BLDR-2023-19051

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 | Mooresville Office (704) 660-3625

PERMIT # OSWP-2023-27380

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

PIN # 4659-66-6754

APPLICANT / OWNER: Michael Athanas & Associates | APPLICANT ADDRESS: 2630 Statesville Blvd, Salisbury, NC 28147

SITE ADDRESS: 205 SHEPHERDS BLUFF DR, MOORESVILLE, NC 28115 | PHONE: 7043101832 | ALT. PHONE:

SITE DIRECTIONS: N NC 21 -> R Shepherd Rd -> L Shepherds Bluff -> lot on L | SAP CONTROLLED: YES ☐ NO ☑

SUBDIVISION: Shepherds Bluff | SECTION: 4 | LOT #: 58 | LOT AREA: 1.91 | DESIGN FLOW: 360 | L.T.A.R.: 0.25

Septic Tank: (gal)	STB:	Date:	☑ New System ☐ Repair ☐ Expansion	System Type: III	☑ Residence	No. Bedrooms: 3	Water Supply: Existing Well
Pump Tank: (gal)	PT:	Date:	System Description: 25% Reduction - move line, replace manifold		☐ Business	No. Persons: 6	
Pump Make:	Model:	Serial #:	Repair System Description: LPPBPS/Drip (see original)		☐ Other	No. Employees: 0	
# Nitrification Fields: 1	# Lines: 1	Linear Ft.: 26	Maintenance Agreement Required: ☐ YES ☑ NO		☐ Slab	☑ Crawl Space	
Trench Width: 36	Trench Bottom Depth (Low side): 18		Gravel Depth: 0	☐ GRAVITY ☑ PRESSURE	☐ Basement w/ Plumbing	☐ Basement w/o Plumbing	

Comments / Conditions: Purpose of permit is to move 26' of drain line that is less than 15' from water's edge of pool. Pressure manifold also must be moved/replaced to 5' off deck footers. Supply line must be moved if it is less than 5' from the footers or building foundation at any point. BASED ON PAST SKETCH SUPPLY LINE MAY BE UNDER THE DECK - IT MUST BE MOVED.

INITIAL SITE SKETCH

Read all notes - All parts of system must meet the rules. Check floats, alarm, electrical, for OP.

See attached site plan by Michael Athanas & Assoc. approved 6/28/23

See updated plat Bk 80, PG 112 for repair area. supersedes exhibit B1 & B2 in septic easement

AS BUILT SKETCH

* Remove Irrigation *

* Keep all taps the same, 1½" SCH 80
* Drawdown = 10" Line CW 8/18/23

Supply line to DW end of deck 9/22/23

Pressure Head checked 8/24/23 MW

irrigation alarm 9/28/23

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: _____ Installed By: BOSS

IMPROVEMENT PERMIT by: D.Webery Date: 6/28/23 OPERATION PERMIT by: D.Webery Date: 9/28/23

AUTHORIZATION TO CONSTRUCT by: D.Webery Date: 8/16/23 Existing System Inspected By: _____ Date: _____

FOR SEPTIC FINAL INSPECTION CALL: 704-664-3703 BETWEEN 8am-9am the day the inspection is needed.

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 | Mooresville Office (704) 660-3625

PERMIT # OSWP-2023-27380

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

PIN # 4659-66-6754

APPLICANT / OWNER: Michael Athanas & Associates | APPLICANT ADDRESS: 2630 Statesville Blvd, Salisbury, NC 28147

SITE ADDRESS: 205 SHEPHERDS BLUFF DR, MOORESVILLE, NC 28115 | PHONE: 7043101832 | ALT. PHONE:

SITE DIRECTIONS: N NC 21 -> R Shepherd Rd -> L Shepherds Bluff -> lot on L | SAP CONTROLLED: YES ☐ NO ☑

SUBDIVISION: Shepherds Bluff | SECTION: 4 | LOT #: 58 | LOT AREA: 1.91 | DESIGN FLOW: 360 | L.T.A.R.: 0.25

Septic Tank: (gal)	STB:	Date:	☑ New System ☐ Repair ☐ Expansion	System Type: III	☑ Residence	No. Bedrooms: 3	Water Supply: Existing Well
Pump Tank: (gal)	PT:	Date:	System Description: 25% Reduction - move line, replace manifold		☐ Business	No. Persons: 6	
Pump Make:	Model:	Serial #:	Repair System Description: LPPBPS/Drip (see original)		☐ Other	No. Employees: 0	
# Nitrification Fields: 1	# Lines: 1	Linear Ft.: 26	Maintenance Agreement Required: ☐ YES ☑ NO		☐ Slab	☑ Crawl Space	
Trench Width: 36	Trench Bottom Depth (Low side): 18		Gravel Depth: 0	☐ GRAVITY ☑ PRESSURE	☐ Basement w/ Plumbing	☐ Basement w/o Plumbing	

Comments / Conditions: Purpose of permit is to move 26' of drain line that is less than 15' from water's edge of pool. Pressure manifold also must be moved/replaced to 5' off deck footers. Supply line must be moved if it is less than 5' from the footers or building foundation at any point. BASED ON PAST SKETCH SUPPLY LINE MAY BE UNDER THE DECK - IT MUST BE MOVED.

INITIAL SITE SKETCH

Read all notes - All parts of system must meet the rules. Check floats, alarm, electrical, for OP.

See attached site plan by Michael Athanas & Assoc. approved 6/28/23

* See updated plat Bk 80, PG 112 for repair area. * supersedes exhib B1 & B2 in septi

AS BUILT SKETCH

* Keep all taps the same, 1½" SCH 80
* Drawdown = 10"

	Date	Initials
Drain Lines Checked	8/18/23	CW
Tanks Checked		
Pressure Manifold or Valve Box Checked	8/24/23	MW
Pressure Head Set	8/24/23	MW
Electrical Checked		
Floats Set		
Alarm Checked		
Maintenance Contract Y / (N)		

Supply 8/23/23 DW/CW

Permit can be suspended or revoked if any false information is supplied toward securing the permit / any unauthorized changes are made to the site / a

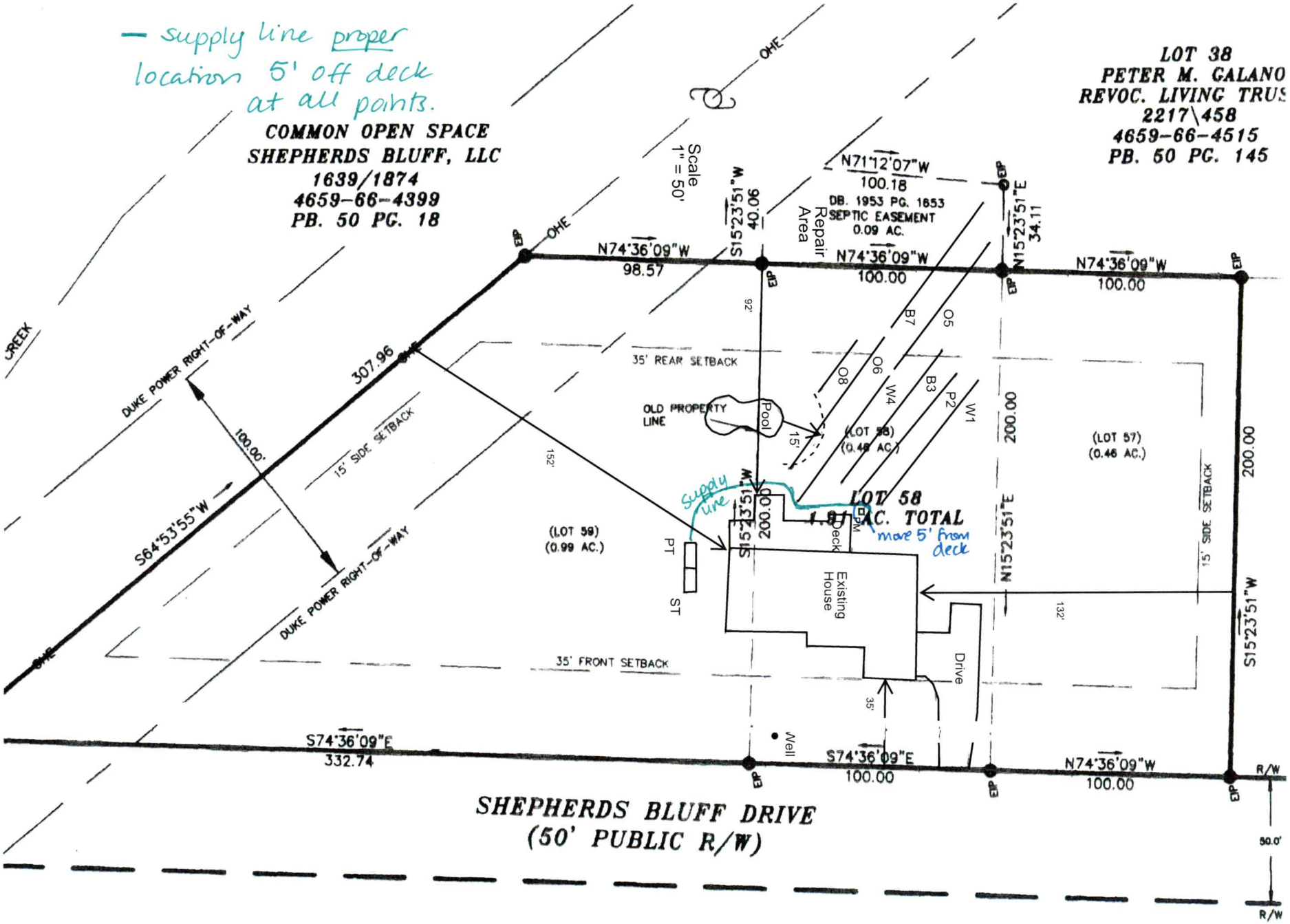
☐ IMPROVEMENT PERMIT with plat valid without expiration. ☑ IMPROVEMENT PERMIT with site plan valid for 60 mos.

Owner / Applicant Signature: Date:

IMPROVEMENT PERMIT by: D. Webberg Date: 6/28/23

AUTHORIZATION TO CONSTRUCT by: D. Webberg Date: 8/16/23

FOR SEPTIC FINAL INSPECTION CALL: 704-664-3703 BETWEEN 8am-9am the day the inspection is needed.



NOTES:

1) This property may be subject to any easements and/or Rights-of-way of record.

See Bk 80 Pg 112

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

Sheet 1 of 1
PROPERTY ID #: 4659666751
COUNTY: Iredell

move line around pool

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

OWNER: David Berzen
ADDRESS: 205 Shepherd Bluff Dr Mooresville NC
PROPOSED FACILITY: 3BR
PROPOSED DESIGN FLOW (.1949): 360
LOCATION OF SITE: 205 Shepherd Bluff Dr, Mooresville NC
WATER SUPPLY: ☒ Private ☐ Public ☒ Well ☐ Spring ☐ Other existing
EVALUATION METHOD: ☒ Auger Boring ☐ Pit ☐ Cut

APPLICATION DATE
DATE EVALUATED: 6/26/23
PROPERTY SIZE: 1.91
PROPERTY RECORDED: Y
TYPE OF WASTEWATER: ☒ Sewage ☐ Industrial Process ☐ Mixed

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941) .1941 STRUCTURE/ TEXTURE	SOIL MORPHOLOGY (.1941) .1941 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	OTHER PROFILE FACTORS .1943 SOIL DEPTH	OTHER PROFILE FACTORS .1956 SAPRO CLASS	OTHER PROFILE FACTORS .1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	5% LS	0-15	SCL - SBK	SSSP - FR - SKP		35	N/A	N/A	PS
		15-30	C - ABK	SP - FR - SKP					
		30-35"	C/CL - ABK	SP - FR SKP					
					YB Freq	5-30			
					Chroma 2	35"+			0.25
2									
3									
4									

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	25' More	
System Type(s)	25% PM	
Site LTAR	0.25	

OTHER FACTORS (.1946):
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: D. Mebane
OTHER(S) PRESENT: G. McNeely

COMMENTS:



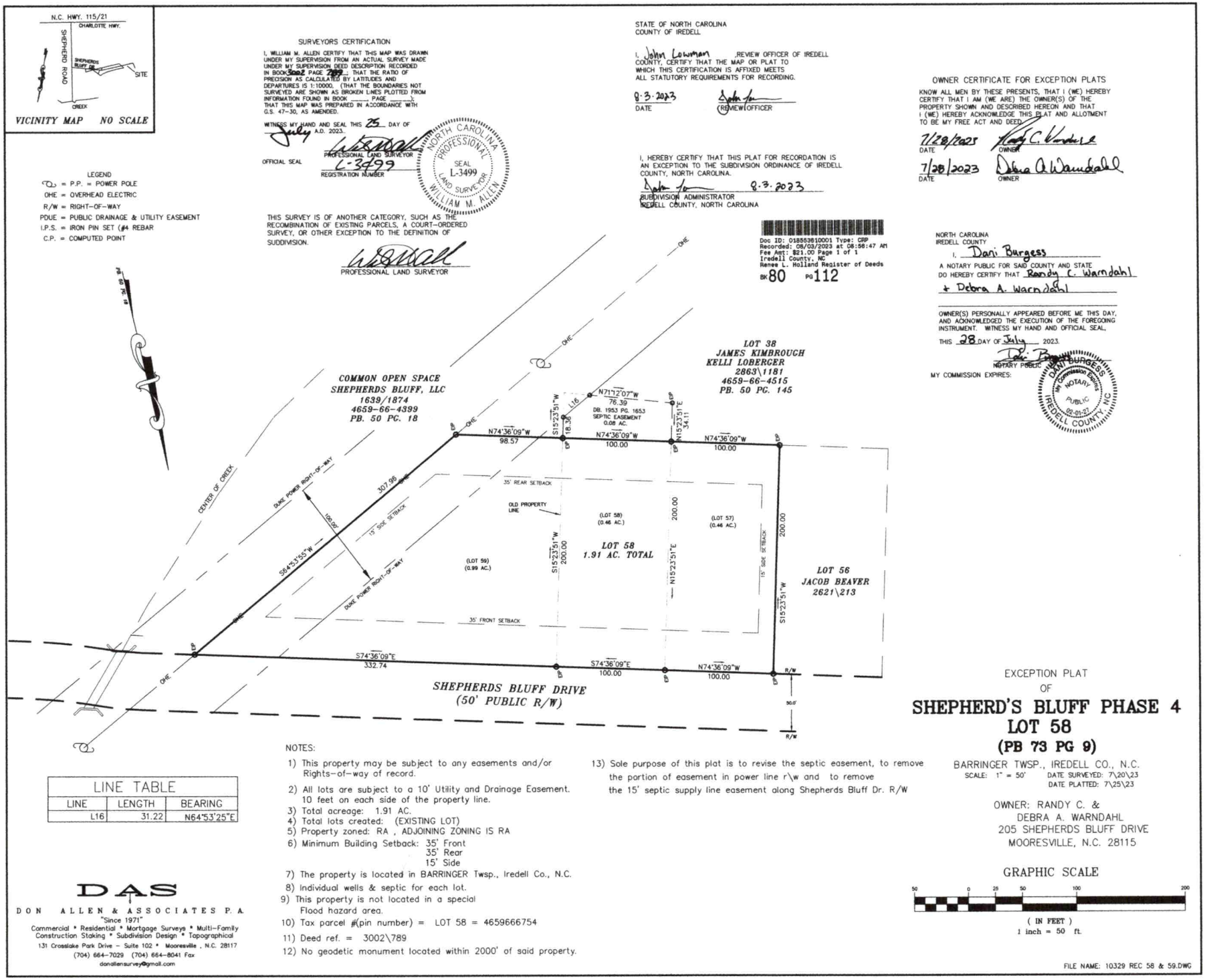
MICHAEL ATHANAS & ASSOCIATES
LICENSED SOIL SCIENTIST
556 Walden Trail
Weddington, NC 28173
(704) 576-3887
6/6/2023

Reference: Data Sheet for 205 Shepherds Bluff Rd, Shepherds Bluff Lot 57/58/59
House Footprint: See Attached Plan
Building Setbacks: 35' front/rear, 15' side
Water Source: Existing well
Number of Bedrooms/Daily Flow: 3/360 GPD
Permitted LTAR: 0.2 GPD/FT^2 (ICHD)
Proposed System Type: 25% Reduction
Permitted Repair System Type: LP PPBPS/Drip
Distribution: Pressure Manifold
Flow per Tap: Existing
Tap Size and Material: Existing
System Flow: Existing
Dosing Volume: Existing
Pump Run Time: Existing
Elevation Head: Existing
Friction Head: Existing
Pressure Head: 2'
Total Dynamic Head: Existing
Supply Line Length: Existing
Septic/Pump Tank Size: 1000/1000 gallons
Proposed Trench Bottom: 18"

Line	Design Length
White 1	**65'**
Pink 2	**65'**
Blue 3	**65'**
White 4	**65'**
Orange 5	**65'**
Orange 6	**65' (losing 25' to pool setback, replace with O8)**
Blue 7	**65'**
Orange 8	**25'**

Initial System: 455' **Repair System:** Existing

Comments:
The pool was installed too close to the last septic line. A portion must be removed and replaced.



SURVEYORS CERTIFICATION

I, WILLIAM M. ALLEN CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3002 PAGE 789 ; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10000. (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 HAND AND SEAL THIS 25 DAY OF July A.D. 2023.

OFFICIAL SEAL

PROFESSIONAL LAND SURVEYOR

L-3499
REGISTRATION NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-3499 LAND SURVEYOR WILLIAM M. ALLEN

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.

PROFESSIONAL LAND SURVEYOR

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

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

8-3-2023
DATE

REVIEW OFFICER

I, HEREBY CERTIFY THAT THIS PLAT FOR RECORDATION IS AN EXCEPTION TO THE SUBDIVISION ORDINANCE OF IREDELL COUNTY, NORTH CAROLINA.

8-3-2023

SUBDIVISION ADMINISTRATOR
IREDELL COUNTY, NORTH CAROLINA

Doc ID: 018553610001 Type: CRP
Recorded: 08/03/2023 at 08:58:47 AM
Fee Amt: $21.00 Page 1 of 1
Iredell County, NC
Renee L. Holland Register of Deeds
BK 80 PG 112

OWNER CERTIFICATE FOR EXCEPTION PLATS

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.

7/28/2023
DATE

OWNER

7/28/2023
DATE

OWNER

NORTH CAROLINA
IREDELL COUNTY

I, Dari Burgess
A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT Randy C. Warndahl & Debra A. Warndahl

OWNER(S) PERSONALLY APPEARED BEFORE ME THIS DAY, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL,

THIS 28 DAY OF July 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

DARI BURGESS NOTARY PUBLIC IREDELL COUNTY, N.C. My Commission Expires 02-01-27

LINE TABLE		
LINE	LENGTH	BEARING
L16	31.22	N64°53'25"E

NOTES:

1) This property may be subject to any easements and/or Rights-of-way of record.
2) All lots are subject to a 10' Utility and Drainage Easement. 10 feet on each side of the property line.
3) Total acreage: 1.91 AC.
4) Total lots created: (EXISTING LOT)
5) Property zoned: RA , ADJOINING ZONING IS RA
6) Minimum Building Setback: 35' Front
35' Rear
15' Side
7) The property is located in BARRINGER Twsp., Iredell Co., N.C.
8) Individual wells & septic for each lot.
9) This property is not located in a special Flood hazard area.
10) Tax parcel #(pin number) = LOT 58 = 4659666754
11) Deed ref. = 3002\789
12) No geodetic monument located within 2000' of said property.
13) Sole purpose of this plat is to revise the septic easement, to remove the portion of easement in power line r\w and to remove the 15' septic supply line easement along Shepherds Bluff Dr. R/W

DAS
DON ALLEN & ASSOCIATES P.A.
"Since 1971"
Commercial * Residential * Mortgage Surveys * Multi-Family
Construction Staking * Subdivision Design * Topographical
131 Crosslake Park Drive - Suite 102 * Mooresville, N.C. 28117
(704) 664-7029 (704) 664-8041 Fax
donallensurvey@gmail.com

EXCEPTION PLAT
OF

SHEPHERD'S BLUFF PHASE 4
LOT 58
(PB 73 PG 9)

BARRINGER TWSP., IREDELL CO., N.C.
SCALE: 1" = 50' DATE SURVEYED: 7\20\23
DATE PLATTED: 7\25\23

OWNER: RANDY C. &
DEBRA A. WARNDAHL
205 SHEPHERDS BLUFF DRIVE
MOORESVILLE, N.C. 28115

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

FILE NAME: 10329 REC 58 & 59.DWG

Doc ID: 012002500009 Type: CRP
Recorded: 07/14/2008 at 02:33:50 PM
Fee Amt: $38.00 Page 1 of 9
Excise Tax: $0.00
Iredell County, NC
Brenda D. Bell Register of Deeds
BK 1953 PG 1653-1661

9

Prepared by and After Recording Mail To:
Viki M. West, Attorney at Law
P.O. Box 1562, Mooresville, North Carolina 28115

STATE OF NORTH CAROLINA

COUNTY OF IREDELL

Brief Description for Index: Lot 58 & Lot 38 Shepherd's Bluff

SEPTIC AREA EASEMENT

THIS SEPTIC AREA EASEMENT (the "Agreement") is made as of this the _____ day of July, 2008 by and between COBBLE CREEK CUSTOM HOMES, LLC ("hereinafter Grantor") and SHEPHERD'S BLUFF, LLC, a North Carolina limited liability company ("Grantee").

W I T N E S E T H:

THAT WHEREAS, Grantor is the fee simple owner of that certain parcel of land described as follows:

BEING all of Lot Thirty-Eight (38), Phase Five (5) of SHEPHERD'S BLUFF SUBDIVISON as the same is platted, planned and recorded in Plat Book 50, Page 145, in the Office of the Register of Deeds for Iredell County, North Carolina; and

WHEREAS, Grantee is the fee simple owner of that certain parcel of land described as follows:

BEING all of Lot Thirty-Eight (38), Phase Five (5) of SHEPHERD'S BLUFF SUBDIVISON as the same is platted, planned and recorded in Plat Book 50, Page 18, in the Office of the Register of Deeds for Iredell County, North Carolina; and

WHEREAS the Grantee desires to construct certain improvements on its property, the improvements generally described a single family residential home, and in order for Grantee to construct such improvement Grantee's plans require and include a septic system area which extends from Grantee's property over and upon the property of Grantor; and

WHEREAS, the parties have agreed that Grantee shall be granted: (i) a temporary Construction Easement for the purpose of going upon the portion of Grantor's Property identified as the "SEPTIC EASMENT FOR LOT 58" on **Exhibit B** (attached hereto and incorporated herein by reference) during construction of certain the septic system; and (ii) a perpetual Septic Easement for the continued use and existence of the Septic Easement Area as identified and shown on **Exhibit B**; including but not limited to the right to repair, restore, maintain and alter the Septic Easement.

The Easement granted shall inure to the benefit of Shepherd's Bluff, LLC its successors and or assigns and the easement shall be constructed, maintained and repaired by Shepherd's Bluff, LLC its successors and assigns at its/their sole expense. The construction of the septic easement shall comply with all local, state and/or federal laws, regulations and ordinances, as may be applicable.

NOW, THEREFORE Cobble Creek Custom Homes, LLC in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant to Shepherd's Bluff, LLC the Temporary Construction Easement and the Permanent Septic Area Easement subject to the terms and conditions set forth herein below.

Grantor hereby gives, grants, bargains and conveys to Grantee a nonexclusive right and easement over and upon the Septic Easement Area described in the attached **Exhibit A** and as shown on **Exhibit B** for use by Grantee, its successors and assigns for access to and for the purpose of constructing a Septic System Area.

Grantor hereby gives, grants, bargains, sells and conveys to Grantee a nonexclusive, perpetual right and easement over and upon the Septic Easement Area described in the attached **Exhibit A** and as shown on **Exhibit B** for use as a Septic Field by Grantee, its successors and assigns and for maintenance, repair and modification or alteration of the Septic Area Easement Property.

Any modifications or alterations shall only be permitted as follows: (1) as agreed in writing by the parties, (2) as mandated by local, county, state or federal regulatory agencies or (3) in the event of an emergency as may be necessary to prevent harm, injury or damage to the general public.

All maintenance, repairs, modifications and/or alterations shall be in strict compliance with all local, county, state or federal regulatory agencies.

The easement rights granted in this Agreement include, without limitation, the right and privilege by Grantee to go onto and to access the Septic Easement Area with personnel, vehicles, equipment, machinery, construction supplies and materials. Upon completion of the construction of the Septic Easement Field/Area, Grantee shall restore the ground cover/landscaping of the Grantor to its original condition prior to the construction of the Septic Easement Field/Area.

Grantor shall not disturb or in any way modify or alter the Septic System Field/Area without the written consent of the grantee and the approval of all local, county, state and/or federal regulatory agencies.

This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina.

This Agreement may be executed in one or more counterparts, each of which is an original and all of which taken together shall be one and the same instrument.

This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their successors, heirs, and assigns.

SIGNATURES FOLLOW

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

GRANTOR:

By: _____
Shawn E. Patterson, Member/Manager

GRANTEE:

Shepherd's Bluff, LLC

By: _____
William M. Allen, Member/Manager

STATE OF North Carolina

COUNTY OF Iredell

I, Viki M. West, a Notary Public for Iredell County, State of North Carolina, do hereby certify that **William M. Allen** personally appeared before me this day and acknowledged that he/she is **Member/Manager** (Title) of **Shepherd's Bluff, LLC,** a North Carolina Limited Liability Company , and that by authority duly given and as an act of **Shepherd's Bluff, LLC**, and that he/she as its **Member/Manager** (Title), in such capacity and being authorized to do so, executed the foregoing on behalf of **Shepherd's Bluff, LLC.**

I certify that the Signatory personally appeared before me this day, and *(check on of the following):*

✓ I have personal knowledge of the identity of the Signatory; or

____ I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of *(check one of the following)*: ____ a driver's license or

____ in the form of _____; or

____ a credible witness has sworn to the identity of the Signatory

The Signatory acknowledged to me that he/she voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated.

Witness my hand and official seal this the 11th day of July, 2008.

(Notarial Stamp / Seal)

VIKI M. WEST NOTARY PUBLIC IREDELL COUNTY, N.C.

Viki M. West

Notary Public

Printed Name: Viki M. West

My Commission Expires: 10/04/2010

STATE OF North Carolina

COUNTY OF Iredell

I, Wendy H. Penninger, a Notary Public for Iredell County, State of North Carolina, do hereby certify that **Shawn E. Patterson** personally appeared before me this day and acknowledged that he/she is **Member/Manager** (Title) of **Cobble Creek Custom Homes, LLC**, a North Carolina Limited Liability Company , and that by authority duly given and as an act of **Cobble Creek Custom Homes, LLC**, and that he/she as its **Member/Manager** (Title), in such capacity and being authorized to do so, executed the foregoing on behalf of **Cobble Creek Custom Homes, LLC**

I certify that the Signatory personally appeared before me this day, and *(check on of the following):*

✓ I have personal knowledge of the identity of the Signatory; or

____ I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of *(check one of the following)*: ____ a driver's license or

____ in the form of _____; or

____ a credible witness has sworn to the identity of the Signatory

The Signatory acknowledged to me that he/she voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated.

Witness my hand and official seal this the 14th day of July, 2008.

(Notarial Stamp / Seal)

WENDY H. PENNINGER NOTARY PUBLIC IREDELL COUNTY, NC

Wendy H. Penninger
Notary Public
Printed Name: Wendy H. Penninger

My Commission Expires: 05.23.2009

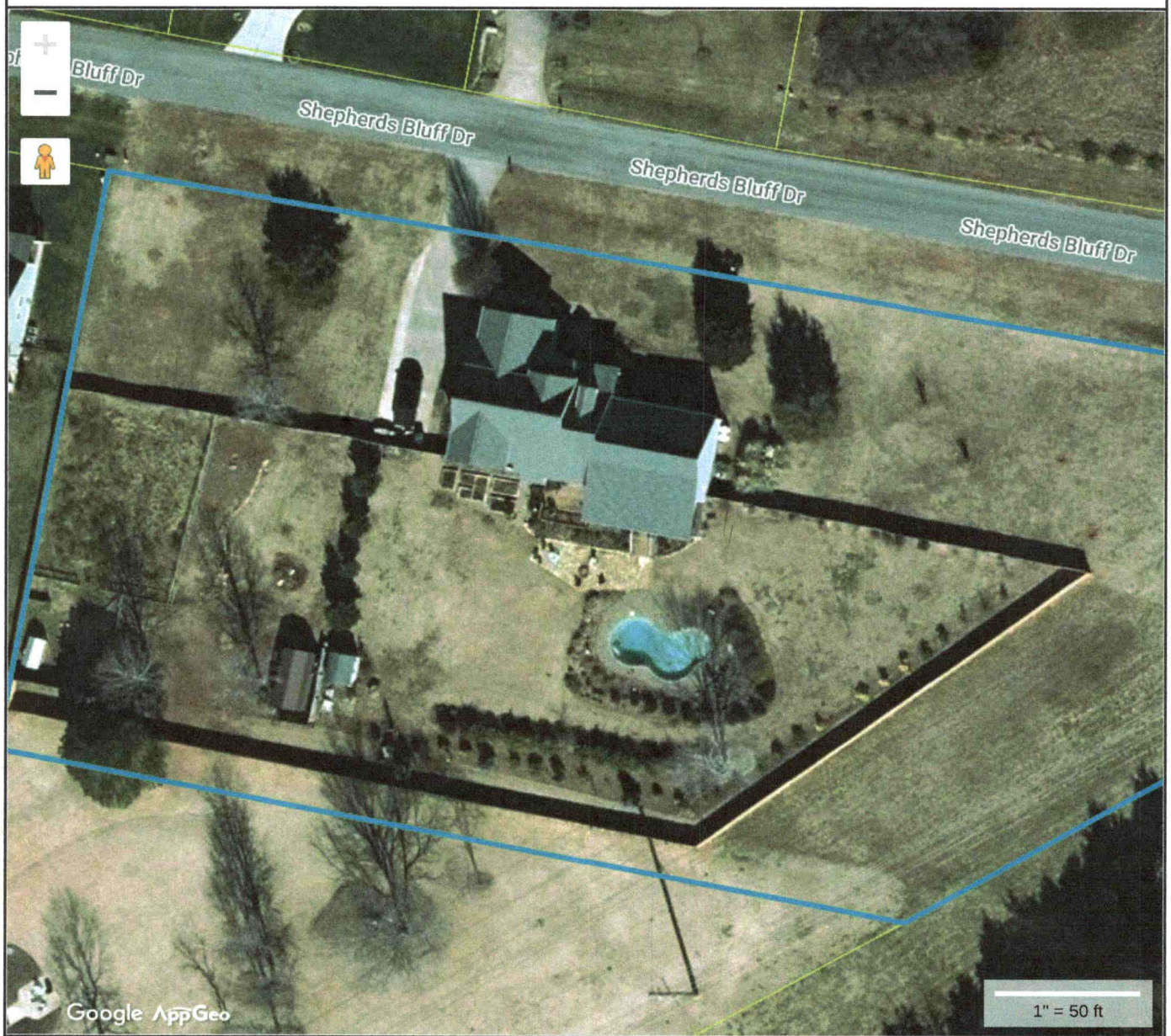
EXHIBIT A
Legal Description
Septic Easement for Lot 58

BEGINNING at the South East corner of Lot 58 of Shepherd's Bluff Phase 4 (recorded in Plat Book 50, at Page 18); thence three new calls as follows:

1. South 15-23-51 West 40.06 feet
2. North 71-12-07 West 100.18 feet
3. North 15-23-51 East 34.11 feet to an iron pin;

thence along the rear line of Lot 58 South 74-36-09 East 100.00 feet the POINT AND PLACE OF BEGINNING, containing 0.09 acres, more or less, according to a survey of Don Allen & Associates, PA dated June 30, 3008.

move manifold 5' from deck



Tax Map Information

• PIN	4659666754.000
• Address	205 SHEPHERDS BLUFF DR
• Account #	Acct 80062067
• Tax Owner	BERGEN DAVID TAYLOR
• Mailing Address	205 SHEPHERDS BLUFF DR
•	MOORESVILLE, NC 28115
• GIS Owner	BERGEN DAVID T+SUSAN A CLOHECY
• Deed Info	2615 / 1244 - WD - 20190429
• Tax Acres	1.91 AC
• Lot #	58
• Description	SHEPHERDS BLUFF P4 PB50-18 REV PB73-9
• Zoning	RA
• Old Parcel #	
• Bldg Value	$416,660
• OBXF Value	$17,970
• Land Value	$90,000
• Total Value	$524,630
• Defer Value	$0
• Tax Districts	-ALLCNTY FIRE- -

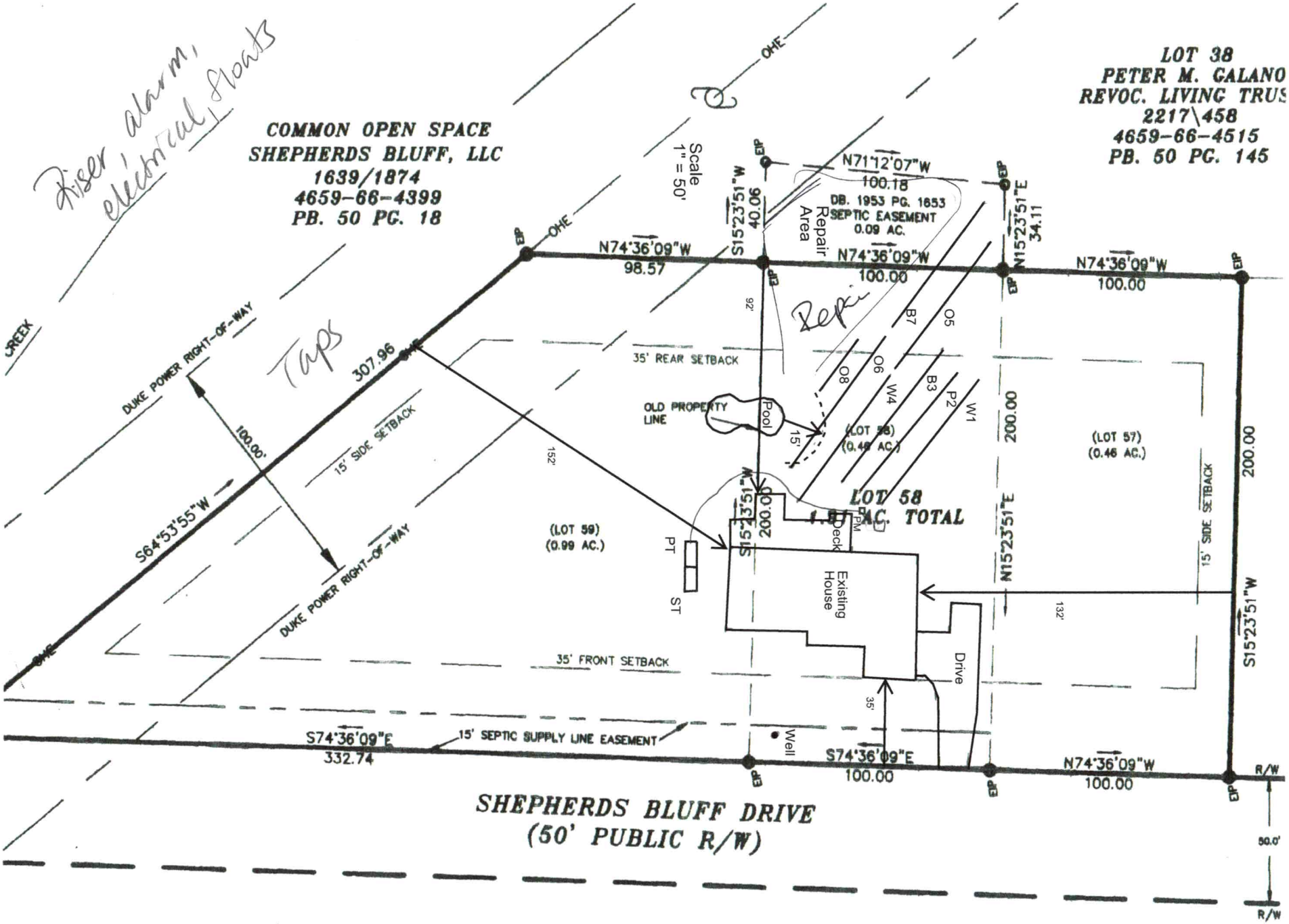
IREDELL COUNTY NC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Iredell County, North Carolina makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/05/2023
Data updated 06/05/2023

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



NOTES:

1) This property may be subject to any easements and/or Rights-of-way of record.

IREDELL COUNTY HEALTH DEPARTMENT

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # 176867

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

PIN # 4659666736

APPLICANT: Paul & Candy Dwyer APPLICANT ADDRESS: 205 Shepherd Bluff Dr Mooresville, NC

SITE ADDRESS: 205 Shepherd Bluff Dr Mooresville, NC PHONE: 704 746 3539 ALT. PHONE: 704 677-8002

SITE DIRECTIONS: Hwy 115/US 21 N TR ~~Shimerville Rd~~ Shepherd Rd TL Shepherds Bluff on left after crossing cr

SUBDIVISION: Shepherds Bluff SECTION: LOT # 58/59 LOT AREA: 1.46 Ac DESIGN FLOW: 360 gpd T.A.R.: .2

Septic Tank 1000 (gal) STB 794 Date 8-25-14

Pump Tank 1000 (gal) PT 27 Date 9-30-14

Pump Make Model Serial #

Nitrification Fields 1 # Lines 7 Linear Ft: 455

Trench Width 36" Max. Trench Bottom Depth 18" Gravel Depth N/A

☐ New System ☐ Repair ☒ Expansion System Type: I II (III) IV V VI

System Description: Exist Pump (PP) 25% Reduction

Repair System Description: LP Panel / Drip

Maintenance Agreement Required: ☐ YES ☒ NO

☐ GRAVITY ☒ PRESSURE

☒ Residence ☐ Business ☐ Other ☐ Slab ☒ Crawl Space ☐ Basement w/ plumbing ☐ Basement w/o plumbing

No. Bedrooms 3 No. Persons No. Employees

Water Supply: ☒ Private ☐ Public ☐ Community

Comments / Conditions: Relocate or replace ST & PT to 10ft from new addition. Tanks must be at least 15ft from pool & supply line 10ft from pool. Tanks can be abandoned in place if installing new ones. Use existing Drainfield

INITIAL SITE SKETCH

Scale 1:50

Old permits

PL 308

Relocate Tanks to 10' From Addition (Ok to "properly abandon" tanks)

← PL 333 →

AS BUILT SKETCH

PL 98.57

PL 100.18

PL 200'

Septic Repair Area

Drainfield

Exist

Exist Pool

15'

10'

10'

PT

ST

28'

36'

Exist. House

Exist ST/PT

Drive

Proposed Addition

Exist Well

PL 333

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:

IMPROVEMENT PERMIT by: Maiwand H. Dolson RS Date: 3/5/13

AUTHORIZATION TO CONSTRUCT by: Maiwand H. Dolson RS Date: 3/5/13

Installed by: Orrison

OPERATION PERMIT by: [signature] Date: Nov-4-14

Existing System Inspected by: Date:

Health Dept. Copy - WHITE Applicant (Final Approval) - YELLOW Applicant (Conditional Approval) - PINK

IREDELL COUNTY HEALTH DEPARTMENT

STATESVILLE 704-878-5305 MOORESVILLE 704-664-5281

pick up 1 of 11

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

PERMIT # 1606188 PIN # 4659666578746596066736 DATE 4-19-2011

OWNER or APPLICANT Superior Pools / Paul Dwyer PHONE: Business Peter 704 615-8546 Home:

OWNER or APPLICANT ADDRESS 20315 Knox Dr Cornelius, NC

LOCATION / DIRECTIONS Hwy 21/115 N TR Shepherds Rd TL Shepherds Bluff on left after Crossing Creek

SUBDIVISION Shepherds Bluff BLOCK / SECTION LOT # 58&59 LOT AREA .46Ac DESIGN FLOW 360gpd L.T.A.R. .2

Septic Tank 1000 Gallons: STB Date

Pump Tank 1000 Gallons: P T Date

Pump Make Model Serial #

Nitrification Field No Fields 1 No Lines 7 Linear Feet 455

Trench Width 36" Max. Trench Bottom Depth 18" Gravel Depth N/A

☐ New System ☐ Repair ☐ Expansion System Type I II III IV V VI

System Description: Existing Pump (Pm) 25% Reduction

Repair System Description: LP Panel / Drip

Maintenance Agreement Required ☐ YES ☒ NO

☒ GRAVITY ☒ PRESSURE

☒ Residence No. Bedrooms 3

☐ Business No. Persons

☐ Other No. Employees

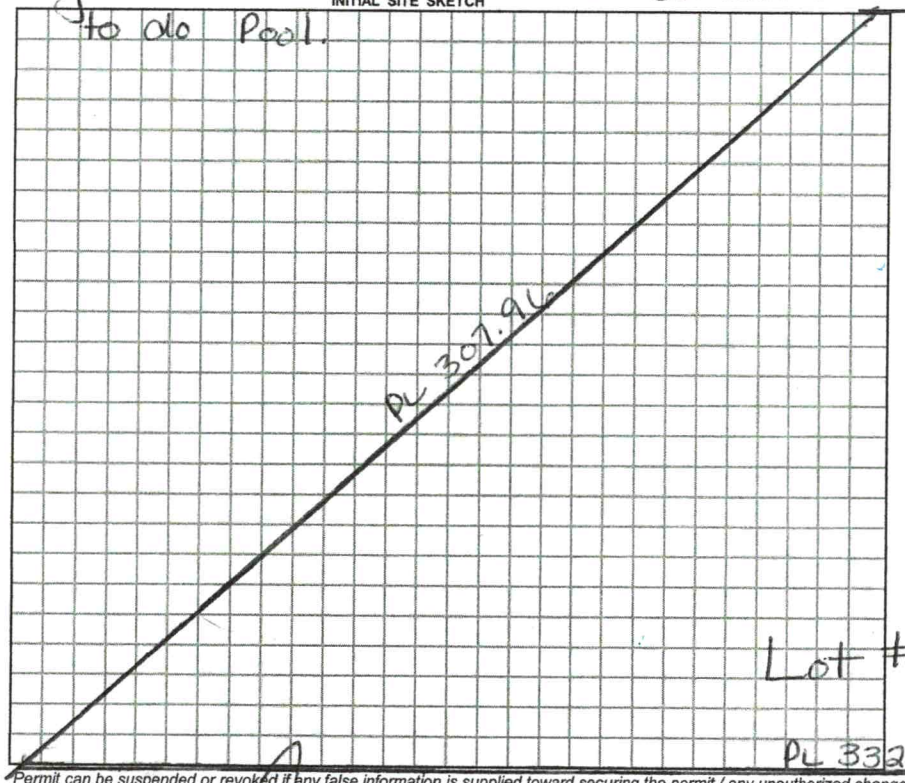
☐ Slab ☒ Crawl Space

☐ Basement w/plumbing ☐ Basement w/o plumbing

Water Supply: ☒ Private ☐ Public ☐ Community

Comments / Conditions: Existing Septic System appears to be functioning okay at time of inspection. Keep Pool "cut" at least 15ft from Septic System. Lots 58 & 59 must be Combined to do Pool.

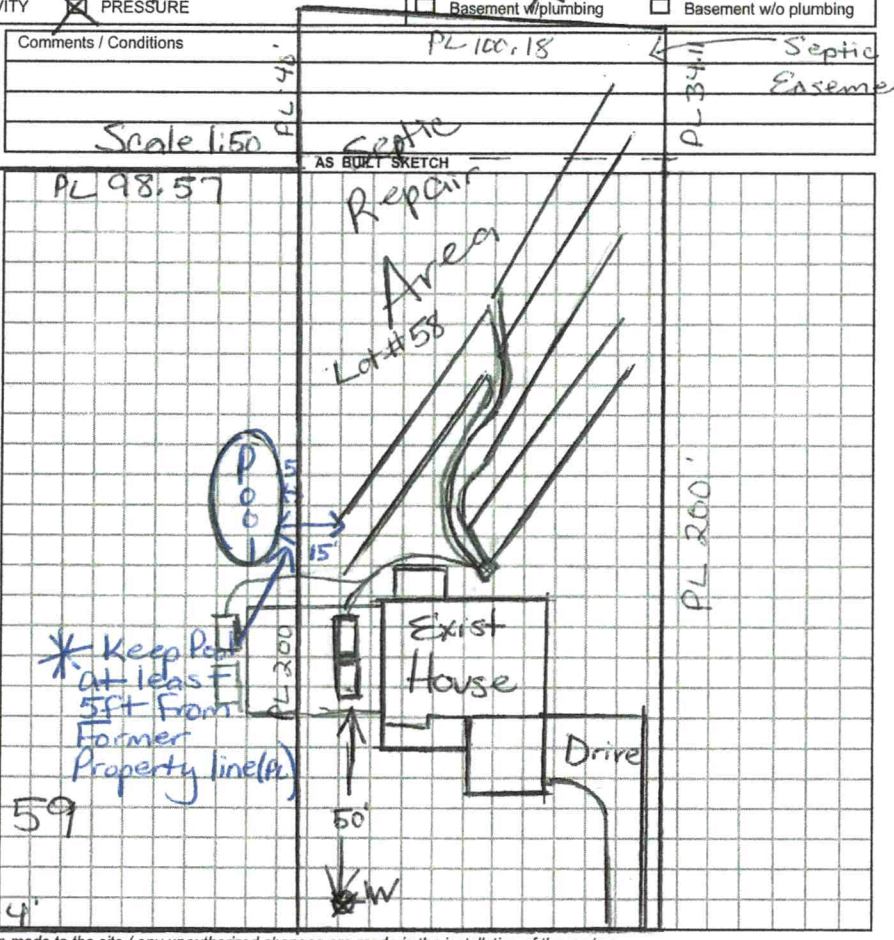
INITIAL SITE SKETCH



Comments / Conditions

Scale 1:50

AS BUILT SKETCH



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.

☐ IMPROVEMENT PERMIT w / plat valid without expiration. ☐ IMPROVEMENT PERMIT w / 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 4-20-11

Improvement Permit by: Date

Authorzation to Construct by: Date

Installed by: A-1 Backhoe 1/3/08

Operation Permit by: Date:

Existing System Inspected by: REHS Date: 4/19/11

YOU SHOULD CONTACT A LOCATOR SERVICE PRIOR TO ANY EXCAVATION.

WHITE COPY Environmental Health YELLOW COPY (Final) Owner / Applicant PINK COPY (Initial) Owner / Applicant

IREDELL COUNTY HEALTH DEPARTMENT

STATESVILLE 704-878-5305 MOORESVILLE 704-664-5281

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

PERMIT # 153365 PIN # 4659666578 7 DATE 10-29-08

OWNER or APPLICANT Shepherds Bluff LLC PHONE: Business 704 664-7029 Home: Rollans 704 658-1723

OWNER or APPLICANT ADDRESS 111-B Raceway Dr. Mooresville, NC 28115

LOCATION / DIRECTIONS Hwy 21 TR Shepherds Rd TL Shepherds Bluff Dr on the left after Crossing Creek

SUBDIVISION Shepherds Bluff BLOCK / SECTION 4 LOT # 58 LOT AREA .46Acre DESIGN FLOW 360gpd L.T.A.R. 1.2

Septic Tank 1000 Gallons: STB ____ Date ____

Pump Tank 1000 Gallons: PT ____ Date ____

Pump Make ____ Model ____ Serial # ____

Nitrification Field No Fields 1 No Lines 7 Linear Feet 455'

Trench Width 36" Max. Trench Bottom Depth 18' Gravel Depth N/A

☒ New System ☐ Repair ☐ Expansion System Type I II III IV V VI

System Description: Existing Pump - 25% Reduction

Repair System Description: LP - Panel Blk

Maintenance Agreement Required ☐ YES ☒ NO

☐ GRAVITY ☒ PRESSURE

☒ Residence No. Bedrooms 3

☐ Business No. Persons ____

☐ Other No. Employees ____

☐ Slab ☒ Crawl Space

☐ Basement w/plumbing ☐ Basement w/o plumbing

Water Supply: ☒ Private ☐ Public ☐ Community

Comments / Conditions: Site re-evaluation done by Rollans Environmental.

Comments / Conditions: Existing Septic System seems to be functioning Okay at the time of the inspection.

INITIAL SITE SKETCH

See approved plan by Rollans Environmental (attached).

AS BUILT SKETCH

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.

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

Owner / Applicant Signature: [signature] Date 10/30/08 Installed by: ____

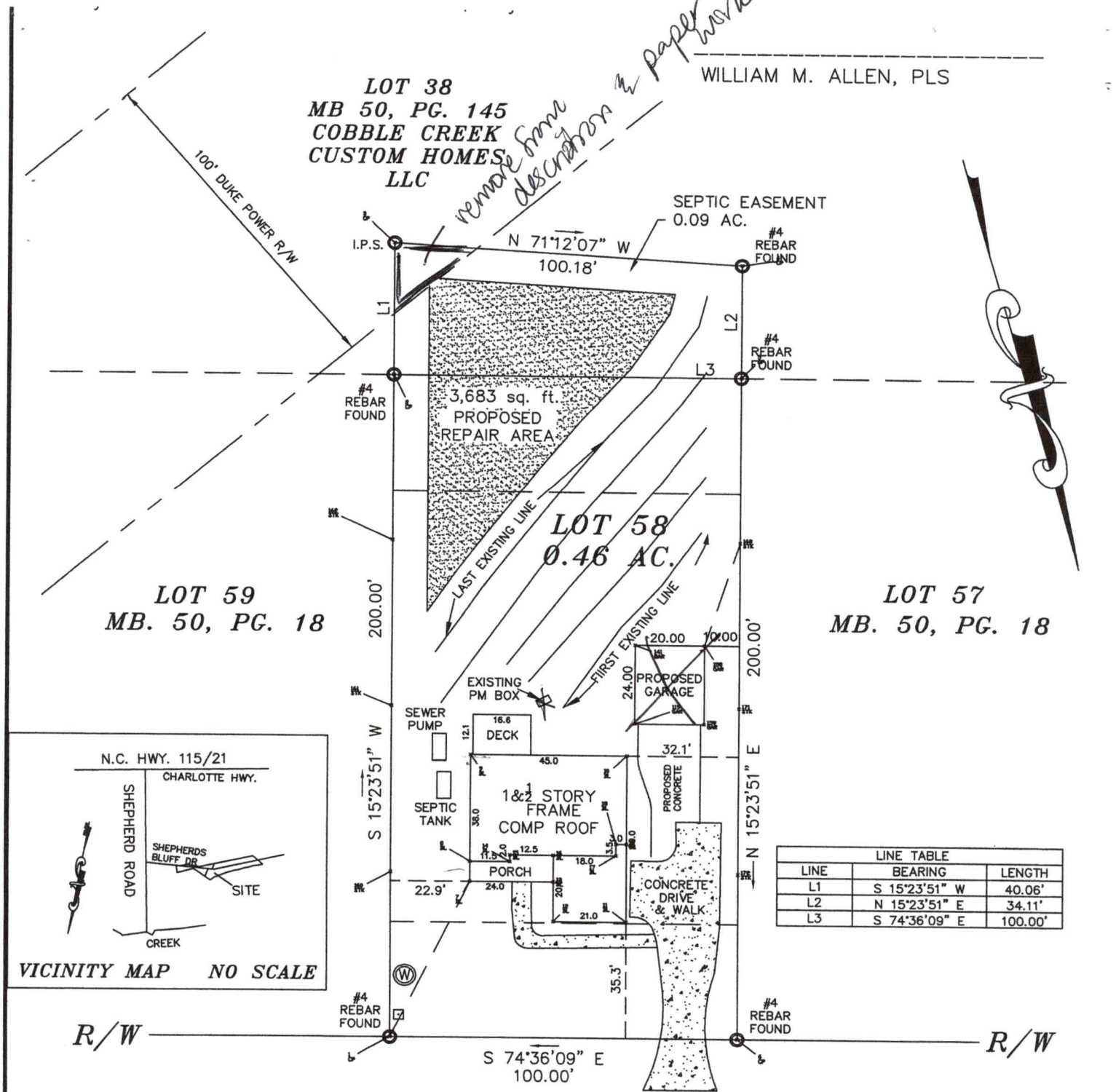
Improvement Permit by: Maria H. Dotson RS Date 10/29/08 Operation Permit by: ____ Date: ____

Authorzation to Construct by: Maria H. Dotson RS Date 10/29/08 Existing System Inspected by: Maria H. Dotson RS Date: 10/29/08

YOU SHOULD CONTACT A LOCATOR SERVICE PRIOR TO ANY EXCAVATION.

WHITE COPY Environmental Health YELLOW COPY (Final) Owner / Applicant PINK COPY (Initial) Owner / Applicant

WILLIAM M. ALLEN, PLS



VICINITY MAP NO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 15°23'51" W	40.06'
L2	N 15°23'51" E	34.11'
L3	S 74°36'09" E	100.00'

0' 20' 40' 100'

SCALE IN FEET

NOTES
1) THIS PROPERTY MAY BE SUBJECT

LEGEND
E.I.P. = #4 REBAR FOUND
I.P.S. = #4 REBAR SET

IREDELL COUNTY HEALTH DEPARTMENT

STATESVILLE 704-878-5305 MOORESVILLE 704-664-5281

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

PERMIT# 138993 PIN# 4659665787 DATE 12/22/06

OWNER OR APPLICANT Shepherds Bluff LLC (Billy Allen) PHONE: Business _____ Home _____

ADDRESS 111-B Raceway Dr Mooresville NC 28115

LOCATION Hwy 115/21 N Rt on Shepherds Rd, Lt on Shepherds Bluff Dr., on left

SUBDIVISION Shepherds Bluff BLOCK / SECTION 4 LOT 58 LOT AREA _____ SITE CLASS. P.S. DESIGN FLOW 360gpd L.T.A.R. .20gpd/ft²

Septic Tank: 1000 Gallons; STB 1012 Date _____

Pump Tank: 1000 Gallons; PT 17 Date 5/21/07

Pump Make: Goulds Model WE0312 MO Serial No. _____

Nitrification Field: No Fields 1 Square Feet 1365ft² Linear Feet 455'

No Lines 7 @ 65' Trench Width 36" Max Trench Bottom Depth ~~18"~~ 16"

☒ New System ☐ Repair ☐ Expansion System Type: I II III IV V VI

System Description: Pump - 25% Reduction

Repair System Description: LP Panel

Maintenance Agreement Required: ☐ Yes ☒ No

Gravel Depth All ☐ Gravity ☒ Pressure

☒ House/Mod. Home No. Bedrooms 3

☐ Mobile Home No. Persons _____

☐ Business No. Employees _____

☐ Other _____

Water Supply: ☒ Individual ☐ Public ☐ Community

☐ Slab ☒ Crawl Space ☐ Basement w/plumbing ☐ Basement wo/plumbing

Comments:/Conditions:

*MAP Trench depth = 18"

Comments:/Conditions:

INITIAL SITE SKETCH

See plans from Rollins Env. Services

AS BUILT SKETCH

System installed as designed

Drainlines AC 8/29/07 and pressure manifold checked.

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. Improvement Permit with plat valid without expiration ☐ Improvement Permit with site plan valid for sixty months ☒ Authorization to Construct is valid for a period equal to that of Improvement Permit – not to exceed sixty months.

Signed: _____ date 1/3/07

Improvement Permit by: _____ date 12-22-06

Authorization to Construct by: _____ date 1/3/07

Installed by: A-1 Backhoe

Operation Permit by: _____ date 1/03/08

Existing System Inspection by: _____ date _____

HEALTH DEPT. COPY: WHITE OWNER COPY (FINAL): YELLOW OWNER COPY (INITIAL): PINK