ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # AP-305919

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

PIN # 4723 - 74 - 0493

APPLICANT/OWNER: LYLE U. & KRISTEN N. EDEN APPLICANT ADDRESS: 744 WASHINGTON LANE, KANNAPOLIS, N.C. 28083

SITE ADDRESS: 142 BOSTIAN LAKE ROAD, STATESVILLE, N.C. 28677 PHONE: 704-902-2230 ALT. PHONE 704-903-2922

SITE DIRECTIONS: (W) ON 70, (L) ON BUFFALO SHOALS, (R) ON BOSTIAN LAKE, (L) ON BOSTIAN LAKE, LOT ON (L) SAP CONTROLLED: ☐ YES ☑ NO

SUBDIVISION: — SECTION: — LOT # — LOT AREA: 3.209 AC DESIGN FLOW: 360 GPD L.T.A.R.: 0.3

Septic Tank	1000	(gal)	STB	760	Date	11-2-21	☑ New System	☐ Repair	☐ Expansion	System Type: I II (III) IV V VI	
Pump Tank	—	(gal)	PT	—	Date	—	System Description:	25% REDUCTION			
Pump Make	—		Model	—	Serial #	—	Repair System Description:	25% REDUCTION			
# Nitrification Fields	1		# Lines	4	Linear Ft	300 FT	Maintenance Agreement Required:	☐ YES	☑ NO		
Trench Width	36 IN		Trench Bottom Depth(Low side)	20 IN	Gravel Depth	—		☑ GRAVITY	☐ PRESSURE		

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

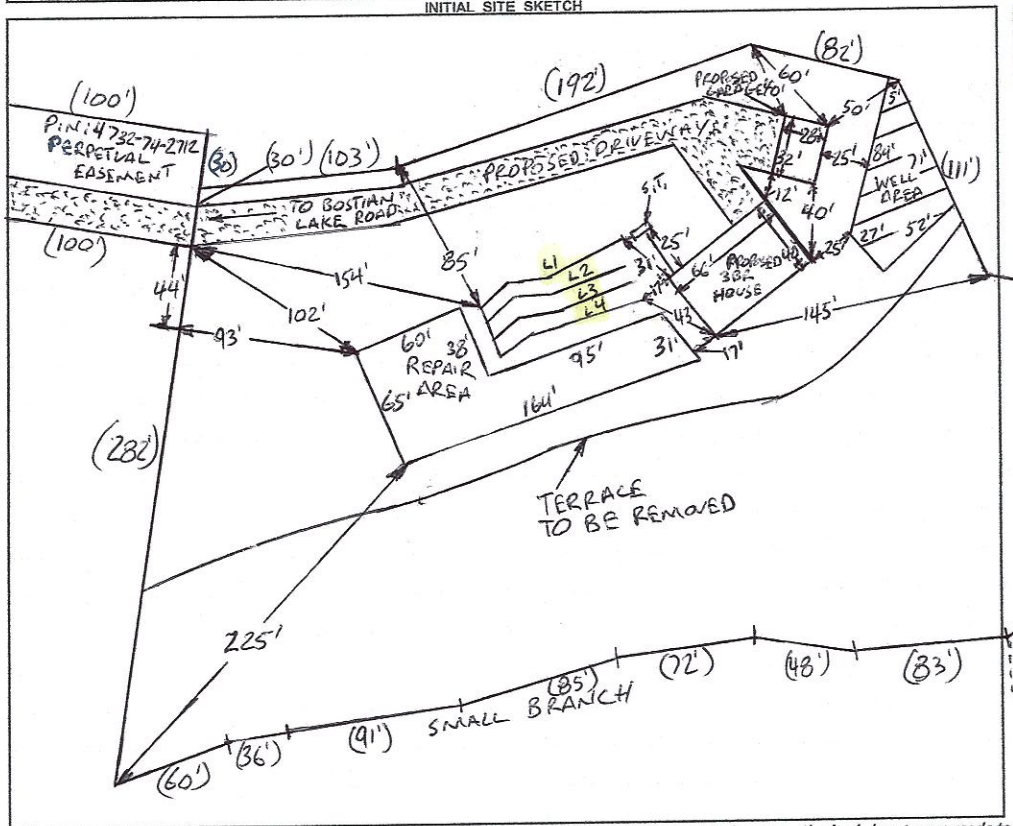
No. Bedrooms 3 No. Persons 6 No. Employees —

Water Supply: ☑ Private ☐ Public ☐ Community

Comments / Conditions: INSTALL ON CONTOUR, INSTALL ON 9FT CENTERS, UTILIZE SERIAL DISTRIBUTION, BASEMENT PLUMBING TO BE ON GRINDER PUMP, IF HOUSE IS PLUMBED TO DEEP PLUMBING MUST BE CHANGED OR REDRAW FOR PUMP IS REQUIRED

IF 6 IN OF STABILE COVER CANNOT BE MAINTAINED; COUNTY APPROVED COVER IS REQUIRED

INITIAL SITE SKETCH



AS BUILT SKETCH

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

Lines Installed as Drawn

1 LN = 100 FT
S.T. = SEPTIC TANK
L1 = 82 FT
L2 = 78 FT
L3 = 78 FT
L4 = 78 FT

CONTACT A LOCATOR SERVICE PRIOR TO ANY EXCAVATION

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 60 mos.* ☑ **AUTHORIZATION TO CONSTRUCT** *valid for period equal to IMPROVEMENT PERMIT--not to exceed 60 mo.*

Owner / Applicant Signature: Kristen Eden Date: 2/24/2021 Installed by: Stutts Grading

IMPROVEMENT PERMIT by: Bryant C. White Date: 2-22-2021 OPERATION PERMIT by: [signature] Date: 1-5-2022

AUTHORIZATION TO CONSTRUCT by: Bryant C. White Date: 2-22-2021 Existing System Inspected by: Date:

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

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

Sheet 1 of 4
PROPERTY ID #: 4752374193
COUNTY: IREDELL

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

OWNER: LYLE + KRISTEN EDEN
APPLICATION DATE 3-10-2020
ADDRESS: 744 WASHINGTON LANE, KANNAPOLIS, N.C. 28083
DATE EVALUATED: 4-14-2020
PROPOSED FACILITY: 3BR
PROPOSED DESIGN FLOW (.1949): 360 GPD
PROPERTY SIZE: 3.209 AC
LOCATION OF SITE: 142 BOSTIAN LAKE ROAD, STATESVILLE, N.C. 28677
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	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	NOSE 12%	0-5	SCL, SBK	~~FR~~, SS, SP, SEXP	FI SAP INC THRU OUT	50"+	NA	NA	PS .3
		5-18	CL, SBK	~~FR~~, S, P, SEXP					
		18-50	CL WABK	~~FI~~, SS, SP, SEXP					
2	LINEAR SIDE 8%	0-7	SCL, SBK	~~FR~~, SS, SP, SEXP	SAP INC THRU OUT	50"+	NA	NA	PS .3
		7-24	CL, SBK	~~FR~~, S, P, SEXP					
		24-50	CL, WABK	~~FR~~, SS, SP, SEXP					
3	RIDGE 6%	0-7	SCL, SBK	~~FR~~, SS, SP, SEXP	SAP INC THRU OUT FEW FI	50"+	NA	NA	PS .3
		7-24	CL, SBK	~~FR~~, S, P, SEXP					
		24-50	CL, WABK	~~FR~~, SS, SP, SEXP					
4	LINEAR SIDE 10%	0-9	SCL, SBK	~~FR~~, SS, SP, SEXP	SAP INC THRU OUT FEW FI	50"+	NA	NA	PS .3
		9-30	CL, SBK	~~FR~~, S, P, SEXP					
		30-50	CL, WABK	~~FR~~, SS, SP, SEXP					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Type(s)	25%	25%
Site LTAR	0.3	0.3

OTHER FACTORS (.1946): PS
SITE CLASSIFICATION (.1948): PS
EVALUATED BY: Bryant C. Little
OTHER(S) PRESENT:

COMMENTS:

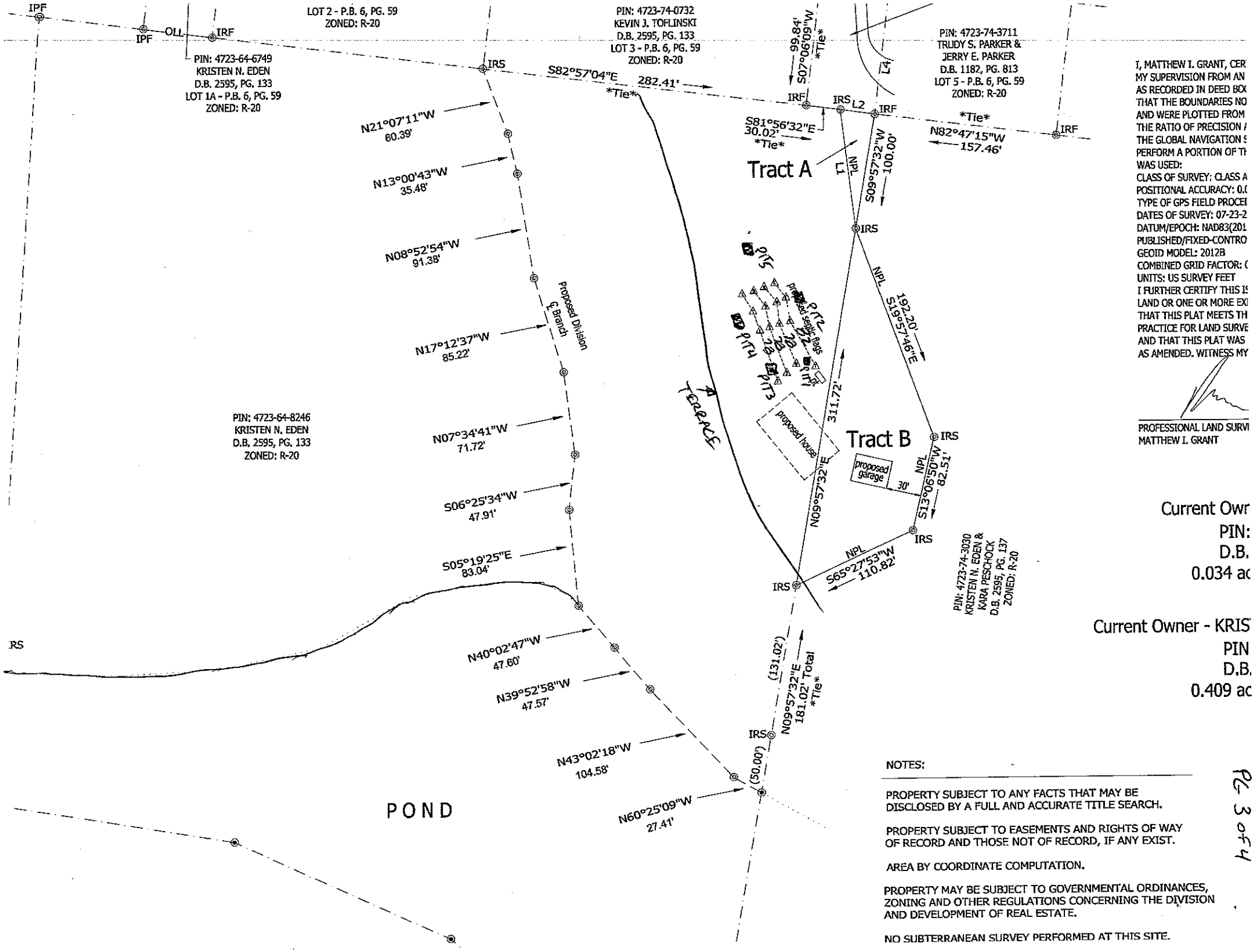
SOIL/SITE EVALUATION

(Continuation Sheet-Complete all field in full)

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

PROPERTY ID #: 4723-74-0493
DATE OF EVALUATION: 4-14-2020
COUNTY: IREDELL

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
5	LINEAR SIDE 8%	0-10	SCL, SBK	fR, SS, SP, SEXP	SAP INC THRU OUT FEW AFTER f1 36"	50"+	NA	NA	PS .3 ABOVE 36"
		10-30	C, SBK	fR, S, P, SEXP					
		30-50	CL, WABK	fR, SS, SP, SEXP					



I, MATTHEW I. GRANT, CER
MY SUPERVISION FROM AN
AS RECORDED IN DEED BOO
THAT THE BOUNDARIES NO
AND WERE PLOTTED FROM
THE RATIO OF PRECISION /
THE GLOBAL NAVIGATION S
PERFORM A PORTION OF TH
WAS USED:
CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 0.(
TYPE OF GPS FIELD PROCEI
DATES OF SURVEY: 07-23-2
DATUM/EPOCH: NAD83(201
PUBLISHED/FIXED-CONTRO
GEOID MODEL: 2012B
COMBINED GRID FACTOR: (
UNITS: US SURVEY FEET
I FURTHER CERTIFY THIS IS
LAND OR ONE OR MORE EXI
THAT THIS PLAT MEETS TH
PRACTICE FOR LAND SURVE
AND THAT THIS PLAT WAS
AS AMENDED. WITNESS MY

PROFESSIONAL LAND SURVI
MATTHEW I. GRANT

Current Owr
PIN:
D.B.
0.034 ac

Current Owner - KRIS
PIN
D.B.
0.409 ac

NOTES:

PROPERTY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

PROPERTY SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD AND THOSE NOT OF RECORD, IF ANY EXIST.

AREA BY COORDINATE COMPUTATION.

PROPERTY MAY BE SUBJECT TO GOVERNMENTAL ORDINANCES, ZONING AND OTHER REGULATIONS CONCERNING THE DIVISION AND DEVELOPMENT OF REAL ESTATE.

NO SUBTERRANEAN SURVEY PERFORMED AT THIS SITE.

X 3-16-20 not mine

RECEIVED MAR 16 2020

AP-000419 $500.00

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*

→ **Application For:** ( ) New Well Permit ( ) Well Repair Permit ( ) Well Abandonment
(✓) 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: ( ) 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) please contact Lyle Eden (704)453-3015

Applicant Name: Kristen Eden Address: 744 Washington Ln. Zip: 28083
Applicant Email: kreden926@gmail.com Phone: (704)902-2238 Alt. Phone: (704)453-3015
Owner Name: Kristen Eden Address: 744 Washington Ln. Zip: 28083
Owner Email: kreden926@gmail.com Phone: 704-902-2230 Alt. Phone: 704-453-3015

Property Information:

Street Address: 142 Bostian Lake Rd. Statesville, NC 28677
Subdivision Name: Bostian Heights Section/Phase: _____ Lot Number: 4
Driving Directions: Turn right on Bostian Lake Rd., left at stop sign, stay straight to the gate.

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

(✓) New Single Family Residence
( ) New Multi-Family Residence
(✓) Accessory Building
( ) Bedroom(s) Addition
( ) Repair to failing septic system ___ Tank ___ Drain lines Describe Problem: _____
Non-Residential Site Development: Type of Business: _____
Square Footage of Building: _____ Max. Number of Employees: _____ Max. Number of Seats/Beds/Other: _____

Maximum Number of Bedrooms: ~~4~~ 3 5-23-20
Maximum Number of Occupants: 5
( ) Swimming Pool
( ) Other Addition/Structure: _____

CHECK FOUNDATION TYPE

( ) Crawl Space Foundation
( ) Concrete Slab Foundation
(✓) Basement with Plumbing GRWIDER VR
( ) Basement without Plumbing

Water Supply: ( ) Replacement Well – Reason: _____
( ) Multi-connection Well Number of Houses: _____ Number of Persons: _____
(✓) New Well ( ) 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 ( ) Conventional ( ) Innovative ( ) Modified Conventional ( ) Other: _____

Please answer the following to the best of your ability:

( ) Yes (✓) No Does the site contain any jurisdictional wetlands?
( ) Yes (✓) No Is any non-domestic sewage (i.e. industrial) to be generated?
( ) Yes (✓) 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: Kristen Eden 3/10/2020
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

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, Kristen Eden, am the legal owner(s) of the property located at 142 Bostian Lake Rd. Statesville, NC 28677, identified as PIN (Parcel Identification Number) 4723648246.000, located in Iredell County, North Carolina.

I do hereby authorize **(print legal representative/company name)** Lyle Eden, 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.

Kristen Eden — 3/10/2020 — 3-10-2020

Signature of Owner(s) | Date | Signature of Witness | 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

Public Health
Iredell County Health Department

IREDELL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

Public Health
Iredell County Health Department

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, Kara Peschock, am the legal owner(s) of the property located at 142 Bostian Lake Rd. Statesville, NC 28677, identified as PIN (Parcel Identification Number) 4723743030.000, located in Iredell County, North Carolina.

I do hereby authorize (**print legal representative/company name**) Kristen Eden, Lyle Eden, 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.

Kara Peschock
Signature of Owner(s)

03-05-2020
Date

Mooresville - Environmental Health

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

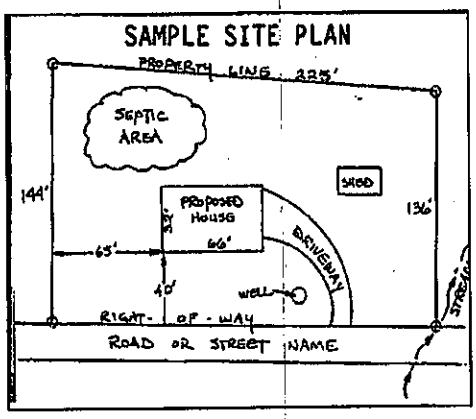
Statesville - Environmental Health
ronda.hart@co.iredell.nc.us
Fax: 704-871-3483
349 N. Center Street, Statesville, NC 28677

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:

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

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

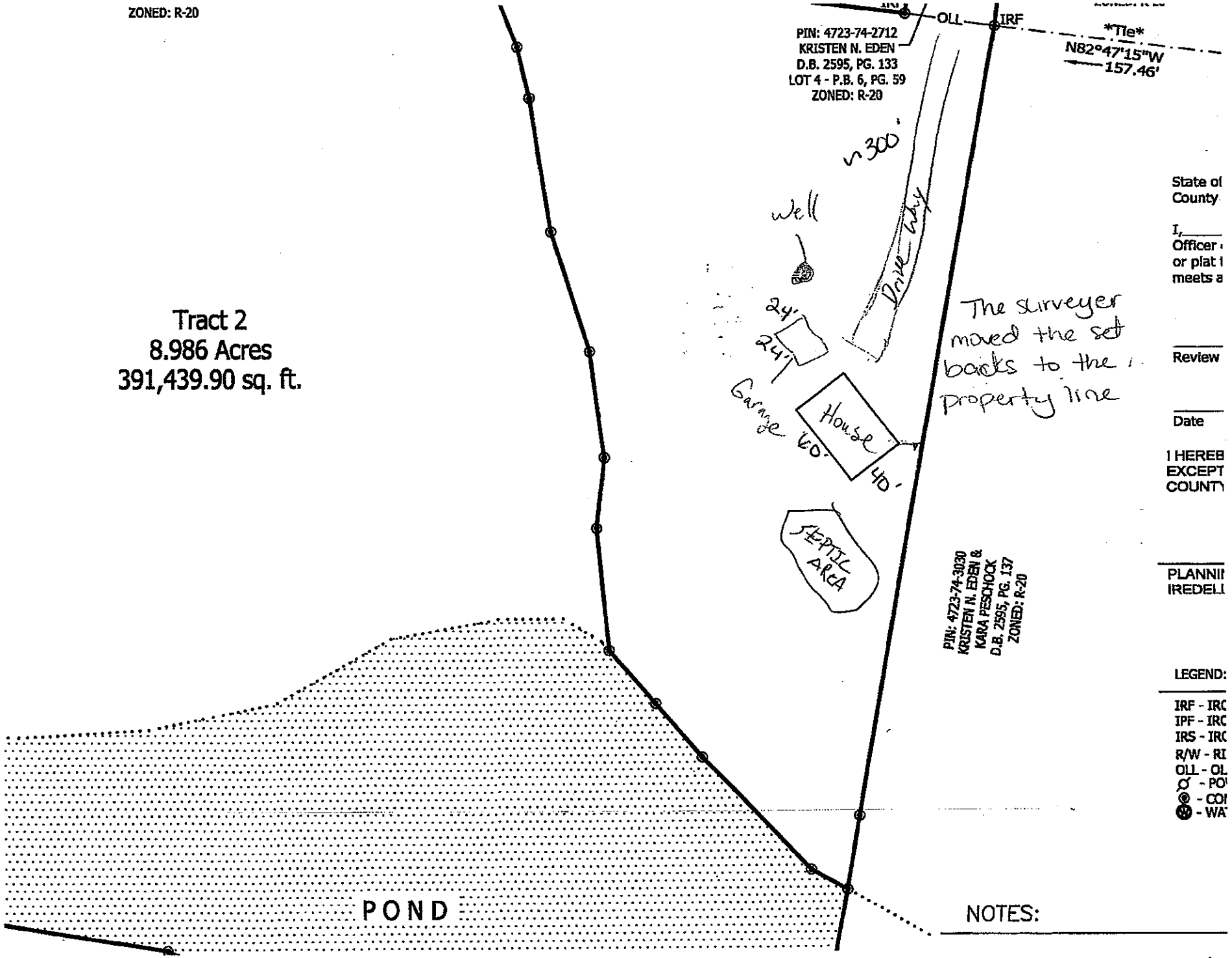
see attached

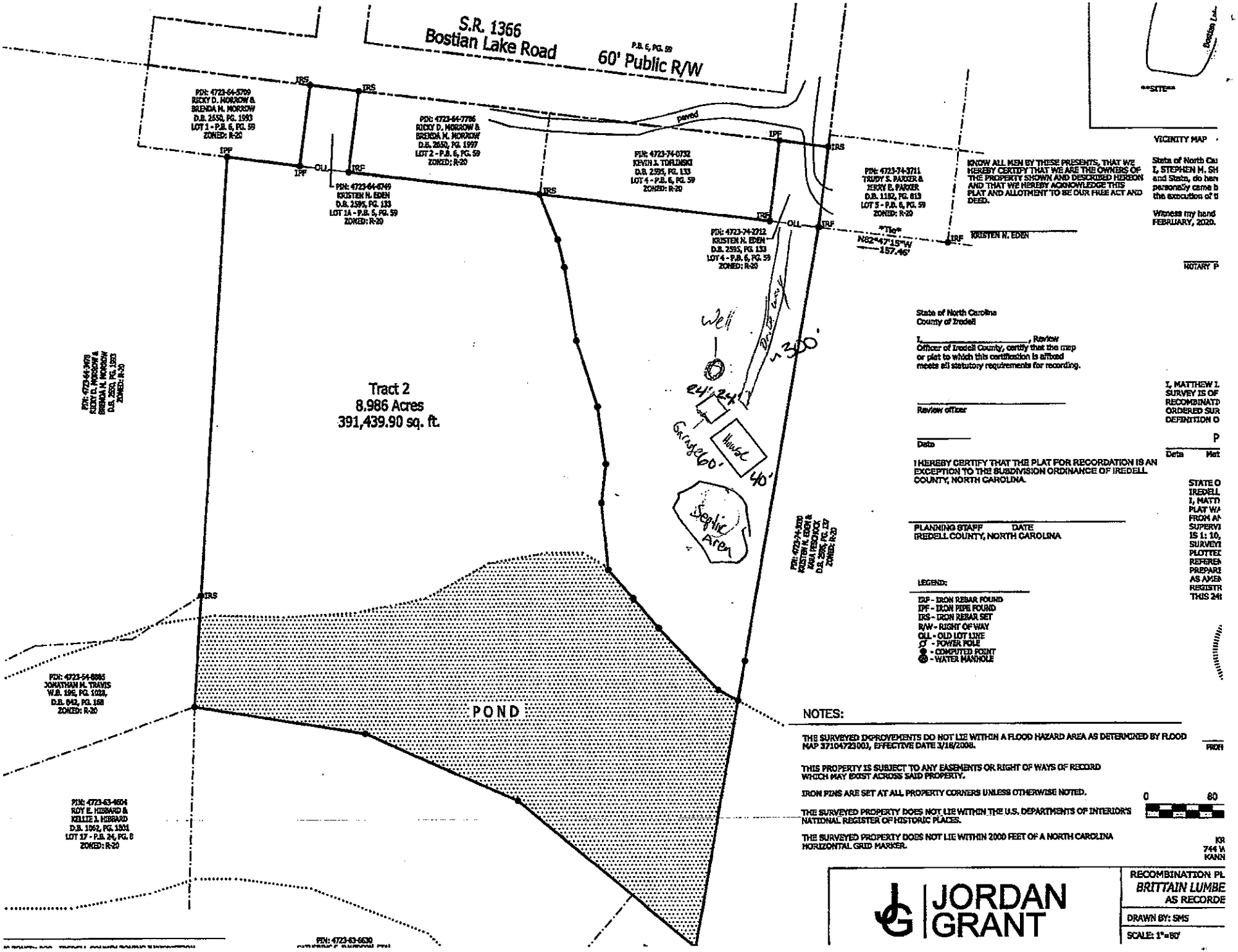
Signature: Kristin Eden

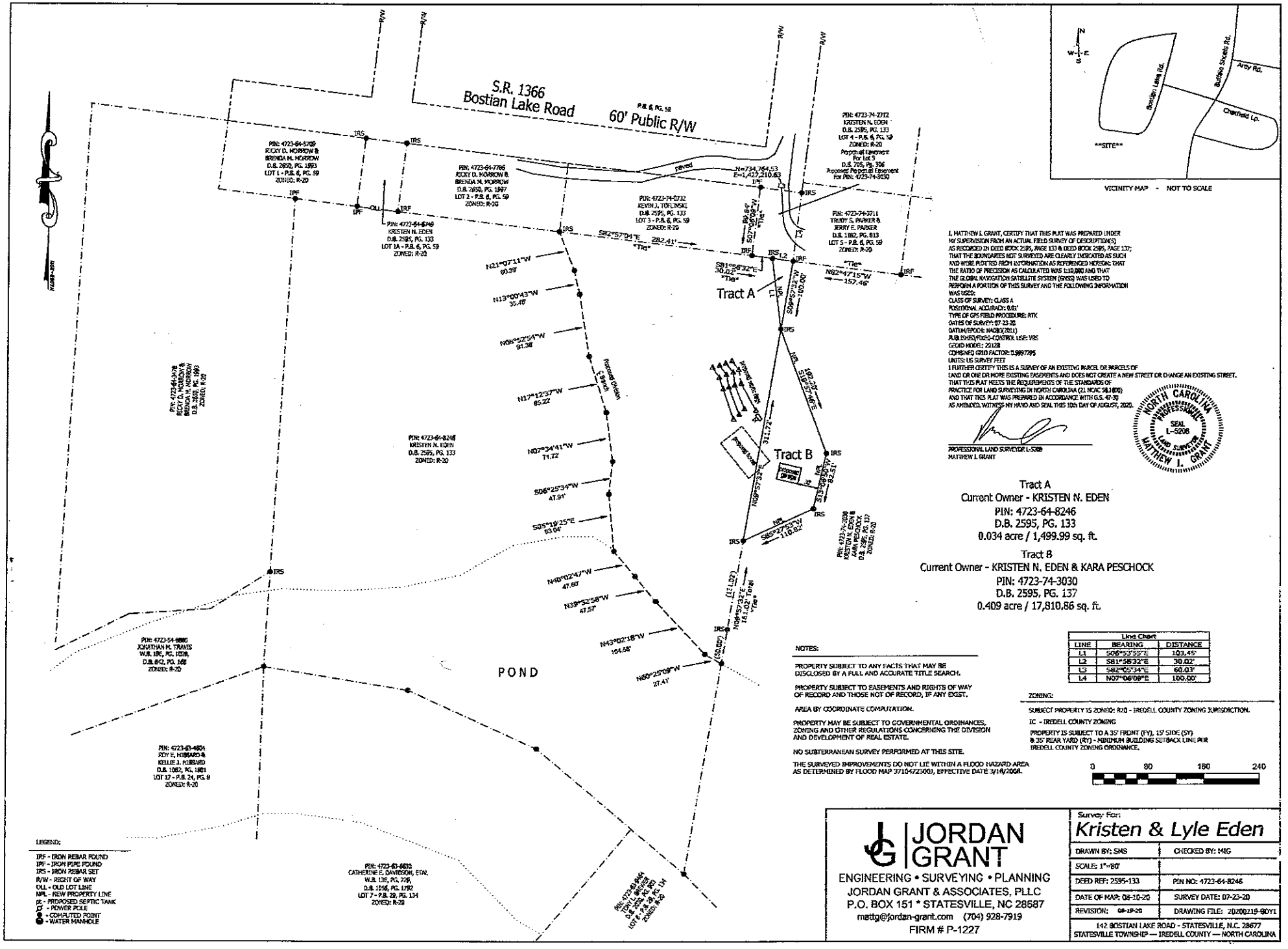
Property owner or owner's legal representative signature (SIGNATURE REQUIRED)

3/11/2020

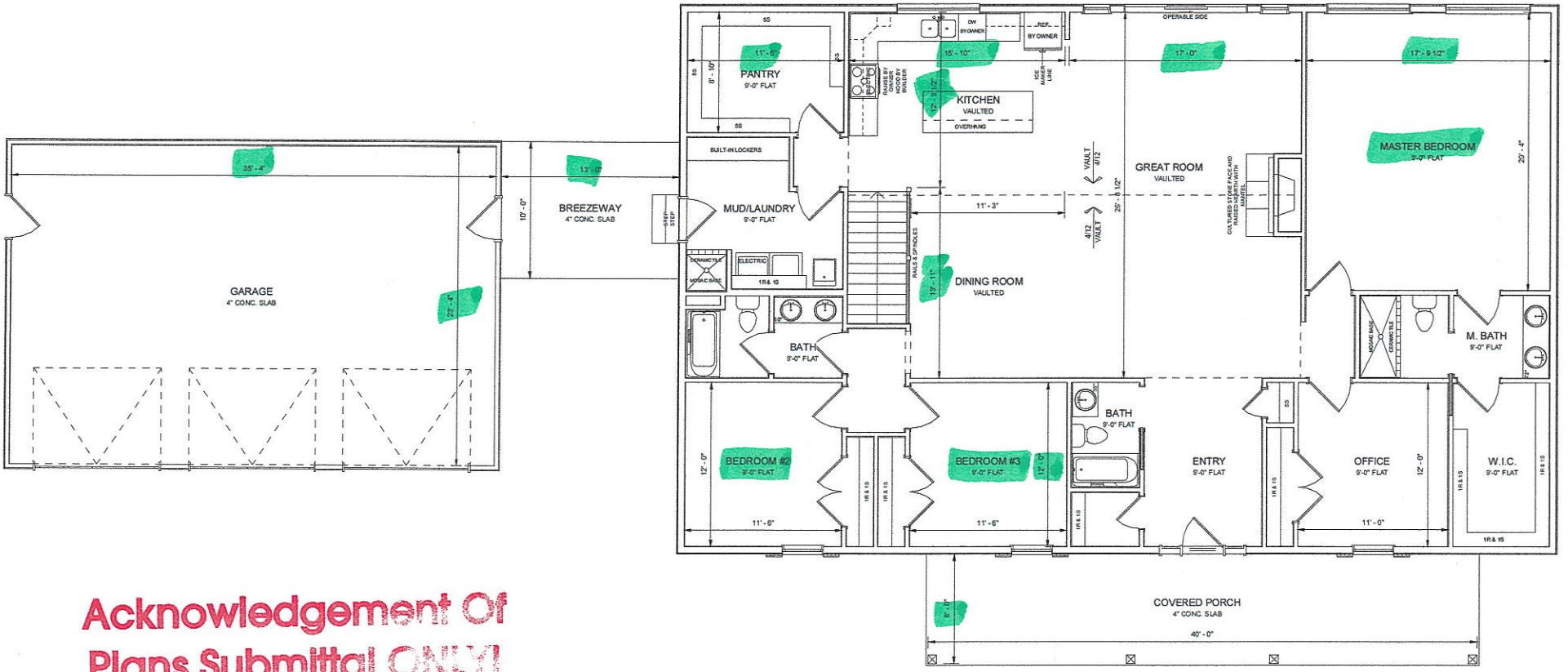
DATE


ZONED: R-20
PIN: 4723-74-2712
KRISTEN N. EDEN
D.B. 2595, PG. 133
LOT 4 - P.B. 6, PG. 59
ZONED: R-20
OLL
IRF
Tie
N82°47'15"W
157.46'
Tract 2
8.986 Acres
391,439.90 sq. ft.
300'
Well
Drive Way
24'
24'
Garage
60'
House
40'
The surveyer moved the set backs to the property line
SEPTIC AREA
PIN: 4723-74-3030
KRISTEN N. EDEN &
KARA PESCHOCK
D.B. 2595, PG. 137
ZONED: R-20
POND
NOTES:
State of
County
I,
Officer
or plat
meets a
Review
Date
I HEREB
EXCEPT
COUNT
PLANNI
IREDEL
LEGEND:
IRF - IRC
IPF - IRC
IRS - IRC
R/W - RI
OLL - OL
- PO
- CO
- WA


S.R. 1366
Bostian Lake Road
60' Public R/W
P.B. 6, PG. 59
PIN: 4723-64-5709
RICKY D. MORROW &
BRENDA H. MORROW
D.B. 2650, PG. 1993
LOT 1 - P.B. 6, PG. 59
ZONED: R-20
PIN: 4723-64-7786
RICKY D. MORROW &
BRENDA H. MORROW
D.B. 2650, PG. 1997
LOT 2 - P.B. 6, PG. 59
ZONED: R-20
PIN: 4723-64-6749
KRISTEN N. EDEN
D.B. 2595, PG. 133
LOT 1A - P.B. 6, PG. 59
ZONED: R-20
PIN: 4723-74-0732
KEVIN J. TOFLINSKI
D.B. 2595, PG. 133
LOT 4 - P.B. 6, PG. 59
ZONED: R-20
PIN: 4723-74-3711
TRUDY S. PARKER &
JERRY E. PARKER
D.B. 1182, PG. 813
LOT 3 - P.B. 6, PG. 59
ZONED: R-20
PIN: 4723-74-2712
KRISTEN N. EDEN
D.B. 2595, PG. 133
LOT 4 - P.B. 6, PG. 59
ZONED: R-20
"Tie"
N82°47'15"W
157.46'
KRISTEN N. EDEN
Tract 2
8.986 Acres
391,439.90 sq. ft.
Well
4300'
24'
24'
Garage
60'
House
40'
Septic Area
POND
PIN: 4723-64-3979
KENNY D. MORROW &
BRENDA H. MORROW
D.B. 2650, PG. 1993
ZONED: R-20
PIN: 4723-74-3000
KRISTEN N. EDEN &
KARI WESTCOCK
D.B. 2595, PG. 137
ZONED: R-20
PIN: 4723-64-8885
JONATHAN M. TRAVIS
W.B. 195, PG. 1022,
D.B. 843, PG. 168
ZONED: R-20
PIN: 4723-63-4604
ROY E. HIBBARD &
KELLIE J. HIBBARD
D.B. 1062, PG. 1931
LOT 17 - P.B. 24, PG. 8
ZONED: R-20
PIN: 4723-63-6630
IRF - IRON REBAR FOUND
IPF - IRON PIPE FOUND
IRS - IRON REBAR SET
R/W - RIGHT OF WAY
OLL - OLD LOT LINE
- POWER POLE
- COMPUTED POINT
- WATER MANHOLE
NOTES:
THE SURVEYED IMPROVEMENTS DO NOT LIE WITHIN A FLOOD HAZARD AREA AS DETERMINED BY FLOOD MAP 3710472300J, EFFECTIVE DATE 3/18/2008.
THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD WHICH MAY EXIST ACROSS SAID PROPERTY.
IRON PINS ARE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
THE SURVEYED PROPERTY DOES NOT LIE WITHIN THE U.S. DEPARTMENTS OF INTERIOR'S NATIONAL REGISTER OF HISTORIC PLACES.
THE SURVEYED PROPERTY DOES NOT LIE WITHIN 2000 FEET OF A NORTH CAROLINA HORIZONTAL GRID MARKER.
0
80
VICINITY MAP
SITE
KNOW ALL MEN BY THESE PRESENTS, THAT WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ACKNOWLEDGE THIS PLAT AND ALLOTMENT TO BE OUR FREE ACT AND DEED.
KRISTEN N. EDEN
State of North Ca
I, STEPHEN H. SH
and State, do here
personally came b
the execution of t
Witness my hand
FEBRUARY, 2020.
NOTARY P
State of North Carolina
County of Iredell
I, _____, 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
I HEREBY CERTIFY THAT THE PLAT FOR RECORDATION IS AN EXCEPTION TO THE SUBDIVISION ORDINANCE OF IREDELL COUNTY, NORTH CAROLINA.
PLANNING STAFF DATE
IREDELL COUNTY, NORTH CAROLINA
I, MATTHEW I.
SURVEY IS OF
RECOMBINATI
ORDERED SUR
DEFINITION O
P
Date
Mat
STATE O
IREDELL
I, MATT
PLAT WA
FROM AN
SUPERVI
IS 1: 10,
SURVEYI
PLOTTEC
REFEREN
PREPARE
AS AMEN
REGISTR
THIS 24t
FROM
KR
744 W
KANN
JORDAN GRANT
RECOMBINATION PL
BRITTAIN LUMBE
AS RECORDE
DRAWN BY: SMS
SCALE: 1"=80'


S.R. 1366
Bostian Lake Road
60' Public R/W
P.B. 6, PG. 58
R/W
PIN: 4723-64-5709
RICKY D. MORROW &
BRENDA M. MORROW
D.B. 2650, PG. 1993
LOT 1 - P.B. 6, PG. 59
ZONED: R-20
PIN: 4723-64-7765
RICKY D. MORROW &
BRENDA M. MORROW
D.B. 2650, PG. 1997
LOT 2 - P.B. 6, PG. 59
ZONED: R-20
PIN: 4723-64-6749
KRISTEN N. EDEN
D.B. 2595, PG. 133
LOT 1A - P.B. 6, PG. 59
ZONED: R-20
PIN: 4723-74-0732
KEVIN J. TOFLINSKI
D.B. 2595, PG. 133
LOT 3 - P.B. 6, PG. 59
ZONED: R-20
PIN: 4723-74-2712
KRISTEN N. EDEN
D.B. 2595, PG. 133
LOT 4 - P.B. 6, PG. 59
ZONED: R-20
Proposed Easement
For Lot 5
D.B. 705, Pg. 306
Proposed Perpetual Easement
for PIN: 4723-74-3030
PIN: 4723-74-3714
TIMOTHY S. PARKER &
JERRY E. PARKER
D.B. 1182, PG. 813
LOT 5 - P.B. 6, PG. 59
ZONED: R-20
PIN: 4723-64-8246
KRISTEN N. EDEN
D.B. 2595, PG. 133
ZONED: R-20
PIN: 4723-74-3030
KRISTEN N. EDEN &
KARA PESCHOCK
D.B. 2595, PG. 137
ZONED: R-20
PIN: 4723-54-9886
JONATHAN M. TRAVIS
W.B. 186, PG. 1028,
D.B. 842, PG. 168
ZONED: R-20
PIN: 4723-63-4824
ROY E. HIBBARD &
KELLIE J. HIBBARD
D.B. 1082, PG. 1801
LOT 17 - P.B. 24, PG. 9
ZONED: R-20
PIN: 4723-63-6630
CATHERINE E. DAVIDSON, ETAL
W.B. 126, PG. 728,
D.B. 1056, PG. 1792
LOT 7 - P.B. 29, PG. 134
ZONED: R-20
PIN: 4723-63-8464
TONYA L. MOORE
D.B. 2054, PG. 963
LOT 6 - P.B. 29, PG. 134
ZONED: R-20
Tract A
Tract B
POND
Proposed Drive
Proposed Septic
Proposed Well
Proposed Easement
Existing Easement
N=734,764.53
E=1,422,210.83
IRF
IRS
IPF
OLL
NFL
PPS
"Tie"
N21°07'11"W 60.39'
N13°00'43"W 35.48'
N09°52'54"W 91.38'
N17°12'37"W 85.22'
N07°34'41"W 71.72'
S06°25'34"W 47.91'
S05°19'25"E 83.04'
N48°02'47"W 47.80'
N39°52'58"W 47.57'
N43°02'18"W 104.66'
N60°25'09"W 27.41'
S82°57'04"E 282.41'
S27°06'09"W 82.84'
S81°58'32"E 30.02'
S08°57'53"W 100.00'
N82°47'15"W 157.46'
S08°57'53"W 311.72'
S19°08'50"W 84.51'
S85°27'53"W 110.82'
N08°57'53"E 161.02'
S08°57'53"W 150.00'
S08°57'53"E 190.28'
S19°45'46"E
N07°06'08"E 100.00'
Line Chart
LINE | BEARING | DISTANCE
L1 | S06°53'55"E | 103.45'
L2 | S81°58'32"E | 30.02'
L3 | S82°05'34"E | 60.03'
L4 | N07°06'08"E | 100.00'
VICINITY MAP - NOT TO SCALE
Bostian Lake Rd.
Buffalo Shoals Rd.
Avery Rd.
Chatfield Ln.
SITE
I, MATTHEW I. GRANT, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN DEED BOOK 2595, PAGE 133 & DEED BOOK 2595, PAGE 137; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE DRAWN FROM INFORMATION AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED WAS 1:10,000 AND THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:
CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 0.01'
TYPE OF GPS FIELD PROCEDURE: RTK
DATES OF SURVEY: 07-23-20
DATUM/EPOCH: NAD83(2011)
PUB.SERVICE/GEO-CONTROL USE: VRS
GEOID MODEL: 2012B
COMBINED GRID FACTOR: 0.9997795
UNITS: US SURVEY FEET
I FURTHER CERTIFY THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 10th DAY OF AUGUST, 2020.
PROFESSIONAL LAND SURVEYOR L-5208
MATTHEW I. GRANT
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-5208 MATTHEW I. GRANT
Tract A
Current Owner - KRISTEN N. EDEN
PIN: 4723-64-8246
D.B. 2595, PG. 133
0.034 acre / 1,499.99 sq. ft.
Tract B
Current Owner - KRISTEN N. EDEN & KARA PESCHOCK
PIN: 4723-74-3030
D.B. 2595, PG. 137
0.409 acre / 17,810.86 sq. ft.
NOTES:
PROPERTY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
PROPERTY SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD AND THOSE NOT OF RECORD, IF ANY EXIST.
AREA BY COORDINATE COMPUTATION.
PROPERTY MAY BE SUBJECT TO GOVERNMENTAL ORDINANCES, ZONING AND OTHER REGULATIONS CONCERNING THE DIVISION AND DEVELOPMENT OF REAL ESTATE.
NO SUBTERRANEAN SURVEY PERFORMED AT THIS SITE.
THE SURVEYED IMPROVEMENTS DO NOT LIE WITHIN A FLOOD HAZARD AREA AS DETERMINED BY FLOOD MAP 3710472300J, EFFECTIVE DATE 3/16/2006.
ZONING:
SUBJECT PROPERTY IS ZONED: R20 - IREDELL COUNTY ZONING JURISDICTION.
IC - IREDELL COUNTY ZONING
PROPERTY IS SUBJECT TO A 35' FRONT (FY), 15' SIDE (SY) & 35' REAR YARD (RY) - MINIMUM BUILDING SETBACK LINE PER IREDELL COUNTY ZONING ORDINANCE.
0 80 160 240
LEGEND:
IRF - IRON REBAR FOUND
IPF - IRON PIPE FOUND
IRS - IRON REBAR SET
R/W - RIGHT OF WAY
OLL - OLD LOT LINE
NFL - NEW PROPERTY LINE
PS - PROPOSED SEPTIC TANK
PP - POWER POLE
- COMPUTED POINT
- WATER MANHOLE
JORDAN GRANT
ENGINEERING • SURVEYING • PLANNING
JORDAN GRANT & ASSOCIATES, PLLC
P.O. BOX 151 * STATESVILLE, NC 28687
mattg@jordan-grant.com (704) 928-7919
FIRM # P-1227
Survey For:
Kristen & Lyle Eden
DRAWN BY: SMS
CHECKED BY: MIG
SCALE: 1"=80'
DEED REF: 2595-133
PIN NO: 4723-64-8246
DATE OF MAP: 08-10-20
SURVEY DATE: 07-23-20
REVISION: 08-19-20
DRAWING FILE: 20200219-BDY1
142 BOSTIAN LAKE ROAD - STATESVILLE, N.C. 28677
STATESVILLE TOWNSHIP — IREDELL COUNTY — NORTH CAROLINA

PB. 40 pg 4



Acknowledgement Of Plans Submittal ONLY!

Kristin Eden Date 2/24/2021

Bryant Whitt Date 2-22-2021

AREA SCHEDULE (GROSS BUILDING)

Name	Area
LIVING	2560 SF
GARAGE	864 SF
PORCH	320 SF
TOTAL	3744 SF

Eden
CUSTOM

ROUGH DRAFT DATE: 06/21/20	
PRE-FINALS DATE:	
FINAL PLANS DATE:	

No.	Description	Date
1		
2		
3		
4		
5		

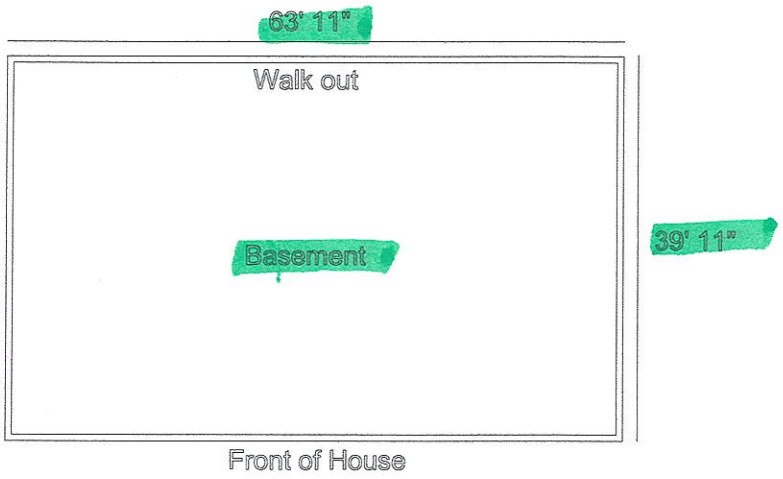
Working Plan – First Floor

Project number:	#00000	Scale:	1/8" = 1'-0"
Date:	06/21/20		
Drawn by:	N/A		2A
Checked by:	N/A		

Acknowledgement Of
Plans Submittal ONLY!

Keith Eden Date 2/24/2021

Burt C. White Date 2-22-2021



IREDELL COUNTY

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

APPLICATION NUMBER
305919 Issue Date:

Permit Type: ZONING

Parcel Number	Street Address	Jurisdiction
4723648246.000	142 BOSTIAN LAKE RD	Iredell County

Owner Information	Applicant Information
Name: EDEN KRISTEN N	Name: EDEN KRISTEN N
Address: 744 WASHINGTON LANE KANNAPOLIS, NC 28083	Address: 744 WASHINGTON LANE KANNAPOLIS, NC 28083
Phone:	Phone:

Use Requested	Zone Code
Single Family Dwelling	8.91

Lot Acreage	F Setback	B Setback	L Setback	R Setback	Watershed	Flood Zone
8.91	35	35	15	15	WSIV-CA Catawba/Lake Norman	NO

Remarks
SFD

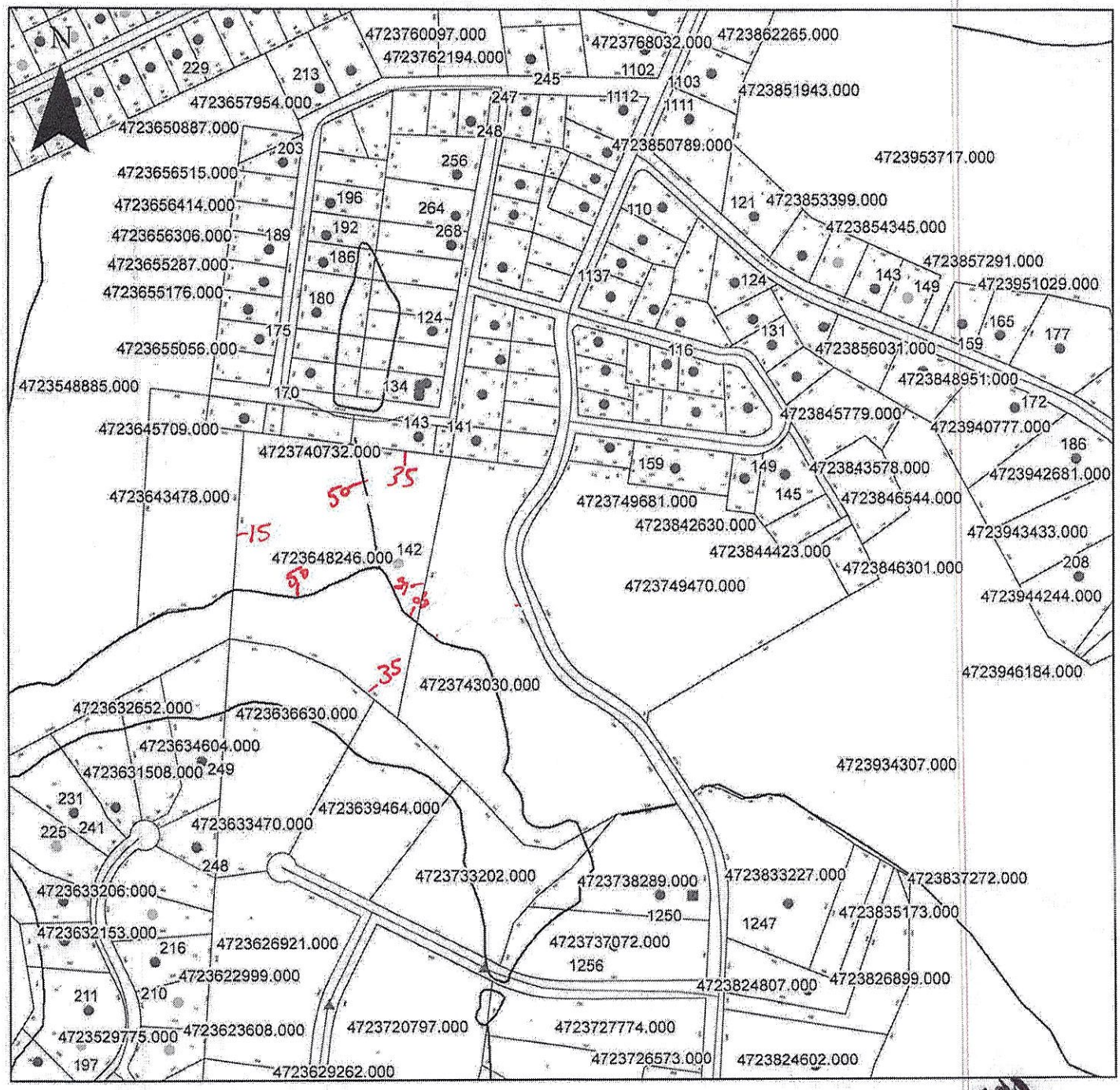
The applicant certifies that there are no deed restrictions, contractual agreements or governmental regulations of any kind that interfere with or prohibit the use of the property or the use for which this permit is requested. The applicant further acknowledges that enforcement of deed restrictions,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

Date: 03/13/2020

Signature of Owner/Contractor

Permit Number	305919	TOTAL FEES:	$77.25

ZONING DISCLAIMER



Property Address 142 Bostian Lake 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.

Kristin Eden

Applicant

3/11/2020

Date