ICHD–ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 | Mooresville Office (704) 660-3625 | PERMIT # 314021

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

PIN # ~~4674506017~~ 4674694547

APPLICANT/OWNER: Hyde Homes | APPLICANT ADDRESS: 387 Woodbridge Rd Statesville, NC 28625

SITE ADDRESS: 349 Patterson Farms Rd Mooresville, NC | PHONE: 704 201 9935 | ALT. PHONE

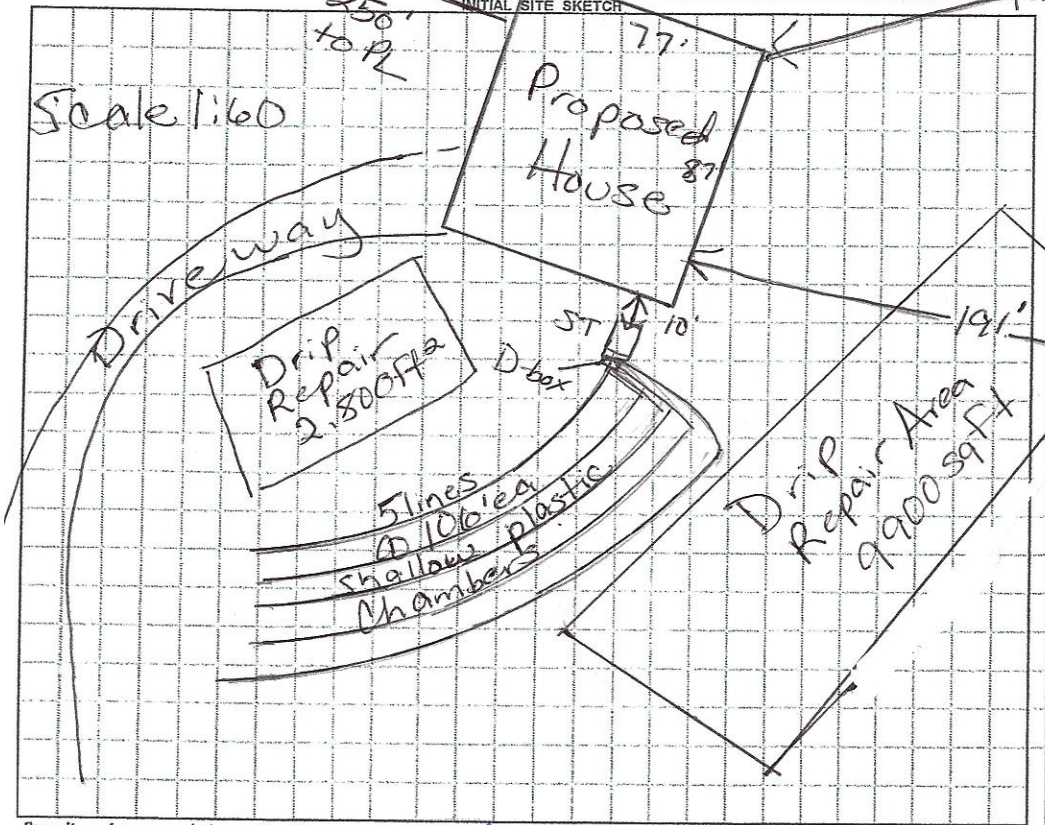
SITE DIRECTIONS: Main St N TR Linwood TR Patterson Farm on right | SAP CONTROLLED: ☐ YES ☒ NO

SUBDIVISION: N/A | SECTION: — | LOT # 2 | LOT AREA: 16.74Ac | DESIGN FLOW: 360 | L.T.A.R.: .225/.1 Rep

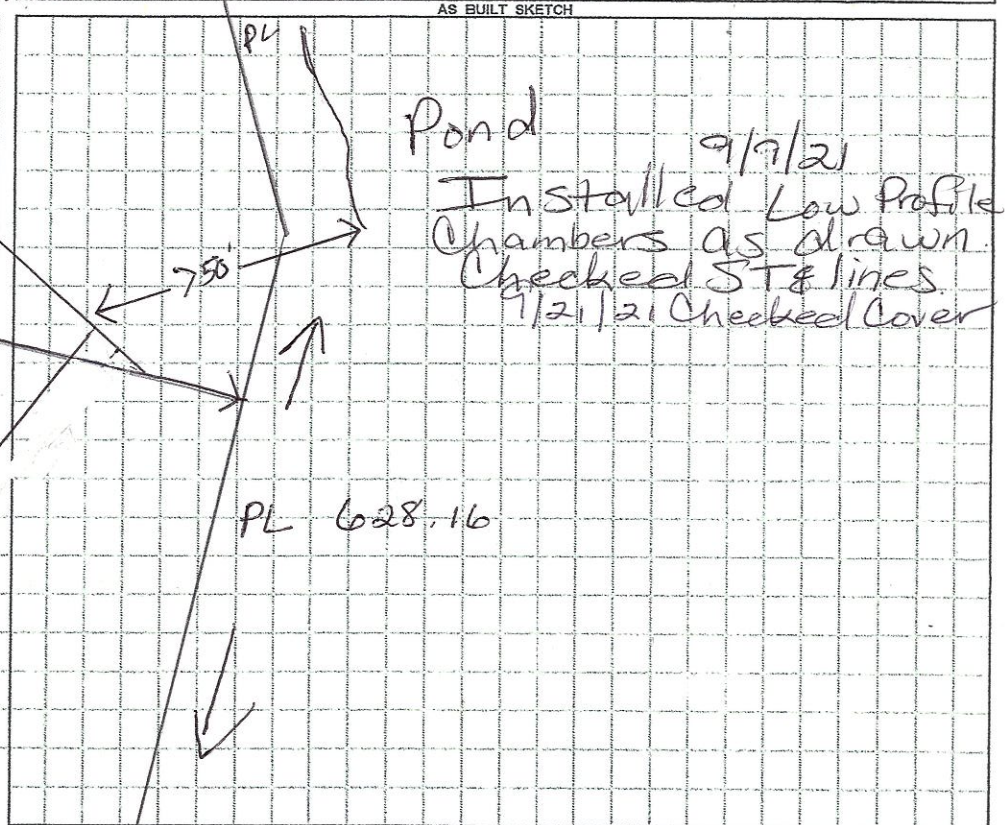
Septic Tank	1000 (gal)	STB	760	Date	7-16-21	☒ New System ☐ Repair ☐ Expansion	System Type: I II III IV V VI	☒ Residence	No. Bedrooms	3	Water Supply
Pump Tank	(gal)	PT		Date		System Description:	Gravity-Low Profile Chambers	☐ Business	No. Persons	6	☒ Private Exist.
Pump Make		Model		Serial #		Repair System Description:	Drip +4" cap	☐ Other	No. Employees		☐ Public
# Nitrification Fields	1	# Lines	5	Linear Ft:	530'	Maintenance Agreement Required:	☐ YES ☒ NO	☐ Slab	☒ Crawl Space		☐ Community
Trench Width	36"	Trench Bottom Depth (~~Low Side~~ Max)	14"	Gravel Depth	N/A	☒ GRAVITY ☐ PRESSURE		☐ Basement w/ plumbing		☐ Basement w/o plumbing	

Comments / Conditions: Bring in Type 1-3 soils for 4" cap.

INITIAL SITE SKETCH



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. **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: Joel Hyde | Date: 2/19/21 | Installed by: Jake Williams

IMPROVEMENT PERMIT by: Maria Dotson | Date: 2/12/2021 | OPERATION PERMIT by: Maria Dotson | Date: 9/21/21

AUTHORIZATION TO CONSTRUCT by: Maria Dotson | Date: 2/16/2021 | Existing System Inspected by: | Date:

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

ON-SITE WASTEWATER SECTION

PROPERTY ID #: [illegible]
COUNTY: Iredell

SOIL/SITE EVALUATION
for ON-SITE WASTEWATER SYSTEM

OWNER: Applicant Hyde Homes — APPLICATION DATE: 1/11/21
ADDRESS: 387 Woodbridge Rd Statesville, NC — DATE EVALUATED: 2/5/2021
PROPOSED FACILITY: Home use — PROPOSED DESIGN FLOW (.1949): 360 gpd — PROPERTY SIZE: Minimal
LOCATION OF SITE: 349 Patterson Farm Rd — 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	SOIL MORPHOLOGY (.1941) .1941 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	5% SS	0-24	Rd to Yel/Rd C m	w S, P, SExp, Fi-Fr					PS .225 to 30"
		24-30	Yel/Rd C wSBK	S, P, SExp, Fr					
		30-46	C SAP massive						
			Mg mottles						
2	5% SS	0-6	Rd/Brw C wSBK	SS, P, SExp, Fi-Fr					PS .25 to 30"
		6-24	Rd/Brw C m	wSBK S, P, SExp, Fi					
		24-30	Yel/Brw C wSBK	w few to many SAP Inclus					
		30-46	C SAP Rock Controlled						
3	6% FS	0-9	Brw SCL	wSBK, SS, SP, SExp, FR					PS .2 to 30"
		9-18	Rd/Br C	S, P, SExp, F					
		18-30	Yel/Br C	S, P, Exp, F					
		30-52	C/C SAP Quartz frag massive						
4	7%	0-10	Rd/Brw SCL	wSBK, SS, SP, SExp					PS .25
		10-33	Rd to Yel/Brw	C m SBK S P, SExp, Fi					
			w/SAP Inclus						
		33-55	C SAP massive						

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Type(s)	Low Profile Chambers	Drip
Site LTAR	.225	.1

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

COMMENTS:

PROPERTY ID #:
COUNTY: Iredell

...-SITE WASTEWATER SECTION

SOIL/SITE EVALUATION
for ON-SITE WASTEWATER SYSTEM

APPLICATION DATE: 1/11/21
DATE EVALUATED: 2/5/2021

Applicant
OWNER: Hyde Homes
ADDRESS: 1387 Woodbridge Rd Statesville, NC
PROPOSED FACILITY: House PROPOSED DESIGN FLOW (.1949): 360 gpd
LOCATION OF SITE: 349 Patterson Farm Mooresville, NC
PROPERTY SIZE:
PROPERTY RECORDED:

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

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	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	5%	0-12	Brn CL	wSBK SS, SP, SEXP					PS .225
		12-28	Rd/Brn CL	wSBK S, P, SEXP					
			Mag Stain						
		28-52	ML SAP	massive					
5									
2	6%	0-9	Brn SCL	wSBK, SS, SP, SEXP, FR					PS .225
		9-30	Yel/Rd CL/CL	m-wSBK S, P, SEXP, FR					
6		30-52	CL, SAP	massive					
3									
4									

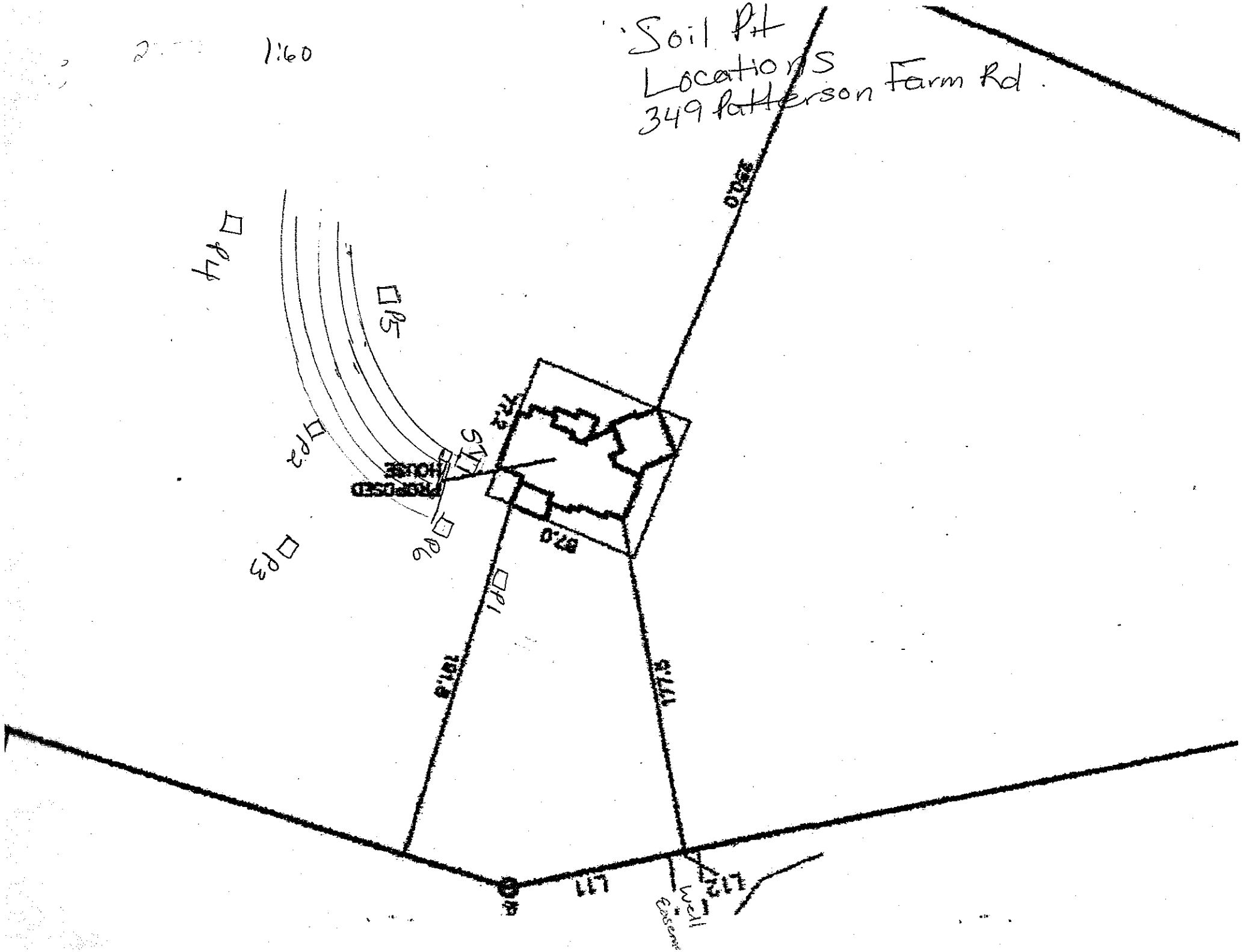
DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Type(s)	Low Profile Chambers	Drip
Site LTAR	r .225	01

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

COMMENTS:

1:60

Soil Pit Locations
349 Patterson Farm Rd.



May I request James Boggs RECEIVED JAN 29 2020 Friday 2/5/20

APPLICATION MUST BE FILLED OUT COMPLETELY & BE LEGIBLE OR IT WILL NOT BE PROCESSED

Iredell County Health Department – Environmental Health Division

PAGE 1: *APPLICATION FORM*

AP-314021
$500.00

Application For: ( ) New Well Permit ( ) Well Repair Permit ( ) Well Abandonment
(N) Septic Improvement Permit ( ) Authorization to Construct ( ) Existing System Inspection ( ) Septic System Repair

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.

Page 2: *Site Plan Worksheet* form MUST accompany this application

The following optional attachments may also be submitted: (N) Survey Plat, scaled no more than 1 inch = 60 feet
Place an (X) beside whichever is submitted if applicable ( ) Custom Site Plan, scaled no more than 1 inch = 60 feet

Applicant Information: (PRINT CLEARLY)

Applicant Name: Hyde Homes Address: 387 Woodbridge Rd Statesville Zip: 28625
Applicant Email: joehyde@bellsouth.Net Phone: 704-201-9935 Alt. Phone: N/A
Owner Name: Chris Wilkinson Address: 116 Brewster ct. Mooresvill, NC Zip: 28115
Owner Email: Pinhead159@gmail.com Phone: 704-777-1804 Alt. Phone: N/A

Property Information:

Street Address: 349 Patterson farm Rd. Mooresville, NC 28115
Subdivision Name: Patterson farms Section/Phase: N/A Lot Number: 0
Driving Directions: 77 South to exit 42 Left on 21 Left on 152
Right on Linwood Right on Patterson Farm.

Site Development Information: *(check or complete ALL that apply*

(N) New Single Family Residence
( ) New Multi-Family Residence
( ) Accessory Building
( ) Bedroom(s) Addition
( ) Repair to failing septic system ___ Tank ___ Drain lines Describe Problem:

Maximum Number of Bedrooms: 3
Maximum Number of Occupants: 4
( ) Swimming Pool
( ) Other Addition/Structure:

CHECK FOUNDATION TYPE
(N) Crawl Space Foundation
( ) Concrete Slab Foundation
( ) Basement with Plumbing
( ) Basement without Plumbing

Non-Residential Site Development: Type of Business:
Square Footage of Building: 4225 Max. Number of Employees: ____ Max. Number of Seats/Beds/Other: ____

Water Supply: ( ) Replacement Well – Reason:
( ) Multi-connection Well Number of Houses: Number of Persons:
( ) New Well (N) Existing Well ( ) Community Well ( ) City Water ( ) Other Public Water

Desired Septic System Type: *(you may rank in order of preference)* Year existing system installed:
( ) No Preference ( ) Alternative (N) Conventional ( ) Innovative ( ) Modified Conventional ( ) Other:

Please answer the following to the best of your ability:
( ) Yes (N) No Does the site contain any jurisdictional wetlands?
( ) Yes (N) No Is any non-domestic sewage (i.e. industrial) to be generated?
( ) Yes (N) 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.

Signature: Joe Hyde 1-11-21
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

IREDELL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

DOCUMENTATION TO AUTHORIZE AN OWNER'S LEGAL REPRESENTATIVE

(Check and sign only ONE of the options below)

☐ 1. *** APPLICANT AND OWNER ARE THE SAME. *** (*Sign here*) _____

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.

☒ 2. I, Chris Wilkinson, am the legal owner(s) of the property located at 349 Patterson Farm Rd Mooresville NC, identified as PIN (Parcel Identification Number) 4674450601 7, located in Iredell County, North Carolina.

I do hereby authorize (**print legal representative/company name**) Joseph Hyde Hyde Homes LLC, 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.

Chris Wilkinson
Signature of Owner(s)

1/9/21
Date

Mooresville - Environmental Health
Fax: 704-662-3239
610 E. Center Avenue, Mooresville, NC 28115

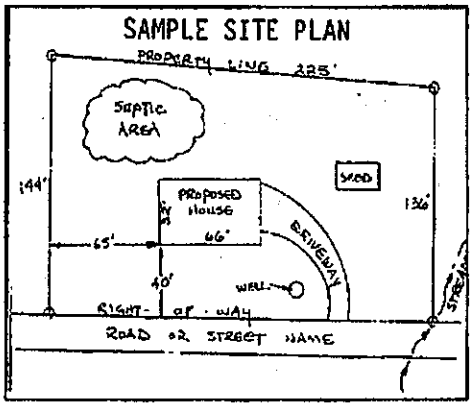
Statesville - Environmental Health
ronda.hart@co.iredell.nc.us
Fax: 704-871-3483
349 N. Center Street, Statesville, NC 28677

IREDELL COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION

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:

( ) **Property Line measurements are clearly identified**
( ) **All proposed structures are indicated**
( ) **Front and side setbacks from property line**
( ) **Preferred driveway location and 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**

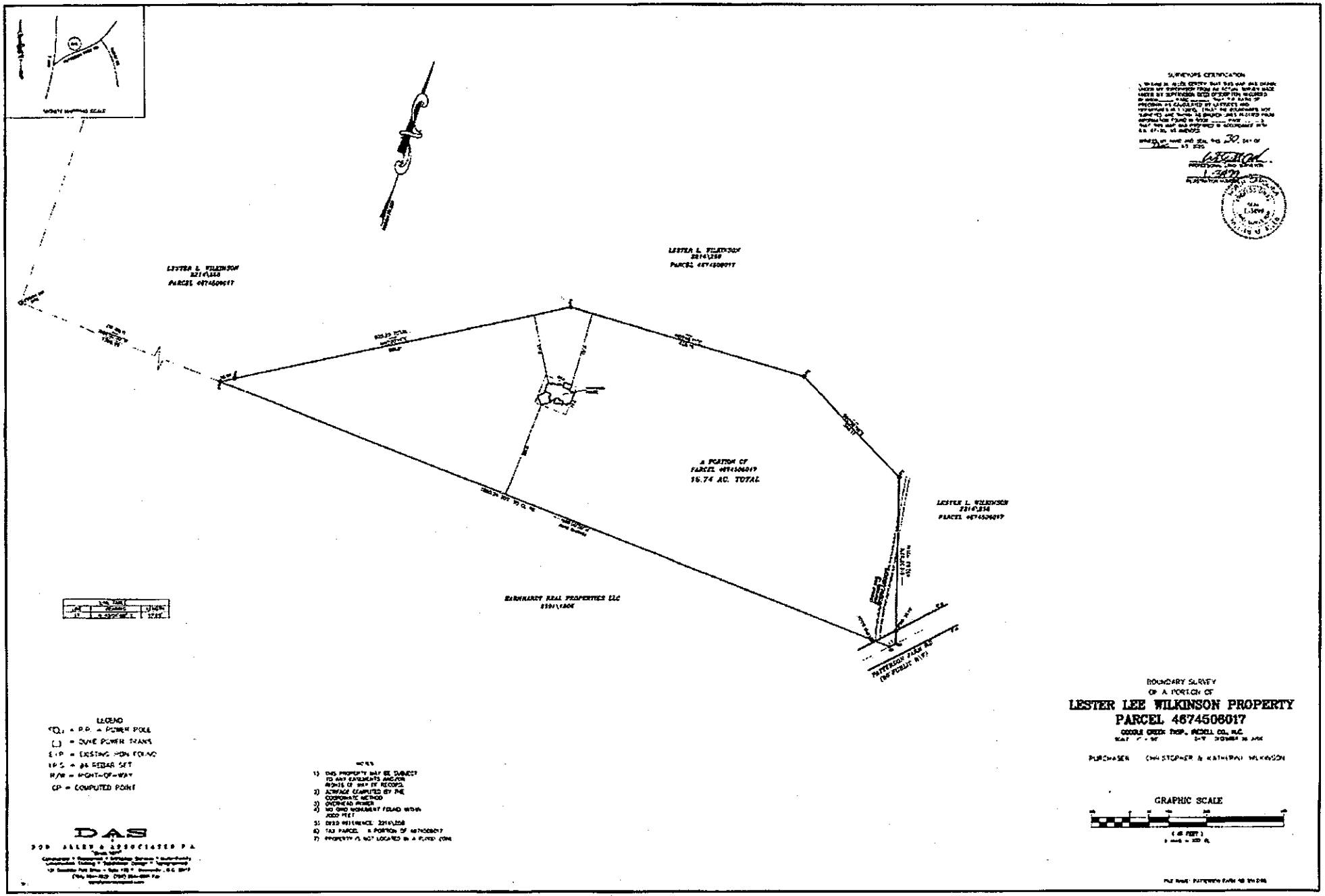
USE THIS SPACE TO DRAW YOUR SITE PLAN

Show: proposed house or business footprint, wells, water lines, patios, pools and decks, and any other item that will occupy space on the site

See attached survey

Signature: _____ _____ 1-11-21

Property owner or owner's legal representative signature (SIGNATURE REQUIRED) **DATE**



SURVEYOR'S CERTIFICATION

LEGEND

- ⊙ = P.P. = POWER POLE
- ⊡ = DUKE POWER TRANS.
- E.I.P. = EXISTING IRON FOUND
- I.P.S. = ½" REBAR SET
- R/W = RIGHT-OF-WAY
- CP = COMPUTED POINT

NOTES

1) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
2) ACREAGE COMPUTED BY THE COORDINATE METHOD
3) OVERHEAD POWER
4) NO GRID MONUMENT FOUND WITHIN 2000 FEET
5) DEED REFERENCE 3214\358
6) TAX PARCEL: A PORTION OF 4674506017
7) PROPERTY IS NOT LOCATED IN A FLOOD ZONE

DAS

BOUNDARY SURVEY
OF A PORTION OF
LESTER LEE WILKINSON PROPERTY
PARCEL 4674506017

PURCHASER: CHRISTOPHER & KATHERINE WILKINSON

GRAPHIC SCALE

Type: CRP
Recorded: 01/22/2021 at 03:47:08 PM
Fee Amt: $26.00 Page 1 of 5
Revenue Tax: $0.00
Iredell County, NC
Ronald N. Wyatt Register of Deeds
BK 2775 PG 810-814

PERMANENT AND APPURTENANT EASEMENT AND RIGHT OF WAY FOR WELL USE AND MAINTENANCE OF WELL

Prepared by & return to Attorney Wilford V. West, IV
116 S. Main Street, Ste 201 Mooresville, NC 28115

THIS EASEMENT AND RIGHT OF WAY AGREEMENT FOR WELL USE AND MAINTENENCE is entered into this 22nd day of January, 2021 by and between Lester Lee Wilkinson and Janice R. Willkinson (Grantors of the easement and right of way, hereinafter referred to collectively as "Lester & Janice Wilkinson") and Christopher M. Wilkinson and Katherine M. Wilkinson (Grantees of the easement and right of way, hereinafter referred to collectively as "Christopher & Katherine Wilkinson"):

WITNESSETH:

WHEREAS, Lester & Janice Wilkinson are the owners of a parcel of land located on Patterson Farm Road in Iredell County, said parcel being identified as Iredell County tax parcel 4674 50 6017 (ref Deed Book 2214 page 258 in the Iredell County Public Registry), said tract being hereafter referred to as the "Lester & Janice Wilkinson parcel"; and

WHEREAS, Christopher & Katherine Wilkinson are the owners of a parcel of land consisting of 16.74 acres +/- adjoining Patterson Farm Road as described in a Deed recorded contemporaneously with this Easement; and

WHEREAS, the Lester & Janice Wilkinson parcel and the Christopher & Katherine Wilkinson parcel described above are adjoining, sharing a common boundary; and

WHEREAS, there are two wells situate upon the Lester & Janice Wilkinson parcel that Christopher & Katherine Wilkinson have requested to have access to in order to supply water to the Christopher & Katherine Wilkinson parcel; and

WHEREAS, after consideration of said request, Lester Lee Wilkinson and Janice R. Wilkinson have agreed to give Christopher M. Wilkinson and Katherine M. Wilkinson an easement and right of way

to obtain water from the wells situate upon the Lester & Janice Wilkinson parcel, said easement and right of way described on attached Exhibit A.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00) paid by Christopher & Katherine Wilkinson to Lester & Janice Wilkinsen, the receipt of which is hereby acknowledged and in further consideration of the mutual covenants and agreements contained herein, the parties do herewith agree as follows:

1. That Lester Lee Wilkinson and Janice R. Wilkinson do herewith grant unto Christopher M. Wilkinson and Katherine M. Wilkinson, their heirs, assigns and successors in title forever, a perpetual and appurtenant right and easement to obtain water for domestic purposes from the wells located in the easement area described on survey of William M. Allen, PLS, dated 18 January, 2021 (a portion of which is attached hereto as Exhibit B), over and upon the area and in accordance with the easement set forth on Exhibit A attached hereto; and

2. That Lester Lee Wilkinson and JaniceR. Wilkinson do herewith grant unto Christopher M. Wilkinson and Katherine M. Wilkinson, their heirs, assigns and successors in title forever, a perpetual and appurtenant right and easement to go upon the said Well easement property shown in Exhibit A as reasonably necessary for the purpose of installing, inspecting, maintaining and repairing any pump, waterline, electrical wire or accessories of the well, all at the sole expense of Christopher M. Wilkinson and Katherine M. Wilkinson and their heirs, successors or assigns; and

3. That upon a sale of the Lester & Janice Wilkinson property and/or a sale of the Christopher & Katherine Wilkinson property, the terms of this agreement shall continue in full force and effect, running with the land to their successors in interest in their respective parcels; and

4. That should the wells run dry, this Agreement shall automatically terminate; and

5. That so long as Christopher M. Wilkinson and Katherine M. Wilkinson use the wells described herein, Christopher M. Wilkinson and Katherine M. Wilkinson shall maintain the Wells and all equipment associated therewith and maintain the easement area, all at the sole expense of Christopher M. Wilkinson and Katherine M. Wilkinson and their heirs, successors and assigns.

6. That the burden and benefit of this Agreement is intended to attach to and run with the said premises of Lester & Janice Wilkinson and Christopher & Katherine Wilkinson, respectively, and shall be binding upon the heirs, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have duly executed the foregoing as of the 22nd day of January, 2021.

Lester Lee Wilkinson

Lester Lee Wilkinson
Grantor

Janice R. Willkinson
Grantor

State of North Carolina)
)
County of Iredell)

I, Wilford V. West, IV, a Notary Public for said County and State, do hereby certify that Lester Lee Wilkinson and Janice R. Wilkinson personally appeared before me this day and acknowledged their due execution of the foregoing instrument.

I certify that the Signatories personally appeared before me this day and

_____ I have personal knowledge of the identity of the Signatory, or

__X___ 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:

__X__ (a) a driver's license, or

_____ (b) a credible witness has sworn to the identity of the Signatory.

The Signatories acknowledged to me that they voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated.

Witness my hand and notary stamp/seal this the 22 day of January, 2021.

Wilford V. West IV
Notary Public

My commission expires: 12-21-2024.

SEAL



EXHIBIT A

To determine the starting point of the description of the Well Easement area, begin at a computed point located in the centerline of Patterson Farm Road, said point marking the common corner of Lester L. Wilkinson (DB 2214 page 258) and Earnhardt Real Properties, LLC (DB 2391 page 1805), and running thence along the centerline of Patterson Farm Road, N 45-04-48 E 17.65 feet to a computed point, thence leaving Patterson Farm Road and running thence N 16-32-52 W 432.63 feet to an iron, and running thence N 60-56-08 W 358.11 feet to an iron, and running thence S 88-46-11 W 628.16 feet to an iron, and running thence S 60-20-11 W 88.88 feet to THE POINT AND PLACE OF BEGINNING, and running thence N 26-22-40 W 228.45 feet to a point, thence N 56-22-02 W 125.69 feet to a point, and running thence N 43-31-03 E 77.63 feet to a point, and running thence N 46-28-57 W 15.00 feet to a point, and running thence S 43-31-03 W 137.72 feet to a point, and running thence S 46-28-57 E 15.00 feet to a point, and running thence N 43-31-03 E 44.86 feet to a point, and running thence S 56-22-02 E 124.29 feet to a point, and running thence S 26-22-40 E 225.30 feet to a point, and running thence N 60-20-11 E 15.02 feet to THE POINT AND PLACE OF BEGINNING, consisting of an easement 15 feet in width as shown on survey of William M. Allen, PLS, dated 18 January 2021, reference to which is made for greater certainty of description.

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

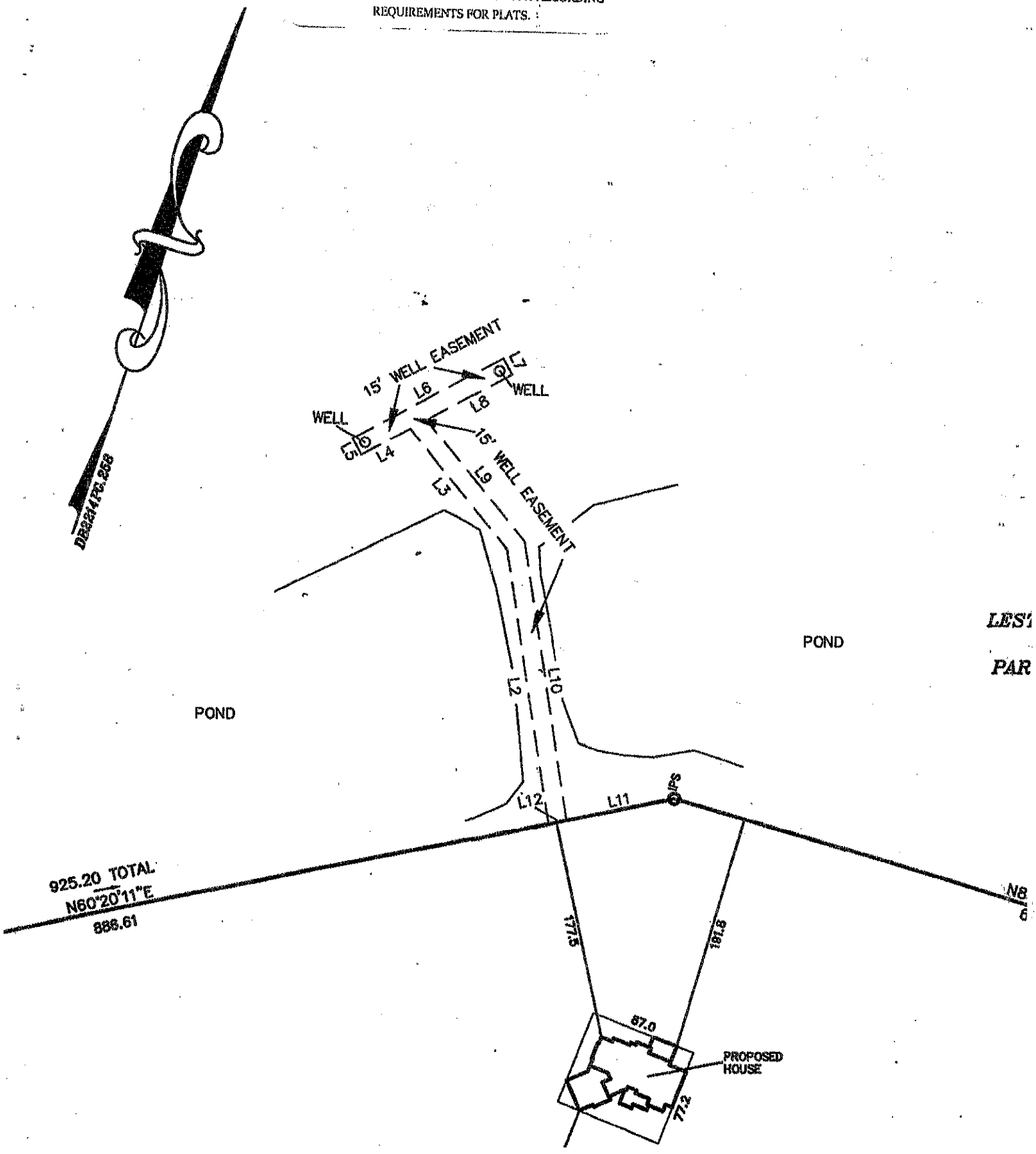


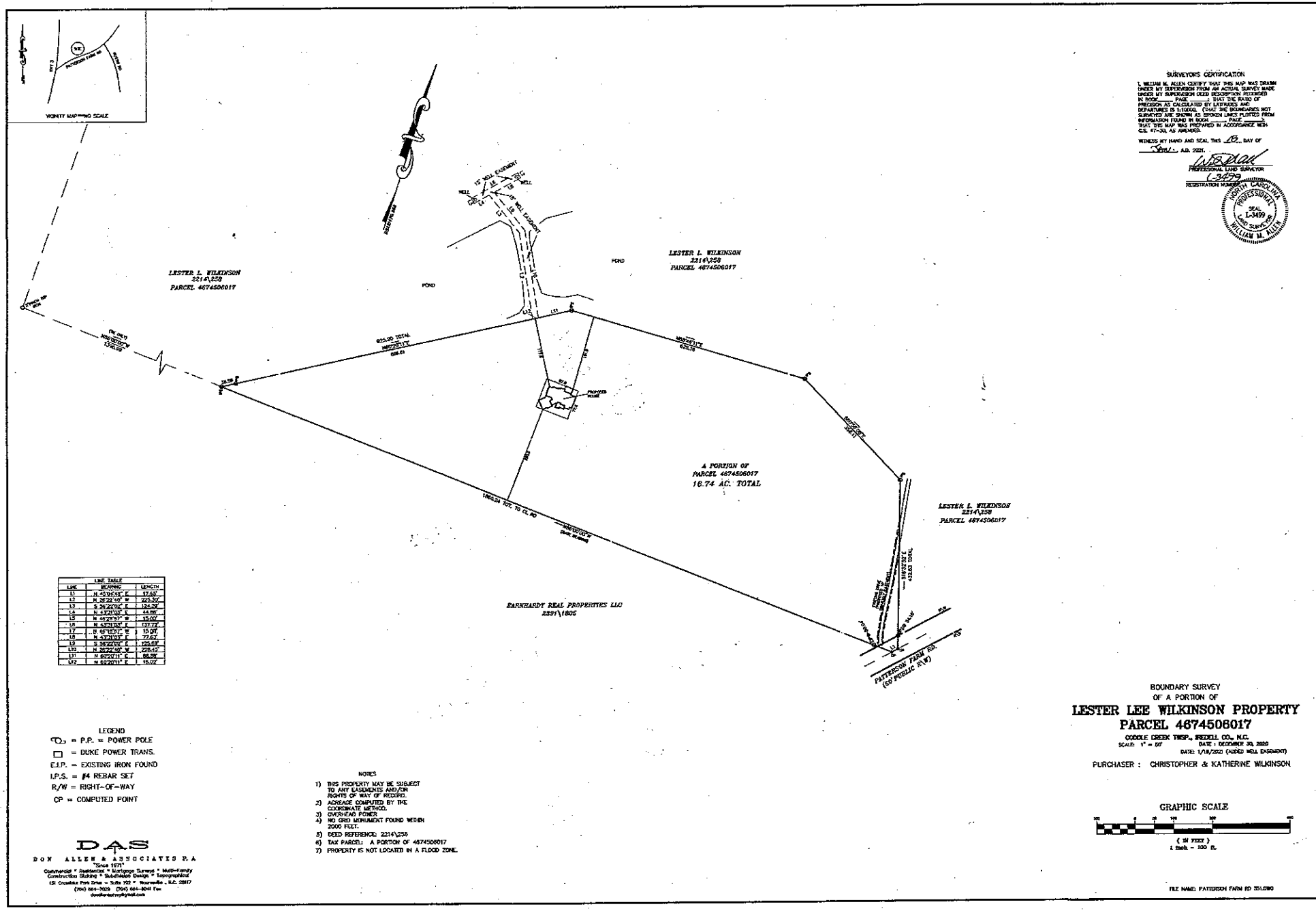
EXHIBIT A

PROPERTY DESCRIPTION

BEGINNING at a computed point located in the centerline of Patterson Farm Road, said point marking the common corner of the Grantor (DB 2214 page 258) and Earnhardt Real Properties, LLC (DB 2391 page 1805), and running thence with the dividing line between the Grantor and Earnhardt Real Properties, LLC N 86-00-00 W 1860.24 feet (passing an iron at 50.04 feet) to an iron marking a new corner of the Grantor, and running thence with the following new lines of the Grantor: N 60-20-11 E 925.20 feet (passing an iron at 38.59 feet) to an iron, thence running N 88-46-11 E 628.16 feet to an iron, thence running S 60-56-08 E 358.11 feet to an iron, thence running S 16-32-52 E 432.63 feet (passing an iron at 398.53) to a computed point located in the centerline of Patterson Farm Road, and running thence with the centerline of Patterson Farm Road S 45-04-48 W 17.65 feet to the POINT AND PLACE OF BEGINNING, containing 16.74 acres, more or less, all according to survey of William M. Allen, PLS, dated 18 January, 2021, reference to which is made for greater certainty of description.

RESERVATION OF DRIVEWAY EASEMENT BY THE GRANTOR

The Grantors reserve herein a driveway easement 15 feet in width running over and upon the eastern corner of the tract described above, for the existing driveway set forth on the survey of William M. Allen, PLS, dated 18 January, 2021, reference to which is made for greater certainty of the description of the driveway. A portion of said survey is attached hereto for reference. The Grantors reserve said easement to provide ingress, egress and regress to and from their homestead property (reference Deed Book 2214 page 258) and Patterson Farm Road. Said easement is a personal easement for the use and benefit of the Grantor so long as the Grantor owns the parcel of land conveyed to the Grantor in Deed Book 2214 page 258. The easement is not permanent and shall not run with the Grantor's land. In the event that the Grantor sells the Grantor's land or otherwise ceases to be the owner of the land described in Deed Book 2214 page 258, the Grantee herein may, in the Grantee's sole and absolute discretion, either reaffirm the Easement rights to the new owner of the Grantor's property or terminate the Easement. It is noted that the Grantor's parcel contains plenty of frontage on Patterson Farm Road and terminating the Easement described herein would not cause the Grantor's land to be landlocked or present an undue hardship on the new owner of the Grantor's land. The Grantor, and any subsequent user of the easement pursuant to Grantee's permission, shall be solely responsible for all maintenance of the easement, including the costs of upkeep.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 45°06'48" E	17.65'
L2	N 26°23'49" W	223.30'
L3	S 26°23'09" E	124.28'
L4	N 43°31'08" E	44.86'
L5	N 46°28'57" W	15.00'
L6	N 43°31'08" E	131.72'
L7	N 46°28'52" W	15.00'
L8	N 43°31'08" E	77.62'
L9	S 26°23'09" E	120.69'
L10	N 26°23'49" W	228.42'
L11	N 60°20'11" E	86.98'
L12	N 60°20'11" E	15.02'

LEGEND

- ⌀ = P.P. = POWER POLE
- □ = DUKE POWER TRANS.
- E.I.P. = EXISTING IRON FOUND
- I.P.S. = #4 REBAR SET
- R/W = RIGHT-OF-WAY
- CP = COMPUTED POINT

NOTES

1) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
2) ACREAGE COMPUTED BY THE COORDINATE METHOD.
3) OVERHEAD POWER.
4) NO GRID MONUMENT FOUND WITHIN 2000 FEET.
5) DEED REFERENCE: 2214\259
6) TAX PARCEL: A PORTION OF 4674506017
7) PROPERTY IS NOT LOCATED IN A FLOOD ZONE.

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____ PAGE____; (OTHER); 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 18 DAY OF JULY, A.D. 2021.

PROFESSIONAL LAND SURVEYOR

L-3499

REGISTRATION NUMBER

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

DAS
DON ALLEN & ASSOCIATES P.A
"Since 1977"
Commercial * Residential * Mortgage Surveys * Multi-Family
Construction Staking * Sub-Division Design * Topographical
121 Crosslink Park Drive - Suite 102 * Mooresville, N.C. 28117
(704) 664-3020 (704) 664-8041 Fax
donallensurvey@gmail.com

BOUNDARY SURVEY
OF A PORTION OF
LESTER LEE WILKINSON PROPERTY
PARCEL 4674506017

CODDLE CREEK TWSP., IREDELL CO., N.C.
SCALE: 1" = 80' DATE: DECEMBER 30, 2020
DATE: 1/18/2021 (ADDED WELL EASEMENT)

PURCHASER : CHRISTOPHER & KATHERINE WILKINSON

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

FILE NAME: PATTERSON FARM RD 3SLONG

Acknowledgement of
Plans Submittal ONLY!

Joel Kyle Date 2-11-21

Mgr Date 2/16/21

A1

FIRST FLOOR PLAN

CRYSTAL PINES

DAVID E. WIGGINS
ARCHITECT

IREDELL COUNTY · NC

C5

FILE COPY

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

APPLICATION NUMBER
314021 Issue Date: 01/11/2021

Permit Type: ZONING

Parcel Number	Street Address	Jurisdiction
4674506017.000	349 PATTERSON FARM RD	Iredell County

Owner Information	Applicant Information
Name: WILKINSON LESTER L Address: Phone:	Name: HYDE HOMES, LLC Address: 500 Mills Garden Rd Statesville, NC 28625 Phone: (704)201-9935

Use Requested	Zone Code
Single Family Dwelling	RA

Lot Acreage	F Setback	B Setback	L Setback	R Setback	Watershed	Flood Zone
0	35	35	15	15	WSII-BOW Coddle Creek	NO

Remarks

SFD

Lots with a perennial stream: Must meet both the 50-foot setback from the streambank and the 35-foot setback from the rear property line for any structure. The setback from the ponds is 50 feet.

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.

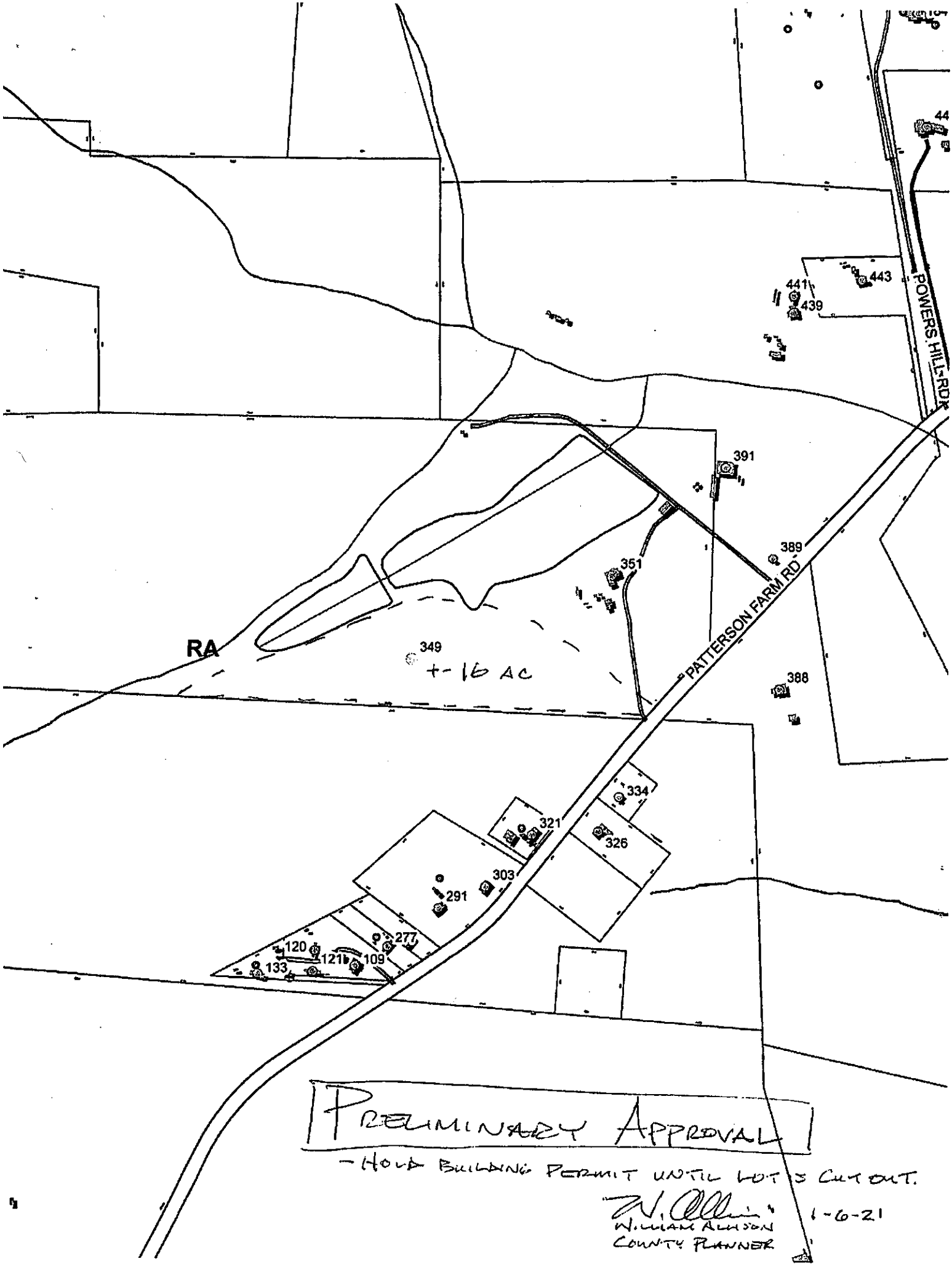
Signature of Owner/Contractor

Date: 01/11/2021

Permit Number	314021	TOTAL FEES:	$77.25

CC

to EH 1-11-2021
11:16 AM



PRELIMINARY APPROVAL

- HOLD BUILDING PERMIT UNTIL LOT IS CUT OUT.

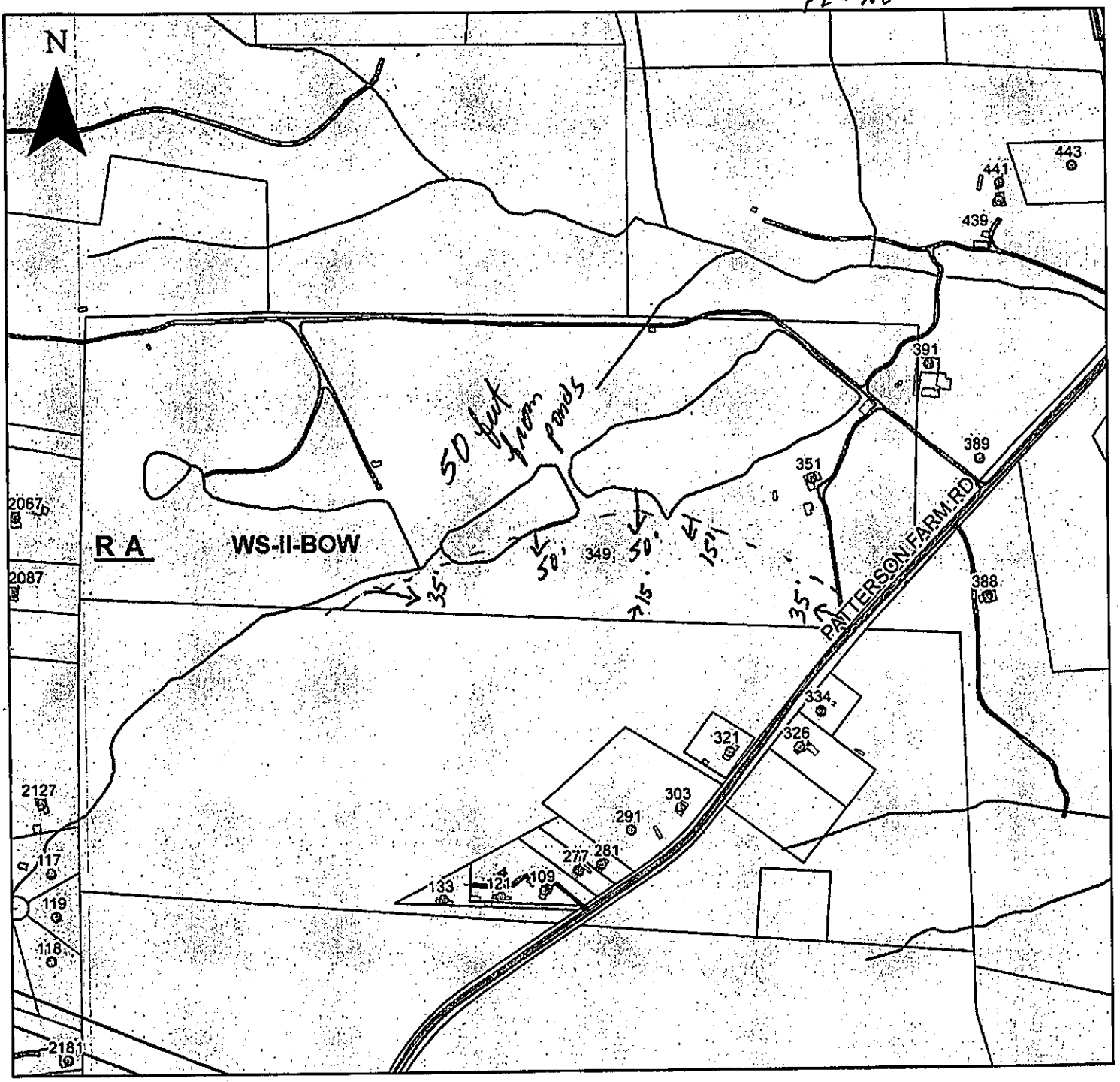
W. Allison 1-6-21

WILLIAM ALLISON
COUNTY PLANNER

TQ 11-00 KH 16 HC

WS II BDW Caddle Creek
FL - NO

ZONING DISCLAIMER



Property Address 349 Patterson Farm Rd.

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

1-11-21
Date