



*Planning Board  
Agenda*

Thursday, April 18, 2024, 5:30 p.m.  
Bryant Womack Justice & Administration Center  
40 Courthouse Street  
Columbus, North Carolina 28722  
**Special Meeting**

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- 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

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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 ACREAGE 5.010 CENSUS TRACT  
TOWNSHIP 5 GREEN CREEK FLOOD PLAIN? N SBC#  
WATERSHED NOT IN WATERSHED  
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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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  
*Cheba Allen*

*3-26-2024*  
DATE

CODE ENFORCEMENT OFFICIAL

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

POLK COUNTY  
BILLING NOTICE

PAGE 2  
PROG# PT2000

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PIN HEALTH  
PARCEL ID P118-228 COLUMBUS REFERENCE  
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.

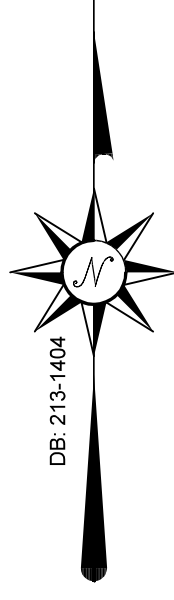
OWNER ID 54538  
PHONE 828.859.5390

1479 MT. LEBANON RD

CAMPOBELLO SC 29322


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

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

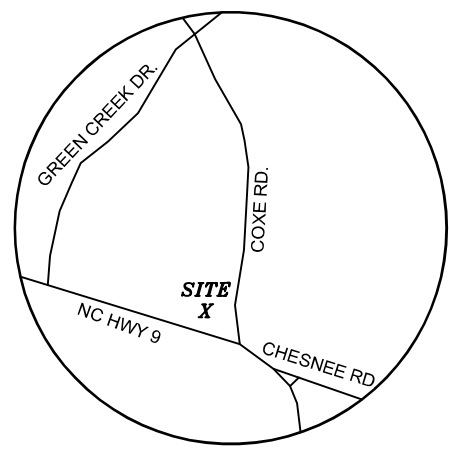
**MINOR SUBDIVISION:**  
**SKY VIEW**  
 GREEN CREEK TWP., POLK CO., NO. CAR.  
 POLK CO., NO. CAR.  
 LEGAL REFERENCE:  
 DB. 484-290  
 PB. G-694  
 MARCH 18, 2024



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

**LEGEND:**

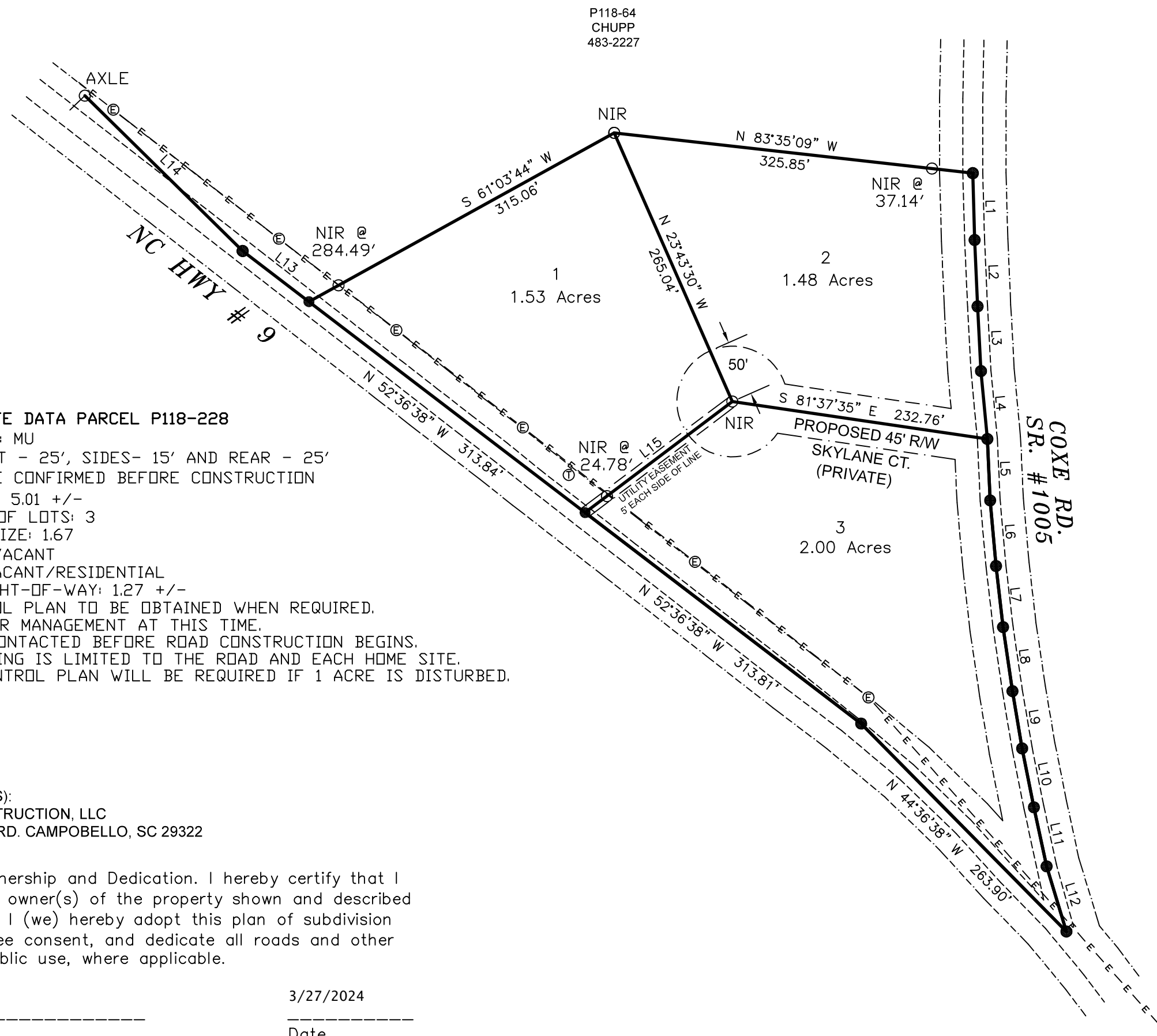
A.G.	ABOVE GRADE	---	ADJOINING LINE (APPROXIMATE)
B.G.	BELOW GRADE	---	
CM	CONCRETE MONUMENT	---	BOUNDARY LINE (SURVEYED)
EIP	EXISTING IRON PIPE	---	
EIR	EXISTING IRON ROD	---	DRIVE / ROAD
MN	MAG NAIL	---	
NIR	NEW IRON ROD	---	OVERHEAD UTILITIES
☀	AREA LIGHT	---	
●	CALCULATED POINT	---	RIGHT-OF-WAY/APPROXIMATE RW
ⓔ	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.

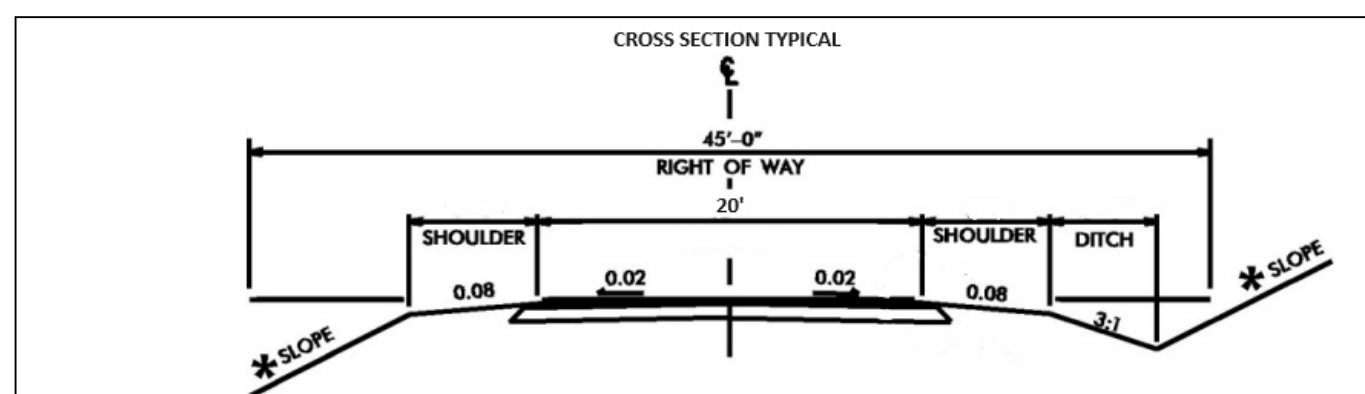
CURRENT OWNER(S):  
 ENCHANTED CONSTRUCTION, LLC  
 1479 MT. LEBANON RD. CAMPOBELLO, SC 29322

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\_\_\_\_.

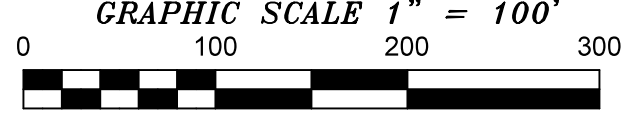
Chairman, Polk County Planning Board



**\*\* 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.

**GRAPHIC SCALE 1" = 100'**



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

**TAX PARCEL:**  
 P118-228

**PLAT #**  
 14736B

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

**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: \_\_\_\_\_  
 JOSHUA L. EDWARDS  
 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 <input type="checkbox"/> Map # _____ No <input type="checkbox"/>
Fee _____	Watershed? Yes <input type="checkbox"/> Map # _____ No <input type="checkbox"/>
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

POLK COUNTY

User ID : PLBCONNER  
Todays Date : 3/28/2024  
For : ZONING PERMITS

Collected By : PLBCONNER  
Transaction Date 3/28/2024 Number 911400

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  
PROG# PT2000

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DICTIONS PENIEL RD; R/ SPRINGBROOK DR

JUNDT, LAWRENCE

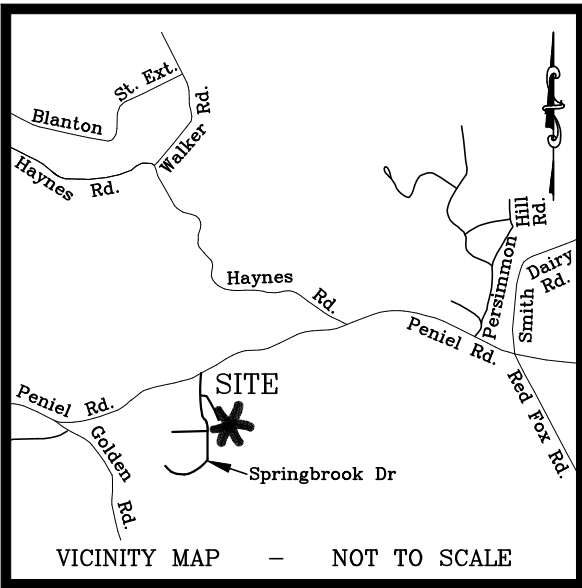
OWNER ID 56529  
PHONE 941-685-2766

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.

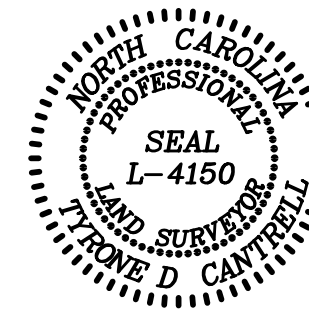
CHAIRMAN, POLK COUNTY PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_

**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:**

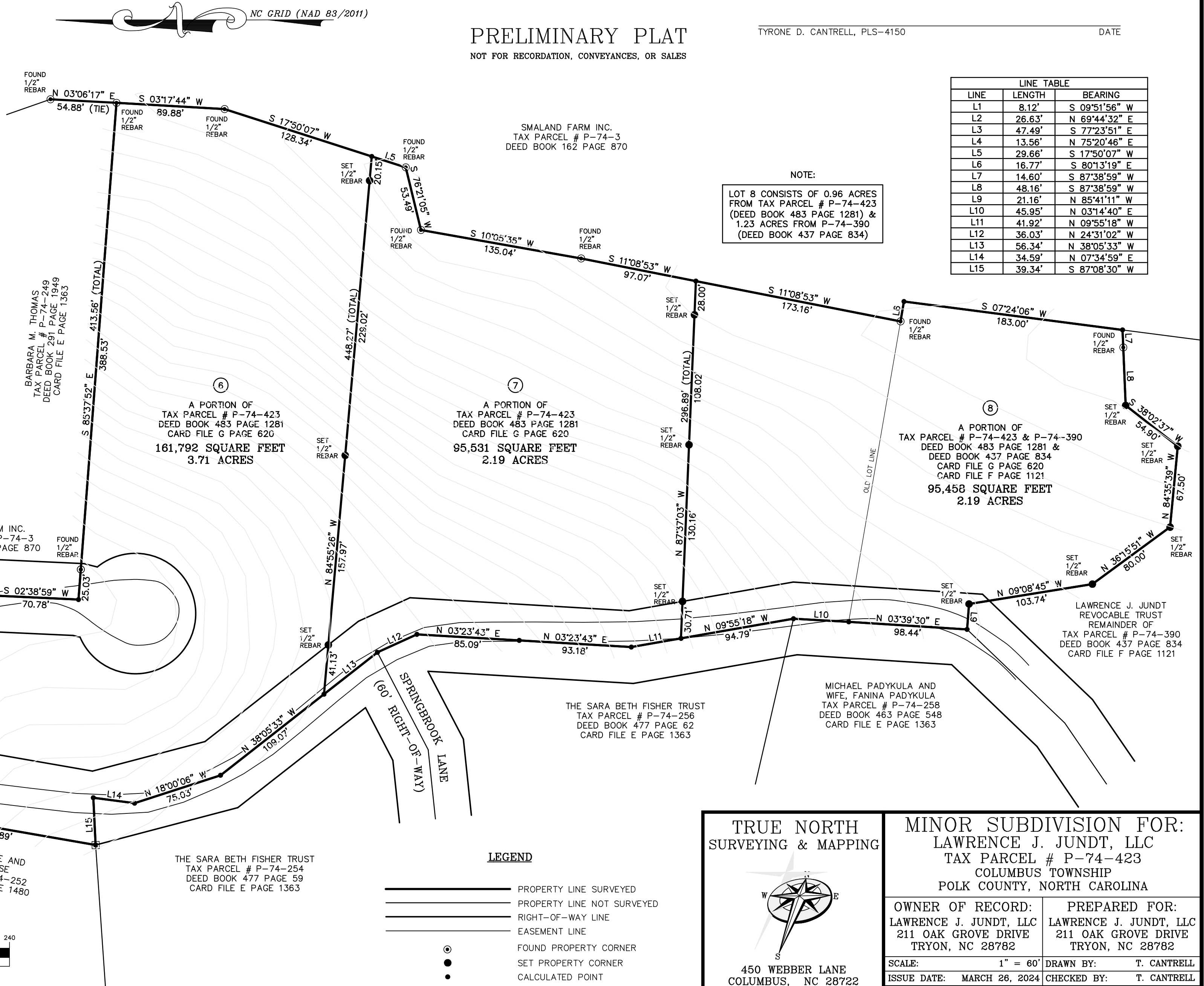
I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL ROADS AND OTHER EASEMENTS TO PUBLIC USE, WHERE APPLICABLE.

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.

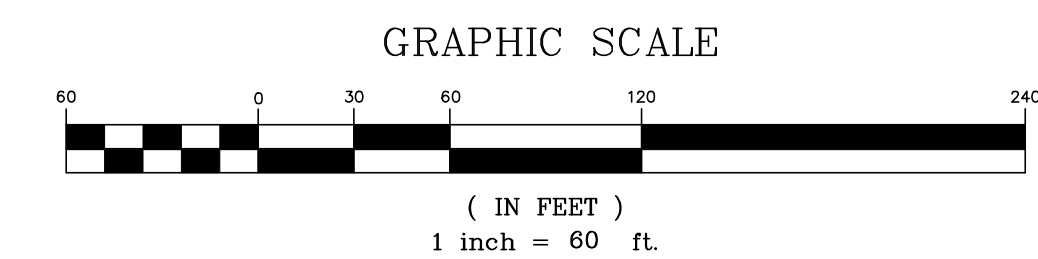
**PRELIMINARY PLAT**  
NOT FOR RECORDATION, CONVEYANCES, OR SALES



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



- 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:	