OF THE PARTIES AFFECTED BY VIOLATIONS OF SUCH DEED RESTRICTIONS AND CONTRACTURAL AGREEMENTS.

________ OWNER/DEVELOPER ________ DATE

________ OWNER/DEVELOPER ________ DATE

________ OWNER/DEVELOPER ________ DATE

STATE OF NORTH CAROLINA
COUNTY OF ________

I, ________ REVIEW OFFICER OF ________ COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE ________ REVIEW OFFICER ________

LINE TABLE

COURSE	BEARING	DISTANCE
L-1	N 76°01'08"E	30.30'
L-2	N 45°25'08"E	20.06'
L-3	S 36°23'19"E	20.76'
L-4	S 36°23'19"E	14.46'
L-5	S 11°40'05"E	18.82'
L-6	S 58°20'51"E	21.01'
L-7	S 00°45'10"E	11.77'
L-8	S 26°56'46"E	21.60'
L-9	S 45°26'18"E	26.34'
L-10	S 31°05'40"E	41.37'
L-11	S 08°01'00"E	36.74'
L-12	S 32°11'19"E	20.66'
L-13	S 40°08'25"W	24.44'
L-14	S 11°55'37"W	11.27'
L-15	S 37°13'03"E	23.39'
L-16	N 88°09'53"E	17.34'
L-17	S 56°15'50"E	32.21'
L-18	S 08°39'21"E	26.00'
L-19	S 22°21'57"W	27.63'
L-20	S 71°06'38"E	44.74'
L-21	S 83°12'54"E	31.82'
L-22	S 21°47'24"E	22.90'
L-23	S 81°21'33"E	22.47'
L-24	S 04°43'58"W	40.35'
L-25	S 28°03'51"E	48.45'
L-26	S 06°53'10"E	20.01'
L-27	S 48°44'27"W	23.48'
L-28	S 24°28'30"E	56.82'
L-29	S 32°48'04"E	59.38'
L-30	S 43°07'36"E	34.48'
L-31	S 62°44'18"E	26.90'
L-32	S 22°34'07"E	31.95'
L-33	S 06°20'23"E	7.81'
L-34	N 09°13'20"W	47.41'
L-35	N 07°35'14"E	89.66'
L-36	N 07°35'14"E	20.57'

FILED FOR REGISTRATION
BOOK ____ PAGE ____
DATE ____ TIME ____ AM PM
OF ____ PAGES
REGISTERED IN RECORD OF ________ COUNTY

________ REGISTER OF DEEDS

BY: ________

CERTIFICATE OF APPROVAL FOR RECORDING:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF IREDELL, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF IREDELL COUNTY.

DATE ________ SUBDIVISION ADMINISTRATOR
IREDELL COUNTY, NC

LINE TABLE FOR DRIVEWAY EASEMENT

COURSE	BEARING	DISTANCE
L-34	S 64°46'31"E	10.00'
L-35	S 64°46'27"W	20.00'
L-36	N 09°13'20"W	46.36'
L-37	N 07°35'14"E	81.67'
L-38	N 60°08'46"E	11.38'
L-39	N 60°08'46"E	11.16'
L-40	S 07°35'14"W	51.69'
L-41	S 09°13'20"E	40.76'

ALL LOTS IN THE ANDREW KRALOVIC, ET AL MINOR SUBDIVISION TO THE BEST OF MY KNOWLEDGE, LIE WITHIN THE WS-IV CRITICAL AREA OF THE LAKE NORMAN/CATAWBA RIVER WATERSHED AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AND AS APPEARS ON THE WATERSHED PROTECTION MAP OF IREDELL COUNTY.

DATE ________ SUBDIVISION ADMINISTRATOR

R-20 MINIMUM BUILDING SETBACKS:
FRONT: 35' FROM ROAD R/W
SIDE: 15' FROM LOT LINE
REAR: 35' FROM LOT LINE
SEE LOT #1 FOR TYPICAL

50 0 50 100 150
GRAPHIC SCALE - FEET

AS OF THE DATE OF THIS RECORDING, THE LOTS REPRESENTED ON THIS PLAT HAVE NOT BEEN INSPECTED OR APPROVED BY THE IREDELL COUNTY HEALTH DEPARTMENT. UNTIL INSPECTED THERE IS NO ASSURANCE THAT A BUILDING PERMIT WILL BE ISSUED.

PHTBPR/KRALOVIC/P. HARRIS