(88) BLDR-2023-42679

ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 Mooresville Office (704) 660-3625 PERMIT # OSWP-2023-39829

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

PIN # 4843 -- 44 -- 9791

APPLICANT/OWNER: DEREK OSBORNE BUILDERS, INC. APPLICANT ADDRESS: 122 VICTORY LANE, STATESVILLE, N.C. 28625

SITE ADDRESS: 2107 WEST MEMORIAL HIGHWAY, UNION GROVE, N.C. 28689 PHONE: 704-902-3084 ALT. PHONE —

SITE DIRECTIONS: (N) ON 77, (L) 901, LOT ON (L) SAP CONTROLLED: ☐ YES ☑ NO

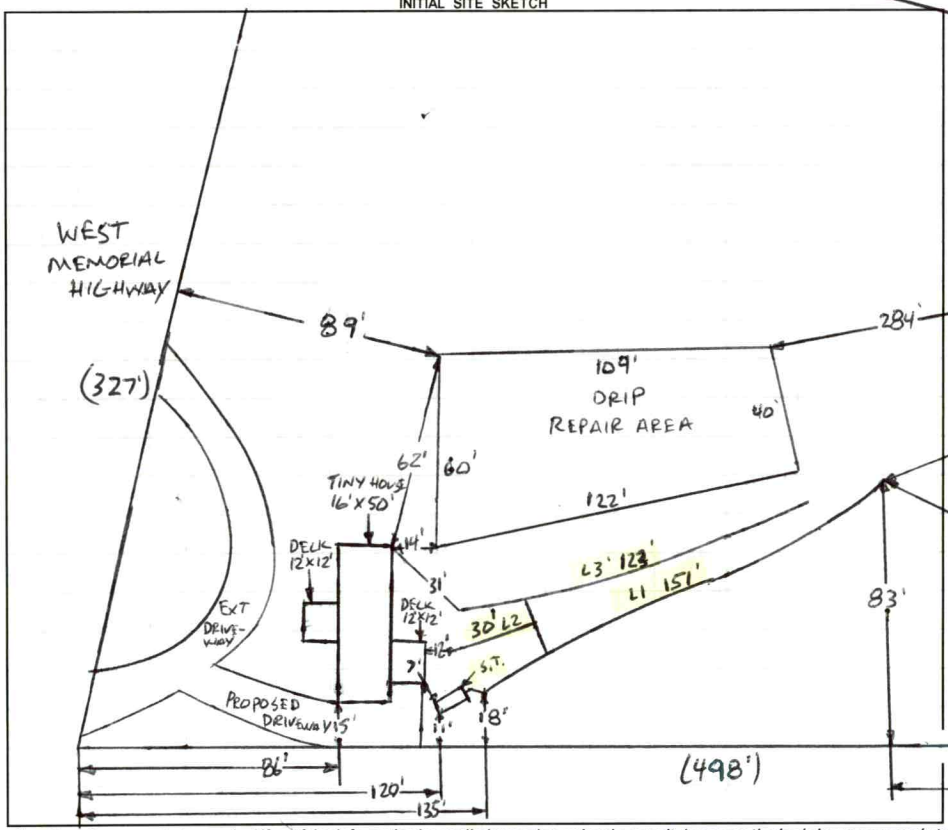
SUBDIVISION: DEREK OSBORNE SECTION: — LOT # 1 LOT AREA: 2.817 AC DESIGN FLOW: 360 GPD L.T.A.R.: 0.3 (0.1 REPAIR)

Septic Tank	1000	(gal)	STB 854	Date	9-30-2023	☑ New System	☐ Repair	☐ Expansion	System Type: I II (III) IV V VI	☑ Residence	No. Bedrooms 3
Pump Tank	—	(gal)	PT —	Date	—	System Description:	25% REDUCTION			☐ Business	No. Persons 6
Pump Make	—	Model	—	Serial #	—	Repair System Description:	DRIP IRRIGATION			☐ Other	No. Employees —
# Nitrification Fields	1	# Lines	3	Linear Ft	304FT	Maintenance Agreement Required:	☐ YES	☑ NO		☐ Slab	☑ Crawl Space
Trench Width	36 IN	Trench Bottom Depth(Low side)			28 IN	Gravel Depth	—	☑ GRAVITY	☐ PRESSURE	☐ Basement w/plumbing	☐ Basement w/o plumbing

Water Supply: ☐ Private ☑ Public ☐ Community

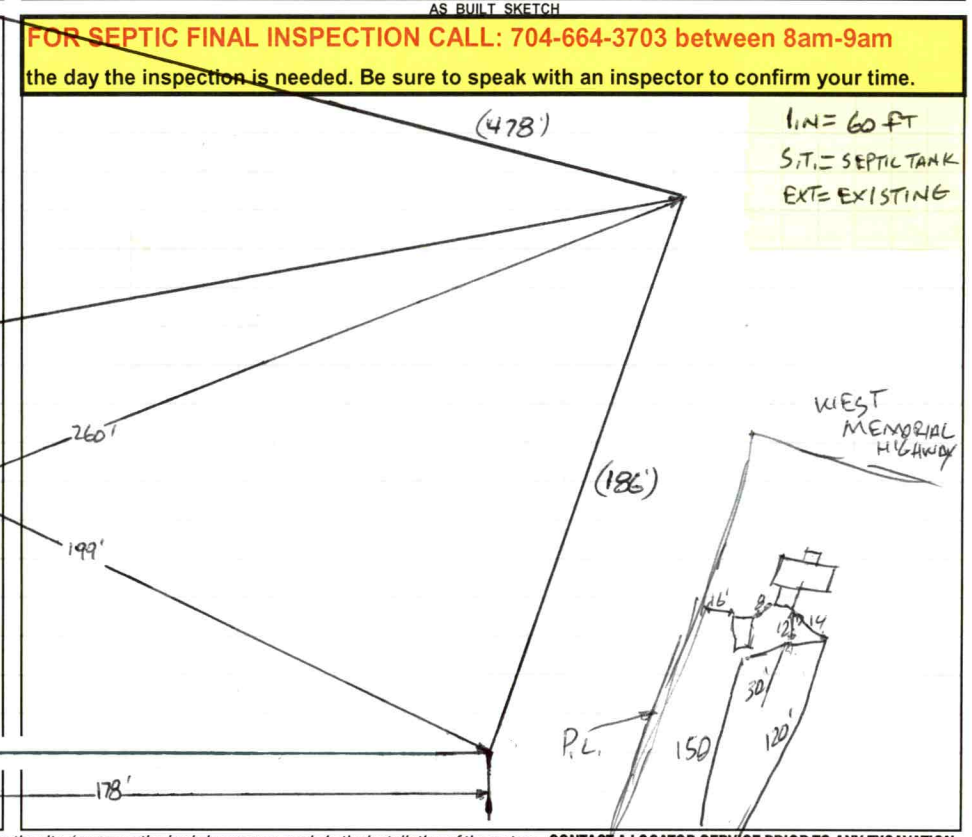
Comments / Conditions: INSTALL ON CONTOUR, INSTALL ON 9FT CENTERS, UTILIZE SERIAL DISTRIBUTION, DO NOT EXCEED A 36IN MAX TRENCH DEPTH

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.



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: ONLINE SIGNATURE Date: — Installed by: KELLY WELBORN

IMPROVEMENT PERMIT by: Bryant C. White Date: 12-4-2023 OPERATION PERMIT by: Bryant C. White Date: 12-20-2023

AUTHORIZATION TO CONSTRUCT by: Bryant C. White Date: 12-4-2023 Existing System Inspected by: Date:

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

Item	Date	Initials
Drain Lines Checked		
Tanks Checked		
Pressure Manifold or Valve Box Checked		
Pressure Head Set		
Electrical Checked		
Floats Set		
Alarm Checked		
Maintenance Contract Needed? Y / N		
Comments:		

Repairs Only	
	State Code
Failing System Code	
Type of Distribution	G or P
Type of Failure/Malfunction	
Primary Cause of Failure/Malfunction	
Age of System? _____	
Initial or Repair? _____	

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

Sheet 1 of 1
PROPERTY ID #: 4843-54-3554
COUNTY: IREDELL

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

OWNER: DEREK OSBORNE BUILDERS, INC. APPLICATION DATE 10-24-2023
ADDRESS: 122 VICTORY LANE, STATESVILLE, N.C. 28625 DATE EVALUATED: 11-20-2023
PROPOSED FACILITY: 3BR PROPOSED DESIGN FLOW (.1949): 360 GPD PROPERTY SIZE: 2.817 AC
LOCATION OF SITE: 2107 WEST MEMORIAL HIGHWAY, UNION GROVE, NC. 28689 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	.1941 CONSISTENCE/ MINERALOGY	OTHER PROFILE FACTORS .1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	PROFILE CLASS & LTAR
1	SHOULDER HEAD 12%	0 - 12	PLOW	MIXED	SAP INC THRU OUT FEW LARGE Fi	50"+	NA	NA	PS .3
		12 - 33	C, SBK	FR, S, P, SEXP					
		33 - 50	CL, WSBK	VAR SS, SP, SEXP					
2	HEAD 8%	0 - 12	PLOW	MIXED	FEW SAP INC THRU OUT V/B MOTS 30"+ CHROMA 1's	48"+	NA	NA	PS .25 30"+ ABOVE
		12 - 48	C. ABK	Fi, S, P, SEXP					
3	HEAD 10%	0 - 10	PLOW	MIXED	FEW SAP INC THRU OUT V/B MOTS 18"+ 2.5Y 6/2 @ 21 + 26+ 33	56"+	NA	NA	PS .1 DRIP
		10 - 43	C, ABK	Fi, S, P, SEXP					
		43 - 56	CL, WABK	Fi, SS, SP, SEXP					
4	SHOULDER 4%	0 - 10	PLOW	MIXED	SAP INC THRU OUT	56"+	PS II SL	NA	PS .3
		10 - 33	C, SBK	FR, S, P, SEXP					
		33 - 56	CL, WSBK	FR, SS, SP, SEXP					
		56 - 64	SAP, MASS	FR, NS, NP, SEXP					

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)	PS	PS
System Type(s)	25%	DRIP
Site LTAR	0.3	0.1

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

COMMENTS:

LEGEND

use the following standard abbreviations

LANDSCAPE POSITION	GROUP	SOIL TEXTURE	CONVENTIONAL .1955 LTAR*	LPP .1957 LTAR*	MINERALOGY/ CONSISTENCE	STRUCTURE
CC (Concave Slope)	I	S (Sand)	1.2 - 0.8	0.6 - 0.4	SEXP (Slightly Expansive)	G (Single Grain)
CV (Convex Slope)		LS (Loamy Sand)			EXP (Expansive)	M (Massive)
D (Drainage Way)						CR (Crumb)
DS (Debris Slump)	II	SL (Sandy Loam)	0.8 - 0.6	0.4 - 0.3		GR (Granular)
FP (Flood Plain)		L (Loam)				SBK (Subangular Blocky)
FS (Foot Slope)						ABK (Angular Blocky)
H (Head Slope)	III	Si (Silt)	0.6 - 0.3	0.3 - 0.15		PL (Platy)
L (Linear Slope)		SiCL (Silty Clay Loam)				PR (Prismatic)
N (Nose Slope)		CL (Clay Loam)				
R (Ridge)		SCL (Sandy Clay Loam)			**MOIST**	**WET**
S (Shoulder Slope)		SiL (Silt Loam)				
T (Terrace)					VFR (Very Friable)	NS (Non-sticky)
	IV	SC (Sandy Clay)	0.4 - 0.1	0.2 - 0.05	FR (Friable)	SS (Slightly Sticky)
		SiC (Silty Clay)			FI (Firm)	S (Sticky)
		C (Clay)			VFI (Very Firm v. Very Sticky)	VS (Very Sticky)
		O (Organic)	None	None	EFI (Extremely Firm)	NP (Non-plastic)
						SP (Slightly Plastic)
						P (Plastic)
						VP (Very Plastic)

*Adjust LTAR due to depth, consistence, structure, soil wetness, landscape, position, wastewater flow and quality.

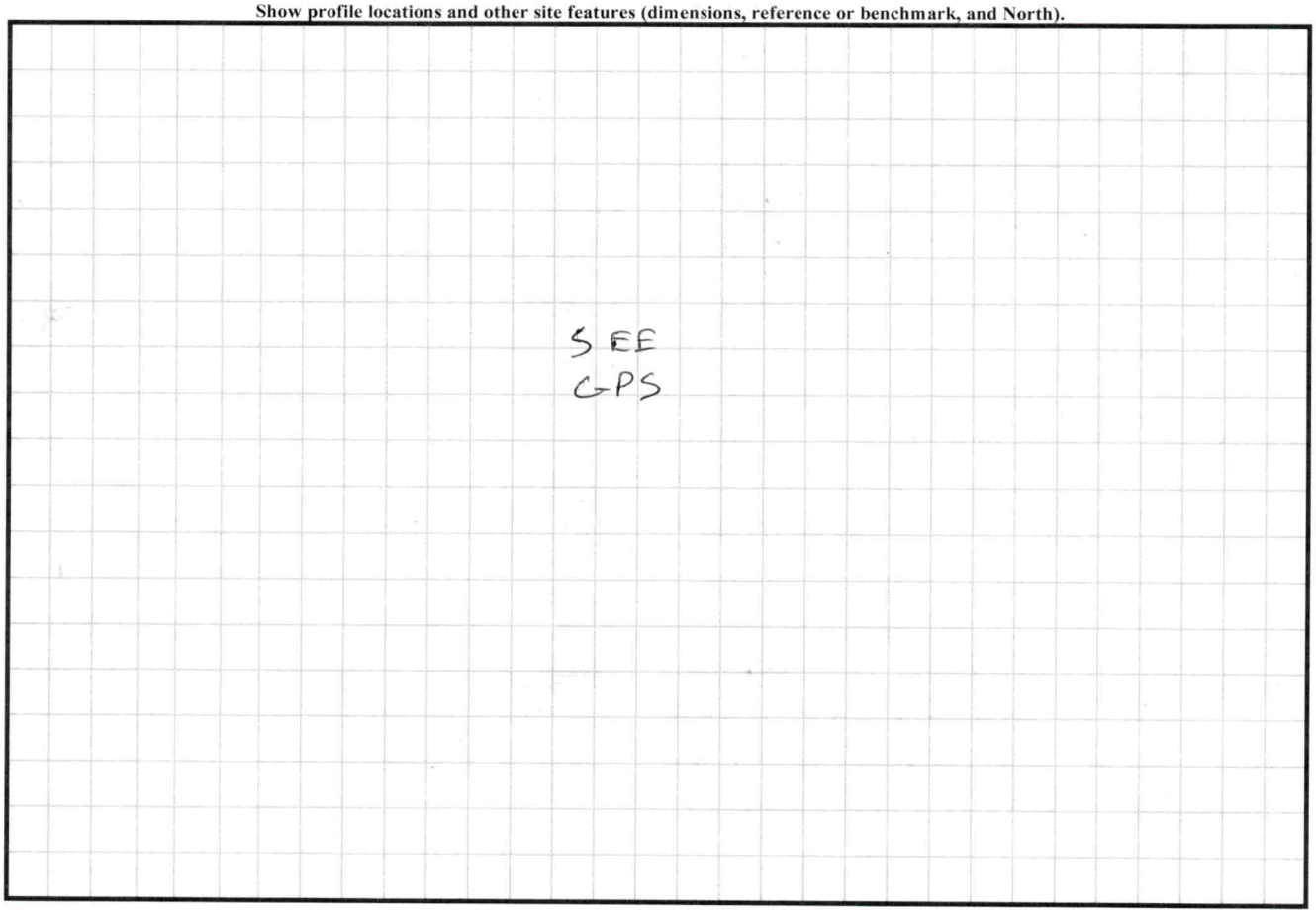
NOTES

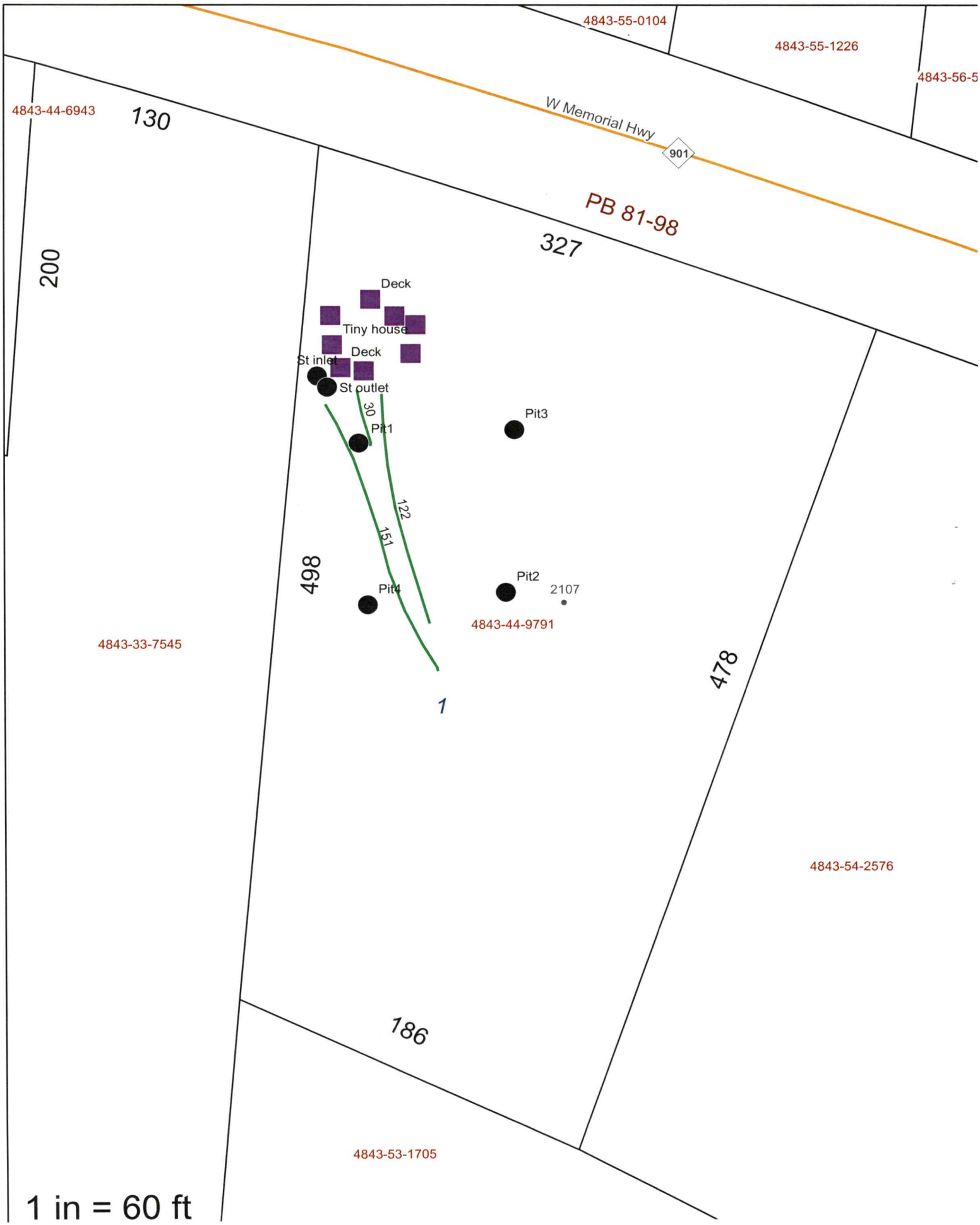
HORIZON DEPTH	In inches below natural soil surface
DEPTH OF FILL	In inches from land surface
RESTRICTIVE HORIZON	Thickness and depth from land surface
SAPROLITE	S(suitable) or U(unsuitable)
SOIL WETNESS	Inches from land surface to free water or inches from land surface to soil colors with chroma 2 or less - record Munsell color chip designation
CLASSIFICATION	S (Suitable), PS (Provisionally Suitable), or U (Unsuitable)

Evaluation of saprolite shall be by pits.

Long-term Acceptance Rate (LTAR): gal/day/ft^2

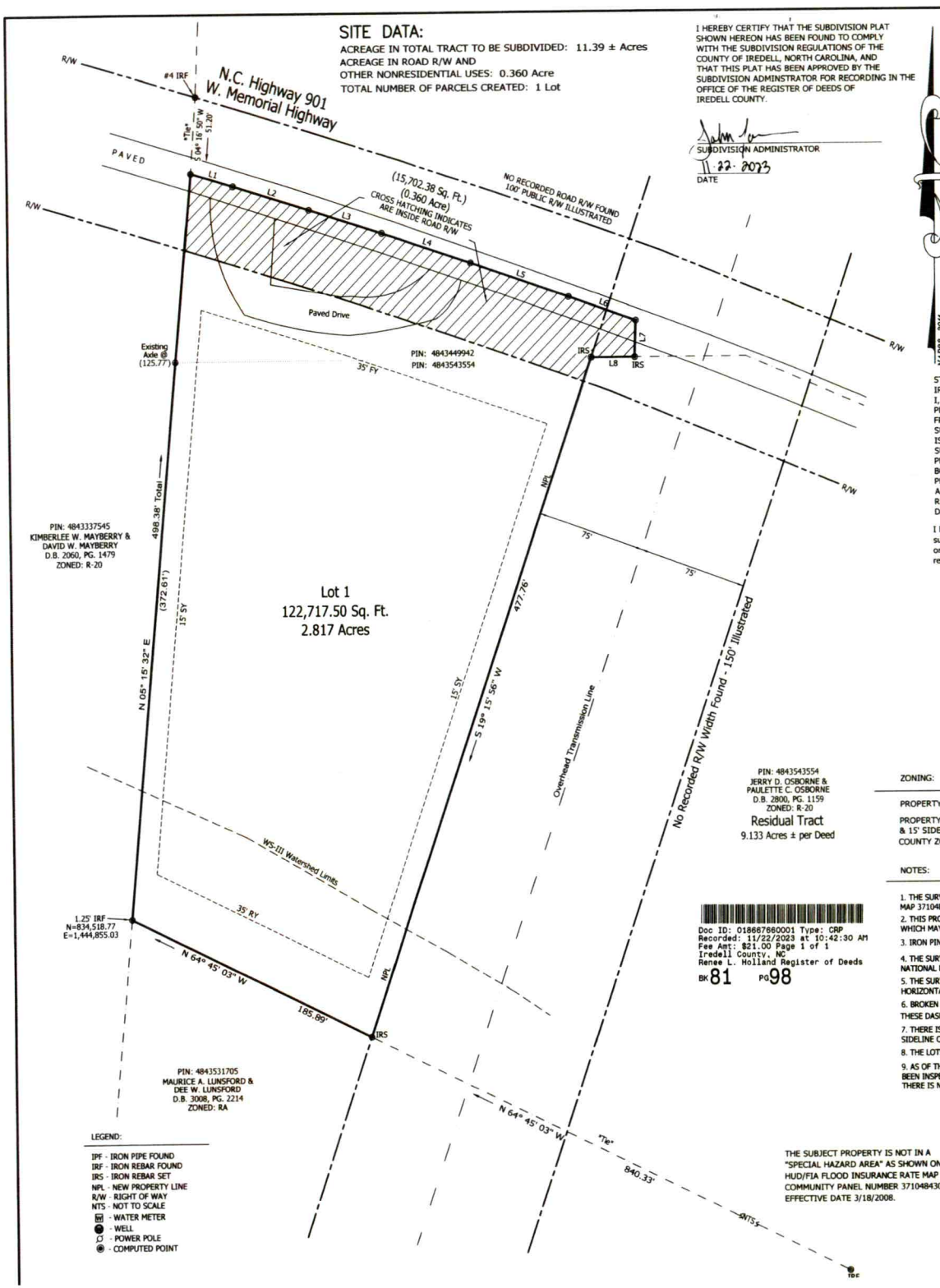
Show profile locations and other site features (dimensions, reference or benchmark, and North).




4843-55-0104
4843-55-1226
4843-56-5
4843-44-6943
130
W Memorial Hwy
901
PB 81-98
327
200
Deck
Tiny house
Deck
St inlet
St outlet
30
Pit1
Pit3
122
151
498
Pit2
2107
Pit4
4843-44-9791
4843-33-7545
478
1
4843-54-2576
186
4843-53-1705
1 in = 60 ft

SITE DATA:

ACREAGE IN TOTAL TRACT TO BE SUBDIVIDED: 11.39 ± Acres
ACREAGE IN ROAD R/W AND
OTHER NONRESIDENTIAL USES: 0.360 Acre
TOTAL NUMBER OF PARCELS CREATED: 1 Lot



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

SUBDIVISION ADMINISTRATOR

11-22-2023
DATE

NAD83 - 2011

State of North Carolina
County of Iredell

I, John Lawman, 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

11-22-2023
Date

THE SUBJECT PROPERTY, TO THE BEST OF MY KNOWLEDGE, DOES LIE WITHIN THE WS-III OF THE HUNTING CREEK WATER SUPPLY WATERSHED - DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AS APPEARS ON THE WATERSHED PROTECTION MAP OF IREDELL COUNTY.

11-22-2023 DATE

SUBDIVISION ADMINISTRATOR

STATE OF NORTH CAROLINA
IREDELL COUNTY
I, W. MATTHEW JORDAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION IS 1: 10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK 949, PAGE 742 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS. 47-30 AS AMENDED. WITNESS MY SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 20th DAY OF NOVE,BER, 2023.

I hereby certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

NORTH CAROLINA PROFESSIONAL SEAL L-4414 LAND SURVEYOR W. MATTHEW JORDAN

SURVEYOR REG. NO.: L-4414

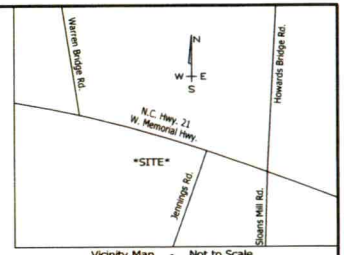
State of North Carplina , Iredell County
I, Haley Jordan, a Notary Public for said County, and State, do hereby certify that JERRY D. OSBORNE & PAULETTE C. OSBORNE, personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of November, 2023.

Haley Jordan
Notary Public

My commission expires: April 10, 2028

HALEY JORDAN
NOTARY PUBLIC
Iredell County, North Carolina
My Commission Expires April 10, 2028



Vicinity Map - Not to Scale

Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Iredell and that I hereby adopt this plan of subdivision with my free consent and establish minimum building setback as noted.
I further certify that:
a. There are no deed restrictions which will be violated by the requested subdivision; and
b. There are no governmental regulations of any kind, other than those for which a variance has been applied for under the Iredell County Subdivision Ordinance regulations, which will be violated by the requested subdivision; and
c. I understand that enforcement of deed restrictions and any other contractual agreements is not the responsibility of Iredell County, will not be undertaken by Iredell County, and is the sole responsibility of the parties affected by violations of such deed restrictions and contractual agreements.

JERRY D. OSBORNE

PAULETTE C. OSBORNE

11/21/23
Date

LINE	BEARING	DISTANCE
L1	S 73° 36' 05" E	30.87'
L2	S 73° 06' 06" E	65.44'
L3	S 72° 51' 12" E	53.76'
L4	S 71° 58' 26" E	65.49'
L5	S 71° 18' 46" E	72.07'
L6	S 70° 53' 45" E	49.60'
L7	S 01° 53' 15" W	24.24'
L8	S 89° 52' 05" W	30.56'

Area Inside Road R/W	(15,702.38 Sq. Ft.) (0.360 Acre)
Area Outside Road R/W	(107,015.12 Sq. Ft.) (2.457 Acres)
Total Area:	122,717.50 Sq. Ft. 2.817 Acres

0 50 100 150

ZONING:

PROPERTY IS ZONED: R-20 - IREDELL COUNTY ZONING JURISDICTION.

PROPERTY IS SUBJECT TO A 35' FRONT YARD (FY), 35' REAR YARD (RY), & 15' SIDE YARD (SY) - MINIMUM BUILDING SETBACK LINE PER IREDELL COUNTY ZONING ORDINANCE.

NOTES:

1. THE SURVEYED IMPROVEMENTS DO NOT LIE WITHIN A FLOOD HAZARD AREA AS DETERMINED BY FLOOD MAP 3710484300J, EFFECTIVE DATE 3/18/2008.
2. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD WHICH MAY EXIST ACROSS SAID PROPERTY.
3. IRON PINS ARE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
4. THE SURVEYED PROPERTY DOES NOT LIE WITHIN THE U.S. DEPARTMENTS OF INTERIOR'S NATIONAL REGISTER OF HISTORIC PLACES.
5. THE SURVEYED PROPERTY DOES NOT LIE WITHIN 2000 FEET OF A NORTH CAROLINA HORIZONTAL GRID MARKER.
6. BROKEN LINES REPRESENT PROPERTY LINES WHICH ARE NOT ACTUALLY SURVEYED. THESE DASHED LINES WERE TAKEN FROM DEEDS OR OTHER SOURCES.
7. THERE IS A TEN FOOT DRAINAGE AND UTILITIES EASEMENT ACROSS THE FRONT, REAR, AND EACH SIDELINE OF EACH LOT.
8. THE LOTS IN THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
9. AS OF THE DATE OF THIS RECORDING, THE LOTS REPRESENTED ON THIS PLAT HAVE NOT BEEN INSPECTED OR APPROVED BY THE IREDELL COUNTY HEALTH DEPARTMENT. UNTIL INSPECTED, THERE IS NO ASSURANCE THAT A BUILDING PERMIT WILL BE ISSUED.

Doc ID: 018667860001 Type: GRP
Recorded: 11/22/2023 at 10:42:30 AM
Fee Amt: $21.00 Page 1 of 1
Iredell County, NC
Renee L. Holland Register of Deeds
BK 81 PG 98

THE SUBJECT PROPERTY IS NOT IN A "SPECIAL HAZARD AREA" AS SHOWN ON HUD/FIA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 3710484300J EFFECTIVE DATE 3/18/2008.

LEGEND:

IPF - IRON PIPE FOUND
IRF - IRON REBAR FOUND
IRS - IRON REBAR SET
NPL - NEW PROPERTY LINE
R/W - RIGHT OF WAY
NTS - NOT TO SCALE
WM - WATER METER
WELL
POWER POLE
COMPUTED POINT

OWNER / DEVELOPER

JERRY D. OSBORNE &
PAULETTE C. OSBORNE
3512 JENNINGS RD
UNION GROVE, NC 28689

JORDAN GRANT
ENGINEERING • SURVEYING • PLANNING
JORDAN GRANT & ASSOCIATES, PLLC
P.O. BOX 151 * STATESVILLE, NC 28687
Matt.Grant@jordan-grant.com (704) 928-7919
FIRM # P-1227

Minor Subdivision For:

Derek Osborne

DRAWN BY: SMS	CHECKED BY: WMJ
SCALE: 1"=50'	
DEED REF: 2800-1159	PIN NO: 4843543554 & 4843449942
DATE OF MAP: 11-01-2023	SURVEY DATE: 10-11-2023
REVISION:	DRAWING FILE: 20210114-REC

JENNINGS RD. UNION GROVE, NC 28689
UNION GROVE TOWNSHIP --- IREDELL COUNTY --- NORTH CAROLINA

PERMIT SNAPSHOT REPORT OSWP-2023-39829 FOR IREDELL COUNTY

Permit Type: Environmental Health OSWP
Work Class: EH Septic Permit
Status: In Progress
Valuation: $0.00

Project:
District: Iredell County
Square Feet: 0.00
Assigned To: White, Bryant

App Date: 10/24/2023
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Description: Septic System/new address being given splitting lot out. address is for permit use only it may change. In area, site not ready 10 acres GM 11/7 Derek Called ready. Right side of property surveyed. The left side goes through 250 foot easement for high tension power lines, property line on the other side of 250 foot easement. Site ready GM

Parcel:	**Address:**	**Zone:**
4843543554.000 Main	2107 W Memorial Hwy Main Union Grove, NC 28689	R-20(Suburban Residential District)

Applicant/Authorized Agent
Derek Osborne Builders, Inc.
122 Victory Ln
Statesville, NC 28625
Home: (704) 902-3084

Property Owner
JERRY D SR+PAULETTE C OSBORNE

Permit Custom Fields

How is your site plan being submitted	Custom Site Plan	Septic Application/Permit Type	Authorization to Construct, Improvement Permit	Does the site contain any jurisdictional wetlands	No
Non-domestic Sewage Generated	No	Other Public Agency	No	All proposed structure dimensions	14x40
What are the proposed structures	New Single-Family Residence - Stick Built	Type of New Single-Family Residence	Stick Built	Maximum Number of Bedrooms	3
If other Addition/Structure, please explain		Number of Occupants	4	Foundation Type	Crawl Space Foundation
Residential/Business/Other	Residential	Water Supply	Community Well	Desired Septic System Type	No Preference
Has this project been approved by TRC	No	Lot Acreage	2.817	Front Setback	35
Back Setback	35	Left Setback	15	Right Setback	15
Is the structure or development in the floodplain	No	Is the property in a local historic district?	No	Is the property located downtown?	No
Zoning Notes/Addendums	Can't issue building permit till plat has been recorded	Additional Unique Setbacks Apply	No	Watershed	WSIII BOW HUNTING CREEK

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Derek_Osborne_10/24/2023.jpg	10/24/2023 15:27	Osborne, Derek		Uploaded via CSS
Tarheel Scans _20231012_110800_v1.pdf	10/25/2023 8:25	COMEAUX, DEBRA	Available Online	Authorize to Act as Agent
Tarheel Scans _20231025_145315.pdf	10/25/2023 15:01	Williams, Deborah	Available Online	site plan
Tarheel Scans _20231025_150739.pdf	10/25/2023 15:10	Williams, Deborah	Available Online	floor plans
20210114-BDY2.pdf	10/30/2023 15:25	Williams, Deborah	Available Online	
2107 w memorial revised floor plans.pdf	10/30/2023 15:25	Williams, Deborah	Available Online	revised floor plan
2107 w memorial revised site plan.pdf	10/30/2023 15:25	Williams, Deborah	Available Online	revised site plan

Inspection Number	Status	Inspection Type	Request Date	Scheduled Start Date	Scheduled End Date	Actual Start Date	Actual End Date
2023-160587	Passed - Permit	OSWP Septic/Well Preliminary Site Visit	11/08/2023	11/08/2023 0:00	11/08/2023 0:00	11/08/2023 8:05	11/08/2023 8:05

Inspectors: McLeod, Grace (Primary)

Checklist Item	Description	Passed	Comments
General Comments	Checklist item used to track general comments, not specific to any other	No	

PERMIT SNAPSHOT REPORT (OSWP-2023-39829)

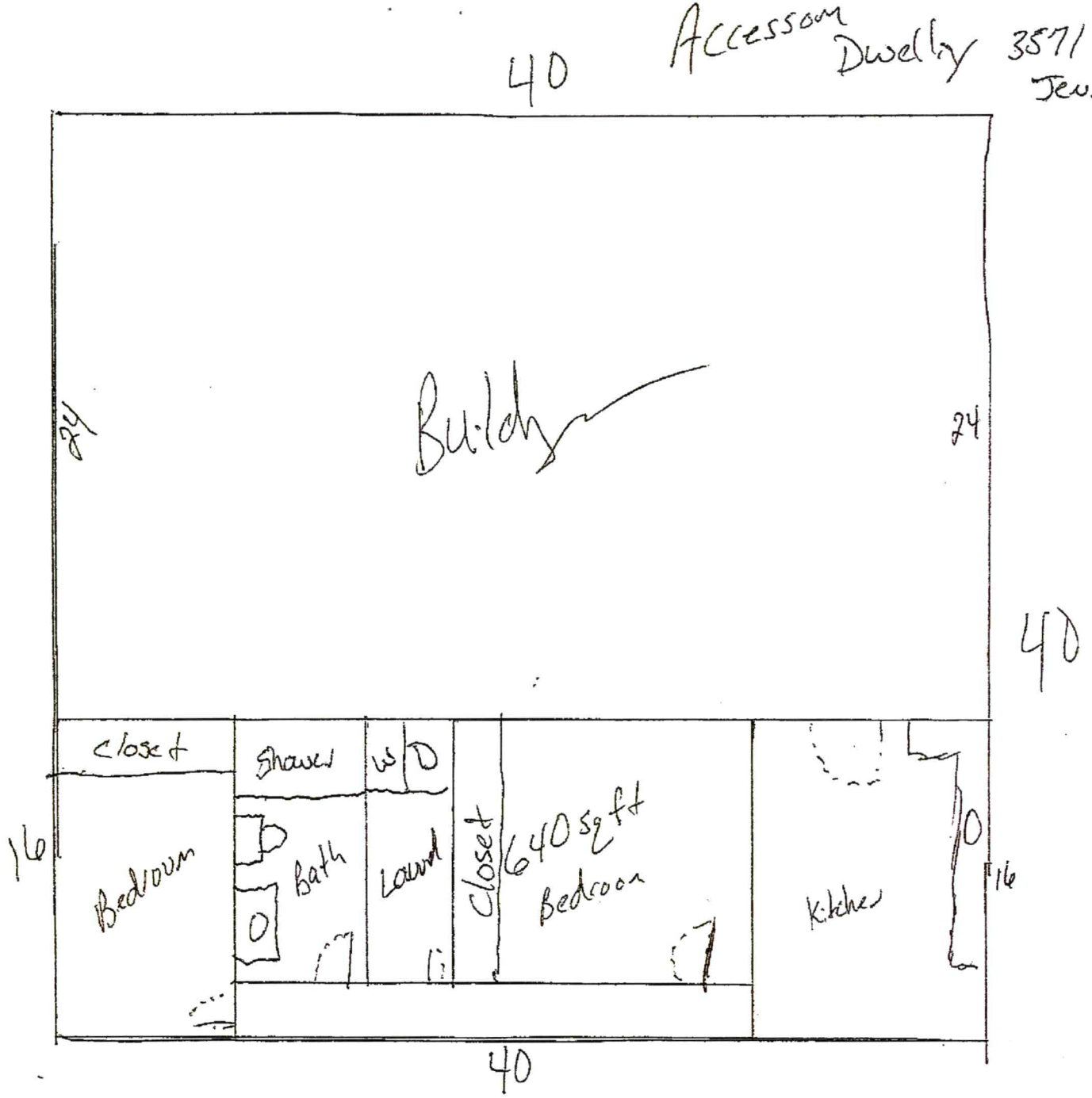
checklist item

Note	Created By	Date and Time Created
1. 11/01 In area, site not ready GM 11/7 Derek Osborne called site ready. Right side of property surveyed. The left side goes through 250 foot easement for high tension power lines, property line on the other side of 250 foot easement. Site ready GM	Grace McLeod	11/01/2023 16:56

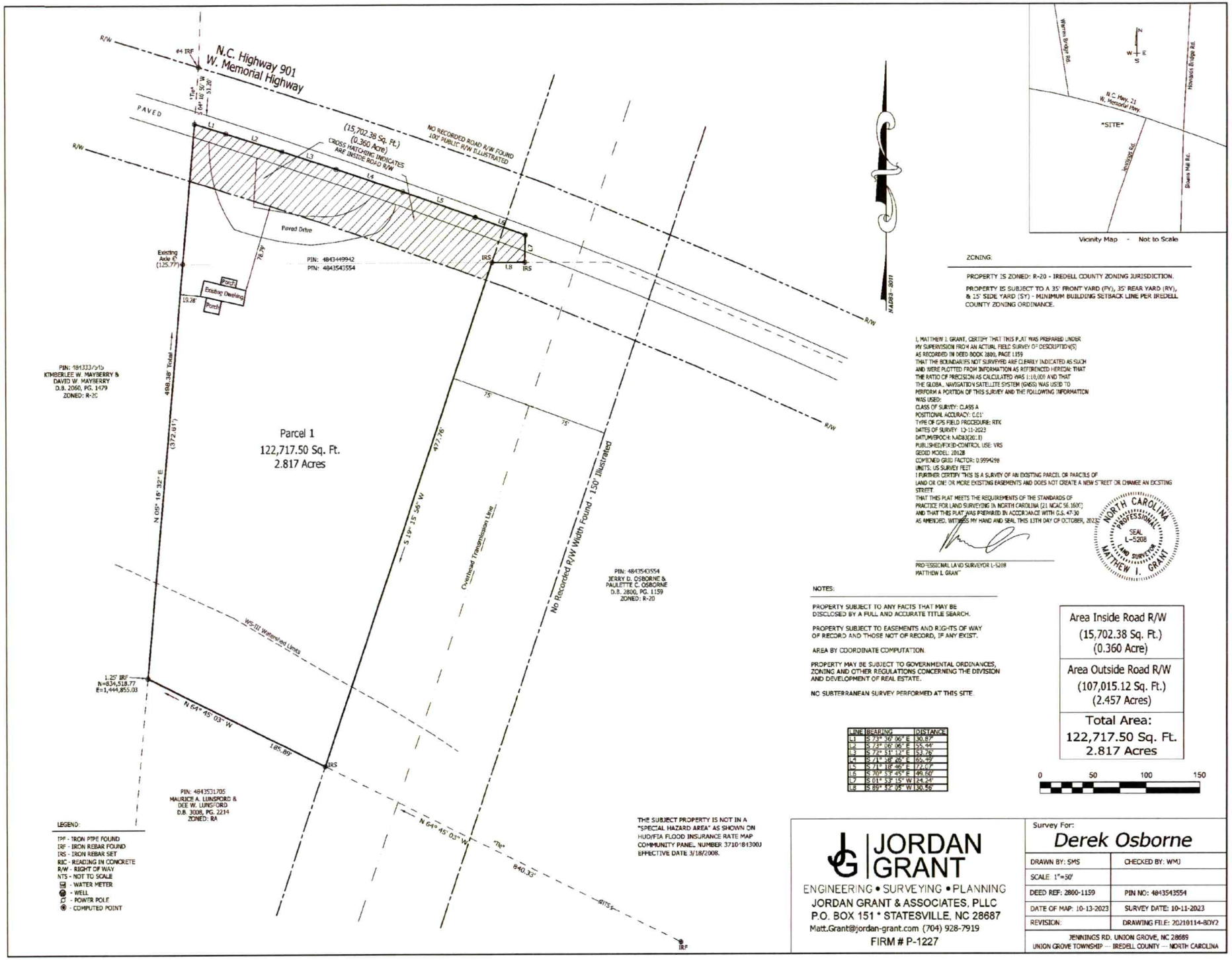
Invoice No.	Fee	Fee Amount	Amount Paid
INV-00022716	New Gravity System	$500.00	$500.00
	Iredell Zoning Tech Fee	$2.25	$2.25
	Iredell Zoning Permit Fee	$75.00	$75.00
	Total for Invoice INV-00022716	$577.25	$577.25
	Grand Total for Permit	**$577.25**	**$577.25**

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Completeness Check v.1		10/30/2023 15:27	10/30/2023 15:27
Confirm application complete v.1	Generic Action		10/30/2023 15:27
Fees v.1		10/30/2023 15:44	11/01/2023 8:05
Fees Paid v.1	Generic Action		11/01/2023 8:05
Issue Invoice v.1	Generic Action		10/30/2023 15:44
Zoning Review v.1		10/30/2023 15:28	11/01/2023 8:29
~~Floodplain Admin Overview v.1~~	Task		10/30/2023 15:28
Iredell County Zoning Approval v.1	Task	10/30/2023 15:28	11/01/2023 8:29
Issue Invoice v.1	Generic Action		10/30/2023 15:29
Fees Paid v.1	Generic Action		11/01/2023 8:08
Lot Readiness Verification v.1		11/08/2023 8:04	
OSWP Septic Preliminary Site Visit v.1	Inspection	11/08/2023 8:04	11/08/2023 8:05
OSWP Site Evaluation v.1	Inspection		
Issue Improvement Permit v.1			
Issue Invoice v.1	Generic Action		
Fees Paid v.1	Generic Action		
Issue Permit v.1	Generic Action		
Permit Completion Process v.1			
Authorization to Construct Permit v.1	Create Sub Permit		
Issue Authorization to Construct v.1	Generic Action		

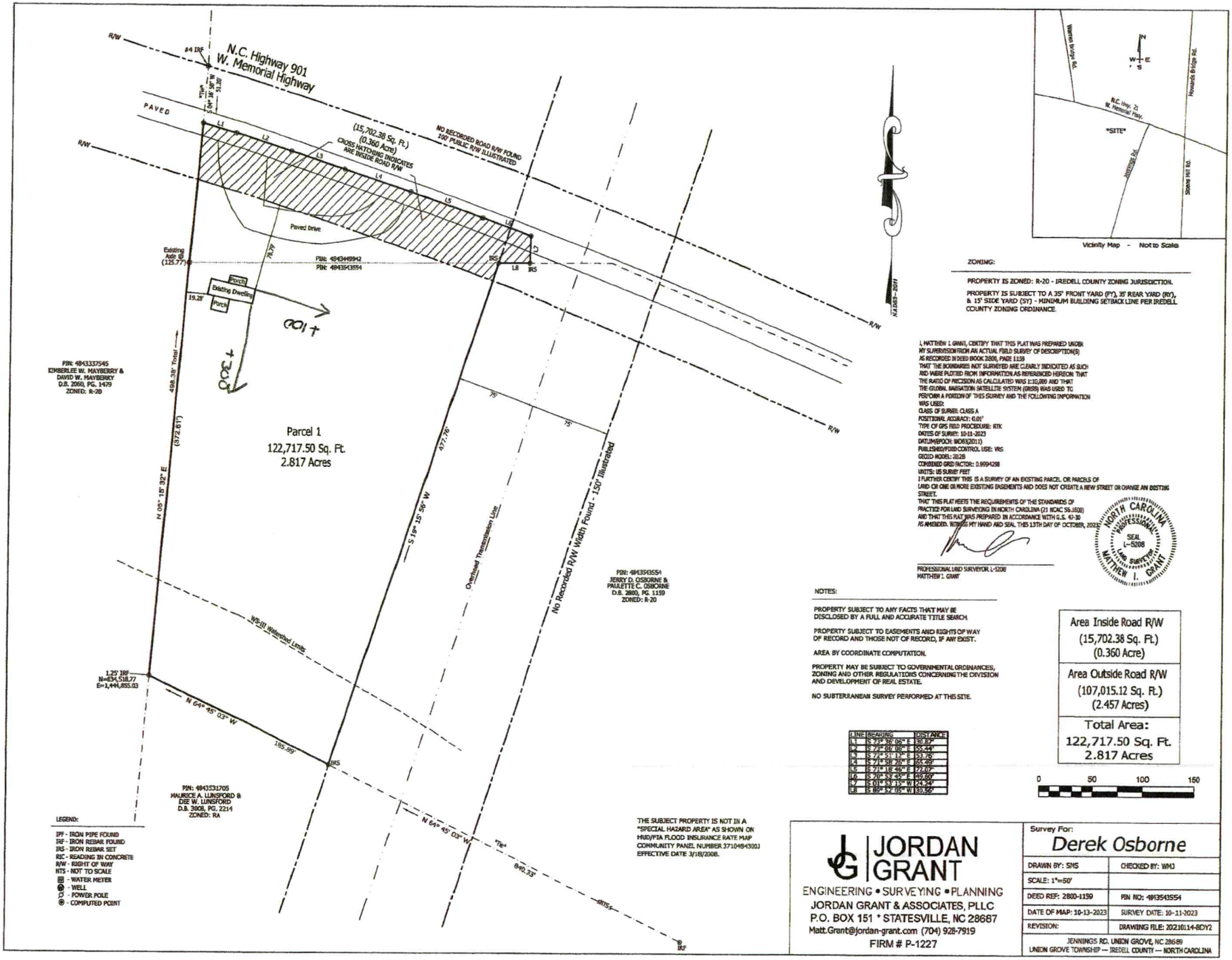
Accessory Dwelling 3571 Jennings Rd



1567
1441
5600 sq ft to Be Finished
Jerri + Paulette Osborne
Gravel Drive
900 ft
Gravel Drive
900 ft
Accessory Building
Jennings Rd
W Memorial Hwy
Jennings Rd
W Memorial Hwy
375
330
323
40
40
(609)
307
307
304
282
330
398
398
133
135
135
(609)



LINE	BEARING	DISTANCE
L1	S 73° 36' 06" E	30.87'
L2	S 73° 06' 06" E	55.44'
L3	S 72° 51' 12" E	53.76'
L4	S 71° 28' 40" E	65.49'
L5	S 71° 18' 46" E	172.07'
L6	S 70° 57' 45" E	49.60'
L7	S 01° 53' 15" W	24.24'
L8	S 89° 52' 05" W	30.56'



ZONING:

PROPERTY IS ZONED: R-20 - IREDELL COUNTY ZONING JURISDICTION.

PROPERTY IS SUBJECT TO A 35' FRONT YARD (FY), 35' REAR YARD (RY), & 15' SIDE YARD (SY) - MINIMUM BUILDING SETBACK LINE PER IREDELL COUNTY ZONING ORDINANCE.

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 2800, PAGE 1159
THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED 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: 10-11-2023
DATUM/EPOCH: NAD83(2011)
PUBLISHED/FIXED-CONTROL USE: VRS
GEOID MODEL: 18128
COMBINED GRID FACTOR: 0.9994298
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 13TH DAY OF OCTOBER, 2023.

PROFESSIONAL LAND SURVEYOR L-5208
MATTHEW I. GRANT

NORTH CAROLINA PROFESSIONAL SEAL L-5208 LAND SURVEYOR MATTHEW I. GRANT

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.

LINE	BEARING	DISTANCE
L1	S 73° 30' 06" E	38.87'
L2	S 73° 06' 06" E	55.44'
L3	S 72° 51' 17" E	53.76'
L4	S 71° 38' 26" E	65.49'
L5	S 71° 18' 46" E	72.07'
L6	S 70° 53' 45" E	49.80'
L7	S 01° 55' 15" W	24.24'
L8	S 89° 57' 05" W	89.56'

Area Inside Road R/W	(15,702.38 Sq. Ft.) (0.360 Acre)
Area Outside Road R/W	(107,015.12 Sq. Ft.) (2.457 Acres)
Total Area:	122,717.50 Sq. Ft. 2.817 Acres

0 50 100 150

LEGEND:

IPF - IRON PIPE FOUND
IRF - IRON REBAR FOUND
IRS - IRON REBAR SET
RIC - READING IN CONCRETE
R/W - RIGHT OF WAY
NTS - NOT TO SCALE
WM - WATER METER
W - WELL
PP - POWER POLE
CP - COMPUTED POINT

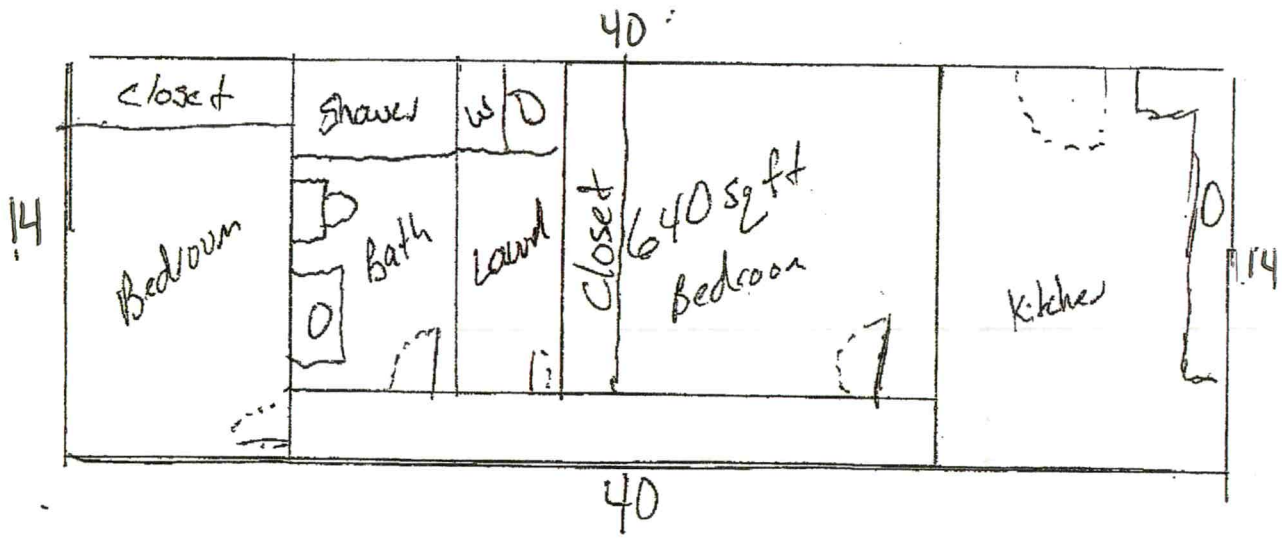
THE SUBJECT PROPERTY IS NOT IN A "SPECIAL HAZARD AREA" AS SHOWN ON HUD/FIA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 3710484300J EFFECTIVE DATE 3/18/2008.

JORDAN GRANT
ENGINEERING • SURVEYING • PLANNING
JORDAN GRANT & ASSOCIATES, PLLC
P.O. BOX 151 * STATESVILLE, NC 28687
Matt.Grant@jordan-grant.com (704) 928-7919
FIRM # P-1227

Survey For:
Derek Osborne

DRAWN BY: SNS	CHECKED BY: WMJ
SCALE: 1"=50'	
DEED REF: 2800-1159	PIN NO: 4843543554
DATE OF MAP: 10-13-2023	SURVEY DATE: 10-11-2023
REVISION:	DRAWING FILE: 20210114-BDY2

JENNINGS RD. UNION GROVE, NC 28689
UNION GROVE TOWNSHIP --- IREDELL COUNTY --- NORTH CAROLINA


40
Closet
Shower
W/D
14
Bedroom
Bath
Laund
Closet
640 sq ft
Bedroom
Kitchen
14
40