

13700 JONATHAN`S RIDGE RD

19519210

6/13/2007

duponbj

Groundwater and Wastewater Services File Imaging Project
May 2007
Barcode Font = IDAutomationHC39M

FEE: _____
DATE: _____

AUTHORIZATION FOR WASTEWATER SYSTEM CONSTRUCTION
VOID SIXTY (60) MONTHS FROM DATE OF ISSUANCE

ACS

PERMIT NUMBER: 6254A
PARCEL NUMBER: 195-192-10

JOB LOCATION ADDRESS: 13700 Jonathan's Ridge Road
PROPERTY OWNER: _____
BUILDING CONTRACTOR: _____
SUBDIVISION NAME: Jonathan's Landing, Lot 24
AUTHORIZATION ISSUED BY: J. Andrew Walker DATE: 09/15/05

DENR AUTHORIZED AGENT

AUTHORIZATION CONDITIONS

1. WASTEWATER SYSTEM CONSTRUCTION AND INSTALLATION MUST MEET ALL CONDITIONS AND SPECIFICATIONS AS SET FORTH IN IMPROVEMENT PERMIT NUMBER 6254A, AND THE ATTACHED SITE PLAN WITH SYSTEM DETAILS. CONSTRUCTION AND INSTALLATION MUST ALSO MEET ALL REQUIREMENTS SET FORTH IN THE RULES GOVERNING SANITARY SEWAGE COLLECTION, TREATMENT, AND DISPOSAL AND ANY OTHER APPLICABLE RULES AND LAWS.

2. AN INSTALLATION, CONSTRUCTION, ALTERATION AND/OR REPAIR APPROVAL MUST BE SECURED PRIOR TO INSTALLATION OF THE SEPTIC TANK SYSTEM. THE INSTALLER OF THE SYSTEM SHALL BE A REGISTERED SEPTIC TANK CONTRACTOR WITH THE MECKLENBURG COUNTY HEALTH DEPARTMENT.

3. ANY ALTERATION IN SITE OR SOIL CONDITIONS (INCLUDING LOCATION OF STRUCTURES AND APPURTENANCES) OR MODIFICATION IN USE, DESIGN WASTEWATER FLOW, OR WASTEWATER CHARACTERISTICS AS SPECIFIED IN THE ASSOCIATED IMPROVEMENT PERMIT AND APPLICATION, MAY SUBJECT THIS AUTHORIZATION AND ASSOCIATED PERMIT(S) TO REVOCATION.

4. OTHER CONDITIONS: _____
   _____
   _____
   _____
   _____

OWNER CERTIFICATION

I CERTIFY THAT THERE HAVE BEEN NO ALTERATIONS IN SITE OR SOIL CONDITIONS OR MODIFICATIONS TO FACILITY, WASTEWATER FLOW, OR WASTEWATER CHARACTERISTICS FROM THOSE SPECIFIED IN THE ORIGINAL APPLICATION OR ASSOCIATED IMPROVEMENT PERMIT UNLESS AUTHORIZED IN WRITING BY THE MECKLENBURG COUNTY HEALTH DEPARTMENT. I ALSO UNDERSTAND THAT ANY SUCH ALTERATIONS, MODIFICATIONS, OR FALSE INFORMATION ARE GROUNDS FOR REVOCATION OF PERMITSAND AUTHORIZATION TO CONSTRUCT.

_____ _____
SIGNATURE OF OWNER/OWNER'S REPRESENTATIVE DATE

Need signatures
need fees

PROPOSED PLOT PLAN

HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
700 NORTH TRYON ST., SUITE 211
CHARLOTTE, NC 28202
PHONE (704) 336-5103

FILE: 6254A

TC: 195 - 192 - 10

Draw in and name all roads adjoining the property. Draw in and accurately dimension the lot concerned. Accurately indicate property boundaries proposed and/or existing structures and driveways, underground utilities, and wells and springs within 100 feet of the proposed building or drainfield.

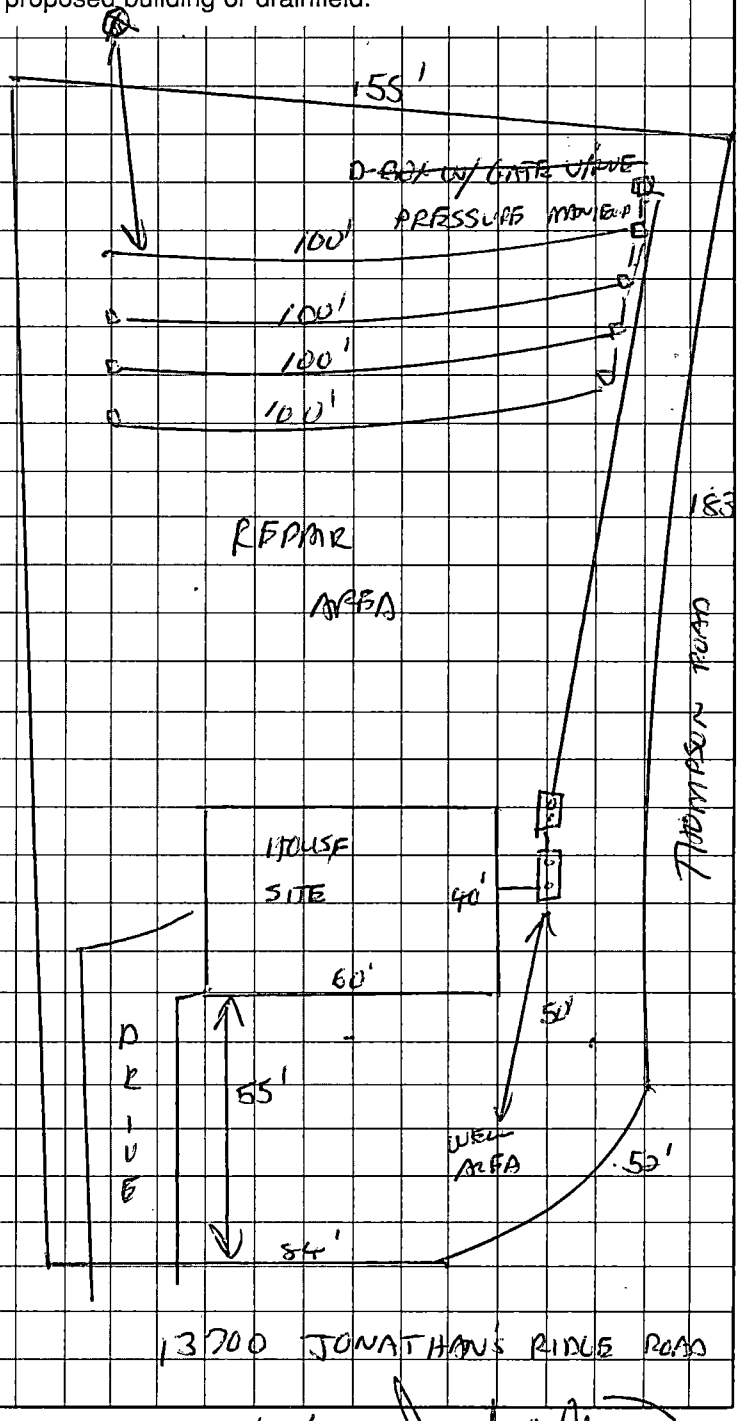
PERMIT FOR
13700 JONATHAN'S RIDGE ROAD
JONATHANS LANDING, LOT 24

SCALE 1" = 40'

(1) LOCATE ALL WELLS AT LEAST 50' FROM ALL SEPTIC TANK SYSTEMS

(2) THIS IS A TYPE III - B, G, INNOVATIVE INSTALLATION THAT ALLOWS AN EFFLUENT PUMP AND 25% REDUCTION IN TOTAL LINEAR DRAINLINE. THIS IS REQUIRED BY STATE LAW TO BE INSPECTED AT LEAST ONCE EVERY FIVE YEARS, WITH THE OWNER RESPONSIBLE FOR ANY FEES, AS SET BY THE MECK. COUNTY BOARD OF COMMISSIONERS.

(3) USE A PRESSURE MANIFOLD FOR A SP DISTRIBUTION DEVICE.



13700 JONATHANS RIDGE ROAD

APPROVAL DATE 9/16/05

OWNER/AGENT SIGNATURE

DATE

White - Health Department's Copy Canary - E.H.S. Copy Pink - Owner's Copy

CONDITIONS OF IMPROVEMENT PERMIT / CONSTRUCTION AUTHORIZATON

Permit Number: **6254A** Tax Number: **195-192-10**

- The IMPROVEMENT PERMIT is subject to revocation if site plans or the intended use change. There is to be **NO** grading, filling, or disturbance of the soil in the area of the septic tank system or repair area.
- CONSTRUCTION AUTHORIZATION must be obtained prior to receiving a Building Permit. The Construction Authorization is **NOT** transferable. Do not clear, grade, fill or disturb soil prior to obtaining a Construction Authorization.
- Domestic-type wastewater only. No industrial process wastewater may be discharged into the system.

Basement: ☐ Yes ☒ No ☐ Partial Basement

Primary Wastewater System

Type: ☐ I ☐ II ☒ III ☐ IV ☐ V ☐ VI

☐ Conventional
☐ Prefabricated, permeable block panel system
☐ Shallow Placed Conventional
☐ Low Pressure Pipe
☐ Large Diameter Pipe
☐ Fill
☐ Other
☒ Innovative or Experimental:

.3 Long-term acceptance rate (GPD/ft^2)	480 Max gallons/day wastewater flow	1600 Absorption Area (ft^2)	9 Trench spacing (min. on centers) (ft)
Serviced by private well: ☒ Yes ☐ No	1500 Gallon septic tank	400 Total trench length (ft)	30 Maximum trench depth (in) (At least 12" of provisionally suitable soil must remain between trench bottom and unsuitable soil conditions.)
4 Bedrooms in residence	1000 Gallon pump tank	na Depth of stone (in)	

Any surface water present: Type: Minimum separation distance (ft):

Additional conditions: **Use a pressure manifold for a distribution device**

Repair Area System

Type: ☐ I ☐ II ☒ III ☐ IV ☐ V ☐ VI

☐ Conventional
☐ Prefabricated, permeable block panel system
☐ Shallow Placed Conventional
☐ Low Pressure Pipe
☐ Large Diameter Pipe
☐ Fill
☐ Other
☒ Innovative or Experimental:

1600 Absorption Area (ft^2) 400 Total trench length (ft)	na Depth of stone (in)	9 Trench spacing (min. on centers) (ft)	30 Maximum trench depth (in)

The undersigned, an authorized agent of the MECKLENBURG COUNTY HEALTH DEPARTMENT, certifies that the Department has approved the Request for the Job Location contained in this document. The approval is granted in accordance with the provisions of Laws and Rules For Sewage Treatment, and Disposal Systems in effect at the time of issuance of the permit and is subject to the following provisions:

*** No work shall be conducted on the septic tank system until an Installation, Construction, Alteration and/or Repair Approval is granted by this Department.

*** This Improvement permit is transferable.

DENR Authorized Agent Date

MECKLENBURG COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
700 N. TRYON ST., SUITE 211
CHARLOTTE, NC 28202
PHONE: (704) 336-5103
FAX: (704) 336-6894

Owner/Agent Signature Date

NC DENR
DIVISION OF ENVIRONMENTAL HEALTH
ON-SITE WASTEWATER SECTION

Department of Environment, Health, and Natural Resources
Division of Environmental Health
On-site Wastewater Section

Sheet: 1 of 2
Property ID # 195-192-10
Lot #: 24
File #: 6254A
Code: 1

ACS

SOIL/SITE EVALUATION for ON-SITE WASTEWATER SYSTEM

Owner: Jonathan Landing Development
Applicant: Nadia Boldt
Address: Two 1st Union Center, #1500, Charlotte, N. C. 28282
Date Evaluated: 8/15/2005
Proposed Facility: Residence
Design Flow (.1949): 480gpd
Property Size: Approx. 8a
Location of Site: 13700 Jonathan's Ridge Road
Property Recorded:
Water Supply: [ ] Public [x] Individual [x] Well [ ] Spring [ ] Other
Evaluation Method: [x] Auger Boring [ ] Pit [ ] Cut
Type of Wastewater: [x] 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 (IN.)	.1956 Sapro Class	.1944 Restr Horiz	Profile Class & LTAR
1	LS, 10	0-9	GR/CL	FR/SEXP/SS/SP	>48" TO SOIL WETNESS	48+	N/A	NONE	PS, IV
		9-48	SBK/C	FI/SEXP/S/P					.3GPD/FT^2
2	LS, 6	0-6	GR/CL	FR/SEXP/SS/SP	"	"	"	"	"
		6-48	SBK/C	FI/SEXP/S/P					

Description	Initial System	Repair System
Available Space (.1945)	PS	PS
System Type(s)		
Site LTAR	.3GPD/FT^2	.3GPD/FT^2

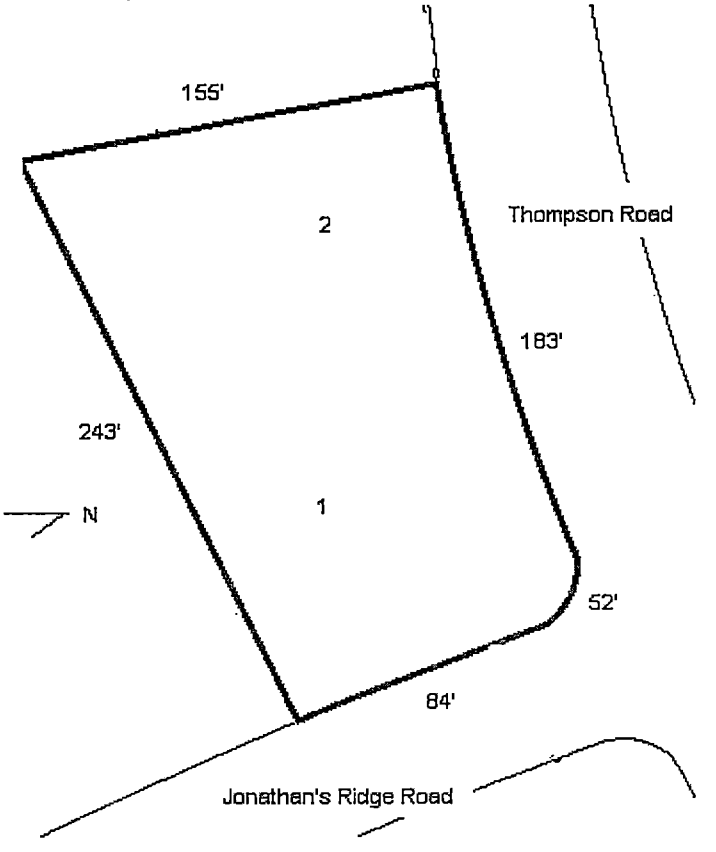
Other Factors (.1946):
Site Classification (.1948): PROVISIONALLY SUITABLE
Evaluated By: W. R. Marlin, LSS, 8/16/2005, W. R. Marlin
Others Present:

COMMENTS:
100% repair

Landscape Position	Group	Texture	.1955 LTAR	Structure
R-Ridge	I	S-Sand	1.2 - 0.8	SG-Single Grain
SS-Shoulder Slope		LS-Loamy Sand		M-Massive
LS-Linear Slope				CR-Crumb
FS-Food Slope	II	SL-Sandy Loam	0.8 - 0.6	GR-Granular
NS-Nose Slope		L-Loam		SBK-Subangular Blocky
HS-Head Slope				ABK-Angular Blocky
CC-Concave Slope	III	SI-Silt	0.6 - 0.3	PL-Platy
CV-Convex Slope		SICL-Silty Clay Loam		PR-Prismatic
T-Terrace		CL-Clay Loam		
FP-Flood Plain		SCL-Sandy Clay Loam		
	IV	SC-Sandy Clay	0.4 - 0.1	
		SIC-Silty Clay		
		C-Clay		

Consistence Moist	Consistence Wet	Mineralogy
VFR-Very Friable	NS-Non-Sticky	SEXP-Slightly Expansive
FR-Friable	SS-Slightly Sticky	EXP-Expansive
FI-Firm	S-Sticky	
VFI-Very Firm	VS-Very Sticky	
EFI-Extremely Firm	NP-Non-Plastic	
	SP-Slightly Plastic	
	P-Plastic	
	VP-Very Plastic	

Sketch of Soil Evaluation Locations



SEPTIC FEE: 200.00
DATE: 8/9/05
CRT [ ] JRA Check # 2325

PERMIT APPLICATION FOR A RESIDENTIAL SITE IMPROVEMENT PERMIT / CONSTRUCTION AUTHORIZATION FOR ON-SITE WASTEWATER SYSTEM NEW WELL INSTALLATION OR REPAIR OF EXISTING WELL MECKLENBURG COUNTY GROUNDWATER & WASTEWATER SERVICES

FILE # 6254A

WELL FEE: _____
DATE: _____
CRT [ ]

SEPTIC / TYPE APPLICATION: ☐ NONE ☒ NEW SYSTEM ☐ ALTERATION ☐ REPAIR ☐ MODIFY PLOT PLAN

WELL / TYPE APPLICATION: ☒ NONE ☐ NEW WELL ☐ MAJOR REPAIR ☐ ABANDONMENT

JOB LOCATION INFORMATION:

TAX/PARCEL #: 19519210
STREET ADDRESS: 13700 Jonathan's Ridge Rd
CITY: Mint Hill
STATE: NC **ZIP:** 28227
SUBDIVISION OR MOBILE HOME PARK NAME:
LOT #: 24
TOWNSHIP:

☐ 0-MECKLENBURG ☐ 4-PINEVILLE
☐ 1-CHARLOTTE ☐ 5-MATTHEWS
☐ 2-DAVIDSON ☐ 6-HUNTERSVILLE
☐ 3-CORNELIUS ☒ 7-MINT HILL

BUILDING INFORMATION:

TYPE OF BUILDING:

☐ SINGLE MOBILE HOME (S) ☐ MODULAR HOME (M)
☐ DOUBLE WIDE (D) ☐ MULTIPLE FAMILY (U)
☒ HOUSE (H) ☐ OTHER

HEATED SQUARE FOOTAGE: min 2200
NUMBER OF BEDROOMS: 4
NUMBER OF OCCUPANTS: 5

FOUNDATION FOR RESIDENCE:

☐ CONCRETE SLAB ☐ BASEMENT WITH PLUMBING
☒ CRAWLSPACE ☐ BASEMENT WITH NO PLUMBING

IF PLANNING TO EXPAND/ALTER THE EXISTING SYSTEM INDICATE THE FOLLOWING CHANGES:

NUMBER OF BEDROOMS TO BE ADDED: NUMBER OF ADDITIONAL OCCUPANTS IN THE RESIDENCE:

WILL THERE BE A HOME BUSINESS IN THE RESIDENCE? ☐ YES ☐ NO TYPE:

WATER SUPPLY:

☐ MUNICIPAL (M) ☐ PUBLIC (C) ☒ PRIVATE WELL (P) ☐ SHARED WELL (S) ☐ OTHER 'SPRINGS' (O)

PROPOSED USE OF WELL: ☐ N/A ☐ IRRIGATION ☐ POTABLE ☐ GEOTHERMAL ☐ OTHER

ARE ANY OF THE FOLLOWING LOCATED ON THE PROPERTY? IF SO, PLEASE SHOW LOCATION ON SITE PLAN/PLAT.

BURIED CABLES, LANDFILLS, STUMPHOLES	☐ YES	☒ NO	WELLS, SPRINGS, OR WATER LINES	☐ YES	☒ NO
EXISTING WASTEWATER SYSTEMS	☐ YES	☒ NO	DESIGNATED WETLANDS	☐ YES	☒ NO
EASEMENTS OR RIGHT-OF-WAYS	☐ YES	☒ NO	GRADING/SOIL REMOVAL PERFORMED	☐ YES	☒ NO

PROPERTY OWNER:

NAME: Jonathan Landing Dev.
ADDRESS:
CITY:
STATE: ZIP:
HOME PHONE: WORK PHONE:
MOBILE PHONE: FAX:

~~LEGAL~~ AGENT FOR PROPERTY OWNER, IF APPLICABLE:

NAME: NADIA BOLDT, RE/MAX Executi
ADDRESS: 6842 Morrison Blvd.,
CITY: Charlotte
STATE: NC ZIP: 28211
HOME PHONE: WORK PHONE:
MOBILE PHONE: 704-560-6460 FAX: 704-362-5524

WHAT DATE WAS THE PROPERTY ORIGINALLY DEEDED AND RECORDED?

WHAT IS THE ANTICIPATED CLOSING DATE FOR THIS PROPERTY?

*An Improvement Permit is subject to suspension or revocation if site plans or the intended use change or if information submitted in this application is falsified or changed. The undersigned, owner, or legal agent for the owner, of the property described above as the "Job Location" has read the foregoing application, acknowledges that the contents of same are true, and authorizes the Mecklenburg County Health Department to enter onto the property for the purpose of processing this request.

Boldt 08-09-05
~~Owner's~~/Agent's Signature Date

NORTH CAROLINA DEPARTMENT OF
ENVIRONMENT & NATURAL RESOURCES DIVISION
OF ENVIRONMENTAL HEALTH ON-SITE
WASTEWATER SECTION

*A Well Permit is subject to suspension or revocation if site plans or the intended use change or if information submitted in this application is falsified or changed. The undersigned, owner, or legal agent for the owner, of the property described above as the "Job Location" has read the foregoing application, acknowledges that the contents of same are true, and authorizes the Mecklenburg County Health Department to enter onto the property for the purpose of processing this request.

Boldt 08-09-05
~~Owner's~~/Agent's Signature Date

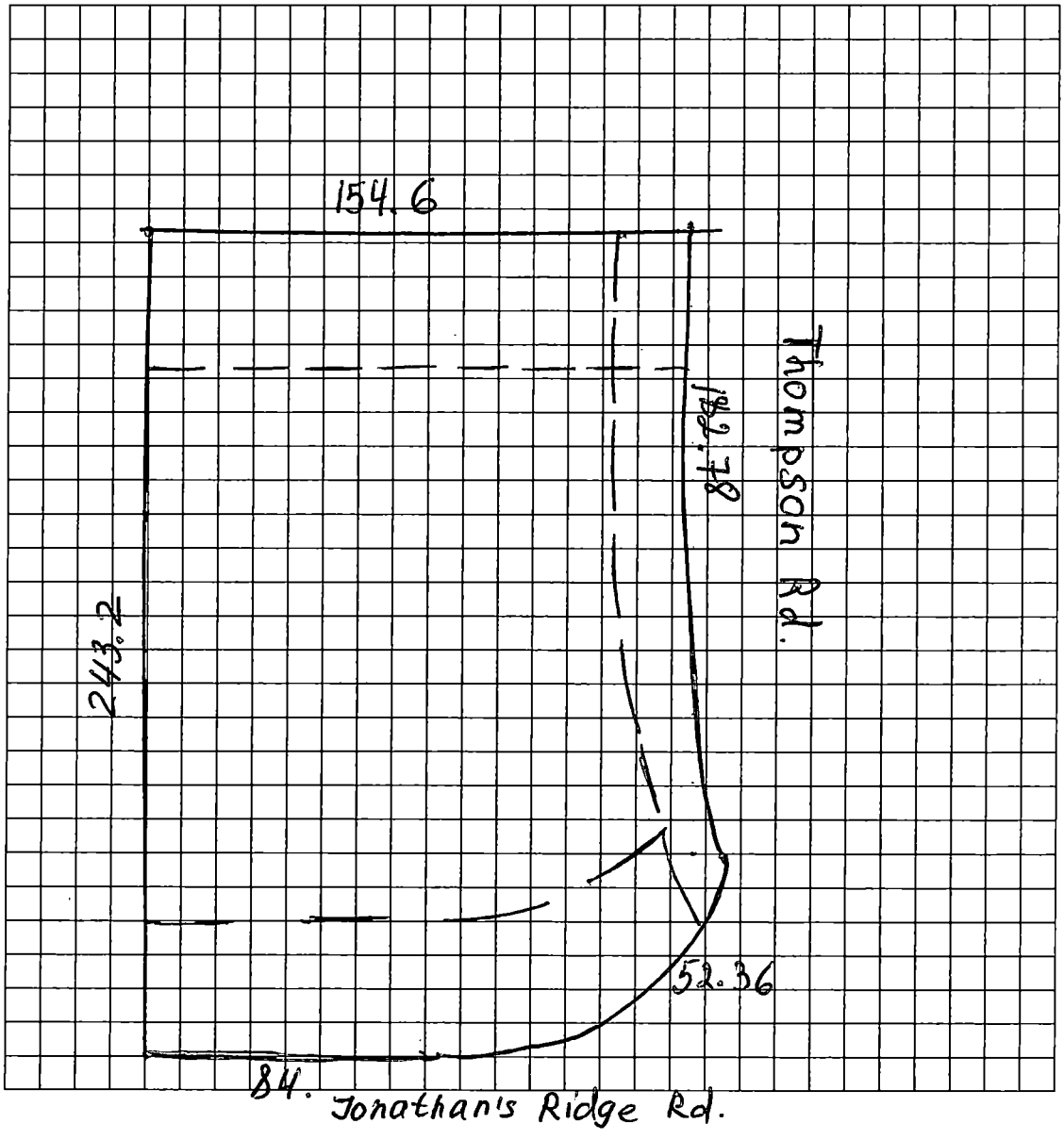
MECKLENBURG COUNTY HEALTH DEPARTMENT
GROUNDWATER & WASTEWATER SERVICES
700 N. TRYON ST., SUITE 211
CHARLOTTE, NC 28202 704-336-5103 / FAX: 704-336-6894

Mecklenburg County
Land Use & Environmental Service Agency
Groundwater & Wastewater Services
700 N. Tryon St., Suite 211
Charlotte, NC 28202
Phone: (704) 336-5103
Fax: (704) 336-6894

File # 6254A
Date_____

PROPOSED PLOT PLAN

A map showing existing and proposed property lines and easements with dimensions, the location of the single family residence, non-single family residence, or other facility, and appurtenances, the site for the proposed well, and the location of existing or proposed sewer lines and/or sewage disposal systems, surface water bodies, aboveground or underground storage tanks. Name all roads adjoining the property. If this a repair indicate the type of repair.



Owner/Agent Signature
Date

LBC 12/15/04

State of North Carolina, County of Mecklenburg
I, Anne A. Powers, Register of Deeds for Mecklenburg County and State, hereby certify that the foregoing is a true copy of Map as the same is found in the Office of the Register of Deeds for Mecklenburg County, North Carolina, in Book 23 Page 332
Witness my hand and official seal, this the 14th day of Sept. 19 89
Anne Powers, Register of Deeds
By: Elizabeth W. Pillot Deputy

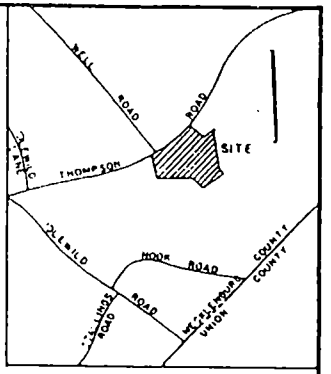
State of North Carolina, County of Mecklenburg
The foregoing certificate(s) of Matthew M Cunningham
a Notary(s) (Ies) Public (is) (are) certified to be correct.
This the 14th day of September 19 89
Anne Powers, Register of Deeds
By: Elizabeth W. Pillot Deputy

RECORDED MAP BOOK 23, PAGE 332 ON 9-14-89

PRESENTED FOR REGISTRATION
09 SEP 14 AM 9:27

BASIS OF BEARING IS A MAP ENTITLED "MAP SHOWING SUBDIVISION OF THE ESTATE OF LUKE BOST", PREPARED BY A.E. BOST, C.E. JULY 5, 1949, RECORDED MAP BK 6 PG 245

LINE	BEARING	DISTANCE
L1	S 85°48'39" E	47.66
L2	S 25°48'39" E	16.00
L3	S 64°12'00" W	71.38
L4	N 64°12'00" E	71.38
L5	S 25°48'39" E	16.00
L6	N 83°48'39" W	32.86



VICINITY MAP NTS

MAG NORTH MB 6 PG 245

ANNE A. POWERS REGISTER OF DEEDS MECKLENBURG COUNTY, N.C.

THE UNDERSIGNED SURVEYOR, BEING DULY SWORN, DEPOSES AND SAYS THAT THE PLAT UPON WHICH THIS CERTIFICATE APPEARS IS IN ALL RESPECTS CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND WAS PREPARED FROM AN ACTUAL SURVEY MADE BY HIM (OR UNDER HIS SUPERVISION) ON THE 12th DAY OF APRIL 1989, WITH A CLOSURE OF 1:35,000 AND AN ANGULAR CLOSURE OF 1000" PER ANGLE. IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

Gaylon C. Kelly
GAYLON L. KELLY, R.L.S. L-2863

I, MATTHEW M. CUNNINGHAM A NOTARY PUBLIC IN AND FOR THE COUNTY OF ROWAN, STATE OF NORTH CAROLINA, HEREBY CERTIFY THAT GAYLON L. KELLY, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY & ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND SEAL THIS 14 DAY OF August 1989
MY COMMISSION EXPIRES 9-9-93
Matthew M. Cunningham
NOTARY PUBLIC

NOTES
1. ZONED R-15, 80' MIN LOT WIDTH, 35' FRONT SETBACK, 50' REAR YARD SETBACK, 10' SIDE YARD SETBACK
2. NO VEHICULAR ACCESS TO THOMPSON ROAD FROM LOTS 1, 33, 24, AND 23 WILL BE PERMITTED
3. IRONS SET AT ALL CORNERS UNLESS OTHERWISE SHOWN

CM= CONCRETE MONUMENT

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD/BRG
C1	25.00	96°08'00"	54.98	35.00	48.50	S 48°48'00" E
C2	530.44	10°06'01"	93.18	47.07	94.97	S 86°51'01" E
C3	530.44	11°52'59"	112.84	56.22	111.84	S 19°51'01" E
C4	25.00	90°00'00"	31.42	20.00	28.28	S 18°12'00" W
C5	25.00	49°56'41"	21.81	11.64	21.13	S 89°11'51" W
C6	45.00	82°02'18"	64.43	37.86	46.38	S 83°10'36" W
C7	45.00	63°37'01"	49.96	27.91	47.44	S 28°21'01" E
C8	45.00	78°34'29"	62.71	37.65	57.96	S 31°22'44" E
C9	45.00	74°29'43"	58.51	34.22	54.47	N 51°27'18" E
C10	25.00	49°56'41"	21.81	11.66	21.13	N 39°12'09" E
C11	25.00	84°08'00"	31.42	20.00	28.28	S 78°48'00" E
C12	499.84	11°16'58"	98.43	49.36	98.27	S 31°26'29" E
C13	499.84	14°12'38"	123.95	62.38	123.63	S 44°11'11" E
C14	498.84	81°38'37"	13.16	6.58	13.16	S 52°02'44" E
C15	848.83	82°54'18"	42.98	21.45	42.89	S 34°15'09" E
C16	848.83	10°51'22"	160.38	80.39	160.06	S 51°07'59" E
C17	20.00	89°12'00"	31.14	19.72	28.09	S 21°37'48" E
C18	547.37	18°11'02"	104.18	52.53	104.04	S 17°32'48" W
C19	547.37	11°42'44"	121.76	61.09	121.55	S 04°36'54" W
C20	547.37	09°22'53"	87.81	43.81	87.72	S 03°54'52" E
C21	547.36	01°44'12"	16.58	8.30	16.58	N 07°44'12" W
C22	543.36	17°58'15"	171.88	86.55	170.98	N 02°07'02" E
C23	547.36	16°05'54"	153.78	77.48	153.28	N 19°09'05" E
C24	185.83	07°48'24"	24.78	12.41	24.76	N 23°31'48" E
C25	185.83	24°09'48"	78.83	39.81	77.46	N 07°26'43" E
C26	185.83	18°14'36"	66.38	38.45	66.18	N 13°58'54" W
C27	185.83	13°30'18"	43.81	21.85	43.71	N 28°52'51" W
C28	812.44	04°07'19"	64.56	32.28	64.53	N 34°48'21" W
C29	812.44	07°38'34"	118.68	59.53	118.56	N 28°58'15" W
C30	812.44	01°45'18"	27.84	13.87	27.84	N 24°21'18" W
C31	20.00	87°00'56"	45.56	28.49	41.32	N 30°08'57" E
C32	25.00	85°42'26"	52.56	32.47	47.81	S 68°19'45" E
C33	862.44	01°37'17"	27.78	13.89	27.78	S 24°17'15" E
C34	862.44	06°51'07"	115.18	57.62	115.82	S 28°21'21" E
C35	862.44	04°58'55"	81.45	48.75	81.43	S 34°22'23" E
C36	120.83	64°48'00"	136.83	84.36	143.11	S 84°48'00" E
C37	20.00	90°00'00"	31.42	20.00	28.28	S 73°12'00" W
C38	796.83	08°28'42"	115.84	58.07	115.84	N 62°34'44" W
C39	796.83	05°36'23"	77.98	38.98	77.86	N 55°36'11" W
C40	446.84	18°36'41"	146.12	73.71	145.48	N 43°29'48" W
C41	446.84	06°32'19"	51.04	22.99	65.00	N 29°56'48" W
C42	446.46	17°54'38"	153.58	77.39	152.87	N 16°48'36" W
C43	498.44	4°04'52"	34.44	17.23	34.43	N 05°46'26" W
C44	30.00	90°00'00"	47.12	30.00	42.43	N 41°12'00" E
C45	877.36	03°24'43"	52.78	26.40	52.77	N 64°28'36" E
C46	877.36	11°56'10"	182.78	91.72	182.43	N 76°47'07" E
C47	877.36	04°00'28"	30.73	15.37	30.73	N 82°34'14" E

THOMPSON ROAD

EMILY M. TRUESDALE DB 3982 PG 806

BARNEY A. STILWELL & WIFE RUTH B. STILWELL DB. 1387 PG 101

SHERRILL B. BIGGERS & WIFE ELEANOR BIGGERS

T.C. COOPER JAMES DB 4206 PG. 200

BARNEY A. STILWELL & WIFE RUTH B. STILWELL DB 1070 PG 256

PEBWORTH COURT
HOLGATE HILL DRIVE
JONATHAN'S RIDGE ROAD
JONATHAN'S RIDGE ROAD

LOT	AREA
1	33,082.16 SF
2	35,092.79 SF
3	41,996.38 SF
4	34,180.41 SF
5	28,782.20 SF
6	32,501.64 SF
7	27,356.71 SF
8	36,437.82 SF
9	41,107.54 SF
10	35,173.19 SF
11	35,109.65 SF
12	37,402.02 SF
13	36,917.80 SF
14	38,212.24 SF
15	35,154.49 SF
16	38,047.08 SF
17	36,372.39 SF
18	46,804.03 SF
19	40,270.27 SF
20	31,363.88 SF
21	27,154.74 SF
22	28,500.43 SF
23	33,363.42 SF
24	29,644.39 SF
25	29,453.24 SF
26	28,317.11 SF
27	30,668.62 SF
28	31,729.16 SF
29	33,144.33 SF
30	37,524.08 SF
31	33,232.21 SF
32	29,815.70 SF
33	25,541.92 SF

SCALE 1" = 100'
100 50 0 100 200 300

GIFFORD NIELSON ASSOCIATES, INC.

MAP 1
JONATHAN'S LANDING
DEVELOPED BY
JONATHAN'S LANDING DEVELOPMENT
A NORTH CAROLINA GENERAL PARTNERSHIP
CLEAR CREEK TOWNSHIP
MECKLENBURG COUNTY
NORTH CAROLINA

VACANT LOT OFFER TO PURCHASE AND CONTRACT

NOTE: This contract is intended for use only for lots which have been developed pursuant to a Subdivision Ordinance adopted by a City or County and for which a plat has been recorded in the Office of the Register of Deeds in the county in which the property is located. If Seller is Buyer's builder and the sale involves the construction of a new single family dwelling prior to closing, use the standard Offer to Purchase and Contract (Form 2) with the New Construction Addendum (Form 2A3).

Grigoriy Godnyuk and Raisa Godnyuk, as Buyer,
Jonathans Landing Dev, as Seller,
hereby offers to purchase and upon acceptance of said offer, agrees to sell and convey, all of that plot, piece or parcel of land described below (hereafter referred to as the "Property"), upon the following terms and conditions:

1. REAL PROPERTY: Located in the City of Mint Hill,
County of Mecklenburg State of North Carolina, being known as and more particularly described as:
Street Address 13900 Jonathans Ridge Rd., 13700 Zip 28227
Subdivision Name Jonathans Landing
Plat Reference: Lot 24, Block or Section map 23 as shown on
Plat Book or Slide — at Page(s) 332 (Property acquired by Seller in Deed Book 06001 at Page 348).

1PT RG GG 07-29-05

NOTE: Prior to signing this Vacant Lot Offer to Purchase and Contract, Buyer is advised to review Restrictive Covenants, if any, which may limit the use of the Property, and to read the Declaration of Restrictive Covenants, By-Laws, Articles of Incorporation, Rules and Regulations, and other governing documents of the owners' association and/or the subdivision, if applicable.

2. PURCHASE PRICE: The purchase price is $ 69,900.00 and shall be paid as follows:
(a) $ 500.00, EARNEST MONEY DEPOSIT with this offer by ☐ cash ☑ personal check ☐ bank check ☐ certified check ☐ other: none to be deposited and held in escrow by RE/MAX Executive Realty ("Escrow Agent") until the sale is closed, at which time it will be credited to Buyer, or until this contract is otherwise terminated. In the event: (1) this offer is not accepted; or (2) any of the conditions hereto are not satisfied, then all earnest monies shall be returned to Buyer. In the event of breach of this contract by Seller, upon Buyer's request, all earnest monies shall be returned to Buyer, but such return shall not affect any other remedies available to Buyer for such breach. In the event this offer is accepted and Buyer breaches this contract, then all earnest monies shall be forfeited upon Seller's request, but receipt of such forfeited earnest monies shall not affect any other remedies available to Seller for such breach.
NOTE: In the event of a dispute between Seller and Buyer over the return or forfeiture of earnest money held in escrow by a broker, the broker is required by state law to retain said earnest money in the broker's trust or escrow account until a written release from the parties consenting to its disposition has been obtained or until disbursement is ordered by a court of competent jurisdiction.
(b) $ none, ADDITIONAL EARNEST MONEY DEPOSIT to be paid to Escrow Agent no later than ——, TIME BEING OF THE ESSENCE WITH REGARD TO SAID DATE.
(c) $ none, BY ASSUMPTION of the unpaid principal balance and all obligations of Seller on the existing loan(s) secured by a deed of trust on the Property in accordance with the attached Loan Assumption Addendum.
(d) $ none, BY SELLER FINANCING in accordance with the attached Seller Financing Addendum.
(e) $ 69,400.00, BALANCE of the purchase price in cash at Closing.

3. CONDITIONS: (State N/A in each blank that is not a condition to this contract.)
(a) Buyer must be able to obtain a ☐ Conventional ☑ Other: —— loan at a ☐ Fixed Rate ☐ Adjustable Rate in the principal amount of 80% for a term of — year(s), at an initial interest rate not to exceed market % per annum, with mortgage loan discount points not to exceed 0 % of the loan amount. Buyer shall apply for said loan within 3 days of the Effective Date of this contract, Buyer shall use Buyer's best efforts to secure the lender's customary loan commitment letter on or before 5 days before closing and to satisfy all terms and conditions of the loan commitment letter by Closing. After the above letter date, Seller may request in writing

This form jointly approved by:
North Carolina Bar Association
North Carolina Association of REALTORS®, Inc.
REALTOR®
EQUAL HOUSING OPPORTUNITY
STANDARD FORM 12 - T
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Buyer Initials RG GG Seller Initials ——

RE/MAX Executive Realty 6842 MORRISON BLVD STE 100, CHARLOTTE NC 28211
Phone: 7045407500 Fax: 7045437077 REMAX Executive Realty

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from Buyer a copy of the loan commitment letter. If Buyer fails to provide Seller a copy of the loan commitment letter or a written waiver of this loan condition within five days of receipt of Seller's request, Seller may terminate this contract by written notice to Buyer at any time thereafter, provided Seller has not then received a copy of the letter or the waiver.

(b) There must be no restriction, easement, zoning or other governmental regulation that would prevent the reasonable use of the Property for Single family residential with 4 bedrooms and 2 car gar purposes ("Intended Use").

(c) The Property must be in substantially the same or better condition at Closing as on the date of this offer, reasonable wear and tear excepted.

(d) All deeds of trust, liens and other charges against the Property, not assumed by Buyer, must be paid and satisfied by Seller prior to or at Closing such that cancellation may be promptly obtained following Closing. Seller shall remain obligated to obtain any such cancellations following Closing.

(e) Title must be delivered at Closing by GENERAL WARRANTY DEED unless otherwise stated herein, and must be fee simple marketable and insurable title, free of all encumbrances except: ad valorem taxes for the current year (prorated through the date of Closing); utility easements and unviolated restrictive covenants that do not materially affect the value of the Property; and such other encumbrances as may be assumed or specifically approved by Buyer. The Property must have legal access to a public right of way.

4. **SPECIAL ASSESSMENTS:** Seller warrants that there are no pending or confirmed governmental special assessments for sidewalk, paving, water, sewer, or other improvements on or adjoining the Property, and no pending or confirmed owners' association special assessments, except as follows: none

(Insert "None" or the identification of such assessments, if any.) Seller shall pay all owners' association assessments and all governmental assessments confirmed through the time of Closing, if any, and Buyer shall take title subject to all pending assessments, if any, unless otherwise agreed as follows: none

5. **PRORATIONS AND ADJUSTMENTS:** Unless otherwise provided, the following items shall be prorated and either adjusted between the parties or paid at Closing: (a) Ad valorem taxes on real property shall be prorated on a calendar year basis through the date of Closing; (b) All late listing penalties, if any, shall be paid by Seller; (c) Rents, if any, for the Property shall be prorated through the date of Closing; (d) Owners' association dues and other like charges shall be prorated through the date of Closing. Seller represents that the regular owners' association dues, if any, are $ none per _____.

6. **CLOSING EXPENSES:** Buyer shall be responsible for all costs with respect to any loan obtained by Buyer. Buyer shall pay for recording the deed and for preparation and recording of all instruments required to secure the balance of the purchase price unpaid at Closing. Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this agreement, and for excise tax (revenue stamps) required by law. If Seller is to pay any of Buyer's expenses associated with the purchase of the Property, the amount thereof shall be $ none, excluding any portion disapproved by Buyer's lender.

7. **EVIDENCE OF TITLE:** Seller agrees to use his best efforts to deliver to Buyer as soon as reasonably possible after the Effective Date of this contract, copies of all title information in possession of or available to Seller, including but not limited to: title insurance policies, attorney's opinions on title, surveys, covenants, deeds, notes and deeds of trust and easements relating to the Property. Seller authorizes (1) any attorney presently or previously representing Seller to release and disclose any title insurance policy in such attorney's file to Buyer and both Buyer's and Seller's agents and attorneys; and (2) the Property's title insurer or its agent to release and disclose all materials in the Property's title insurer's (or title insurer's agent's) file to Buyer and both Buyer's and Seller's agents and attorneys.

8. **LABOR AND MATERIAL:** Seller shall furnish at Closing an affidavit and indemnification agreement in form satisfactory to Buyer showing that all labor and materials, if any, furnished to the Property within 120 days prior to the date of Closing have been paid for and agreeing to indemnify Buyer against all loss from any cause or claim arising therefrom.

9. **CLOSING:** Closing shall be defined as the date and time of recording of the deed. All parties agree to execute any and all documents and papers necessary in connection with Closing and transfer of title on or before August 26, 2005, at a place designated by Buyer. The deed is to be made to Grigoriy Godnyuk & Larisa Godnyuk. **CLOSING SHALL CONSTITUTE ACCEPTANCE OF THE PROPERTY IN ITS THEN EXISTING CONDITION UNLESS PROVISION IS OTHERWISE MADE IN WRITING.**

10. **POSSESSION:** Unless otherwise provided herein, possession shall be delivered at Closing. No alterations, excavations, tree removal or other such activities may be done before possession is delivered.

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Buyer Initials RG GG Seller Initials

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11. SEWER SYSTEM (check only ONE):

☐ Buyer has investigated the costs and expenses to install the sewer system approved by the Improvement Permit attached hereto as Exhibit A and hereby approves and accepts said Improvement Permit.

☐ Seller represents that the system has been installed, which representation survives Closing, but makes no further representations as to the system. Buyer acknowledges receipt of the Improvement Permit attached hereto as Exhibit A. Buyer shall have the option of inspecting or obtaining, at Buyer's expense, inspection(s) to determine the condition of the system. If the system is not performing the function for which intended and is in need of immediate repair, Buyer may terminate this Contract and the Earnest Money Deposit shall be refunded to Buyer. Buyer waives this condition unless Buyer provides written notice to Seller by _____ that this condition cannot be satisfied, **time being of the essence.**

☑ This contract is contingent upon Buyer obtaining an Improvement Permit or written evaluation from the County Health Department ("County") for a (check only ONE) ☐ conventional or ☐ other required ground absorption sewage system for a 4 bedroom home. All costs and expenses of obtaining such Permit or written evaluation shall be borne by Buyer, except Seller, by no later than n/a, shall be responsible for clearing that portion of the Property required by the County to perform its tests and/or inspections. Buyer shall use Buyer's best efforts to obtain such Permit or written evaluation. If the ground absorption sewage system is not allowed, Buyer may terminate this contract and the Earnest Money Deposit shall be refunded to Buyer. Buyer waives this condition unless Buyer provides written notice to Seller by 21 day after acceptance that this condition cannot be satisfied, **time being of the essence.**

☐ Buyer has investigated and approved the availability, costs and expenses to connect to a ☐ public or ☐ community sewer system.

12. SOIL, WATER, UTILITIES AND ENVIRONMENTAL CONTINGENCY: This contract is contingent upon Buyer obtaining report(s) that (i) the soil is suitable for Buyer's Intended Use, (ii) utilities and water are available to the Property, (iii) there is no environmental contamination, law, rule or regulation that prohibits, restricts or limits Buyer's Intended Use, and (iv) there is no flood hazard that prohibits, restricts or limits Buyer's Intended Use (collectively the "Reports"). All costs and expenses of obtaining the Reports shall be borne by Buyer. Buyer shall use Buyer's best efforts to obtain such Reports. If the Reports cannot be obtained, Buyer may terminate this contract and the Earnest Money Deposit shall be refunded to Buyer. Buyer waives this condition unless Buyer provides written notice to Seller by 7 day after acceptance that this condition cannot be satisfied, **time being of the essence.**

13. RIGHT OF ENTRY, RESTORATION AND INDEMNITY: Buyer and Buyer's agents and contractors shall have the right to enter upon the Property for the purpose of appraising the Property, and performing the tests and inspections permitted in Sections 11, 12 and 13 of this contract. If Buyer terminates this contract as provided herein, Buyer shall, at Buyer's expense, restore the Property to substantially its pre-entry condition within thirty days of contract termination. Buyer will indemnify and hold Seller harmless from all loss, damage, claims, suits or costs, which shall arise out of any contract, agreement, or injury to any person or property as a result of any activities of Buyer and Buyer's agents and contractors relating to the Property. This indemnity shall survive this contract and any termination hereof. Notwithstanding the foregoing, Seller shall be responsible for any loss, damage, claim, suit or cost arising out of pre-existing conditions of the Property and/or out of Seller's negligence or willful acts or omissions.

14. OTHER PROVISIONS AND CONDITIONS: (ITEMIZE ALL ADDENDA TO THIS CONTRACT AND ATTACH HERETO.)
- Seller will provide restrictive covenants in 3 days after acceptance

15. RISK OF LOSS: The risk of loss or damage by fire or other casualty prior to Closing shall be upon Seller.

16. ASSIGNMENTS: This contract may not be assigned without the written consent of all parties, but if assigned by agreement, then this contract shall be binding on the assignee and his heirs and successors.

17. PARTIES: This contract shall be binding upon and shall inure to the benefit of the parties, i.e., Buyer and Seller and their heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.

18. SURVIVAL: If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the Closing, it shall survive the Closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.

19. ENTIRE AGREEMENT: This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein. All changes, additions or deletions hereto must be in writing and signed by all parties. Nothing contained herein shall alter any agreement between a REALTOR® or broker and Seller or Buyer as contained in any listing agreement, buyer agency agreement, or any other agency agreement between them.

FROM : REMAX#EXECUT PHONE NO. : 7043625524 Jul. 26 2005 04:52PM P5

20. NOTICE AND EXECUTION: Any notice or communication to be given to a party herein may be given to the party or to such party's agent. This offer shall become a binding contract (the "Effective Date") when signed by both Buyer and Seller and such signing is communicated to the offering party. This contract is executed under seal in signed multiple originals, all of which together constitute one and the same instrument, with a signed original being retained by each party and each REALTOR® or broker hereto, and the parties adopt the word "SEAL" beside their signatures below.

Buyer acknowledges having made an on-site personal examination of the Property prior to the making of this offer.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

Date: 07/26/05
Buyer _____ (SEAL)
Date: 07/26/05
Buyer Raisa Godnyuk (SEAL)

Date: 7/27/05
Seller _____ (SEAL)
Date: By: Attorney-in-Fact
Seller _____ (SEAL)

Escrow Agent acknowledges receipt of the earnest money and agrees to hold and disburse the same in accordance with the terms hereof.

Date 07-26-05 Firm: RE/MAX Executive Realty

By: _____ (Signature)

Selling Agent/Firm/Phone Nadia Boldt / RE/MAX Executive Realty / 704-560-6460
Acting as ☒ Buyer's Agent ☐ Seller's (sub)Agent ☐ Dual Agent

Listing Agent/Firm/Phone DAN McLEMORE / ALLEN TATE
Acting as ☒ Seller's (sub)Agent ☐ Dual Agent

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Mecklenburg County
Health Department

December 13th, 1989

Jonathan's Landing Development
2300 Two First Union Center
Charlotte, NC 28282

RE: Property located at Jonathan's Ridge Rd.
FILE: 6254A
PARCEL: 19510104

Dear Sir:

At your request, a field investigation was conducted on the property designated above for the purpose of determining site suitability for the installation of a ground absorption sewage disposal system. The property was found to contain a limited area of soils which were classified as PROVISIONALLY SUITABLE for such an installation. A copy of the Site Evaluation Report (Serial Number 16560) is enclosed for your information.

Should you desire to file for permission to install a ground absorption sewage disposal system, please submit an Application For An Improvement Permit with an ACCURATELY dimensioned plot plan detailing the location of current and/or proposed buildings, wells and sewage disposal systems to this office. The plan will be reviewed and if it is found that the area of provisionally suitable soils is adequate for the proposed construction, an Improvement Permit will be issued by this Department.

If I may be of assistance, please do not hesitate to contact me.

Very truly yours,

Gene Vaughan, R.S., Supervisor
On Premises Waste Disposal & Water Supply

Enclosure

Environmental Health Division
1200 Blythe Boulevard • Charlotte, North Carolina 28203 • (704) 376-4603

MECKLENBURG COUNTY HEALTH DEPARTMENT
SITE EVALUATION REPORT
SERIAL NUMBER 16560

File: 6254A Action 1

Parcel: 195-192-10 ☐ PC

Location: Jonathan's Ridge Rd.

Subdivision:

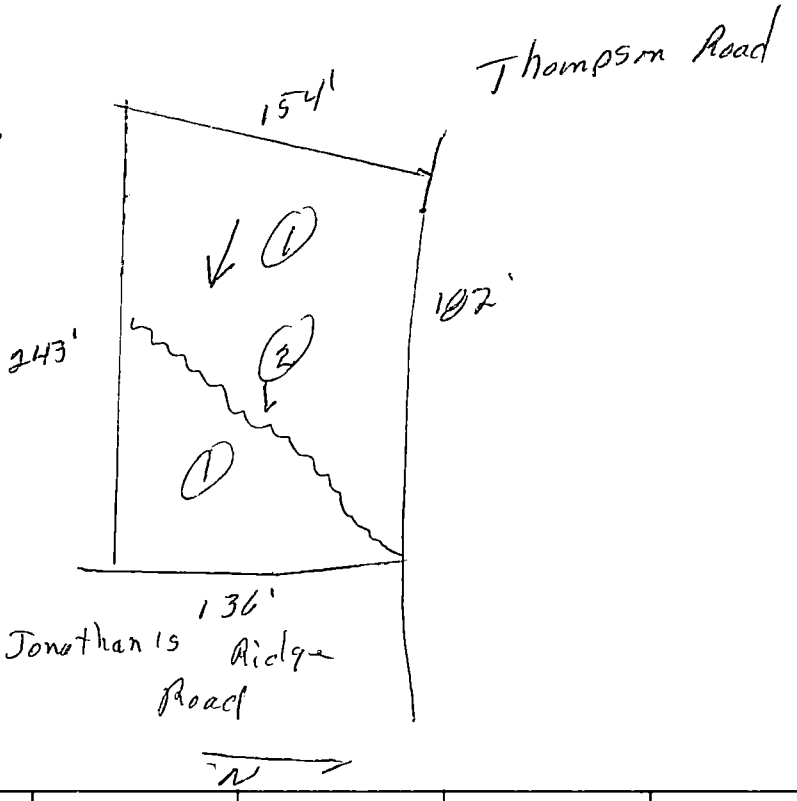
Lot: 24 Block: Acres: .7

Owner: Jonathan's Landing Development
Address: 2300 Two First Union Center
Charlotte, NC 28282

Comments: Surface & subsurface interceptor drains may be needed

Described by: William R. Meeks

Date: 12-13-89



***** EVALUATION KEY *****

S = Suitable U = Unsuitable
PS = Provisionally Suitable
The "Area Classification" below indicates the suitability of areas in the diagram.

FACTORS	AREA 1	AREA 2	AREA 3	AREA 4	AREA 5	AREA 6
Topography	(S) PS U 6-12%	S PS (U) old Terrace	S PS U	S PS U	S PS U	S PS U
Texture	S (PS) U clay	S PS U —	S PS U	S PS U	S PS U	S PS U
Structure	S (PS) U blocky	S PS U —	S PS U	S PS U	S PS U	S PS U
Drainage	(S) PS U >49" to water	S PS U —	S PS U	S PS U	S PS U	S PS U
Depth	S (PS) U 43-49"	S PS U —	S PS U	S PS U	S PS U	S PS U
Restrictive Horizons	S (PS) U >36"	S PS U —	S PS U	S PS U	S PS U	S PS U
Available Space	S (PS) U limited	S PS U —	S PS U	S PS U	S PS U	S PS U
Other (specify)	S PS U	S PS U	S PS U	S PS U	S PS U	S PS U
Soil Group/Series	IVA Cecil-Pacolet	Old Terrace				
Area Classification	S (PS) U	S PS (U)	S PS U	S PS U	S PS U	S PS U

APPLICATION FOR SOIL INVESTIGATION

See #6254A

HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION
1200 BLYTHE BOULEVARD
CHARLOTTE, NC 28203
PHONE (704) 376-4603

(OFFICE USE ONLY)

FILE: 6254A

TC: _____

☐ PC ☐ REPT

JOB LOCATION

① ADDRESS: 13700 Jonathan's Ridge Road

② SUBDIVISION: Jonathan's Landing ③ LOT: 24 ④ BLOCK: _____

⑤ PARCEL REFERENCE: BOOK NO.: PO 195 PAGE NO.: 101 PARCEL NO.: 03, 04 & 05

⑥ DEED REFERENCE: BOOK NO.: DB 6001 PAGE NO.: 348

OWNER

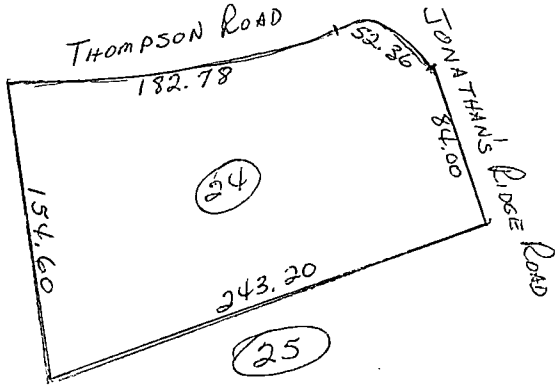
⑦ NAME: Jonathan's Landing Development, a North Carolina General Partnership
(FIRST) (MIDDLE) (LAST)

⑧ MAILING ADDRESS: 2300 Two First Union Center

⑨ CITY: Charlotte ⑩ STATE: N. C. ⑪ ZIP: 28282

⑫ PHONE: (WORK) 704-372-4884 (HOME) 704-366-9509

⑬ Accurately diagram and dimension lot.



⑭ The undersigned, owner of the property described above as the "JOB LOCATION" has read the foregoing application, acknowledges that the contents of same are true, and authorizes agents of the MECKLENBURG COUNTY HEALTH DEPARTMENT to enter onto the property for the purpose of processing this request.

Signed: _____
H. HARKS HELMS, General Partner

Date: _____

Mecklenburg County services are available without regard to ethnic origin, sex, or disability.

WHITE - HEALTH DEPARTMENT'S COPY • CANARY - ENVIRONMENTALIST'S COPY • PINK - OWNER'S COPY