

Vicinity Map

Flood Certification
I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 3710448600, dated 10/16/2008, and hereby certify that this property is located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Certificate of Survey and Accuracy
State of North Carolina, Union County
I, E. Donald Lawrence, certify that this plat was drawn under my supervision from an actual survey made under my supervision (field records in Book _____, Page _____); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown, that the ratio of precision as calculated is 1:10,000 or better; that this plat was prepared in accordance with G.S. 47-30 as amended. 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 original signature, registration number and seal this the _____ day of _____, A.D., 20____

Preliminary

F. Donald Lawrence, NCPLS L-1290

PN: 06-099-049
MARK MERCER & TAMMY MERCER
DB: 5130, PG. 384
LOT 12, FOX RUN, PHASE 1
P.C. B, FILE 11B
ZONED: R-40
ADDRESS: RED FOX TRAIL

PN: 06-099-050
MARK MERCER & TAMMY MERCER
DB: 5130, PG. 384
LOT 13, FOX RUN, PHASE 1
P.C. B, FILE 11B
ZONED: R-40
ADDRESS: 3424 RED FOX TRAIL

PN: 06-099-051
PETER T. MADY & JOHAN MADY
DB: 6135, PG. 980
LOT 14, FOX RUN, PHASE 1
P.C. B, FILE 11B
ZONED: R-40
ADDRESS: 3416 RED FOX TRAIL

PN: 06-099-052
CHRISTOPHER M. LAUSCH & DERRICK D. LAUSCH
DB: 5100, PG. 383
LOT 15, FOX RUN, PHASE 1
P.C. B, FILE 11B
ZONED: R-40
ADDRESS: 3406 RED FOX TRAIL

PN: 06-099-053
TIMOTHY J. SMART & LISA W. SMART
DB: 404, PG. 482
LOT 16, FOX RUN, PHASE 1
P.C. B, FILE 11B
ZONED: R-40
ADDRESS: 3400 RED FOX TRAIL

PN: 06-099-044
MICHAEL L. WILLIAMS
DB: 7152, PG. 001
LOT 7, FOX RUN, PHASE 1
P.C. B, FILE 11A
ZONED: R-40
ADDRESS: RED FOX TRAIL

PN: 06-099-341
BLAKE A. ANTHONY
DB: 5286, PG. 400
LOT 21, WEDDINGTON HEIGHTS, PHASE IIB
P.C. J, FILE 354
ZONED: R-40
ADDRESS: 4185 MORNING DOVE DRIVE

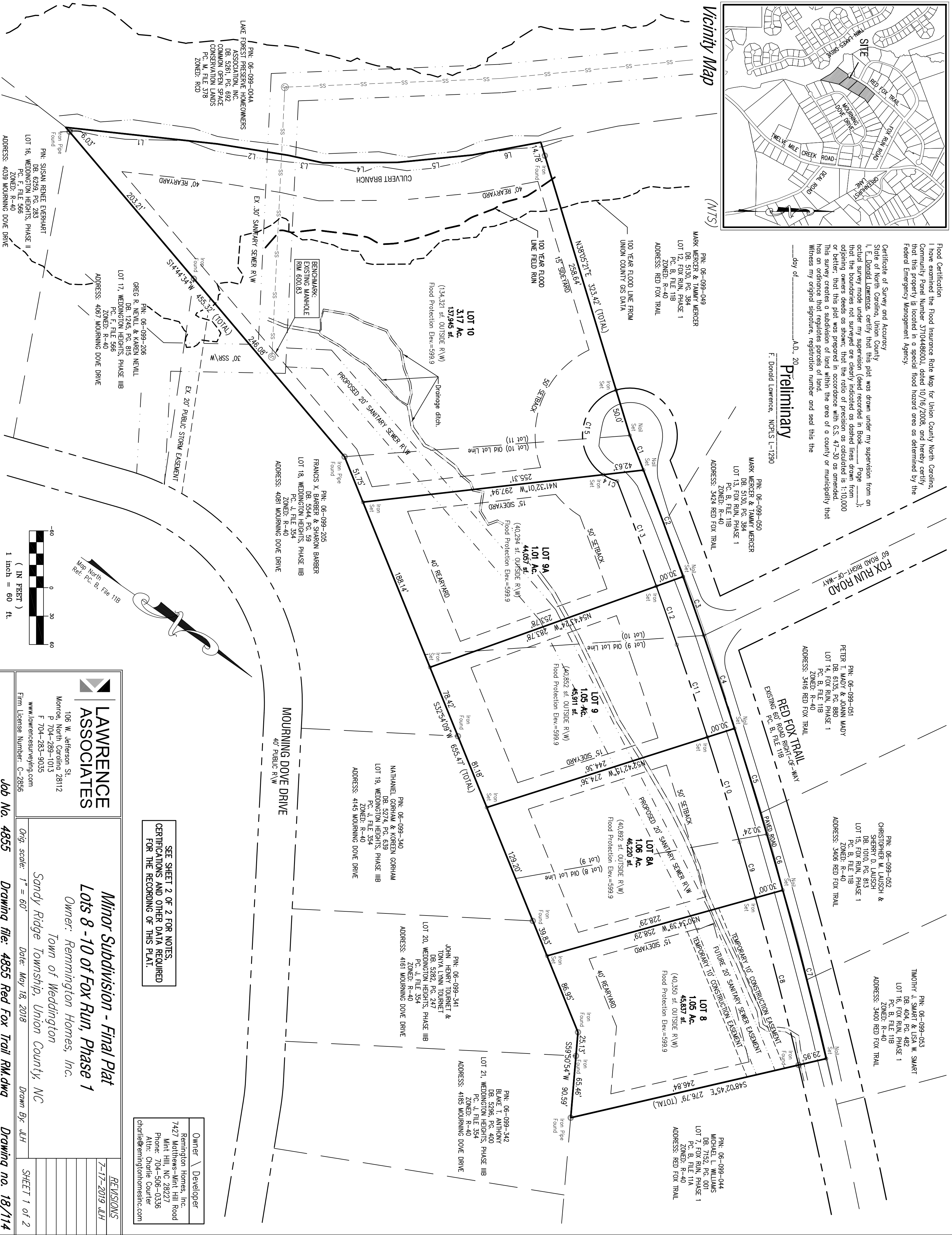
PN: 06-099-341
JOHN HENRY TOURNET & TONYA LYNN TOURNET
DB: 5282, PG. 247
LOT 20, WEDDINGTON HEIGHTS, PHASE IIB
P.C. J, FILE 354
ZONED: R-40
ADDRESS: 4161 MORNING DOVE DRIVE

PN: 06-099-340
NATHANIEL CORHAM & KOREEN CORHAM
DB: 5274, PG. 639
LOT 19, WEDDINGTON HEIGHTS, PHASE IIB
P.C. J, FILE 354
ZONED: R-40
ADDRESS: 4145 MORNING DOVE DRIVE

PN: 06-099-205
FRANCIS X. BARBER & SHARON BARBER
DB: 5544, PG. 159
LOT 18, WEDDINGTON HEIGHTS, PHASE IIB
P.C. J, FILE 354
ZONED: R-40
ADDRESS: 4081 MORNING DOVE DRIVE

PN: 06-099-206
GREG R. NEVILL & KAREN NEVILL
DB: 1245, PG. 815
LOT 17, WEDDINGTON HEIGHTS, PHASE IIB
P.C. F, FILE 566
ZONED: R-40
ADDRESS: 4067 MORNING DOVE DRIVE

PN: 06-099-004A
LAKE FOREST PRESERVE HOMEOWNERS ASSOCIATION, INC.
DB: 5261, PG. 692
COMMON OPEN SPACE CONSERVATION LANDS
P.C. M, FILE 378
ZONED: ROD



SEE SHEET 2 OF 2 FOR NOTES, CERTIFICATIONS AND OTHER DATA REQUIRED FOR THE RECORDING OF THIS PLAT.

Owner	Developer
Remington Homes, Inc. 7427 Matthews-Mint Hill Road Mint Hill, NC 28227 Phone: 704-506-0336 Attn: Charlie Courter charlie@remingtonhomesinc.com	



LAWRENCE ASSOCIATES

106 W. Jefferson St.
Morroe, North Carolina 28112
P 704-289-1013
F 704-283-9035
www.lawrenceurveying.com
Firm License Number: C-2856

Minor Subdivision - Final Plat

Lots 8 - 10 of Fox Run, Phase 1

Owner: Remington Homes, Inc.
Town of Weddington
Sandy Ridge Township, Union County, NC

Orig. scale: 1" = 60' Date: May 18, 2018 Drawn By: JH SHEET 1 of 2

Job No. 4855 Drawing file: 4855 Red Fox Trail RM.dwg Drawing no. 18/114

County of Union
State of North Carolina

Review Officer of Union County,
certify that the map or plat to which this certification is affixed
meets all statutory requirements for recording.

Date _____ Review Officer _____

Engineering Certification:

I, _____, a duly registered Professional
Engineer, licensed in the State of North Carolina, do hereby certify that
the drainage easements shown on this plat are sufficient to carry the
100 year storm runoff within the easement limits as shown.

N.C.P.E. # _____

Date: _____

Preliminary
(Signature and Seal)

Certificate of Ownership and Dedication:

I hereby certify that I am the owner of the property shown and
described herein, 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 and establish minimum building setback lines noted.

Owner _____ Date _____

Certificate of Approval for Recording:

I hereby certify that the subdivision plot shown hereon has been found
to comply with the Subdivision regulations of the Town of Weddington,
North Carolina and that this plot has been approved by the subdivision
administrator for the recording in the office of the Register of Deeds
of Union County.

Chairman of the Planning Board
Town of Weddington, North Carolina

Date _____

SITE DATA:

Tax Parcels:
06-099-045, Db. 7156, Pg. 119
Lot 8 Fox Run, Phase 1, P.C. B, File 118

06-099-046 Db. 6957, Pg. 895,
Lot 9 Fox Run, Phase 1, P.C. B, File 118

06-099-047 Db. 6957, Pg. 895,
Lot 10 Fox Run, Phase 1, P.C. B, File 118
& 06-099-048 Db. 6957, Pg. 895,
Lot 11 Fox Run, Phase 1, P.C. B, File 118

Zoned: R-40
Total Lots: (Existing 4) Proposed 5

Total Area: 7.34 Acres

Sewer Service: Public Sewer (Union County Public Works)
Water Service: Individual Private Well (Well must be
located a minimum of 100' from sewer
main and be permitted through the Union
County Environmental Health Department)

Setbacks:
50' - Front (Measured from Street R\W)
15' - Sideyard
40' - Rearyard

Owner \ Developer
Remington Homes, Inc.
7427 Matthews-Mint Hill Road
Mint Hill, NC 28227
Phone: 704-506-0336
Attn: Charlie Courter
charlie@remingtonhomesinc.com



106 W. Jefferson St.
Morroe, North Carolina 28112
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Town of Weddington
Sandy Ridge Township, Union County, NC

Orig. scale: 1" = 60' Date: May 18, 2018

Drawn By: JH

SHEET 2 of 2

Job No. 4855

Drawing file: 4855 Red Fox Trail RM.dwg

Drawing no. 18/114

LINE	BEARING	LENGTH
L1	N28°46'59"W	160.75
L2	N25°53'49"W	75.82
L3	N22°41'06"W	37.47
L4	N35°24'30"W	78.80
L5	N40°36'58"W	79.30
L6	N45°36'00"W	73.57

CURVE	LENGTH	RADIUS	CHORD BRG.	CHORD DIST.
C1	39.25	4800.00	S33°36'35"W	39.25
C2	120.01	4800.00	S34°53'37"W	120.01
C3	65.80	4800.00	S35°40'09"W	65.80
C4	103.36	4800.00	S36°40'44"W	103.36
C5	116.73	4800.00	S37°59'33"W	116.72
C6	61.43	4800.00	S39°03'21"W	61.43
C7	183.56	4800.00	S40°31'04"W	183.55
C8	182.23	4770.00	S40°31'01"W	182.22
C9	61.05	4770.00	S39°03'21"W	61.05
C10	116.00	4770.00	S37°59'33"W	115.99
C11	102.72	4770.00	S36°40'44"W	102.71
C12	65.39	4770.00	S35°40'09"W	65.39
C13	118.40	4770.00	S34°53'56"W	118.40
C14	16.24	50.00	N101°2'29"W	16.17
C15	112.56	50.00	N63°35'39"E	90.25

- NOTES**
1. Areas computed using coordinate geometry.
 2. This map was prepared without the benefit of a title search.
 3. Survey subject to full title search.
 4. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
 5. All distances shown are horizontal ground distances.
 6. No recoverable NCOS Horizontal Control Monument located within 2000 feet of subject property.
 7. Rebor set at all corners unless otherwise noted.
 8. Broken lines indicate property lines not surveyed.
 9. All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
 10. Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas.
 11. Other underground utilities may exist but their locations are not known.