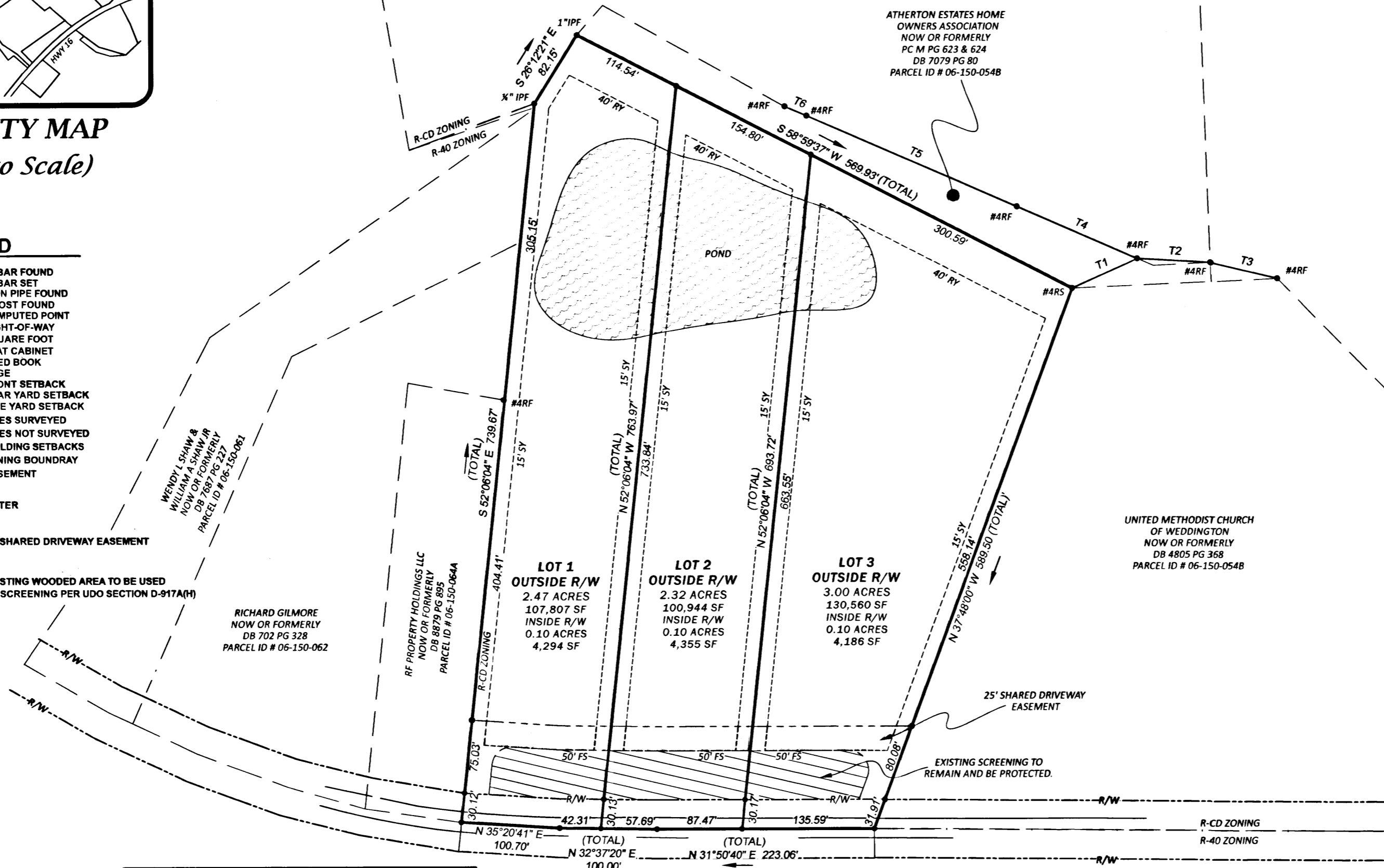


VICINITY MAP
(Not to Scale)

LEGEND

- RF REBAR FOUND
- RS REBAR SET
- IPF IRON PIPE FOUND
- TPF T-POST FOUND
- CP COMPUTED POINT
- R/W RIGHT-OF-WAY
- SF SQUARE FOOT
- PC PLAT CABINET
- DB DEED BOOK
- PG PAGE
- FS FRONT SETBACK
- RY REAR YARD SETBACK
- SY SIDE YARD SETBACK
- LINES SURVEYED
- - - LINES NOT SURVEYED
- - - BUILDING SETBACKS
- - - ZONING BOUNDARY
- - - EASEMENT
- WATER
- 25' SHARED DRIVEWAY EASEMENT
- EXISTING WOODED AREA TO BE USED AS SCREENING PER UDO SECTION D-917A(H)



Pursuant to UDO Section D-917A(H), where a tract of land to be subdivided adjoins a thoroughfare as designated on the adopted LARTP or the comprehensive transportation plan maps, and the lots front the thoroughfare, the subdivider shall be required to provide a marginal access drive parallel to the thoroughfare. A marginal access drive shall meet the following requirements:

- The marginal access drive shall be a minimum of 18 feet wide and located on a shared access easement that is a minimum 25 feet wide.
- The access easement shall be a minimum of 50 feet from the thoroughfare right-of-way.
- Existing screening shall be kept and/or supplemented between the thoroughfare and access easement.
- The marginal access drive shall be built to NCDOT specifications.
- A recorded shared access agreement shall be provided prior to approving the final plat.

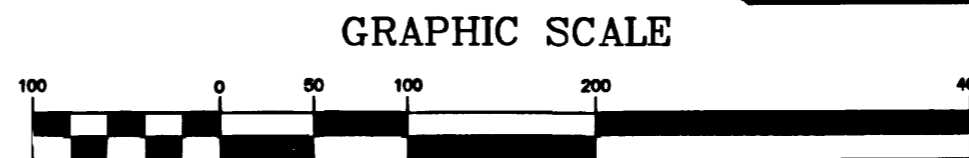


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WEDDINGTON-MATTHEWS ROAD
60' PUBLIC R/W
per UNION COUNTY GIS

FILED Jul 10, 2024 04:31 pm
PLAT SLIDE 0000S - 0123
INSTRUMENT 15939
Geraldine Rodrigue
FILED UNION COUNTY, NC
CRYSTAL D. GILLIARD
REGISTER OF DEEDS
DEP.

LINE	BEARING	DISTANCE
T1	S 07°36'55" W	73.60'
T2	S 34°52'39" W	75.02'
T3	S 45°19'52" W	69.99'
T4	N 55°16'08" E	134.55'
T5	N 55°16'09" E	234.88'
T6	N 55°10'40" E	24.27'



OWNER INFO:
RF PROPERTY HOLDINGS LLC
6812 W. DUNCAN ROAD
INDIAN TRAIL, NC 28079

REVISIONS:
4/30/2024 REVISED PER PLANNING COMMENTS (TRL)

"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 8178, PAGE 246; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9TH DAY OF JULY, A.D., 2024.

Christopher D. Faulk
PROFESSIONAL LAND SURVEYOR L-5013



I, Christopher D. Faulk, Professional Land Surveyor No. L-5013, certify to one or more of the following as indicated thus, or :

A. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

SITE NOTES:
BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED R-40 & R-CD

FRONT:	R-40 40' FEET	R-CD 50' FEET
SIDE YARD:	12' FEET	15' FEET
REAR YARD:	60' FEET	40' FEET
MINIMUM LOT WIDTH:	120' FEET	120' FEET
MINIMUM LOT AREA:	40,000 SF	40,000 SF

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL 37104476001, DATED: OCTOBER 16, 2008.

FINAL PLAT

AT PROPERTY KNOWN AS
6901 WEDDINGTON-MATTHEWS ROAD
TAX # 06-150-063
DB 8178 PG 246
TOWN OF WEDDINGTON, UNION COUNTY, NC

METROLINA
LAND SURVEYING, INC.
SURVEYING • MAPPING • PLANNING

8521 CROWN CRESCENT CT.
CHARLOTTE, NC 28227

P (704) 741-1700
C (980) 721-2353
NC #C-4584 & SC #C-6106

Job No. 037-23-067
Date 07/8/24
Proj. Mgr. CDF
Drawn TRL
Checked CDF
Sheet 1

- NOTES
- AREA CALCULATED BY COORDINATE COMPUTATION.
 - ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM UNION COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
 - IRON RODS AT ALL CORNERS UNLESS NOTED.
 - THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
 - LOT SUBJECT TO ALL ZONING ORDINANCES OF TOWN OF WEDDINGTON. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL TOWN, COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
 - NO NCGS MONUMENT FOUND WITHIN 2000 FEET.

STATE OF NORTH CAROLINA
UNION COUNTY
I, Michael Leonard REVIEW OFFICER OF UNION COUNTY, N.C.
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Michael Leonard 7/10/24
REVIEW OFFICER DATE

CERTIFICATE OF APPROVAL FOR RECORDING
I HERBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING REGULATIONS OF THE TOWN OF WEDDINGTON, NORTH CAROLINA. THIS PLAT IS EXEMPT FROM THE TOWN OF WEDDINGTON'S SUBDIVISION REGULATION ORDINANCE.

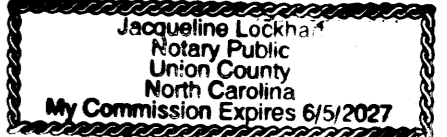
Angela Baker 7/10/24
SUBDIVISION ADMINISTRATOR DATE
TOWN OF WEDDINGTON, NORTH CAROLINA

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF WEDDINGTON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES NOTED.

D. J. [Signature] 7/9/24
OWNER DATE

Jacqueline Lockhart NOTARY PUBLIC OF Union COUNTY, NORTH CAROLINA
CERTIFY THAT Oleg Davidov PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT WITNESS MY HAND AND OFFICIAL SEAL OF THIS 9 DAY OF July, 2024
MY COMMISSION EXPIRES 6.5.2027

D. J. [Signature] 7/9/24
OWNER DATE



CAB S file 123