



*Planning Board
Agenda*

Thursday, April 11, 2024, 5:30 p.m.
Bryant Womack Justice & Administration Center
40 Courthouse Street
Columbus, North Carolina 28722

- I. Call to order
- II. Approval of Agenda
- III. Approval of Minutes
Approval of Minutes from March 14, 2024 Planning Board Meeting
- IV. Preliminary Plat – Minor Subdivision
Applicant/Owner: Enchanted Construction, LLC
Location: Green Creek, P118-228
Acreage: 5.01
Proposed number of sites: 3
Average lot size: 1.67 acres
Road system: Private
Water system/sewer: Well and Septic
Land use: Residential
- V. Preliminary Plat – Minor Subdivision
Applicant: Lawrence J. Jundt
Location: Columbus, P74-390, P74-423
Acreage: 8.09
Proposed number of sites: 3
Average lot size: 2.69
Road system: Private
Water system/sewer: Well and septic
Land use: Residential
- VI. Public Comments
- VII. Adjournment



Planning Board Minutes

Thursday, March 14, 2024, 5:30 p.m.
Bryant Womack Justice & Administration Center
40 Courthouse Street
Columbus, North Carolina 28722

Members Present: Warren Eadus, Libby Morris, Kim Daniel, Tony Dale, Anwar Timol

Staff Present: Cathy Ruth, Chelsea Allen, Sarah Zoellers

Public: Laddy Edwards

I. Call to order

The meeting was called to order at 5:29pm.

II. Approval of Agenda

A motion was made to approve the agenda by Libby Morris, seconded by Tony Dale. A vote was taken and all were in favor, the motion carried unanimously.

III. Approval of Minutes- December 14, 2023 Planning Board Meeting

A motion was made to approve the minutes from the December 14, 2023 Planning Board Meeting by Libby Morris, seconded by Lisa Krolak. A vote was taken and all were in favor, the motion carried unanimously.

IV. Vote for Chair and Vice-Chair

Planning Board Bylaws call for the election of a Chair and Vice Chair by the Board.

The Board carried out nominations for Chair and Vice-Chair. A motion was made to appoint Warren Eadus as Chair by Libby Morris, seconded by Tony Dale. A vote was taken and all were in favor, the motion carried unanimously.

A motion was made to appoint Chris Jones as Vice-Chair by Lisa Krolak, seconded by Libby Morris. A vote was taken and all were in favor, the motion carried unanimously.

V. Laddy Edwards, Minor Subdivision, 3 lots, Cooper Gap Township, P53-107, 4.79 acres

The Board reviewed the preliminary plat submitted by Laddy Edwards for a minor subdivision containing three lots within the Cooper Gap township. The total acreage was 4.79 prior to subdivision, the average lot size was 1.67 acres, and the proposed use was residential. Cathy Ruth stated the preliminary plat met the requirements of the Subdivision Ordinance. A motion was made by Libby Morris to approve the preliminary plat as presented, seconded by Tony Dale. A vote was taken and all were in favor, the motion carried unanimously.

VI. Public Comments

Cathy Ruth shared an overview of the Polk County Middle School Career Day with the Board.

VII. Adjournment

Warren Eadus adjourned the meeting at 6:00pm.



POLK COUNTY, NC

35 Walker Street • PO Box 308 • Columbus, NC 28722 • Phone: 828-894-2732 • Fax: 828-894-2913

MINOR SUBDIVISION AND MAJOR SUBDIVISION APPLICATION

PERMIT # ZP 26352

1. APPLICATION TYPE

Minor Subdivision (2-8 Lots)

Major Subdivision (9+ Lots)

NOTE: A PRE-APPLICATION CONFERENCE WITH THE SUBDIVISION ADMINISTRATOR PRIOR TO SUBMITTING THE PRELIMINARY PLAT FOR A MAJOR SUBDIVISION IS RECOMMENDED.

2. PROJECT INFORMATION

Date of Application 3-25-2024

Name of Project ENCHANTED CONSTRUCTION LLC

Location GREEN CREEK TWP.

Property Size (acres) 5.01

Zoning District COUNTY

Date of Last Subdivision _____

Current Land Use VACANT

Proposed Land Use RESIDENTIAL

Tax Parcel Number(s) P118-228

Proposed # of Lots 3

3. CONTACT INFORMATION

ENCHANTED CONSTRUCTION LLC.

Property Owner
1479 MT. LEBANON RD.

CAMPOBELLO, SC 29322

Address

City, State, Zip

Telephone

E-mail Address

JOSHUA L EDWARDS PLS.

Applicant / Agent (Registered Engineer, Designer, Developer, Surveyor, etc.)

PO BOX 745

COLUMBUS, NC 28722

Address

City, State, Zip

828-859-5390 CAROLINAGEOSPATIAL@GMAIL.COM

Telephone

E-mail Address

If you have any questions regarding these requirements, please contact the Polk County Community Development Department at 828.894.2732.

OWNER / APPLICANT SIGNATURE [Signature]

DATE 3-25-2024

FOR STAFF USE ONLY

Permit Number ZP 26352

Flood? Yes Map # N/A

No

Fee \$250.00

Watershed? Yes Map # N/A

No

Zoning District Multiple Use (Mu)

Location # 8655

Staff Signature [Signature]

Date 3-26-2024

4. DESCRIPTION OF PROJECT *(BRIEFLY EXPLAIN THE NATURE OF THIS REQUEST.)*

Split Sec of Vacant land into 3 homesites.

DATE 3/26/24
TIME 14:38:13
USER PLBCONNOR

POLK COUNTY
APPLICATION AND PERMIT

PAGE 1
PROG# PT2000

PERMIT NUMBER ZP 26352 ZONING PERMIT APPLIED 3/26/2024
WORK ORDER# 51664 TYPE SUBDIVISION FEES ISSUED 3/26/2024
LOCATION COXE RD EXPIRES 9/22/2024
PIN HEALTH REFERENCE
PARCEL ID P118-228 COLUMBUS
TOWNSHIP 5 GREEN CREEK ACREAGE 5.010 CENSUS TRACT
WATERSHED NOT IN WATERSHED FLOOD PLAIN? N SBC#
DI RECTI ONS R/ PENI EL RD; R/ NC 9S; L/ COXE RD; ROAD ON LEFT (P118-228)

EDWARDS, JOSHUA, PLS.

OWNER ID 54538
PHONE 828.859.5390

1479 MT. LEBANON RD

CAMPOBELLO SC 29322

OWNER ENCHANTED CONSTRUCTION LLC
OCCUPANT ENCHANTED CONSTRUCTION, LLC NOT ON FILE

SUBDIVISION
M/ HOME PARK LOT #:
ZONING DISTRICT MJ
COND/ SPECIAL USE
SETBACK FRONT: 25 REAR: 25 RIGHT: 15 LEFT: 15
PARKING SPACES
SIGNS/ PAVING
TYPE WATER/ SEWER
DESCRIPTION THREE LOT MINOR SUBDIVISION

SURVEYOR
GENERAL

SITE PLAN

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*
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*
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PERMIT ISSUED: 3/26/2024 BY: PLCHELS PERMIT EXPIRES: 9/22/2024 or 12 months from last inspection

I HEREBY CERTIFY THAT THE INFORMATION GIVEN IS TRUE TO THE BEST OF MY KNOWLEDGE AND THAT ZONING IS SUBJECT TO ALL ADDITIONAL REGULATIONS PERTAINING TO THE PROPOSED USE. I UNDERSTAND THAT THIS PERMIT IS VOID AND OF NO EFFECT WITHIN 30 DAYS OF ISSUANCE IF NO BUILDING PERMIT HAS BEEN ISSUED FOR THE PROPOSED USE.

on file
SIGNATURE OF OWNER/ AGENT
Chester Allen

3-26-2024
DATE

CODE ENFORCEMENT OFFICIAL

DATE 3/26/24
TIME 14:38:13
USER PLBCONNOR

POLK COUNTY
BILLING NOTICE

PAGE 2
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WATERSHED NOT IN WATERSHED FLOOD PLAIN? N SBC#
DI RECTI ONS R/ PENI EL RD; R/ NC 9S; L/ COXE RD; ROAD ON LEFT (P118-228)

EDWARDS, JOSHUA, PLS.

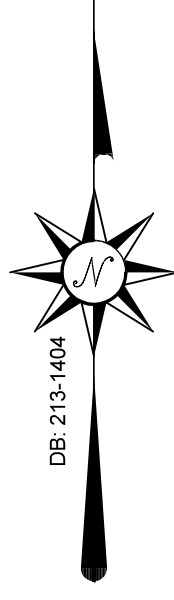
OWNER ID 54538
PHONE 828.859.5390

1479 MT. LEBANON RD

CAMPOBELLO SC 29322


OWNER ENCHANTED CONSTRUCTION LLC
OCCUPANT ENCHANTED CONSTRUCTION, LLC NOT ON FILE

SERVICE	QUANTITY	RATE	FEE AMOUNT	FEE PAID	FEE DUE
MI NOR	1	250.00	250.00	250.00	
PAID BY: ENCHANTED CONSTRUCTION LLC			CK#:	3312 PAID BY CHECK	
TRANSACTION 911138 TOTALS			250.00	250.00	



DB: 213-1404

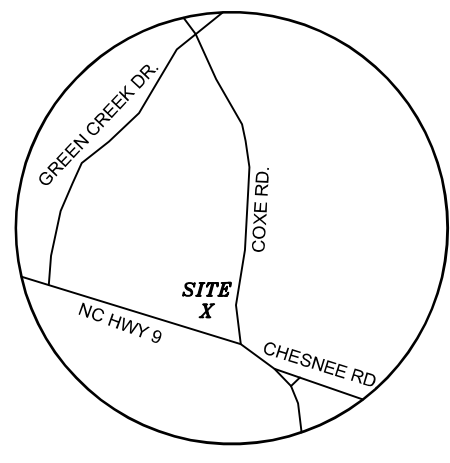
MINOR SUBDIVISION:
SKY VIEW
 GREEN CREEK TWP., POLK CO., NO. CAR.
 POLK CO., NO. CAR.
 LEGAL REFERENCE:
 DB. 484-290
 PB. G-694
 MARCH 18, 2024



**CAROLINA
 GEOSPATIAL**
 828-859-5390
 PO BOX 745
 COLUMBUS NC, 28722
 NC FIRM NO. P-1922

LEGEND:

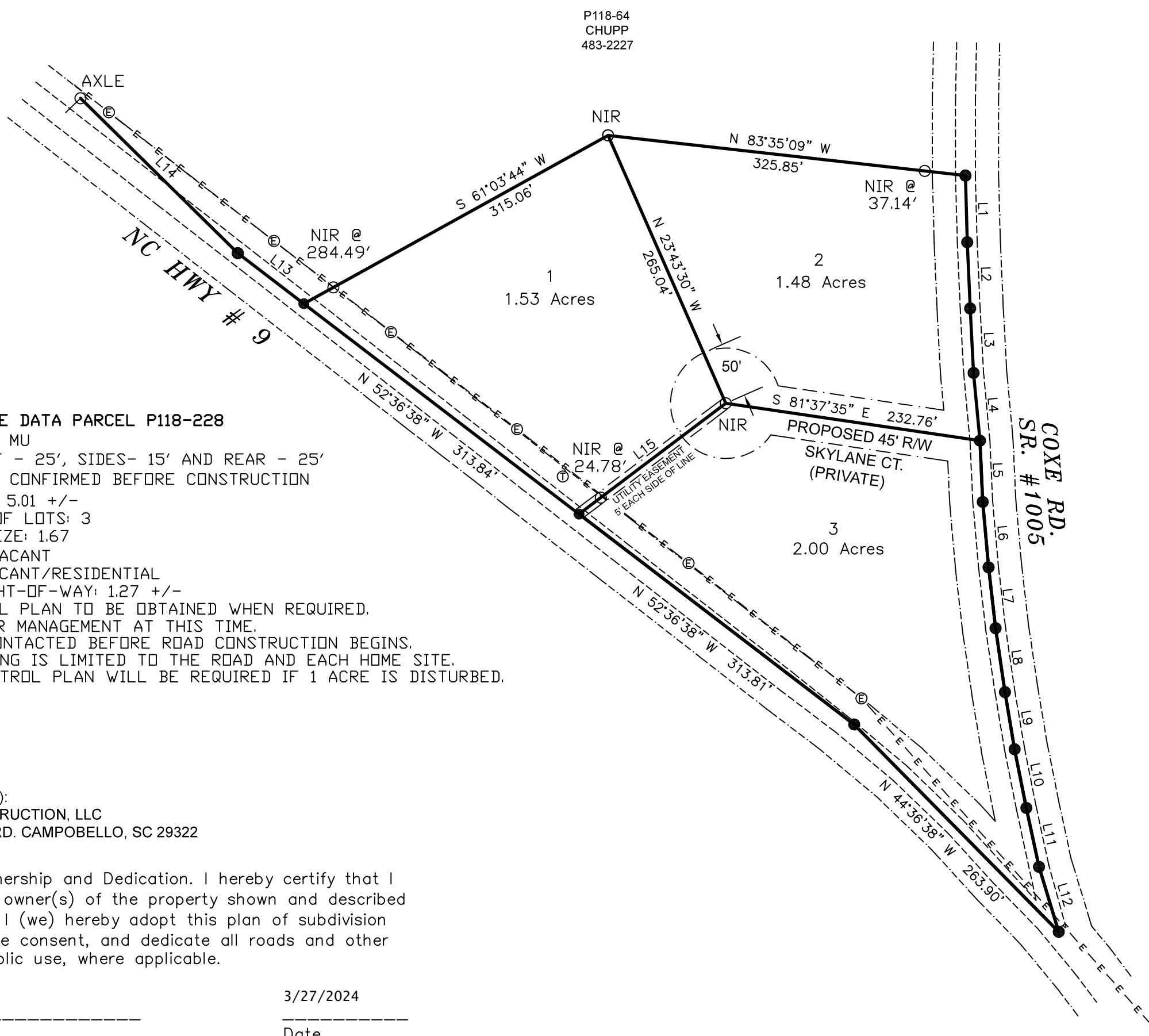
A.G.	ABOVE GRADE	---	ADJOINING LINE (APPROXIMATE)
B.G.	BELOW GRADE	---	BOUNDARY LINE (SURVEYED)
CM	CONCRETE MONUMENT	---	DRIVE / ROAD
EIP	EXISTING IRON PIPE	---	OVERHEAD UTILITIES
EIR	EXISTING IRON ROD	---	RIGHT-OF-WAY/APPEARANT RW
MN	MAG NAIL	---	
NIR	NEW IRON ROD	---	
☀	AREA LIGHT	---	
⊕	ELECTRICAL	---	
⊗	SEWER MANHOLE	---	
⊙	WELL/WATER METER/VALVE	---	



VICINITY MAP
(NOT TO SCALE)

THE POLK COUNTY HEALTH DEPARTMENT HAS EXPRESSED NO OPINION AS TO THE SUITABILITY OF PRIVATE SEPTIC SYSTEMS OR WATER SYSTEMS ON THIS PROPERTY. EACH LOT IS SUBJECT TO INDIVIDUAL INSPECTION AND APPROVAL OF SEPTIC SYSTEMS.

PROPOSED TIMETABLE FOR DEVELOPMENT
 CONSTRUCTION TO START AS SOON AS POSSIBLE
 UPON APPROVALS.
 ESTIMATED TIME OF COMPLETION < 24 MONTHS



LINE	BEARING	DISTANCE
L1	S 01°32'28" E	60.38'
L2	S 02°31'10" E	60.04'
L3	S 03°03'36" E	58.52'
L4	S 05°19'36" E	61.62'
L5	S 02°39'20" E	55.57'
L6	S 05°03'50" E	59.47'
L7	S 06°35'54" E	55.55'
L8	S 08°19'53" E	58.50'
L9	S 09°36'54" E	52.48'
L10	S 11°15'41" E	54.24'
L11	S 12°09'38" E	54.53'
L12	S 16°54'22" E	61.56'
L13	N 52°36'38" W	75.35'
L14	N 45°26'38" W	200.00'
L15	N 52°56'14" E	166.62'

SUBDIVISION SITE DATA PARCEL P118-228
 CURRENT ZONING: MU
 SETBACKS: FRONT - 25', SIDES- 15' AND REAR - 25'
 SETBACKS TO BE CONFIRMED BEFORE CONSTRUCTION
 TOTAL ACREAGE: 5.01 +/-
 TOTAL NUMBER OF LOTS: 3
 AVERAGE LOT SIZE: 1.67
 CURRENT USE: VACANT
 FUTURE USE: VACANT/RESIDENTIAL
 ACREAGE IN RIGHT-OF-WAY: 1.27 +/-
 EROSION CONTROL PLAN TO BE OBTAINED WHEN REQUIRED.
 NO STORM WATER MANAGEMENT AT THIS TIME.
 NCDOT TO BE CONTACTED BEFORE ROAD CONSTRUCTION BEGINS.
 PROPOSED GRADING IS LIMITED TO THE ROAD AND EACH HOME SITE.
 AN EROSION CONTROL PLAN WILL BE REQUIRED IF 1 ACRE IS DISTURBED.

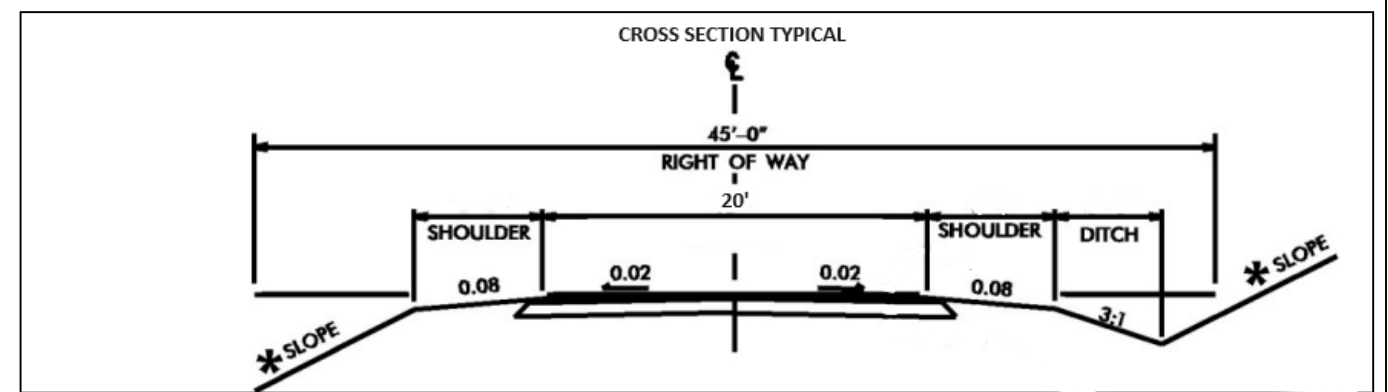
CURRENT OWNER(S):
 ENCHANTED CONSTRUCTION, LLC
 1479 MT. LEBANON RD. CAMPOBELLO, SC 29322

Certificate of Ownership and Dedication. I hereby certify that I am (we are) the owner(s) of the property shown and described hereon, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and dedicate all roads and other easements to public use, where applicable.

DocuSigned by:  3/27/2024
 Owner(s) Date

Certificate of Approval for Preliminary Plat. This certifies that the Polk County Planning Board approved the preliminary plat of the subdivision on the _____ day of _____, 20____.

Chairman, Polk County Planning Board



**** NOTES ****

- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- NO TITLE SEARCH PERFORMED BY THE SURVEYOR.
- ALL DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AS DETERMINED BY THE FEDERAL INSURANCE RATE MAP OF NORTH CAROLINA.



PROPERTY LOCATION:
 INTERSECTION OF NC HWY 9
 AND COXE RD.

TAX PARCEL:
P118-228

NC FIRM LICENSE NO. P-1922
 RATIO OF PRECISION: 1:10,000
 D-160-43

PLAT #
14736B

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
 COUNTY OF POLK

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

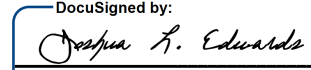
REVIEW OFFICER DATE

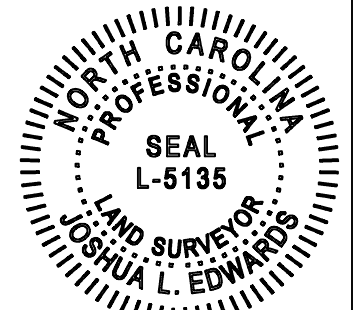
STATE OF NORTH CAROLINA

POLK COUNTY
 OFFICE OF REGISTER OF DEEDS
 FILED FOR RECORD THIS THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M
 AND DULY REGISTERED IN SAID OFFICE
 CARD FILE _____ PAGE _____

REGISTER OF DEEDS

STATE OF NORTH CAROLINA, POLK COUNTY, I JOSHUA L. EDWARDS CERTIFY THAT THIS MAP WAS (DRAWN UNDER MY SUPERVISION) FROM (AN ACTUAL SURVEY MADE UNDER MY SUPERVISION)-DEED DESCRIPTION RECORDED IN BOOK 484 PAGE 290 BOOK _____ PAGE _____ ETC... THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK N/A PAGE N/A; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 19TH DAY OF MARCH, 2024.

DocuSigned by: 
 PROFESSIONAL LAND SURVEYOR
 REG. NO. L-5135



NOTE:
 THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. G.S. 47-30(F)(11)(A)



POLK COUNTY, NC

35 Walker Street • PO Box 308 • Columbus, NC 28722 • Phone: 828-894-2732 • Fax: 828-894-2913

MINOR SUBDIVISION AND MAJOR SUBDIVISION APPLICATION

PERMIT # _____

1. APPLICATION TYPE

Minor Subdivision (2-8 Lots)

Major Subdivision (9+ Lots)

NOTE: A PRE-APPLICATION CONFERENCE WITH THE SUBDIVISION ADMINISTRATOR PRIOR TO SUBMITTING THE PRELIMINARY PLAT FOR A MAJOR SUBDIVISION IS RECOMMENDED.

2. PROJECT INFORMATION

Date of Application 3/27/2024 Name of Project Lawrence Jundt Subdivision
 Location Springbrook Drive Property Size (acres) 8.09
 Zoning District MU-Multiple Use Date of Last Subdivision December 2023
 Current Land Use Wooded Proposed Land Use Residential
 Tax Parcel Number(s) P-74-390 & P-74-423 Proposed # of Lots 3

3. CONTACT INFORMATION

Lawrence J. Jundt
 Property Owner
 211 Oak Grove Drive Tryon, NC 28782
 Address City, State, Zip
 941-685-2766
 Telephone E-mail Address

True North Surveying - Ty Cantrell
 Applicant / Agent (Registered Engineer, Designer, Developer, Surveyor, etc.)
 450 Webber Lane Columbus, NC 28722
 Address City, State, Zip
 828-817-4009 truenorth4150@gmail.com
 Telephone E-mail Address

If you have any questions regarding these requirements, please contact the Polk County Community Development Department at 828.894.2732.

OWNER / APPLICANT SIGNATURE _____ DATE _____

FOR STAFF USE ONLY

Permit Number _____ Flood? Yes Map # _____ No
 Fee _____ Watershed? Yes Map # _____ No
 Zoning District _____ Location # _____
 Staff Signature _____ Date _____

4. DESCRIPTION OF PROJECT (BRIEFLY EXPLAIN THE NATURE OF THIS REQUEST.)

RE-SUBDIVIDE LOTS THAT WAS ONCE A PART OF STONEYBROOK
SUBDIVISION - SECTION III, PHASE I. LOTS 5, 6, + 8 AND OTHERS
WERE RECOMBINED BACK INTO 1 LOT. CURRENT OWNER OF
WHAT WAS LOTS 5, 6, + 8, (TAX PARCEL P-74-423) WANTS TO
RE-SUBDIVIDE INTO LOTS 6, 7, 8. LOT 8 WILL ALSO CONTAIN
A PORTION OF TAX PARCEL # P-74-390.

CASH RECEIPT

User ID	:	PLBCONNER	POLK COUNTY	Collected By	:	PLBCONNER
Today's Date	:	3/28/2024	Transaction Date	:	3/28/2024	Number 911400
For	:	ZONING PERMITS				

Received From : JUNDT LAWRENCE J TRUSTEE PMT# ZP00026378 CK# 0000001046

Total Transaction Amt 250.00 CK#: 1046

DATE 3/28/24
TIME 14:50:06
USER PLBCONNOR

POLK COUNTY
APPLICATION AND PERMIT

PAGE 1
PROG# PT2000

PERMIT NUMBER ZP 26378 ZONING PERMIT APPLIED 3/28/2024
WORK ORDER# 51699 TYPE SUBDIVISION FEES ISSUED 3/28/2024
LOCATION SPRINGBROOK DR EXPIRES 9/24/2024
PIN HEALTH REFERENCE
PARCEL ID P74-390 COLUMBUS ACREAGE 12.910 CENSUS TRACT
TOWNSHIP 9 COLUMBUS- OUTSIDE FLOOD PLAIN? N SBC#
WATERSHED NOT IN WATERSHED
DIRECTIONS PENIEL RD; R/ SPRINGBROOK DR

JUNDT, LAWRENCE
211 OAK GROVE DRIVE
TRYON NC 28782

OWNER ID 56529
PHONE 941-685-2766

OWNER JUNDT LAWRENCE J TRUSTEE
OCCUPANT JUNDT, LAWRENCE

SUBDIVISION STONEY BROOK
M/ HOME PARK LOT #:
ZONING DISTRICT MU
COND/ SPECIAL USE
SETBACK FRONT: 25 REAR: 25 RIGHT: 15 LEFT: 15
PARKING SPACES
SIGNS/ PAVING
TYPE WATER/ SEWER
DESCRIPTION 3 LOT SUBDIVISION

SURVEYOR
GENERAL

SITE PLAN

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PERMIT ISSUED: 3/28/2024 BY: PLCATHYR PERMIT EXPIRES: 9/24/2024 or 12 months from last inspection

I HEREBY CERTIFY THAT THE INFORMATION GIVEN IS TRUE TO THE BEST OF MY KNOWLEDGE AND THAT ZONING IS SUBJECT TO ALL ADDITIONAL REGULATIONS PERTAINING TO THE PROPOSED USE. I UNDERSTAND THAT THIS PERMIT IS VOID AND OF NO EFFECT WITHIN 30 DAYS OF ISSUANCE IF NO BUILDING PERMIT HAS BEEN ISSUED FOR THE PROPOSED USE.

on file
SIGNATURE OF OWNER/ AGENT

DATE

CODE ENFORCEMENT OFFICIAL

DATE 3/28/24
TIME 14:50:06
USER PLBCONNOR

POLK COUNTY
BILLING NOTICE

PAGE 2
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JUNDT, LAWRENCE

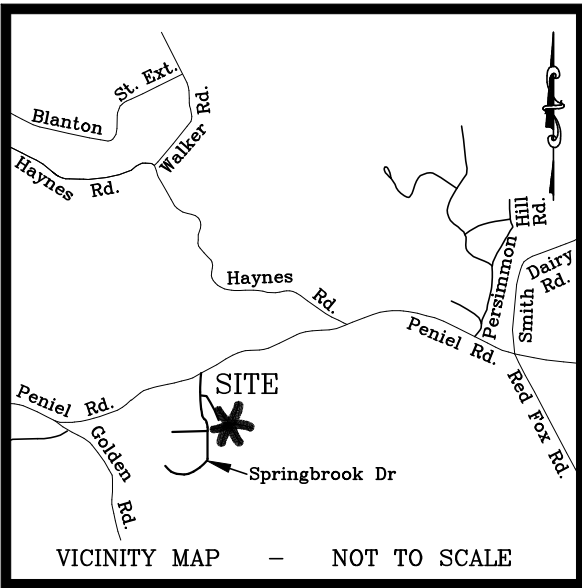
OWNER ID 56529
PHONE 941-685-2766

211 OAK GROVE DRIVE

TRYON NC 28782

OWNER JUNDT LAWRENCE J TRUSTEE
OCCUPANT JUNDT, LAWRENCE

SERVICE	QUANTITY	RATE	FEE AMOUNT	FEE PAID	FEE DUE
MINOR	1	250.00	250.00	250.00	
PAID BY: JUNDT LAWRENCE J TRUSTEE			CK#:	1046 PAID BY CHECK	
TRANSACTION 911400 TOTALS			250.00	250.00	



STATE OF NORTH CAROLINA
COUNTY OF POLK

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

REVIEW OFFICER _____ DATE _____

CERTIFICATE OF APPROVAL FOR PRELIMINARY PLAT:

THIS CERTIFIES THAT POLK COUNTY PLANNING BOARD APPROVED TH PRELIMINARY PLAT OF THE LAWRENCE JUNDT SUBDIVISION ON THE _____ DAY OF _____, 2024.

CHAIRMAN, POLK COUNTY PLANNING BOARD _____ DATE _____

SURVEYOR CERTIFICATES:

I, TYRONE D. CANTRELL, CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL FIELD SURVEY MADE BY ME BETWEEN NOVEMBER 6, 2023 AND MARCH 5, 2024; THAT THE RECORD REFERENCES ARE AS SHOWN ON THE FACE OF THIS PLAT; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY SHOWN AS BROKEN LINES AND WERE PLOTTED FROM RECORD REFERENCES AS SHOWN ON THE FACE OF THIS PLAT; THAT THE ERROR OF CLOSURE IS GREATER THAN 1 : 10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

f-11(o) 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.

WITNESS MY HAND AND SEAL THIS 26TH DAY OF MARCH, A.D. 2024.



TYRONE D. CANTRELL, PLS-4150 _____ DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION:

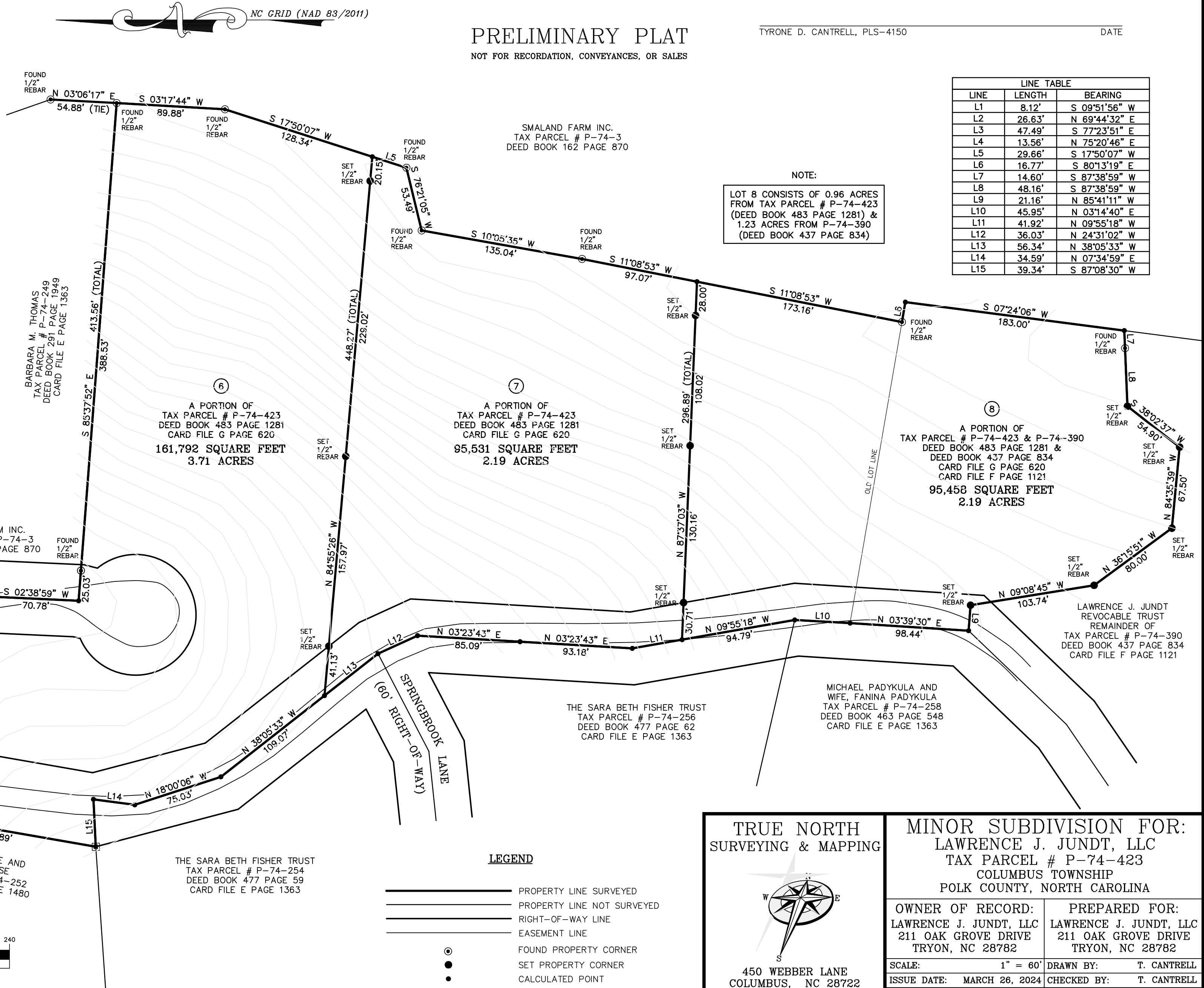
I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL ROADS AND OTHER EASEMENTS TO PUBLIC USE, WHERE APPLICABLE.

OWNER(S) _____ DATE _____

GENERAL NOTES:

- ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
- ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
- ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.
- BASIS OF BEARINGS FOR THIS SURVEY IS NC GRID (NAD 83/2011) PER GPS OBSERVATION USING VRS-RTK DATA STREAM PROVIDED BY NC GEODETIC SYSTEM.
- NO NCGS MONUMENT WAS FOUND WITHIN 2000' OF SUBJECT PROPERTY.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION. THE SUBJECT PROPERTY MAY BE SUBJECT TO EASEMENTS, SETBACKS, RIGHT-OF-WAYS, COVENANTS, OR RESTRICTIONS THAT THE SURVEYOR HAS NO KNOWLEDGE.
- THE SUBJECT PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP.
- THE SUBJECT PROPERTY IS ZONED: MU - MULTIPLE USE.
- THE TOTAL ACREAGE IS 8.09 ACRES. THERE ARE THREE (3) PROPOSED LOTS, WITH AN AVERAGE LOT SIZE OF 2.69 ACRES.
- THE POLK COUNTY HEALTH AND HUMAN SERVICES AGENCY HAS EXPRESSED NO OPINION AS TO THE SUITABILITY OF PRIVATE SEPTIC SYSTEMS OR WATER SYSTEMS ON THIS PROPERTY. EACH LOT IS SUBJECT TO INDIVIDUAL INSPECTION AND APPROVAL OF SEPTIC SYSTEMS.
- BUILDING SETBACKS ARE AS FOLLOWS: FRONT: 50' REAR: 25' SIDE: 25'
- NO GRADING REQUIRED AS THE ROADS ARE ALREADY COMPLETED.
- THERE ARE 1.41 ACRES WITHIN THE RIGHT-OF-WAYS.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

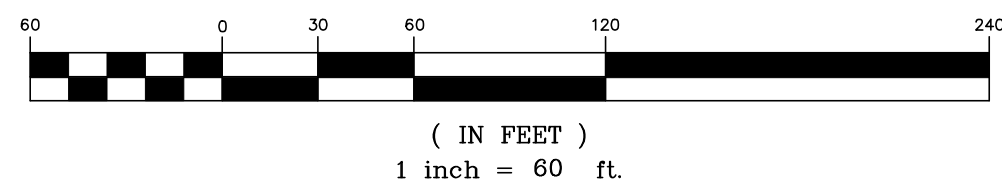


LINE TABLE		
LINE	LENGTH	BEARING
L1	8.12'	S 09°51'56" W
L2	26.63'	N 69°44'32" E
L3	47.49'	S 77°23'51" E
L4	13.56'	N 75°20'46" E
L5	29.66'	S 17°50'07" W
L6	16.77'	S 80°13'19" E
L7	14.60'	S 87°38'59" W
L8	48.16'	S 87°38'59" W
L9	21.16'	N 85°41'11" W
L10	45.95'	N 03°14'40" E
L11	41.92'	N 09°55'18" W
L12	36.03'	N 24°31'02" W
L13	56.34'	N 38°05'33" W
L14	34.59'	N 07°34'59" E
L15	39.34'	S 87°08'30" W

NOTE:
LOT 8 CONSISTS OF 0.96 ACRES FROM TAX PARCEL # P-74-423 (DEED BOOK 483 PAGE 1281) & 1.23 ACRES FROM P-74-390 (DEED BOOK 437 PAGE 834)

FOUND MAG NAIL
NC GRID (NAD 83/2011)
NORTHING: 556,667.32 FEET
EASTING: 1,052,119.59 FEET
COMBINED SCALE FACTOR:
0.9998274195

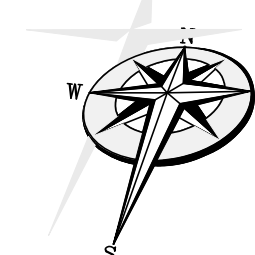
GRAPHIC SCALE



LEGEND

- PROPERTY LINE SURVEYED
- PROPERTY LINE NOT SURVEYED
- - - RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- ⊙ FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- CALCULATED POINT

TRUE NORTH
SURVEYING & MAPPING



450 WEBBER LANE
COLUMBUS, NC 28722
828-817-4009
FIRM LICENSE # F-0953

MINOR SUBDIVISION FOR:
LAWRENCE J. JUNDT, LLC
TAX PARCEL # P-74-423
COLUMBUS TOWNSHIP
POLK COUNTY, NORTH CAROLINA

OWNER OF RECORD: LAWRENCE J. JUNDT, LLC 211 OAK GROVE DRIVE TRYON, NC 28782	PREPARED FOR: LAWRENCE J. JUNDT, LLC 211 OAK GROVE DRIVE TRYON, NC 28782
SCALE: 1" = 60'	DRAWN BY: T. CANTRELL
ISSUE DATE: MARCH 26, 2024	CHECKED BY: T. CANTRELL
JOB #: 2311-01	DRAWING FILE: 2311-01a.dwg
REVISIONS:	