



**NOTES:**

- ALL DATA BASED ON THE NORTH CAROLINA GRID SYSTEM AND TIED TO NGS MONUMENT "KNOX", DATUM NAD 83 (2011).
- VERTICAL DATUM BASED ON NAVD 88.
- CURRENT TAX ID# 06147009, 06147010, 06147011.
- DASHED LINES INDICATE PROPOSED FUTURE DEVELOPMENT.
- PROPERTY LIES WITHIN THE CITY LIMITS OF WEDDINGTON.
- ZONED - R-CD (CONSERVATION).
- WATER AND SEWER SERVICES TO BE SERVED BY UNION COUNTY PUBLIC WORKS.
- ALL CONSERVATION LANDS WILL BE PRIVATELY OWNED AND MAINTAINED BY A DULY-FORMED HOMEOWNERS ASSOCIATION.
- BOUNDARY SURVEY COMPLETED 3-4-19 BY R. JOE HARRIS & ASSOCIATES, INC.
- THERE IS A 10' UTILITY EASEMENT BEHIND ALL STREET RIGHT-OF-WAYS THAT INCLUDES WET AND DRY UTILITIES.
- USE OF LAND WITHIN A FLOODWAY OR FLOODPLAIN IS SUBSTANTIALLY RESTRICTED BY THE TOWN OF WEDDINGTON ZONING ORDINANCE.
- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF UNION COUNTY THAT IS REGULATED BY THE UNION CO. LAND USE ORDINANCE, THAT REGULATES THE SUBDIVISION OF PARCELS OF LAND.
- NO NCGS MONUMENTS FOUND WITHIN 2000'.
- #5 REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- TOTAL OF 35 LOTS SHOWN ON THIS PLAT.
- TOTAL ACREAGE ON THIS PLAT IS 43.160 AC± 1,879,889 SF.
- R/W ACREAGE THIS PLAT IS 3.924 AC±/ 170,939 SF.
- LOT ACREAGE THIS PLAT IS 12.998 AC±/ 566,037 SF.
- OPEN SPACE THIS PLAT IS 26.238 AC±/ 1,142,913 SF.
- LENGTH OF HEMBY PLACE DRIVE THIS PLAT IS 1,644 LF.
- LENGTH OF MOSS LANE THIS PLAT IS 438 LF.
- LENGTH OF WEEPING WILLOW DRIVE THIS PLAT IS 732 LF.
- LENGTH OF GREEN CYPRESS LANE THIS PLAT IS 484 LF.
- LENGTH OF WHITE MAGNOLIA LANE THIS PLAT IS 484 LF.
- ALL STREETS TO BE OWNED AND MAINTAINED BY NCDOT.
- 100' THROUGHFARE BUFFER SHALL BE MEASURED FROM POWER LINE EASEMENT.

**SETBACKS**

- FRONT - 25'
- REAR - 35'
- SIDE - 5' (30 FT. AGGREGATE)
- CORNER - 15'
- MIN. LOT WIDTH - 80 FT. (AT BUILDING LINE)
- MIN. LOT SIZE - 12,000 SF.

**LEGEND:**

- - ORIGINAL IRON
- - IRON SET #5 REBAR
- △ - CALCULATED POINT
- R/W - RIGHT OF WAY
- PSDE - PRIVATE STORM DRAINAGE EASEMENT
- SSE - SANITARY SEWER EASEMENT
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- - SETBACK
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- - SANITARY SEWER EASEMENT
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- - CENTERLINE OF STREAM
- - MATCHLINE
- - CONSERVATION EASEMENT/THOROUGHFARE BUFFER
- - BUFFER LINE
- - FUTURE TEMPORARY CONSTRUCTION EASEMENT

**RESERVATION AND RESTRICTION OF CONSERVATION LAND:**

THE CONSERVATION LAND SHOWN ON THIS PLAT IS TO BE RESTRICTED BY A DECLARATION OF CONSERVATION EASEMENT AND RESTRICTIONS. NO USE OR DEVELOPMENT SHALL BE ALLOWED ON THE CONSERVATION LAND EXCEPT AS PROVIDED IN SECTION 58-58(4) h, i OF THE WEDDINGTON ZONING ORDINANCE.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF THE TOWN OF WEDDINGTON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

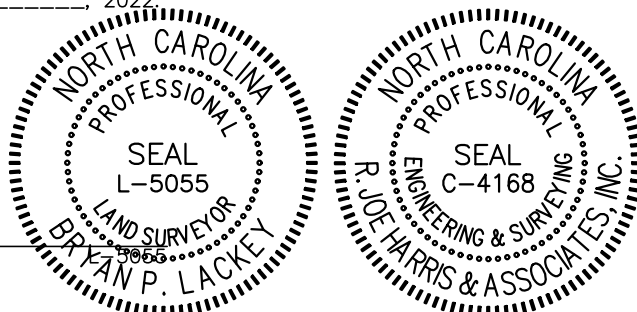
I, \_\_\_\_\_ DO HEREBY CERTIFY THAT PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THIS CERTIFICATE. WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS FOR UNION COUNTY, NORTH CAROLINA, COMMUNITY PANEL NUMBERS 3710447600J DATED OCTOBER 16, 2008 AND 3710447700L DATED FEBRUARY 19, 2014 AND HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, BRYAN P. LACKEY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_; THAT THE RATIO OF PRECISION AS CALCULATED IS \_\_\_\_\_; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.



FOR REVIEW

BRYAN P. LACKEY, PLS

**APPROVAL FOR RECORDING**

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF WEDDINGTON, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE WEDDINGTON TOWN COUNCIL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF UNION COUNTY, NORTH CAROLINA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

MAYOR OF THE TOWN OF WEDDINGTON, NORTH CAROLINA \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF UNION

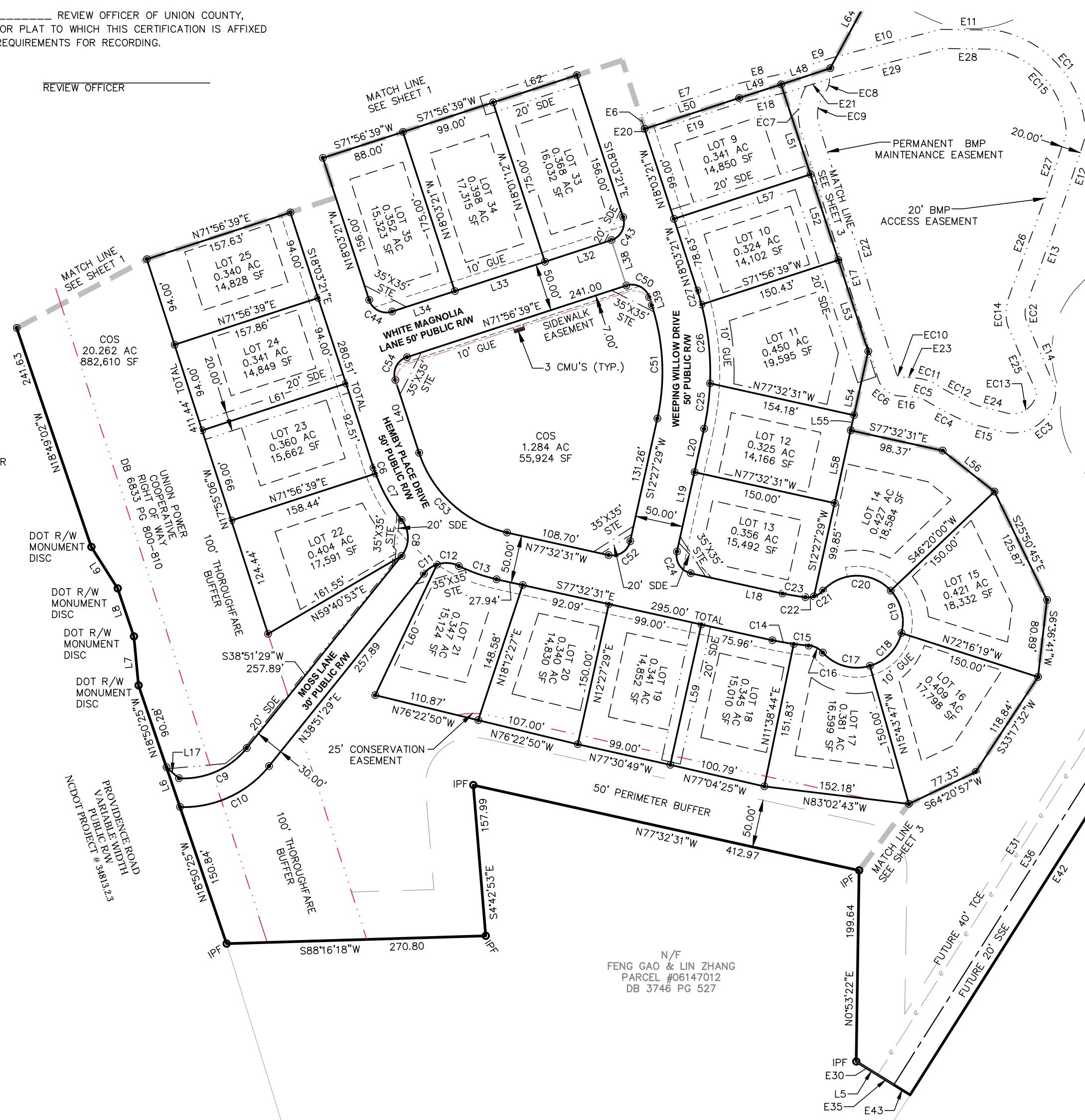
I, \_\_\_\_\_ REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE \_\_\_\_\_ REVIEW OFFICER \_\_\_\_\_

**APPROVAL FOR STREETS, UTILITIES AND IMPROVEMENTS**

I, HEREBY CERTIFY THAT ALL STREETS AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO NCDOT AND/OR TOWN OF WEDDINGTON SPECIFICATIONS AND STANDARDS IN THE LAKE FOREST PRESERVE SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF WEDDINGTON HAVE BEEN GIVEN AND RECEIVED.

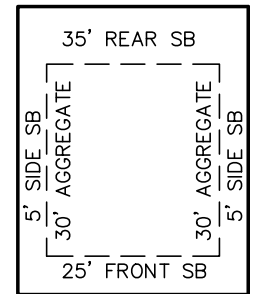
MAYOR OF THE TOWN OF WEDDINGTON, NORTH CAROLINA \_\_\_\_\_ DATE \_\_\_\_\_



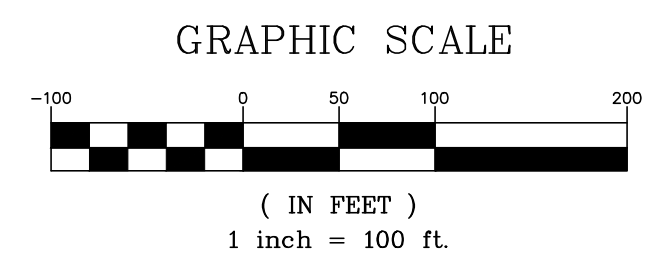
VICINITY MAP NOT TO SCALE



N/C GRID NAD 83 SEE NOTE 1



TYPICAL LOT SETBACKS (SB)



HEMBY PLACE FINAL PLAT TOWN OF WEDDINGTON UNION COUNTY, NORTH CAROLINA		4727 JOB NO.
		3-30-22 DATE
SURVEYED FOR TOLL BROTHERS 14529 GRAND PALISADES PKWY CHARLOTTE, NC 28278 PHONE:(704) 849-2625		RJH & ASSOC SURVEYED BY
		1" = 100' SCALE
R. Joe Harris & Associates, Inc. Engineering & Land Surveying 1186 STONECREST BLVD., TEGA CAY, S.C. 29708 Phone: (803) 802-1799		PREPARED BY DC
		CHECKED BY KMG
SHEET 2	OF 4	



**NOTES:**

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- CURRENT TAX ID# 06147009, 06147010, 06147011.
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- PROPERTY LIES WITHIN THE CITY LIMITS OF WEDDINGTON.
- ZONED - R-CD (CONSERVATION).
- WATER AND SEWER SERVICES TO BE SERVED BY UNION COUNTY PUBLIC WORKS.
- ALL CONSERVATION LANDS WILL BE PRIVATELY OWNED AND MAINTAINED BY A DULY-FORMED HOMEOWNERS ASSOCIATION.
- BOUNDARY SURVEY COMPLETED 3-4-19 BY R. JOE HARRIS & ASSOCIATES, INC.
- THERE IS A 10' UTILITY EASEMENT BEHIND ALL STREET RIGHT-OF-WAYS THAT INCLUDES WET AND DRY UTILITIES.
- USE OF LAND WITHIN A FLOODWAY OR FLOODPLAIN IS SUBSTANTIALLY RESTRICTED BY THE TOWN OF WEDDINGTON ZONING ORDINANCE.
- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF UNION COUNTY THAT IS REGULATED BY THE UNION CO. LAND USE ORDINANCE, THAT REGULATES THE SUBDIVISION OF PARCELS OF LAND.
- NO NCGS MONUMENTS FOUND WITHIN 2000'.
- #5 REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- TOTAL OF 35 LOTS SHOWN ON THIS PLAT.
- TOTAL ACREAGE ON THIS PLAT IS 43.160 AC± 1,879,889 SF.  
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**SETBACKS**

- FRONT - 25'
- REAR - 35'
- SIDE - 5' (30 FT. AGGREGATE)
- CORNER - 15'
- MIN. LOT WIDTH - 80 FT. (AT BUILDING LINE)
- MIN. LOT SIZE - 12,000 SF.

**LEGEND:**

- - ORIGINAL IRON
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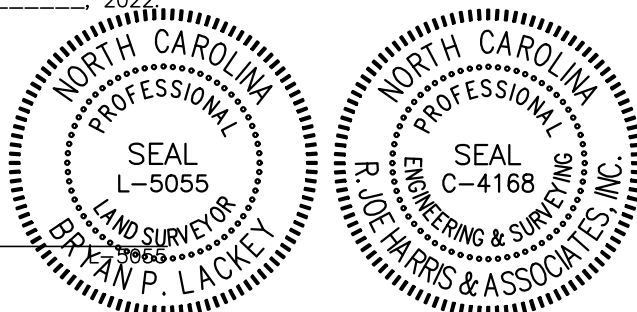
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NOTARY PUBLIC \_\_\_\_\_

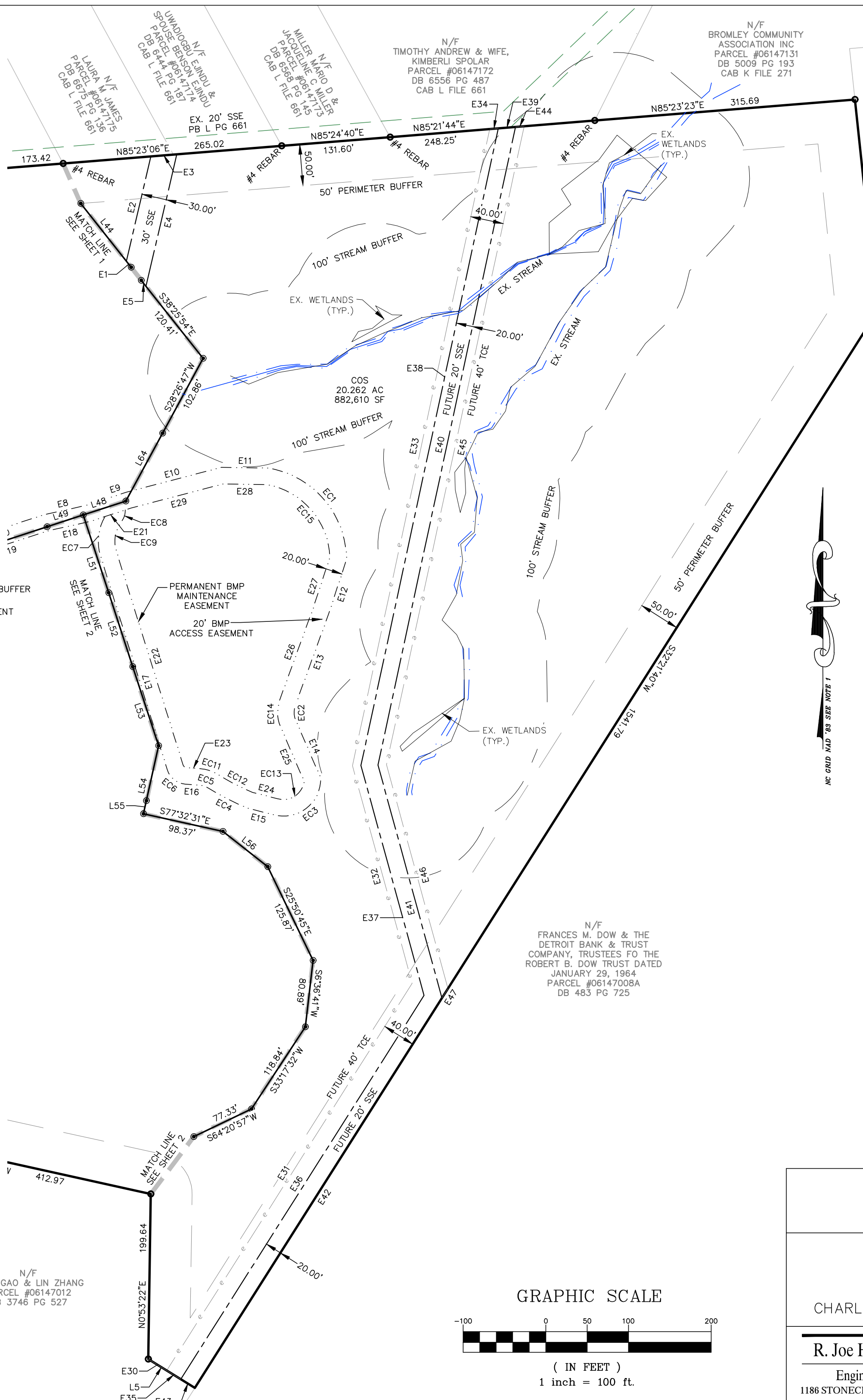
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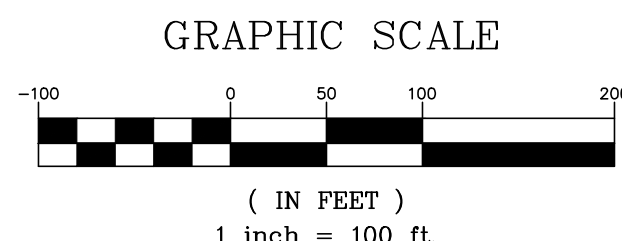


FOR REVIEW  
BRYAN P. LACKEY, PLS

N/F  
FENG GAO & LIN ZHANG  
PARCEL #06147012  
DB 3746 PG 527



N/F  
FRANCES M. DOW & THE  
DETROIT BANK & TRUST  
COMPANY, TRUSTEES FO THE  
ROBERT B. DOW TRUST DATED  
JANUARY 29, 1964  
PARCEL #06147008A  
DB 483 PG 725



VICINITY MAP  
NOT TO SCALE

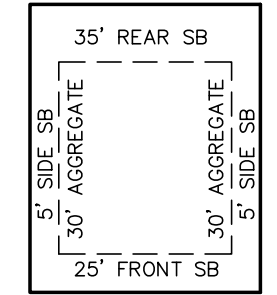
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TYPICAL LOT  
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FOR REVIEW

BRYAN P. LACKEY, PLS

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MAYOR OF THE TOWN OF WEDDINGTON, NORTH CAROLINA \_\_\_\_\_ DATE \_\_\_\_\_

Line #	Length	Direction
L1	49.81	N61°07'58"E
L2	130.68	N61°07'58"E
L3	114.69	S16°55'50"E
L4	7.17	N85°53'02"E
L5	66.37	N58°13'45"W
L6	43.88	N18°50'25"W
L7	51.41	N5°19'59"W
L8	53.00	N18°47'53"W
L9	51.42	N32°21'37"W
L10	16.51	N18°49'02"W
L11	50.25	N13°07'59"W
L12	93.84	N40°29'37"E
L13	12.71	S46°01'11"E
L14	65.23	S25°01'29"W
L15	11.24	S25°01'29"W
L16	58.29	S21°00'22"E
L17	17.35	N48°41'04"W
L18	98.30	N77°32'31"W
L19	85.00	N12°27'29"E
L20	46.26	N12°27'29"E

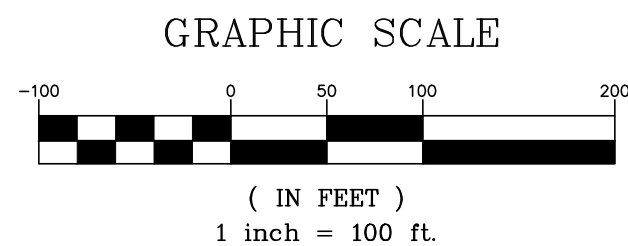
Line #	Length	Direction
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L62	92.00	S71°56'39"W
L63	100.18	N18°49'02"W
L64	93.43	S28°26'47"W

Line #	Length	Direction
E1	9.24	N38°19'56"W
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E3	31.50	N85°23'06"E
E4	164.06	N13°08'46"E
E5	9.23	S38°25'54"E
E6	15.00	N18°03'21"W
E7	104.00	N71°56'48"E
E8	52.38	N77°25'26"E
E9	52.15	N71°56'48"E
E10	118.17	N75°20'11"E
E11	57.16	S89°15'02"E
E12	69.07	S18°09'22"W
E13	117.72	S20°00'39"W
E14	76.00	S23°21'53"E
E15	32.39	N75°48'31"W
E16	16.72	N85°39'53"W
E17	270.53	N17°20'20"W
E18	52.43	S77°25'26"W
E19	103.00	S71°56'39"W
E20	5.00	N18°03'21"W

Line #	Length	Direction
E21	52.51	S71°56'48"W
E22	270.45	S17°20'20"E
E23	16.72	S85°39'53"E
E24	31.27	S75°48'31"E
E25	71.45	N23°21'53"W
E26	117.07	N20°00'58"E
E27	65.63	N18°09'22"E
E28	52.85	N89°15'02"W
E29	114.87	S75°20'11"W
E30	26.37	S58°13'45"E
E31	554.44	N32°21'40"E
E32	272.90	N15°20'51"W
E33	787.69	N12°09'54"E
E34	10.45	N85°21'44"E
E35	20.00	S58°13'45"E
E36	549.56	N32°21'40"E
E37	288.39	N15°20'51"W
E38	788.26	N12°09'54"E
E39	20.89	N85°21'44"E
E40	789.40	S12°09'54"W

Line #	Length	Direction
E41	292.34	S15°20'51"E
E42	558.20	S32°21'40"W
E43	20.00	N58°13'45"W
E44	10.45	N85°21'44"E
E45	789.98	S12°09'54"W
E46	280.80	S15°20'51"E
E47	13.52	S32°21'40"W

Curve #	Length	Radius	Chord	Bearing	Delta
EC1	158.00	113.10	145.46	S40°29'07"E	80°02'28"
EC2	18.93	25.00	18.48	S1°40'26"E	43°22'55"
EC3	83.98	45.00	72.32	S52°23'12"W	106°55'57"
EC4	52.87	321.83	52.81	N62°53'18"W	9°24'43"
EC5	11.99	25.00	11.88	N71°55'25"W	27°28'56"
EC6	29.81	25.00	28.08	N51°30'06"W	68°19'34"
EC7	49.58	60.00	48.18	N6°22'25"E	47°20'36"
EC8	14.45	20.00	14.13	S17°06'48"W	41°22'44"
EC9	38.53	40.00	37.06	S10°12'25"W	55°11'30"
EC10	5.96	5.00	5.62	S51°30'06"E	68°19'33"
EC11	21.58	45.00	21.38	S71°55'25"E	27°28'56"
EC12	48.17	301.83	48.12	S62°45'15"E	9°08'37"
EC13	43.52	25.00	38.23	N56°33'17"E	99°43'53"
EC14	34.07	45.00	33.26	N1°40'26"W	43°22'55"
EC15	125.48	93.10	116.20	N40°59'55"W	77°13'23"



**APPROVAL FOR RECORDING**

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF WEDDINGTON, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE WEDDINGTON TOWN COUNCIL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF UNION COUNTY, NORTH CAROLINA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

MAYOR OF THE TOWN OF WEDDINGTON, NORTH CAROLINA \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF UNION

I, \_\_\_\_\_ 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 \_\_\_\_\_

Curve #	Length	Radius	Chord	Bearing	Delta
C1	38.14	30.00	35.63	S82°26'36"E	72°50'51"
C2	25.73	119.85	25.68	S34°24'38"E	12°18'05"
C3	106.03	116.14	102.39	S1°00'43"E	52°18'41"
C4	97.80	178.00	96.58	S9°17'05"W	31°28'53"
C5	36.04	178.00	35.97	S12°15'22"E	11°35'58"
C6	6.49	175.00	6.49	S19°07'06"E	2°07'30"
C7	55.84	175.00	55.60	S29°19'16"E	18°16'51"
C8	40.48	30.00	37.48	S0°11'54"W	77°19'11"
C9	80.45	85.00	77.48	S65°58'22"W	54°13'45"
C10	106.09	115.00	102.37	N65°17'09"E	52°51'19"
C11	16.85	30.00	16.63	N54°56'58"E	32°10'58"
C12	23.63	30.00	23.03	S86°23'27"E	45°08'13"
C13	41.90	175.00	41.80	S70°40'56"E	13°43'11"
C14	22.70	277.58	22.69	S79°55'19"E	4°41'07"
C15	15.75	277.58	15.74	S83°53'23"E	3°15'01"
C16	16.72	22.00	16.32	S63°46'39"E	43°32'58"
C17	54.18	48.00	51.35	S74°20'25"E	64°40'30"
C18	49.42	48.00	47.27	N43°49'29"E	58°59'43"
C19	47.71	48.00	45.77	N14°09'00"W	56°57'15"
C20	79.28	48.00	70.57	N89°56'38"W	94°38'01"
C21	11.32	22.00	11.20	S57°28'56"W	29°29'09"
C22	9.26	22.00	9.19	S84°17'02"W	24°07'04"
C23	24.01	225.00	24.00	N80°35'58"W	6°06'55"
C24	29.85	19.00	26.87	N32°32'31"W	90°00'00"
C25	47.98	275.00	47.92	N7°27'34"E	9°59'50"
C26	83.10	275.00	82.78	N6°11'44"W	17°18'48"
C27	15.38	275.00	15.37	N16°27'14"W	3°12'13"
C28	33.49	225.00	33.46	N13°47'28"W	8°31'46"
C29	31.47	19.00	28.00	N37°55'42"E	94°54'34"
C30	40.48	37.00	38.49	S63°16'21"E	62°41'20"

Curve #	Length	Radius	Chord	Bearing	Delta
C31	54.05	48.00	51.24	S64°11'20"E	64°31'17"
C32	50.77	48.00	48.43	N53°15'06"E	60°35'52"
C33	48.39	48.00	46.36	N5°55'34"W	57°45'27"
C34	20.66	48.00	20.50	N47°07'59"W	24°39'23"
C35	29.44	48.00	28.98	N77°01'50"W	35°08'20"
C36	92.48	524.00	92.36	S80°20'13"W	10°05'33"
C37	30.66	524.00	30.66	S73°37'14"W	3°21'10"
C38	37.54	19.00	31.73	N51°27'09"W	113°12'23"
C39	42.32	122.00	42.11	N15°05'16"E	19°52'26"
C40	142.74	192.44	139.49	N1°57'16"E	42°29'55"
C41	29.79	146.91	29.73	N22°21'38"W	11°36'58"
C42	33.99	30.00	32.20	N10°31'26"E	64°54'41"
C43	29.85	19.00	26.87	S26°56'39"W	90°00'00"
C44	29.85	19.00	26.87	N63°03'21"W	90°00'00"
C45	29.85	19.00	26.87	N26°56'39"E	90°00'00"
C46	52.07	426.00	52.04	N75°05'04"E	7°00'13"
C47	59.35	475.00	59.31	N81°48'14"E	7°09'31"
C48	29.73	19.00	26.79	S52°52'24"E	89°38'24"
C49	47.83	276.66	47.77	S13°01'52"E	9°54'18"
C50	29.85	19.00	26.87	S63°03'21"E	90°00'00"
C51	119.83	225.00	118.42	S2°47'56"E	30°30'50"
C52	29.85	19.00	26.87	S57°27'29"W	90°00'00"
C53	129.78	125.00	124.03	N47°47'56"W	59°29'10"
C54	29.85	19.00	26.87	N26°56'39"E	90°00'00"



VICINITY MAP  
NOT TO SCALE

HEMBY PLACE FINAL PLAT TOWN OF WEDDINGTON UNION COUNTY, NORTH CAROLINA		4727 JOB NO. 3-30-22 DATE
SURVEYED FOR TOLL BROTHERS 14529 GRAND PALISADES PKWY CHARLOTTE, NC 28278 PHONE: (704) 849-2625		RJH & ASSOC SURVEYED BY
1" = 100' SCALE		PREPARED BY DC
R. Joe Harris & Associates, Inc. Engineering & Land Surveying 1186 STONECREST BLVD., TEGA CAY, S.C. 29708 Phone: (803) 802-1799		CHECKED BY KMG
		SHEET 4 OF 4