ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305

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

PIN # 4810 -- 26 -- 8862

APPLICANT/OWNER: FREEDOM HOMES -- Damon Cook
APPLICANT ADDRESS: 1124 CHARLOTTE HIGHWAY, TROUTMAN, N.C. 28166
PHONE: 704-881-2326
ALT. PHONE 704-528-7960
SITE ADDRESS: 328 CATTLEMANS ROAD, STATESVILLE, N.C. 28677
SAP CONTROLLED: ☑ YES ☐ NO
SITE DIRECTIONS: (N) ON 115, (L) ON MOUNTAIN VIEW, (L) ON CATTLEMANS, LOT ON (R)
DESIGN FLOW: 480 GPD L.T.A.R.: 0.3 (0.275 REPAIR)
SUBDIVISION: —
SECTION: — LOT # — LOT AREA:

Septic Tank	1000	(gal)	STB 760	Date	7-23-2022	☑ 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	3	Linear Ft	402 FT	Maintenance Agreement Required:	☐ YES ☑ NO
Trench Width	36 IN	Trench Bottom Depth(Low side)			24 IN	Gravel Depth	— ☑ GRAVITY ☐ PRESSURE

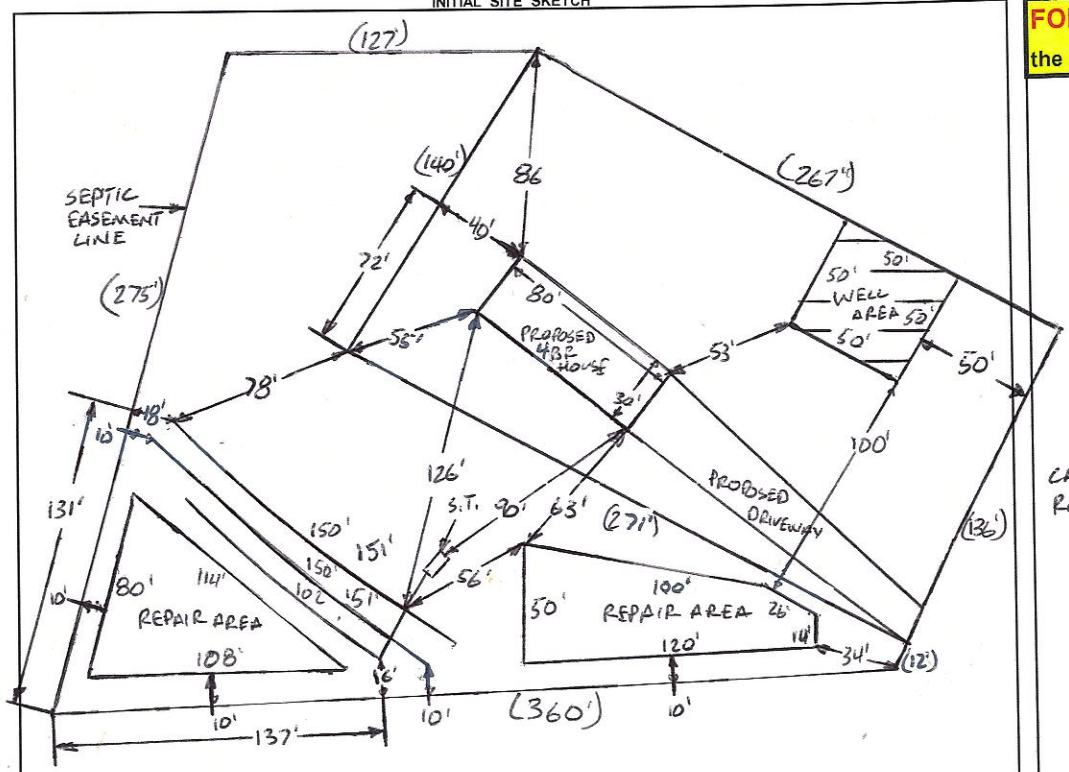
☑ Residence ☐ Business ☐ Other ☐ Slab ☐ Basement w/plumbing
No. Bedrooms 4
No. Persons 8
No. Employees —
☑ Crawl Space
☐ Basement w/o plumbing

Water Supply: ☑ Private ☐ Public ☐ Community

Comments / Conditions: INSTALL ON CONTOUR, INSTALL ON 9FT CENTERS, UTILIZE SERIAL DISTRIBUTION, DO NOT EXCEED A 36IN MAX TRENCH DEPTH,

PROPERTY AND SEPTIC EASEMENT MUST BE RECORDED PRIOR TO ISSUING A.C. PROPERTY AND EASEMENT RECORDED IN DEED BOOK 2911 PAGES 897-900

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.

1 IN = 80 FT
S.T. = SEPTIC TANK

CATTLEMEN'S ROAD

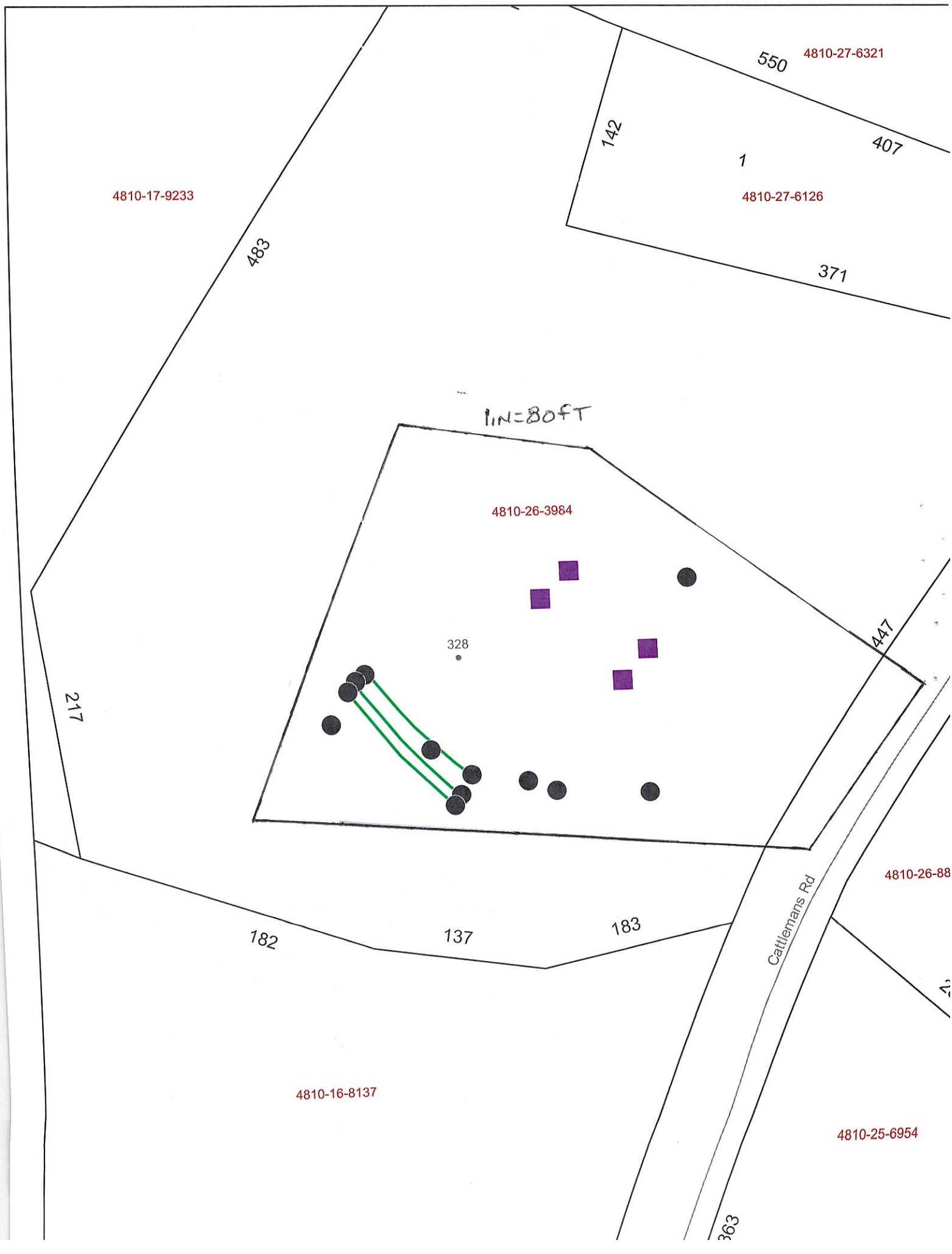
INSTALLED AS SHOWN

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: [signature] Date: 4-21-2022
Installed by: ADON GARCIA - AJ REMODLING
IMPROVEMENT PERMIT by: Bryant C. White Date: 4-11-2022
OPERATION PERMIT by: Bryant C. White Date: 8-31-2022
AUTHORIZATION TO CONSTRUCT by: Bryant C. White Date: 4-18-2022
Existing System Inspected by: Date:

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


4810-27-6321
550
142
407
1
4810-27-6126
4810-17-9233
483
371
1IN=80FT
4810-26-3984
328
447
217
182
137
183
Cattlemans Rd
4810-26-88
4810-16-8137
4810-25-6954
363

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 #: TBD
DATE OF EVALUATION: 3-2-22
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	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	5% LINEAR SIDE	0-8	SCL/SBK	FR/SS/SP/SE EXP	10YR 6/2 @ 18"	30"	GROUP III U CL Exp C Min in Sap	EXP 8"	U
		8-30	C/MBK	FI/VS/VP/ EXP					
		30-51	Sap/Mas	FR/S/P/SE EXP					
2	15% LINEAR SIDE NOSE	0-10	SCL/SBK	FR/SS/SP/SE EXP	Few Y/B thru-out Sap inc thru-out Few FI	52"	N/A	N/A	P.S .275
		10-32	C/SBK	FR/S/P/SE EXP					
		32-52	CL/WABK	FR/SS/SP/SE EXP					
3	25% LINEAR SIDE	0-33	CL/WABK	SS/SP/SE EXP/FR	FI Sap inc thru-out	33"	GROUP II SL	N/A	P.S .3
		33-53	Sap/RG	NS/NP/SE EXP/FI					
4	20% LINEAR SIDE	0-5	SCL/SBK	FR/SS/SP/SE EXP	Sap inc thru-out	54"	N/A	N/A	P.S .3
		5-30	C/SBK	FR/S/P/SE EXP					
		30-54	CL/WSBK	FR/SS/SP/SE EXP					
5	LINEAR SIDE 22%	0-7	SCL, SBK	FR/SS/SP/SE EXP	FI Sap inc Thru-out	53"	NA	NA	P.S .2
		7-26	C, SBK	FR/S/P/SE EXP					
		26-53	CL, WSBK	FR/SS/SP/SE EXP					

COMMENTS:

RECEIVED FEB 07 2022

C'001C

BW

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-325249 $550.00

Application For:
- (X) New Well Permit
- ( ) Well Repair Permit
- ( ) Well Abandonment
- ( ) Septic Improvement Permit
- (X) 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: ***Place an (X) beside whichever is submitted if applicable***
- ( ) Survey Plat, scaled no more than 1 inch = 60 feet
- (X) Custom Site Plan, scaled no more than 1 inch = 60 feet

Applicant Information: (PRINT CLEARLY)

Applicant Name: Freedom Homes/Kimberly Frye **Address:** 1124 Charlotte Hwy Troutman NC **Zip:** 28166

Applicant Email: kimsneed.sneed04@gmail **Phone:** 704-881-2326 **Alt. Phone:** 704-528-7960

Owner Name: Damon Cook **Address:** 3601 Amity Hill Rd Statesville **Zip:** 28677

Owner Email: _____ **Phone:** 704-903-3592 **Alt. Phone:** _____

Property Information:

Street Address: 328 Cattlemans Rd Statesville, NC 28677

Subdivision Name: _____ **Section/Phase:** _____ **Lot Number:** _____

Driving Directions: North West on 115 toward Wilkesboro, Onto Mtn View Rd, Onto Cattlemans Rd, 328 is on Right in 6.90 miles)

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

- (X) 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: 4
Maximum Number of Occupants: 2
- ( ) Swimming Pool
- ( ) Other Addition/Structure: _____

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

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

Water Supply: ( ) Replacement Well – Reason: _____
( ) Multi-connection Well **Number of Houses:** _____ **Number of Persons:** _____

(X) 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 (X) Conventional ( ) Innovative ( ) Modified Conventional ( ) Other: _____

Please answer the following to the best of your ability:
- ( ) Yes (X) No **Does the site contain any jurisdictional wetlands?**
- ( ) Yes (X) No **Is any non-domestic sewage (i.e. industrial) to be generated?**
- ( ) Yes (X) No **Is the site subject to approval by any other public agency?**

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

Signature: Kimberly Frye 2-2-22
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, Damon Cook, am the legal owner(s) of the property located at 328 Cattlemans Rd Statesville NC 28677, identified as PIN (Parcel Identification Number) _____, located in Iredell County, North Carolina.

I do hereby authorize **(print legal representative/company name)** Freedom Homes Kimberly Frye, 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.

Damon C Cook 6-10-21

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

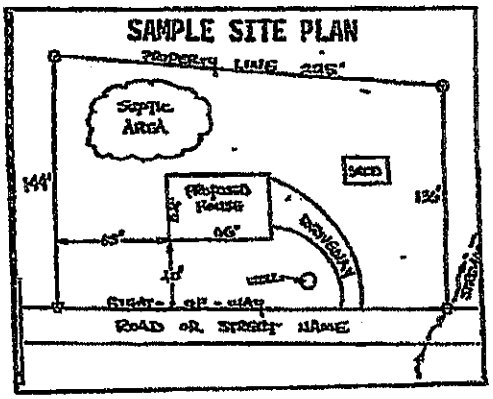
Statesville - Environmental Health
adrienne.shea@co.iredell.nc.us
Fax: 704-871-3483
349 N. Center Street, Statesville, NC 28677

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
- ( ) 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

Attached

Signature: _____ 2-2-22

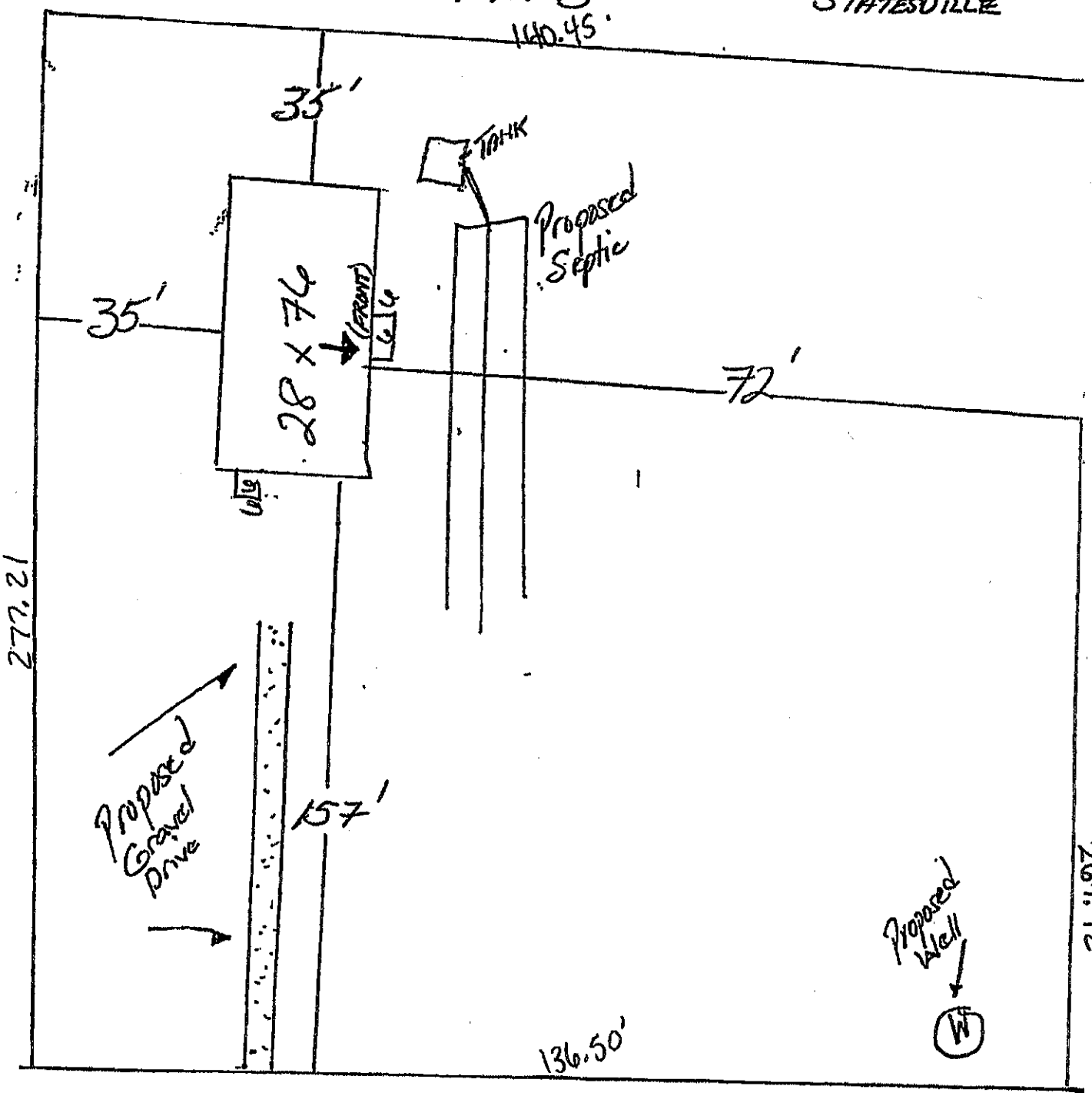
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) — DATE

PLOT PLAN

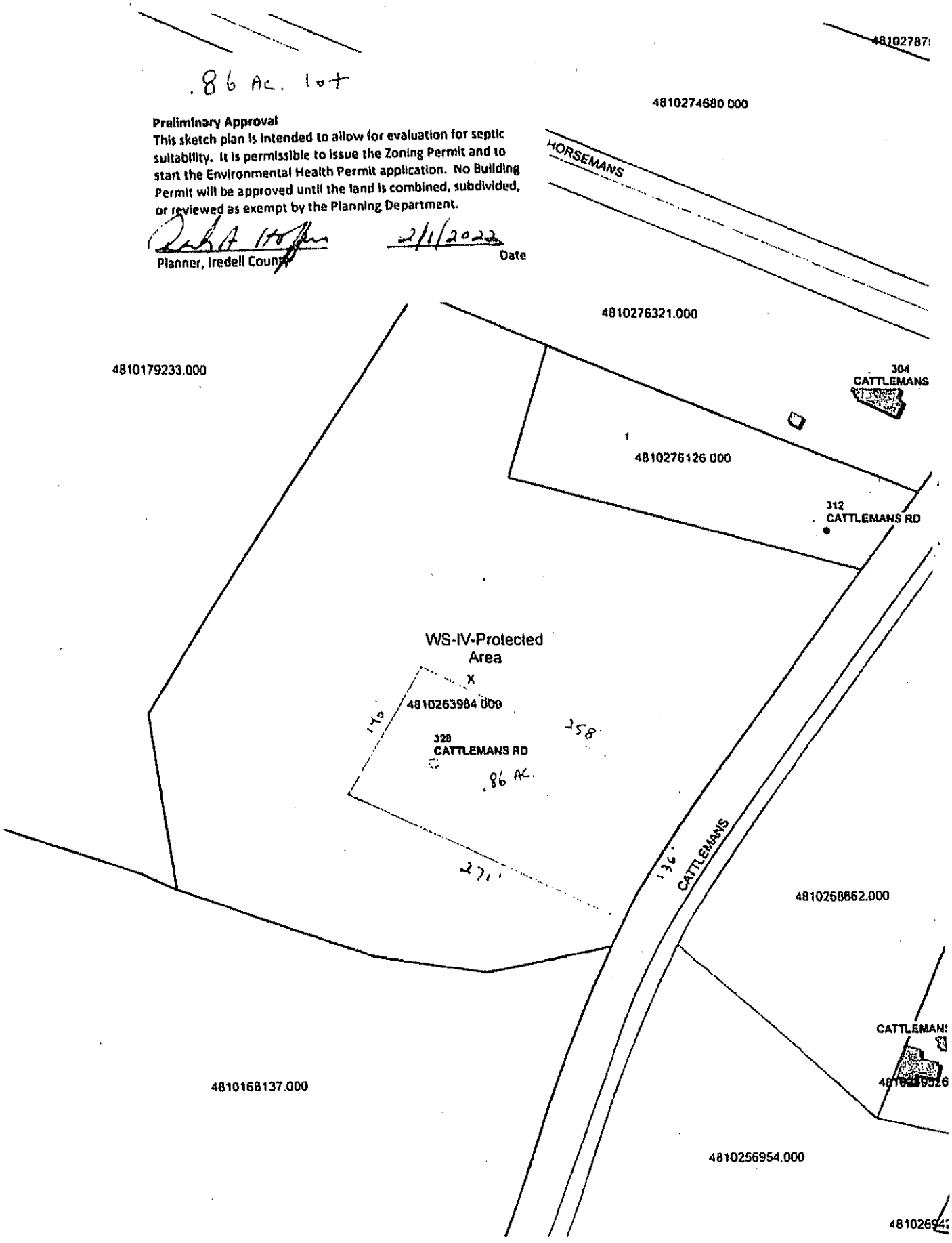
N.T.S

COOK

TBD CATTLEMANS RD.
STATESVILLE



CATTLEMANS ROAD


.86 Ac. lot
Preliminary Approval
This sketch plan is intended to allow for evaluation for septic suitability. It is permissible to issue the Zoning Permit and to start the Environmental Health Permit application. No Building Permit will be approved until the land is combined, subdivided, or reviewed as exempt by the Planning Department.
Planner, Iredell County
2/1/2022
Date
4810274680 000
HORSEMANS
4810276321.000
4810179233.000
304
CATTLEMANS
1
4810276126 000
312
CATTLEMANS RD
WS-IV-Protected
Area
X
4810263984 000
328
CATTLEMANS RD
.86 AC.
140'
258'
271'
136'
CATTLEMANS
4810268862.000
4810168137.000
4810256954.000

rdens not shown hereon.

computations.

Monument found within 2,000

tility easement along all lot lines.

Water and Sewer Systems.

eot, is located within one half
land Preservation District. This
inform all purchasers of real
activities, including, but not
nure spreading, machinery and
tions, sawing, and similar activities
s at any time during the day or

field survey that meets or
nts of a Class A Survey in
of Practice for Land Surveying in
th Carolina Administrative Code
07.

System (GNSS) was used to
accuracy standards, part 2
at the 95% confidence accuracy
ing real time kinematic. The

K

S

92

ccordance with G.S. 47-30 as
the requirement of G.S. 47-30.
creates a subdivision of land
municipality that has ordinance

s, registration number and

22 A.D.

NORTH CAROLINA
PROFESSIONAL
SEAL
L-3175
LAND SURVEYOR
TED A. BENSON

ntances shown are
onvert to grid
lance by the

PRELIMINARY PLAT: NOT FOR RECORDATION, CONVEYANCES, OR SALES

1 INCH = 80 FT

Now or Formerly
Damon C. Cook Division
D.B.2373, Pg.1833
4810-27-6126

1 1/2" EIP

Now or Formerly
Damon C. Cook
D.B.2373, Pg.1833
4810-26-3984

IRS

S 82°51'34"E 126.91'
Proposed Septic Easement

IRS

New Property Line
N 40°14'42"E 140.45'

S 53°35'27"E 267.42'(TOTAL)
New Property Line
258.15'

Now or Formerly
Damon C. Cook
D.B.2373, Pg.1833
4810-26-3984

Residual Area
6.12 Acres +/-

(TIE LINE)
362.12'

S 36°15'13"W 552.78'(TOTAL)

(2)
New Lot Area
0.95 Acre

35.67'

28'

76'

Proposed Home

IRS

24.80'

ho

IRS

9.27'

EP

CP

EP

N 54°20'32"W 271.21'(TOTAL)
New Property Line

136.50'

R/W

N 21°38'35"E 274.57'
Proposed Septic Easement

Now or Formerly
Damon C. Cook
D.B.2373, Pg.1833
4810-26-3984

IRS

Proposed Septic Easement
N 85°45'03"W 359.55'

5.68'

IRS

CP

(TIE LINE)
54.16'

CP

28" CMP

EP

EP

R/W

60' R/W Shown for planning purposes only
No Known Record Found

Cattlemans Road

Now or Formerly
Derek Cole, Cook and wife
Shelly Breedlove, Cook
D.B.2471, Pg.1081
4810-26-9528

1/2" EIR

(TIE LINE)
N 47°26'54"W 224.7'

(TIE LINE)
N 33°26'W 208.50'

RELATIVE TO
NCGS NAD83

50 0 50 100 150
GRAPHIC SCALE 1" = 50 FEET

Legend

CAPS ON MONUMENT
SURVEYORS NAME AN

- IRS ..... 1/2" II
- EIP ..... EXISTIN
- EIR ..... EXISTIN
- CP ..... COMPUT
- ..... BLACK
- PIN ..... PARCEL
- CMP ..... CORRUG
- EP ..... EDGE O
- N/F ..... NOW O
- R/W ..... RIGHT
- NTS ..... NOT TO
- LINE SU
- TIE LIN
- LINE NO
- RIGHT-
- OE OVERHE
- CORRUG

Zoning

ZONING: RA (Iredell
Building Setbacks
Front - 35'
Side - 15'
Rear - 35'

Flood Hazard Area Certificate

According to mapping provided by the Federal Emergency Management Agency and shown on the Digital Flood Insurance Rate Map (DFIRM) Panel 4800,

Easement Plat F

Damon C

Sharpsburg Townsh
Owners of Record:
Deed Reference: D
PIN: 4810-26-3984

#3

28X76

Kimberly Frye 2-2-22

Buyer c. white 4-18-2022

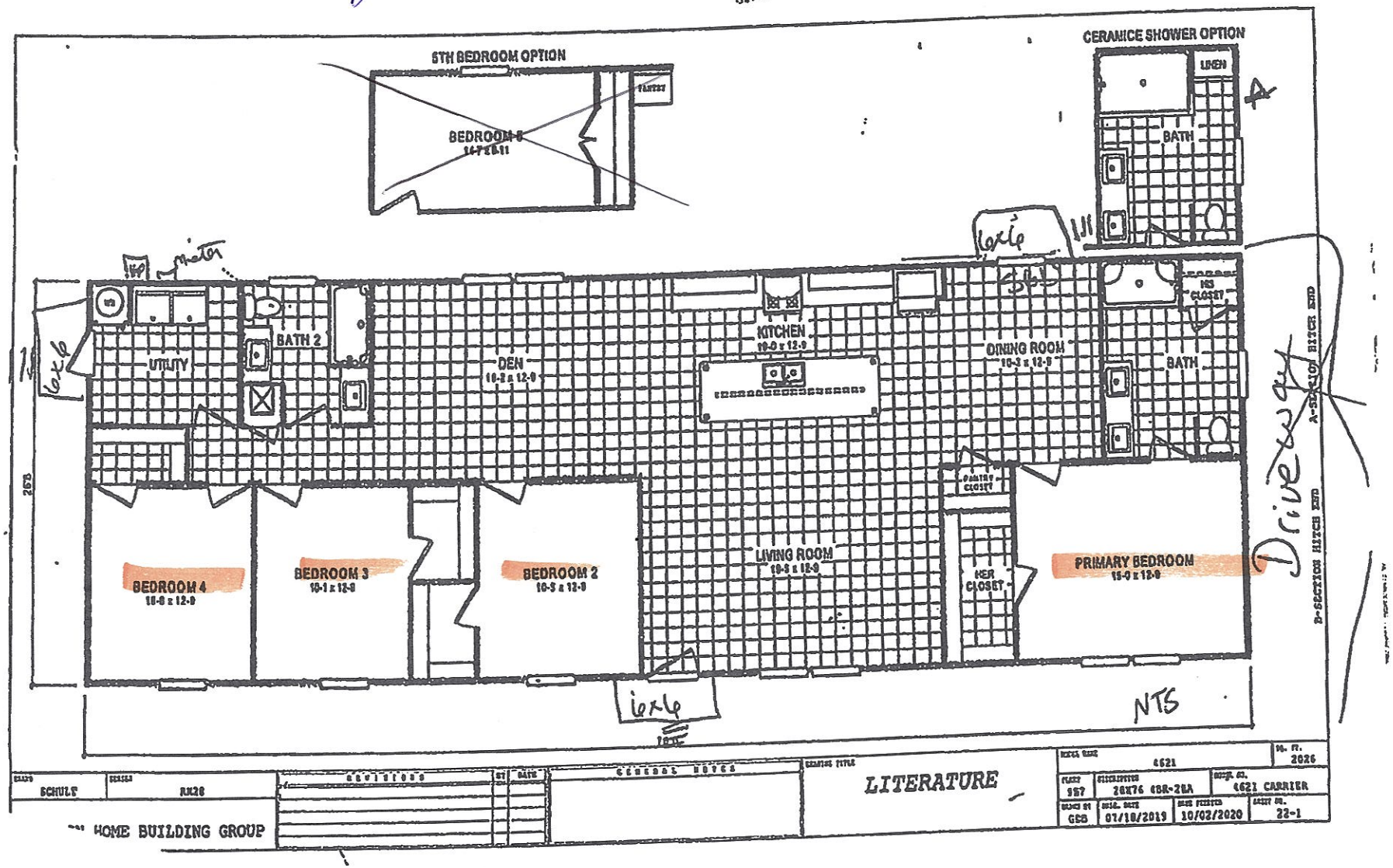
Dana C Cook 6-22-21

APPROVED

MHC # 667

CUSTOMER

DATE



Drawn by: Alan G. Carpenter, Attorney at Law

NORTH CAROLINA

DEED OF SEPTIC EASEMENT

IREDELL COUNTY

This Deed of Septic Easement is made this 11th day of April, 2022, by and between Damon C. Cook and wife, Kendy Cook, (hereinafter called "Grantor"), and Damon C. Cook, (hereinafter called "Grantee"),

(The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by the context.)

RECITALS:

1. The Grantor is the owner of a tract or parcel of land described as Tract 2 in the deed from James Stephen Cook, et ux, to Damon C. Cook, dated June 16, 2015 and recorded in Deed Book 2373, page 1833, Iredell County Registry.

2. The Grantee is the owner of a tract or parcel of land described as Lot No. 2, "New Lot Area 0.86 acres," as shown in the attached survey by Ted M. Benbow, Professional Land Surveyor, last revised March 15, 2022.

3. In order to comply with Iredell County Ordinances, the Grantee is in need of a recorded Deed of Easement, establishing that a portion of Tract 2 described in Deed Book 2373, page 1833, is dedicated for use as septic drain field area and septic repair area, as is required for the septic system to serve a home being built upon Lot No. 2, "New Lot Area 0.86 acres."

NOW, THEREFORE, in consideration of the foregoing premises and the sum of $1.00, receipt of which is hereby acknowledged, the Grantor does hereby give, grant, and convey unto the Grantee, his heirs and assigns, a perpetual right of way and easement for purposes of the installation and operation of a septic system and drain field, and for purposes of septic repair, over and upon the following described real property:

To locate the point of Beginning, commence at a 1/2 inch existing iron rod, the southernmost corner of Derek Cole Cook (Deed Book 2471, page 1081, and run thence North 47° 26 minutes 54 seconds West 284.71 feet to a calculated point; thence North 36° 15 minutes 13 seconds East 54.16 feet to a calculated point in the Western margin of Cattleman's Road; thence North 54° 20 minutes 32 seconds West 5.68 feet to an iron rod set, which is the point and place of Beginning;

Thence from the point and place of Beginning, North 85° 45 minutes 03 minutes West 359.55 feet to an iron rod set; thence North 21° 58 minutes 35 seconds East 274.57 feet to an iron rod set; thence South 82° 51 minutes 34 seconds East 126.91 feet to an iron rod set, corner of Lot No. 2 consisting of 0.86 acres, more or less; thence line of Lot No. 2, South 40° 14 minutes 42 seconds West 140.45 feet to an iron rod set; thence South 54° 20 minutes 32 seconds East 271.53 feet to an iron rod set, the point and place of Beginning, and being designated as the proposed septic easement area on the survey by Ted M. Benbow, Professional Land Surveyor, last revised March 15, 2022.

In compliance with requirements of the Iredell County Ordinances and the North Carolina Administrative Code, it is specifically understood and agreed that:

a. The easement rights granted herein shall be valid for as long as the wastewater system is required for the facilities that the system is designed to serve.

b. The uses being granted herein shall include the rights of ingress and egress, system installation, operation, maintenance, monitoring and repair.

To have and to hold said rights and easements to the said Grantee and his heirs and assigns; it being agreed that the right and easement hereby granted is an appurtenance to and runs with Lot No. 1 of the aforesaid property, by whomsoever owned.

In Witness Whereof, the, the Grantor has duly executed the foregoing, as of the day and year first above written.

_____(SEAL)
Damon C. Cook

_____(SEAL)
Kendy Cook

STATE OF _____
COUNTY OF _____

I, a Notary Public of the aforesaid County and State, certify that Damon C. Cook and wife, Kendy Cooke, personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this ____ day of _____, 202__.

_____
Notary Public

My Commission Expires:
(Official Seal)

Notice

* Property subject to any easements and right of way on record, and all NCDOT easements and rights of way.

* This survey is subject to any facts that may be disclosed by a full and accurate title search.

* This survey plat does not show any unrecorded, written or unwritten easements, dedications or other encumbrances. Such burdens could exist on this property and not appear on this plat. Accordingly, users of this plat are warned to remain alert for the existence of such unrecorded burdens not shown hereon.

* Area determined by coordinate computations.

* No NGS or NCGS Horiz. Control Monument found within 2,000 feet of site.

* There is a 10' Drainage and Utility easement along all lot lines.

* Lots to be served by Individual Water and Sewer Systems.

* Total number of Lots 1

* This property, or portions thereof, is located within one half (1/2) mile of a designated Farmland Preservation District. This program has been developed to inform all purchasers of real property that certain agricultural activities, including, but not limited to pesticide spraying, manure spreading, machinery and truck operations, livestock operations, sawing, and similar activities may take place in these districts at any time during the day or night.

* This plat represents an actual field survey that meets or exceeds the minimum requirements of a Class A Survey in accordance with the Standards of Practice for Land Surveying in North Carolina according to North Carolina Administrative Code Title 21, Chapter 56, Section 1607.

* The Global Navigation Satellite System (GNSS) was used to perform to geospatial positioning accuracy standards, part 2 standards for geodetic networks at the 95% confidence accuracy classifiction (95% confidence) using real time kinematic. The following information was used:

Class of Survey: CLASS A
Positional Accuracy: 0.06'
Type of GPS Field Procedure: RTK
Dates of Survey: 02/04/2022
Datum/Epoch: NAD83 (2011)
Published/Fixed-Control Use: VRS
GEOID Model: 2018
Combined Grid Factor: 0.99990192
Units: US Survey Feet

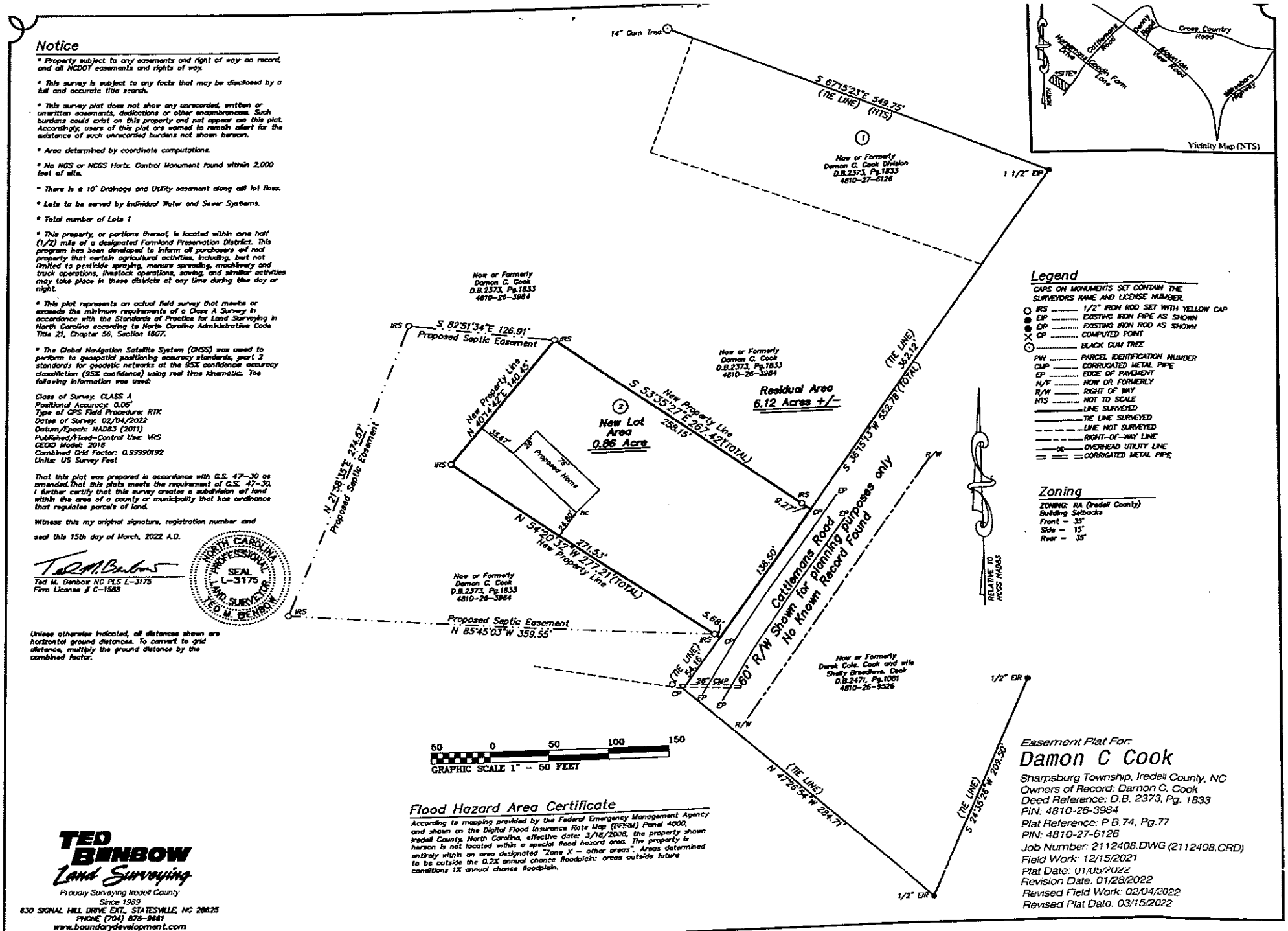
That this plat was prepared in accordance with G.S. 47-30 as amended. That this plats meets the requirement of G.S. 47-30. I further certify that this survey creates a subdivision of land within the area of a county or municipality that has ordinance that regulates parcels of land.

Witness this my original signature, registration number and seal this 15th day of March, 2022 A.D.

Ted M. Benbow NC PLS L-3175
Firm License # C-1588

NORTH CAROLINA PROFESSIONAL SEAL L-3175 LAND SURVEYOR TED M. BENBOW

Unless otherwise indicated, all distances shown are horizontal ground distances. To convert to grid distance, multiply the ground distance by the combined factor.



Legend

CAPS ON MONUMENTS SET CONTAIN THE SURVEYORS NAME AND LICENSE NUMBER.

- IRS ..... 1/2" IRON ROD SET WITH YELLOW CAP
- EIP ..... EXISTING IRON PIPE AS SHOWN
- EIR ..... EXISTING IRON ROD AS SHOWN
- CP ..... COMPUTED POINT
- ..... BLACK GUM TREE
- PIN ..... PARCEL IDENTIFICATION NUMBER
- CMP ..... CORRUGATED METAL PIPE
- EP ..... EDGE OF PAVEMENT
- N/F ..... NOW OR FORMERLY
- R/W ..... RIGHT OF WAY
- NTS ..... NOT TO SCALE
- LINE SURVEYED
- TIE LINE SURVEYED
- LINE NOT SURVEYED
- RIGHT-OF-WAY LINE
- OHL OVERHEAD UTILITY LINE
- CORRUGATED METAL PIPE

Zoning

ZONING: RA (Iredell County)
Building Setbacks
Front = 35'
Side = 15'
Rear = 35'

Flood Hazard Area Certificate

According to mapping provided by the Federal Emergency Management Agency and shown on the Digital Flood Insurance Rate Map (DFIRM) Panel 4800, and shown on the Digital Flood Insurance Rate Map (DFIRM) Panel 4800, effective date: 3/18/2008, the property shown hereon is not located within a special flood hazard area. The property is entirely within an area designated "Zone X - other areas". Areas determined to be outside the 0.2% annual chance floodplain: areas outside future conditions 1% annual chance floodplain.

TED BENBOW Land Surveying
Proudly Surveying Iredell County Since 1989
630 SIGNAL HILL DRIVE EXT. STATESVILLE, NC 28625
PHONE (704) 875-9981
www.boundarydevelopment.com

Easement Plat For:

Damon C Cook

Sharpsburg Township, Iredell County, NC
Owners of Record: Damon C. Cook
Deed Reference: D.B. 2373, Pg. 1833
PIN: 4810-26-3984
Plat Reference: P.B.74, Pg.77
PIN: 4810-27-6126
Job Number: 2112408.DWG (2112408.CRD)
Field Work: 12/15/2021
Plat Date: 01/05/2022
Revision Date: 01/28/2022
Revised Field Work: 02/04/2022
Revised Plat Date: 03/15/2022