

Matthews
PROFESSIONAL LAND SURVEYOR
L-5013

I, CHRISTOPHER D. MATK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACCURACIOUS SURVEY OF THE SUBJECT PROPERTY. I HAVE PERSONALLY INSPECTED THE PLAT AND SEAL THIS 10TH DAY OF APRIL, A.D. 2024.
THAT THE RATIO OF PRECISION AS CALCULATED IS: 1:10,000. THAT THIS PLAT WAS PREPARED IN CONFORMANCE WITH G.S. 47-35 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 10TH DAY OF APRIL, A.D. 2024.



L. Christopher D. Matk, Professional Land Surveyor No. L-5013, certifies that this plat is a true and correct copy of the original survey that was filed with the clerk of superior in accordance with the provisions of G.S. 47-35. This plat was prepared in accordance with the provisions of G.S. 47-35 as amended. Witness my original signature and seal this 10th day of April, A.D. 2024.

SITE NOTES:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.F.M. (FLOOD INSURANCE RATE MAP COMMUNITY PANEL 3710447400). DATED: OCTOBER 16, 2008.

FLOOD NOTE:
R-10 40 FEET 40,000 SF
R-40 40 FEET 40,000 SF

METROLINA LAND SURVEYING, INC.
SURVEYING • MAPPING • PLANNING
8521 CROWN CRESCENT CT.
CHARLOTTE, NC 28227
P (704) 741-1700
F (704) 741-1700
C (800) 721-2333
NC HC-4584 & SC-6106

Pursuant to UDO Section D-17A(h), where a tract of land to be subdivided along a thoroughfare as designated on the map, and the lots front the thoroughfare, the subdivision adopted for the comprehensive transportation plan 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.
• A recorded shared access agreement shall be provided prior to approving the final plat.

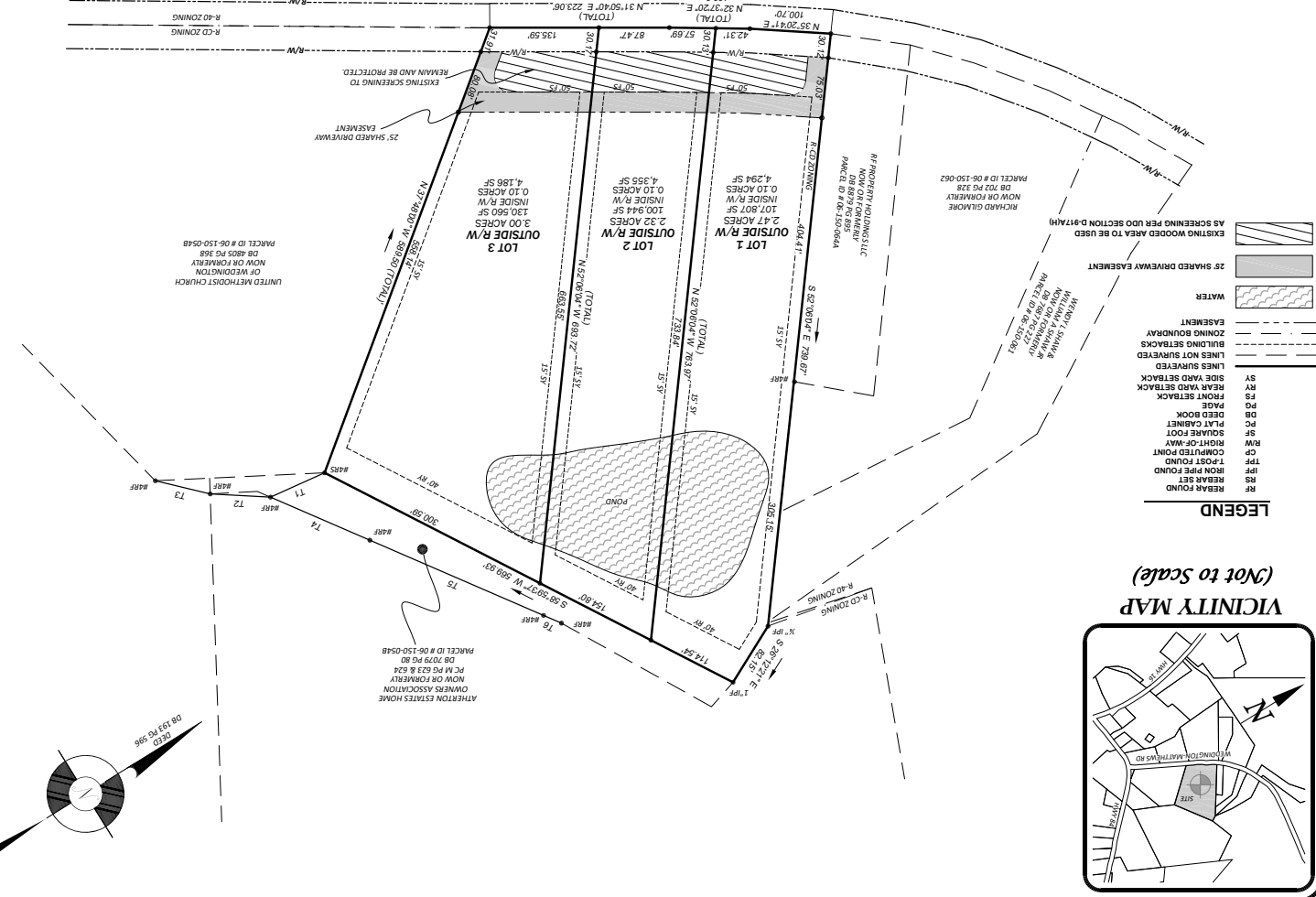
REVIEWS:
4/30/2024 REVISED PER PLANNING COMMENTS (TRL)

GRAPHIC SCALE
1 inch = 100 ft

OWNER INFO:
88 PROPERTY HOLDINGS LLC
6812 W DUNCAN ROAD
INNIAN TRAIL, NC 28079

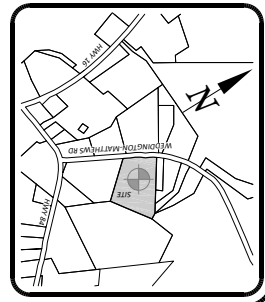
LINE	BEARING	DISTANCE
T1	S 07°56.52' W	73.60'
T2	S 5°45.29' W	75.02'
T3	S 44°18.52' W	69.99'
T4	N 55°18.08' E	134.58'
T5	N 55°18.08' E	134.58'
T6	N 55°10.04' E	24.27'

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



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 JURISDICTION OF THE TOWN OF WEDDINGTON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MARGIN, BUILDING SETBACK LINES, ETC.
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING REGULATIONS OF THE TOWN OF WEDDINGTON, NORTH CAROLINA, AND THAT I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CERTIFICATE OF APPROVAL FOR RECORDING.
REVIEW OFFICER: _____ DATE: _____
SUBDIVISION ADMINISTRATOR: _____ DATE: _____
COUNTY: NORTH CAROLINA
PERSONALLY APPEARED BEFORE ME THIS DAY AND OFFICIAL SEAL ON THIS _____ DAY OF _____, 20____
MY COMMISSION EXPIRES: _____
DATE: _____

VICINITY MAP
(Not to Scale)



- LEGEND**
- RR REAR FOUND
 - RRR REAR FOUND
 - RF FRONT FOUND
 - RFR FRONT FOUND
 - RFR FRONT POINT
 - RFR RIGHT-OF-WAY
 - RF SQUARE FOOT
 - RF DEED BOOK
 - RF RARE
 - RF REAR VARIO SETBACK
 - RF REAR SETBACK
 - RF FRONT SETBACK
 - RF SETBACK
 - RF LINES NOT SUBMITTED
 - RF BUILDING SETBACKS
 - RF ZONING BOUNDARY
 - RF EASEMENT
 - RF WATER
 - RF 25' SHARED DRIVEWAY EASEMENT
 - RF SCREENING PER UDO SECTION D-17A(h)

- NOTES**
- AREA CALCULATED BY COORDINATE COMPUTATION.
 - KNOWN PROPERTY OWNERS WERE MADE FROM UNION COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
 - HOWEVER, ALL COMPASS UNLESS NOTED.
 - THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY UTILITIES WHICH MAY BE OF RECORD.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - 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 NECESS MONUMENT FOUND WITHIN 2000 FEET.