

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. <u>Vote for Chair and Vice-Chair</u>

<u>Planning Board Bylaws call for the election of a Chair and Vice</u>

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. <u>Laddy Edwards, Minor Subdivision, 3 lots, Cooper Gap Township,</u> 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 # 27 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	CAMPORELLO SO 20222								
	1479 MT. LEBANON RD. CAMPOBELLO, SC 29322 Address City, State, Zip									
	Telephone	E-mail Address								
	JOSHUA L EDWARDS PLS.									
	Applicant / Agent (Registered Engineer, Designer, Develope									
	PO BOX 745	COLUMBUS, NC 28722								
	Address City, State, Zip									
	828-859-5390 CAROLINAGEOSPATIAL@GMAIL.COM									
	Telephone	E-mail Address								
Haras .	If you have any questions regarding these requirements, p Department at 828.894.2732.	lease contact the Polk County Community Development								
	OWNER / APPLICANT SIGNATURE	DATE 3.25-2024								
	FOR STAFF USE ONLY									
	Permit Number ZP 26352	Flood? Yes \square Map #N/ \bigcap No \square								
	Fee \$\\ \(\frac{150.00}{100} \)	Watershed? Yes \(\Bar{\text{Map}} \) Map \(\bar{\text{NIR}} \) No \(\bar{\text{V}} \)								
	Zoning District Multiple Use (Mu)	Location # 86 55								
	Staff Signature helpen alle	Date 3-26-2024								

	DESCRIPTION OF PROJECT (BRIEFLY EXPLAIN THE NATURE OF THIS REQUEST.)									
Split	5ac	of	Vacant	land	into	3	homesites.			
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DATE 3/26/24 TIME 14:38:13

POLK COUNTY APPLICATION AND PERMIT

PAGE 1 PROG# PT2000

USER PLBCONNER APPLI ED 3/26/2024 PERMIT NUMBER ZP 26352 ZONING PERMIT WORK ORDER# 51664 3/26/2024 TYPE SUBDIVISION FEES LSSUED 9/22/2024 COXE RD EXPLRES LOCATION HEALTH PIN PARCEL ID COLUMBUS REFERENCE P118-228 TOWNSHIP 5 GREEN CREEK WATERSHED NOT IN WATERSHEE ACREAGE 5.010 CENSUS TRACT NOT IN WATERSHED FLOOD PLAIN? N SBC# R/PENIEL RD; R/NC 9S; L/COXE RD; ROAD ON LEFT (P118-228) DI RECTIONS EDWARDS, JOSHUA, PLS. OWNER ID 54538 PHONE 828.859.5390 1479 MT. LEBANON RD CAMPOBELLO SC 29322 ENCHANTED CONSTRUCTION LLC OWNER OCCUPANT NOT ON FILE ENCHANTED CONSTRUCTION, LLC SUBDI VI SI ON LOT #: M HOME PARK ZONING DISTRICT MU COND/ SPECIAL USE FRONT: 25 REAR: 25 RIGHT: 15 LEFT: 15 SETBACK PARKI NG SPACES SI GNS/ PAVI NG TYPE WATER/ SEWER DESCRIPTION THREE LOT MINOR SUBDIVISION SURVEYOR GENERAL SITE PLAN 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. 3-26-2024 SI PNATURE OF OWNER AGENT

CODE ENFORCEMENT OFFI CI AL

DATE 3/26/24 POLK CO TI ME 14: 38: 13 BILLING NOTI CE USER PLBCONNER

POLK COUNTY

PAGE 2 PROG# PT2000

PERMIT NUMBER ZP 26352 ZONING PERMIT
WORK ORDER# 51664 TYPE SUBDIVISION FEES

APPLIED 3/26/2024

LOCATION

I SSUED

3/26/2024

PLN

COXE RD

EXPI RES 9/22/2024

HEALTH

PARCEL I D

P118-228

TOWNSHIP 5 GREEN CREEK

EDWARDS, JOSHUA, PLS.

P118-228 COLUMBUS REFERENCE
GREEN CREEK ACREAGE 5.010 CENSUS TRACT
NOT IN WATERSHED FLOOD PLAIN? N SBC# WATERSHED

DI RECTI ONS

R/PENIEL RD; R/NC 9S; L/COXE RD; ROAD ON LEFT (P118-228)

OWNER ID 54538

PHONE 828.859.5390

1479 MT. LEBANON RD

CAMPOBELLO SC 29322

OWNER OCCUPANT

ENCHANTED CONSTRUCTION LLC

ENCHANTED CONSTRUCTION, LLC

NOT ON FILE

SERVICE QUANTITY RATE FEE AMOUNT MINOR 1 250.00 250.00 PAID BY: ENCHANTED CONSTRUCTION LLC

AMOUNT FEE PAI D FEE DUE 250.00 250.00 CK#: 3312 PAI D BY CHECK

TRANSACTION 911138 TOTALS

250.00

250.00



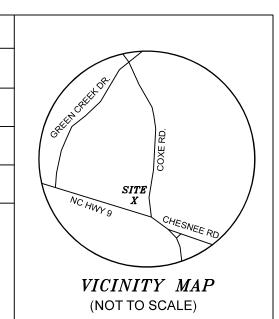
MINOR SUBDIVISION: SKY VIEW

GREEN CREEK TWP., POLK CO., NO. CAR. POLK CO., NO. CAR. LEGAL REFERENCE: DB. 484-290 PB. G-694

MARCH 18, 2024



	LEC	GEND:				
A.G.	ABOVE GRADE					
B.G.	BELOW GRADE	ADJOINING LINE (APPROXIMATE)				
СМ	CONCRETE MONUMENT	BOUNDARY LINE (SURVEYED)				
EIP	EXISTING IRON PIPE					
EIR	EXISTING IRON ROD	DRIVE / ROAD				
MN	MAG NAIL	- E — E — E — E — E - OVERHEAD UTILITIES				
NIR	NEW IRON ROD	———·——				
禁	AREA LIGHT	RIGHT-OF-WAY/APPARENT R/W				
	CALCULATED POINT					
(E)	ELECTRICAL					
®	SEWER MANHOLE					
W	WELL/WATER METER/VALVE					



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

P118-64 CHUPP 483-2227 NIR N 83°35'09" W NIR @ 37.14 NIR @ 284.49 1.48 Acres 1.53 Acres 58.52 S 81°37'35" E 232.76' 59.47 SUBDIVISION SITE DATA PARCEL P118-228 PROPOSED 45' R/W CURRENT ZONING: MU S 06'35 54 E 55.55 S 08'19'53" E 58.50' S 09'36'54" E 52.48' S 11'15'41" E 54.24' S 12'09'38" E 54.53' S 16'54'22" E 61.56' N 52'36'38" W 75.35' N 45'26'38" W 200.00' SKYLANE CT. SETBACKS: FRONT - 25', SIDES- 15' AND REAR - 25' (PRIVATE) SETBACKS TO BE CONFIRMED BEFORE CONSTRUCTION TOTAL ACREAGE: 5.01 +/-TOTAL NUMBER OF LOTS: 3 3 AVERAGE LOT SIZE: 1.67 2.00 Acres N 52*56'14" E 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. 3/27/2024 OWN EPES)D23476... Date CROSS SECTION TYPICAL Certificate of Approval for Preliminary Plat. This certifies that the Polk County Planning Board approved the preliminary plat of the subdivision on the SHOULDER SHOULDER DITCH

- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AS DETERMINED BY THE FEDERAL INSURANCE RATE MAP OF NORTH CAROLINA. GRAPHIC SCALE 1" = 100"300 PROPERTY LOCATION: TAX PARCEL: INTERSECTION OF NC HWY 9 P118-228 AND COXE RD. NC FIRM LICENSE NO. P-1922 PLAT # RATIO OF PRECISION: 1:10,000 14736B

D-160-43

** 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

Chairman, Polk County Planning Board

REVIEW OFFICER CERTIFICATION STATE OF NORTH CAROLINA

COUNTY OF POLK

, 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

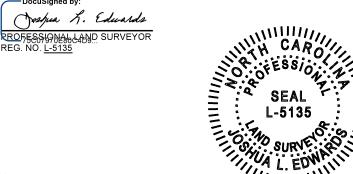
POLK COUNTY OFFICE OF REGISTER OF DEEDS FILED FOR RECORD THIS THE __ ____, 20__AT___O'CLOCK__M AND DULY REGISTERED IN SAID OFFICE CARD FILE____PAGE__

80.0

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:



NOTE:
THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS A 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

1. APPLICATION TYPE Major Subdivision (9+ Lots) Minor Subdivision (2-8 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 Proposed Land Use Residential Current Land Use Wooded Tax Parcel Number(s) P-74-390 & P-74-423 Proposed # of Lots 3 3. CONTACT INFORMATION Lawrence J. Jundt Property Owner Tryon, NC 28782 211 Oak Grove Drive Address City, State, Zip 941-685-2766 E-mail Address Telephone True North Surveying - Ty Cantrell Applicant / Agent (Registered Engineer, Designer, Developer, Surveyor, etc.) Columbus, NC 28722 450 Webber Lane City, State, Zip Address 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 \(\Bar{\text{Map}} \# \) Watershed? Yes ☐ Map # No ☐ Zoning District Location #____ Staff Signature Date

4. DESCRIPTION OF PROJECT (BRIEFLY EXPLAIN THE NATURE OF THIS REQUEST.)
RESUBDIVIDE LOTS THAT WAS ONCE A PART OF STONEYBROOK
SUBDIVISION - SECTION III, PHASE 1. LOTS 5, 6, +8 AND OTHE
WERE RECOMBINED BACK INTO / 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

POLK COUNTY

User ID : PLBCONNER Collected By : PLBCONNER Todays 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

POLK COUNTY

PAGE

SITE PLAN * * * * * * * * * * * * *	TIME 14:50:0 USER PLBCONN	06 NER	APPLI	CATION A	ND PERI	VII T			PR	OG# PT	200
PARCEL ID P74-390 COLUMBUS REFERENCE TOWNSHIP 9 COLUMBUS-OUTSIDE ACREAGE 12.910 CENSUS TRACT WATERSHED NOT IN WATERSHED FLOOD PLAIN? N SBC# JUNDT, LAWRENCE OWNER ID 56529 PHONE 941-685-2766 211 OAK GROVE DRIVE TRYON NC 28782 OWNER JUNDT, LAWRENCE J TRUSTEE CCCUPANT JUNDT, LAWRENCE J TRUSTEE CCCUPANT JUNDT, LAWRENCE SUBDIVISION SUBDIVISION STONEY BROOK LOT #: ZONING DISTRICT MU CONDYSPECIAL USE SSTBACK FRONT: 25 REAR: 25 RIGHT: 15 LEFT: 15 SIGNS/PAVING TYPE WATER/SEVER DESCRIPTION 3 LOT SUBDIVISION SURVEYOR GENERAL SITE PLAN PERMIT ISSUED: 3/28/2024 BY: PLCATHYR PERMIT EXPIRES: 8/24/2024 or 12 INDIT INSUED: 11 NOT PERMIT INSUED: 10 NOT PERMIT INS	PERMIT NUMBE WORK ORDER# LOCATION	ER ZP	26378 51699 RINGBROOM	ZONING P TYPE SUB DR	ERMIT DIVISIO	ON FEES	5	I SSI EXPI	JED RES	3/28/ 3/28/ 9/24/	2024 2024 2024
211 OAK GROVE DRIVE TRYON NC 28782 OWNER JUNDT LAWRENCE J TRUSTEE OCCUPANT JUNDT, LAWRENCE SUBDI VI SI ON M HOWE PARK ZONI NG DI STRI CT GOND/SPECI AL USE SETBACK PRONT: 25 REAR: 25 RI GHT: 15 LEFT: 15 PARKI NG SPACES SI GNS/ PAVI NG TYPE WATER/ SEWER DESCRI PTI ON 3 LOT SUBDI VI SI ON SURVEYOR GENERAL SI TE PLAN PERMI T I SSUED: 3/28/2024 BY: PLCATHYR PERMI T EXPI RES: 9/24/2024 or 12 months from last inspection HEREBY CERTI FY THAT THE I NFORMATION GI VEN I S TRUE TO THE BEST OF MY KNOWLEDGE AND THAT ZONI NG IS SUBJECT TO ALL ADDI TI ONAL REGULATIONS PERTAI NI NG TO THE PROPOSED USE. I UNDERSTAND THAT THIS PERMI T I S VOI D AND OF NO EFFECT PROPOSED USE.	PARCEL I D TOWNSHI P 9 WATERSHED DI RECTI ONS	P74-39 COLUME NOT IN PENIEL	90 BUS-OUTSI N WATERSH - RD; R/S	DE IED PI NGBROO	COL ACF FLO K DR	.UMBUS REAGE DOD PLA	12.9 AIN? N	REFE 10 CENS SBC#	ERENCE SUS TRA	СТ	
TRYON NC 28782 OWNER JUNDT LAWRENCE J TRUSTEE OCCUPANT JUNDT, LAWRENCE SUBDI VI SI ON STONEY BROOK W HOME PARK ZONI NG DI STRI CT MU COND/SPECI AL USE SETBACK FRONT: 25 REAR: 25 RIGHT: 15 LEFT: 15. PARKI NG SPACES SII GNS/ PAVI NG TYPE WATER' SEWER DESCRIPTION 3 LOT SUBDI VI SI ON SURVEYOR GENERAL SI TE PLAN * * * * * * * * * * * * *	JU	JNDT, LAV	MRENCE		OV PL	WER I E	56529 941-685	- 2766			
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SITE PLAN	COND/ SPECIAL SETBACK PARKING SPAC SIGNS/ PAVING TYPE WATER/ S DESCRIPTION	USE ES EWER 3 L	FRONT: OT SUBDI	VI SI ON							
months from last inspection 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 MITHIN 30 DAYS OF ISSUANCE IF NO BUILDING PERMIT HAS BEEN ISSUED FOR THE PROPOSED USE.	GENERAL										* * * * * * * * * *
	HEREBY CERT KNOWLEDGE AND TO THE PROPOS NITHIN 30 DAN PROPOSED USE.	TIFY THAD THAT Z SED USE. YS OF IS	T THE INI ONING IS I UNDEF SUANCE IF	FORMATION SUBJECT RSTAND TH	m I GIVEN TO ALL IAT THIS DING PI	onths f IS TRI ADDITI S PERMI	from last UE TO THE IONAL REG IT IS VOI	inspe BEST SULATIO D AND	ection OF MY ONS PER OF NO	TAI NI N EFFECT	

CODE ENFORCEMENT OFFICIAL

DATE 3/28/24 TI ME 14:50:06 USER PLBCONNER

POLK COUNTY BILLING NOTICE

PAGE 2 PROG# PT2000

PERMIT NUMBER ZP

26378 ZONING PERMIT 51699 TYPE SUBDIVISION FEES

APPLI ED I SSUED

3/28/2024

WORK ORDER# LOCATI ON

3/28/2024

PIN

SPRI NGBROOK DR

EXPI RES HEALTH

9/24/2024

PARCEL ID

P74-390

COLUMBUS

REFERENCE

ACREAGE 12. 910 CENSUS TRACT

TOWNSHIP 9 COLUMBUS-OUTSIDE WATERSHED NOT IN WATERSHED

FLOOD PLAIN? N SBC#

DI RECTIONS

PENIEL RD; R/SPINGBROOK DR

JUNDT, LAWRENCE

OWNER 1 D 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

PALD BY: JUNDT LAWRENCE J TRUSTEE

1

250.00

250.00 CK#:

250.00

1046 PALD BY CHECK

TRANSACTI ON 911400 TOTALS

250,00

250.00

Blanton PB		STATE OF NORTH CAROLINA COUNTY OF POLK		CERTIFICATE OF APPROVAL	FOR PRELIMINARY PLA	<u>T:</u>		SURVEYOR CERTIFICA	TES:	
Haynes Rd.	Perisiman On Hilli	I, CATHY RUTH, REVIEW OFFIC CERTIFY THAT THE MAP OR P CERTIFICATION IS AFFIXED MEE REQUIREMENTS FOR RECORDIN	PLAT TO WHICH THIS ETS ALL STATUTORY	THIS CERTIFIES THAT POLK COUNTY FERELIMINARY PLAT OF THE LAWRENCE DAY OF, 2024.	PLANNING BOARD APPROVED CE JUNDT SUBDIVISION ON TH	ΓΗ Ε	ORTH CARO RESSION SEAL	I, TYRONE D. CANTRELL, CEF ACTUAL FIELD SURVEY MADE 2024; THAT THE RECORD RE THAT THE BOUNDARIES NOT WERE PLOTTED FROM RECOR THAT THE ERROR OF CLOSUI PREPARED IN ACCORDANCE	SURVEYED ARE CLEARLY SH	R 6, 2023 AND MARCH 5, ON THE FACE OF THIS PLAT; HOWN AS BROKEN LINES AND
SITE SITE Springbroo	ok Dr	REVIEW OFFICER	DATE	CHAIRMAN , POLK COUNTY PLANNING	G BOARD DATE	_	L-4150 SURVED CAN		CREATES A SUBDIVISION OF IAT HAS AN ORDINANCE THA	LAND WITHIN THE AREA OF A AT REGULATES PARCELS OF
VICINITY MAP - NO CERTIFICATE OF	OWNERSHIP AND			NC GRID (NAD 83/2	F	PRELIMINARY t for recordation, conveyanc		TYRONE D. CANTRELL, PLS-	4150	DATE
SHOWN AND DESCRIBED) HEREON, AND THAT WITH MY (OUR) FREE	OWNER(S) OF THE PROPERTY I (WE) HEREBY ADOPT THIS CONSENT, AND DEDICATE ALL JSE, WHERE APPLICABLE.	FOUND 1/2" REBAR N 03'06'17" E 54.88' (TIE) FOUN 1/2" REBA	S 03'17'44" W D 89.88' FOUND 1/2" S 17'50'07"	NC	SMALAND FARM INC.	ES, OR SALES		L1 L2	LINE TABLE LENGTH BEARING 8.12' S 09*51'56" W 26.63' N 69*44'32" E
OWNER(S) GENERAL NOTES:	NODIZONITAL MEASUDEME	DATE ONTS UNLESS OTHERWISE NOTED.	REDA	RÉBAR 128.34, W	FOUND 1/2" REBAR ET /2" EBAR ON SU SU SU SU SU SU SU SU SU S	TAX PARCEL # P-74-3 DEED BOOK 162 PAGE 870	LOT	NOTE: 8 CONSISTS OF 0.96 ACRES	L4 L5 L6 L7 L8	47.49' S 77*23'51" E 13.56' N 75*20'46" E 29.66' S 17*50'07" W 16.77' S 80*13'19" E 14.60' S 87*38'59" W 48.16' S 87*38'59" W 21.16' N 85*41'11" W
2. ALL AREAS ARE CALC3. ALL PROPERTY CORN4. BASIS OF BEARINGS PER GPS OBSERVATI NC GEODETIC SYSTEM	CULATED BY THE COOR NERS ARE MONUMENTI S FOR THIS SURVEY TON USING VRS—RTK M.	DINATE COMPUTATION METHOD. ED AS SHOWN HEREON. IS NC GRID (NAD 83/2011) DATA STREAM PROVIDED BY	(AK)		FOUND S REBAR	10°05′35" W FOUND 1/2" REBAR S 11	(DEE 1.2	M TAX PARCEL # P-74-423 ED BOOK 483 PAGE 1281) & 23 ACRES FROM P-74-390 EED BOOK 437 PAGE 834)	L10 L11 L12 L13 L14	21.16' N 85°41'11" W 45.95' N 03°14'40" E 41.92' N 09°55'18" W 36.03' N 24°31'02" W 56.34' N 38°05'33" W 34.59' N 07°34'59" E 39.34' S 87°08'30" W
6. THIS SURVEY WAS PR THE SUBJECT PROPE RIGHT-OF-WAYS, COV NO KNOWLEDGE. 7. THE SUBJECT PROP	REPARED WITHOUT BENERTY MAY BE SUBJECTON SUBJECTON PERTY DOES NOT FA	2000' OF SUBJECT PROPERTY. JEFIT OF A TITLE EXAMINATION. T TO EASEMENTS, SETBACKS, JONS THAT THE SURVEYOR HAS LL WITHIN A SPECIAL FLOOD	A M. THOMAS 1.L # P-74-249 291 PAGE 1949 E PAGE 1363 413.56' (TOT		229.02'		SET 1/2" REBAR	S 11°08'53" W 173.16'	S 07*24 FOUND 183. 1/2" REBAR	4'06" w∕
LOTS, WITH AN AVERA	TY IS ZONED: MU — MU E IS 8.09 ACRES. THE RAGE LOT SIZE OF 2.6 EALTH AND HUMAN SER	JLTIPLE USE. RE ARE THREE (3) PROPOSED	BARBARA TAX PARCEL DEED BOOK 22 CARD FILE E	6 A PORTION OF TAX PARCEL # P-74-423 DEED BOOK 483 PAGE 1281	TAX I	7) A PORTION OF PARCEL # P-74-423	296.89' (TOTAL) 108.02'		8	SET 1/2" REBAR
SYSTEMS ON THIS PROF AND APPROVAL OF S	DPERTY. EACH LOT IS SU SEPTIC SYSTEMS. ARE AS FOLLOWS: FRO ED AS THE ROADS AR	BJECT TO INDIVIDUAL INSPECTION NT: 50' REAR: 25' SIDE: 25' E ALREADY COMPLETED.	8 8	CARD FILE G PAGE 1281 CARD FILE G PAGE 620 161,792 SQUARE FEET 3.71 ACRES	CAR 95,53	BOOK 483 PAGE 1281 D FILE G PAGE 620 B1 SQUARE FEET 2.19 ACRES	SET 1/2" REBAR ●	OLE LOT LINE	A PORTION OF TAX PARCEL # P-74-423 DEED BOOK 483 PAGED BOOK 437 PAGED BOOK 437 PAGED FILE G PAGED FILE F PAGED F PAG	OF 3 & P-74-390 GE 1281 & SET AGE 834 GE 620 GE 1121 E FEET
FOUND MAG NA NC GRID (NAD 83/ NORTHING: 556,667.3	/2011) 32 FEET	SMALAND FARM TAX PARCEL # F DEED BOOK 162 F	P-74-3 FOUND	84.55,26" W			N 87:37'03" 130.16'		S.18 ACILE	SET 1/2" REBAR N 36 80.00 REBAR
EASTING: 1,052,119.5 COMBINED SCALE FA 0.9998274195	ACTOR: DRINGBROOK COU	RT S 14:36:14 72.97	-S 02:38'59" W 10:57	SET 1/2" REBAR	N 03'23'4 85.09	3" E N 03'23'43" E 93.18'	SET 1/2" REBAR N 09'55'11 N 09'55'11	B" W L10 N	SET 1/2" N 0' REBAR 03'39'30" E 98.44'	103.74' LAWRENCE J. JUNDT REVOCABLE TRUST REMAINDER OF TAX PARCEL # P-74-390 DEED BOOK 437 PAGE 834 CARD FILE F PAGE 1121
27	S 18'04'.52' (60' RIGHT-OF-	WAY)		W 38:05:35, W	SPRIMCBROOK (60) RICHTI	TAX PARCE DEED BOOK	TH FISHER TRUST L # P-74-256 C 477 PAGE 62	MICHAEL PAD WIFE, FANINA TAX PARCEL # DEED BOOK 46 CARD FILE E	PADYKULA P-74-258 3 PAGE 548	
EJ L1	Sign	SPRINGBROOK DRIVE (60' RIGHT-OF-WAY)	L ₁₄	N 18:00'06" W	TOR-WAY)	CARD FILE	E PAGE 1363			
RICKY L. NADIN TAX PARC. DEED BOOK CARD FILE	DELFOSSE AND NE DELFOSSE NE DELFOSSE CEL # P-74-201 CEL 444 PAGE 1480 E D PAGE 399	RICKY L. DELFOSSE NADINE DELFOSS TAX PARCEL # P-73 DEED BOOK 444 PAGE	89' E AND SE 4-252	THE SARA BETH FISHER TRUST TAX PARCEL # P-74-254 DEED BOOK 477 PAGE 59		<u>LEGEND</u>	SURV	RUE NORTH EYING & MAPPING	LAWRENCI TAX PARC COLUM	BDIVISION FOR: E J. JUNDT, LLC CEL # P-74-423 MBUS TOWNSHIP
60 0	GRAPHIC		240	CARD FILE E PAGE 1363	•	PROPERTY LINE SURVEYS PROPERTY LINE NOT SUS RIGHT-OF-WAY LINE EASEMENT LINE FOUND PROPERTY CORNER SET PROPERTY CORNER	RVEYED	W E	OWNER OF RECORLAWRENCE J. JUNDT, 211 OAK GROVE DRI TRYON, NC 28782	LLC LAWRENCE J. JUNDT, LLC IVE 211 OAK GROVE DRIVE TRYON, NC 28782
	(IN FE 1 inch =	· · · · · · · · · · · · · · · · · · ·			•	SET PROPERTY CORNER CALCULATED POINT	COL	50 WEBBER LANE JUMBUS, NC 28722 828-817-4009	ISSUE DATE: MARCH 26,	= 60' DRAWN BY: T. CANTRELL 2024 CHECKED BY: T. CANTRELL 311-01 DRAWING FILE: 2311-01a.dwg