

NOTE: SEE SHEET 2 FOR CERTIFICATIONS, GENERAL NOTES, LINE CALLS AND CURVE CALLS

NCDOT Construction Standards Certification

I hereby certify that the streets on this plat designed as public are or will be in accordance with the minimum right of way and construction standards established by the board of transportation for acceptance on the state highway system.

District Engineer _____ Date _____

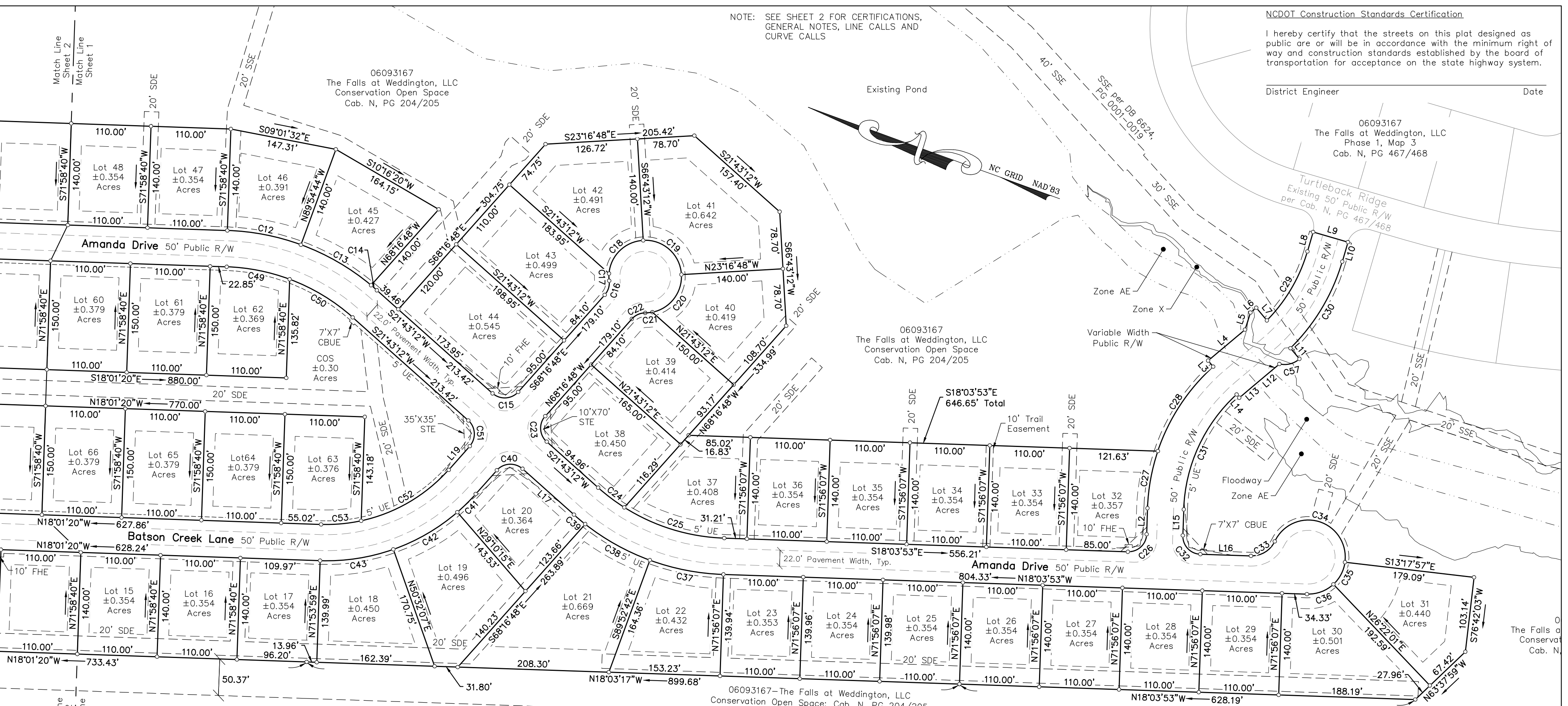
06093167
The Falls at Weddington, LLC
Phase 1, Map 3
Cab. N, PG 467/468

Turtleback Ridge
Existing 50' Public R/W
per Cab. N, PG 467/468

06093167
The Falls at Weddington, LLC
Conservation Open Space
Cab. N, PG 204/205

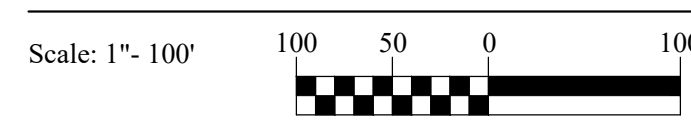
06093167-The Falls at Weddington, LLC
Conservation Open Space; Cab. N, PG 204/205

The Falls at Weddington, LLC
Conservation Open Space
Cab. N, PG 204/205



Final Plat
The Falls at Weddington
Phase 3 Map 1
for
The Falls at Weddington, LLC,
Antioch Church Road,
Town of Weddington,
Sandy Ridge Township,
Union County,
North Carolina

LDSI
Phone: (704) 337-8329
Fax: (866) 661-1277
508 W. 5th St., Suite 125
Charlotte, NC 28202
License No.: C-1925



Date: September 26, 2017
Project Number: 4114029
Sheet 1 of 3
Owner: The Falls at Weddington, LLC
811 Coral Ridge Drive
Coral Springs, Florida, 33071

Certificate of approval of the design and installation of streets, utilities, and other required improvements.

I hereby certify that all streets and other required improvements have been installed in an acceptable manner and according to N.C. Department of Transportation and/or Town of Weddington specifications and standards in the The Falls at Weddington 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, NC _____ Date _____

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 January, 2017.

Mayor of the Town of Weddington, NC _____ Date _____

Certification of Ownership and Dedication

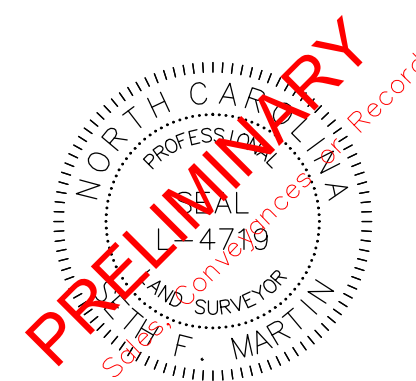
I hereby certify that I am the owner of the property described hereon, which is located in the subdivision jurisdiction Town of Weddington and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, walks, parks, and other sites and easements to public or private use as noted. Furthermore, I hereby dedicate all infrastructure being the whole system of improvements required for the use of the subdivision that allow it to be used for its intended subdivided purpose. This includes but is not limited to public streets, street curb and gutter, sidewalks, public sewer, public water, storm water detention, drainage features, traffic control devices, street lighting, street signs, and landscaping to the appropriate agency.

RRJ Land, LLC, Manager _____ Date _____

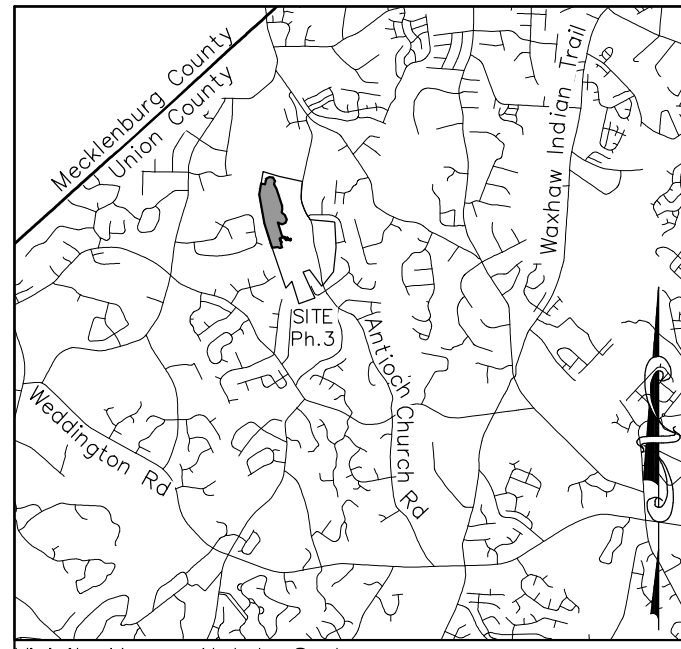
Owner
The Falls at Weddington, LLC
by RRJ Land, LLC.
Robert Stiegele, Manager
811 Coral Ridge Drive
Coral Springs, FL 33071
954-324-1711

Lender
Mr. James Hosman
Market President
Centennial Bank
201 East Garden Street
Pensacola, FL 32502
Ph: 850-936-1983

Engineer
LandDesign, Inc.
223 N. Graham St.
(704) 333-0325
Dale Stewart-PE
Mark Kime-LA



Not for Construction



Vicinity Map - Not to Scale

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

Date _____ Review Officer _____

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transportation for acceptance on the state highway system.
District Engineer _____ Date _____

- Legend**
- EIP Existing Iron Pin
 - IPS Iron Pin Set (#5 Rebar)
 - CM Concrete Monument
 - PT Calculated Point
 - DB Deed Book
 - PG Page
 - SSE Sanitary Sewer Easement
 - SDE Storm Drain Easement
 - UE Utility Easement
 - COS Common Open Space
 - R/W Right-of-Way
 - N/F Now or Formerly
 - CGF Combined Grid Factor
 - [xxx] Address
 - FHE 10' Fire Hydrant Easement
 - STE Site Triangle Easement
 - TCE Temporary Construction Esmt
 - ESMT Easement

Lender
Mr. James Hosman
Market President
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Ph: 850-936-1983

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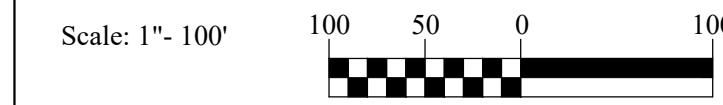
Engineer
LandDesign, Inc.
223 N. Graham St.
(704) 333-0325
Dale Stewart-PE
Mark Kime-LA

Surveyor
LDSI, Inc.
508 W. Fifth St.
(704) 337-8329
David B. Boyles-PLS
Seth F. Martin-PLS

NOTE: SEE SHEET 2 FOR CERTIFICATIONS,
GENERAL NOTES, LINE CALLS AND
CURVE CALLS

Final Plat
The Falls at Weddington
Phase 3 Map 1
for
The Falls at Weddington, LLC,
Antioch Church Road,
Town of Weddington,
Sandy Ridge Township,
Union County,
North Carolina

LDSI Phone: (704) 337-8329
 Fax: (866) 661-1277
 508 W. 5th St., Suite 125
 Charlotte, NC 28202
 License No.: C-1925



Date: September 26, 2017
Project Number: 4114029
Sheet 2 of 3
Owner: The Falls at Weddington, LLC
811 Coral Ridge Drive
Coral Springs, Florida, 33071

Certificate of approval of the design and installation of streets, utilities, and other required improvements.

I hereby certify that all streets and other required improvements have been installed in an acceptable manner and according to N.C. Department of Transportation and/or Town of Weddington specifications and standards in the The Falls at Weddington Subdivision and 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, NC _____ Date _____

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 in the Office of the Register of Deeds of Union County, North Carolina. This _____ day of January, 2017.

Mayor of the Town of Weddington, NC _____ Date _____

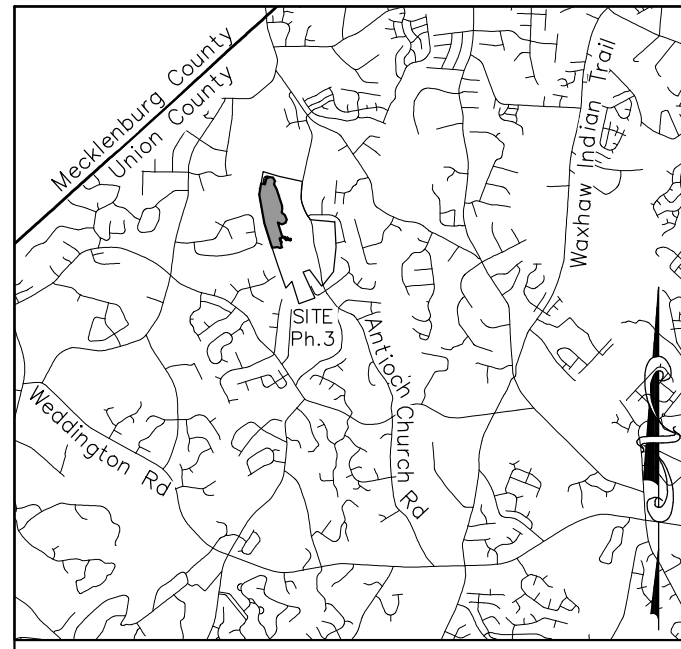
Certification of Ownership and Dedication

I hereby certify that I am the owner of the property described hereon, which is located in the subdivision jurisdiction Town of Weddington and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, walks, parks, and other sites and easements to public or private use as noted. Furthermore, I hereby dedicate all infrastructure being the whole system of improvements required for the use of the subdivision that allow it to be used for its intended subdivided purpose. This includes but is not limited to public streets, street curb and gutter, sidewalks, public sewer, public water, storm water detention, drainage features, traffic control devices, street lighting, street signs, and landscaping to the appropriate agency.

RRR Land, LLC, Manager _____ Date _____



PRELIMINARY
Not for Sale or Recordation



Vicinity Map - Not to Scale

- Legend**
- EIP Existing Iron Pin
 - IPS Iron Pin Set (#5 Rebar)
 - CM Concrete Monument
 - PT Calculated Point
 - DB Deed Book
 - PG Page
 - SSE Sanitary Sewer Easement
 - SDE Storm Drain Easement
 - UE Utility Easement
 - COS Common Open Space
 - R/W Right-of-Way
 - N/F Now or Formerly
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 - FHE 10' Fire Hydrant Easement
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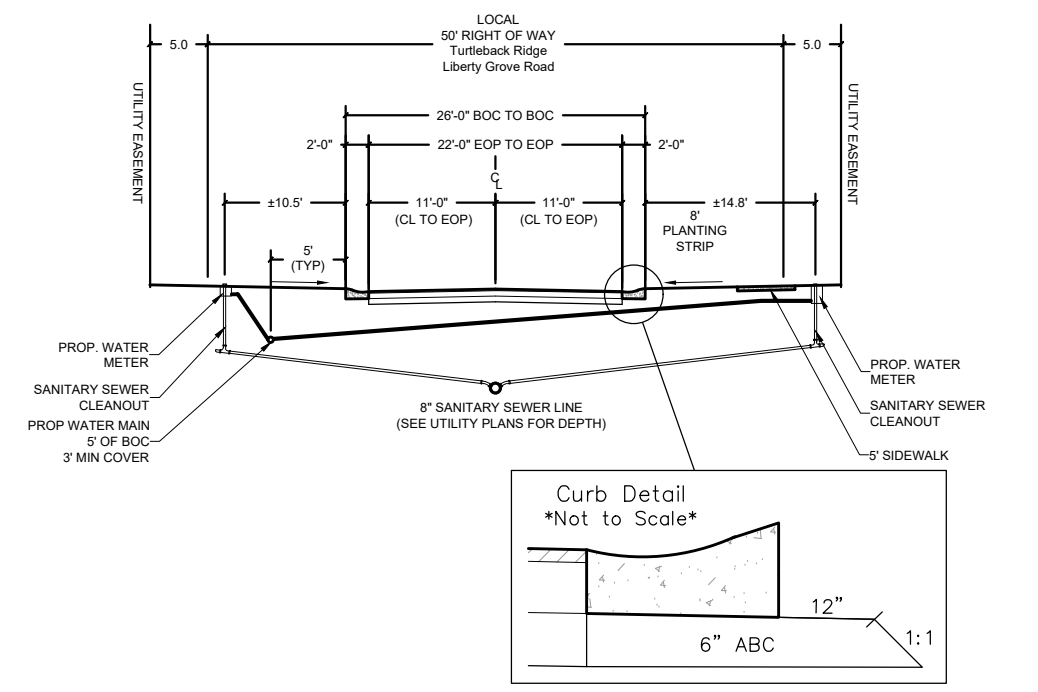
- Notes:**
- Deed Reference(s) - DB 6418, PG 714
 - Tax Parcel ID - 06093007
 - Current Owner - The Falls at Weddington, LLC
 - All bearings are NC Grid bearings.
 - All distances are shown horizontal.
 - Grid distance = Horizontal distance x Combined Grid Factor (0.99984616)
 - Area - Total: ±36.821 Acres; Lots: ±27.342 Acres
R/W: ±6.737 Acres
Dedicated R/W: ±0.756 Acres
Conservation Open Space: ±7.758 Acres
Total Lots Map 1, Phase 3: 69
 - Building Setbacks - Front Yard: 20'; Side Yard: 5' (30' Aggregate); Rear Yard: 30'
 - Iron pins (#5 Rebar) or other monumentation (as shown) found or set at all property corners.
 - Zoning - R-CD
 - This property is located in a special Flood Hazard Area as determined by FEMA and the State of North Carolina. Reference Community Panel Number: 3710448700J Dated: 10/16/2008
 - The North Carolina Grid Coordinates shown on this map were derived by real-time kinematic GPS observations using Trimble R8 Receivers and processed using North Carolina Geodetic Survey Virtual Reference System.
 - All Common Open Space will be maintained by The Falls at Weddington Homeowners Association, Inc.
 - Site Triangles typical in all areas; 10'X70' and 35'X35'
 - The property owner shall not construct or permit construction or placement of any type structure, plant trees, or make use of the easement area in any manner that will result in interference, interruption, or impediment of the County's easement & ingress/egress.

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|---------|------------|--------------|---------------|
| C1 | 25.00' | 38.90' | 35.10' | N58°33'05"E |
| C2 | 51.00' | 29.44' | 29.03' | N30°30'15"E |
| C3 | 51.00' | 49.68' | 47.73' | N74°56'33"E |
| C4 | 51.00' | 50.57' | 48.52' | S48°44'55"E |
| C5 | 51.00' | 89.92' | 78.72' | S30°10'10"W |
| C6 | 35.00' | 6.58' | 6.57' | S75°17'34"W |
| C7 | 35.00' | 34.17' | 32.83' | S41°56'12"W |
| C8 | 25.00' | 36.30' | 33.20' | S27°37'43"E |
| C9 | 255.00' | 104.09' | 103.37' | S57°31'59"E |
| C10 | 255.00' | 50.35' | 50.27' | S40°10'59"E |
| C11 | 255.00' | 73.46' | 73.20' | S26°16'28"E |
| C12 | 325.01' | 103.68' | 103.24' | S09°03'02"E |
| C13 | 325.01' | 112.17' | 111.61' | S09°58'30"W |
| C14 | 325.01' | 10.54' | 10.54' | S20°47'27"W |
| C15 | 25.00' | 39.27' | 35.36' | S23°16'48"E |
| C16 | 25.00' | 21.03' | 20.41' | N87°37'31"E |
| C17 | 50.00' | 9.88' | 9.86' | N69°11'25"E |
| C18 | 50.00' | 71.44' | 65.52' | S64°12'54"E |
| C19 | 50.00' | 78.54' | 70.71' | S21°43'12"W |
| C20 | 50.00' | 71.44' | 65.52' | N72°20'42"W |
| C21 | 50.00' | 9.88' | 9.86' | N25°45'01"W |
| C22 | 25.00' | 21.03' | 20.41' | N44°11'06"W |
| C23 | 25.00' | 39.27' | 35.36' | S66°43'12"W |
| C24 | 275.00' | 45.24' | 45.19' | S17°00'24"W |
| C25 | 275.00' | 145.71' | 144.01' | S02°53'08"E |
| C26 | 25.00' | 39.27' | 35.36' | S63°03'53"E |
| C27 | 275.00' | 80.25' | 79.97' | N80°17'44"E |
| C28 | 275.36' | 140.54' | 139.02' | S76°42'54"E |

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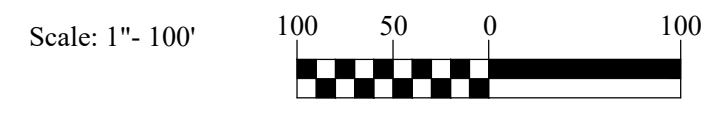
RRJ Land, LLC, Manager _____ Date _____



| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|---------|------------|--------------|---------------|
| C29 | 224.70' | 111.16' | 110.03' | S79°34'40"E |
| C30 | 275.00' | 140.49' | 138.96' | N79°06'25"W |
| C31 | 225.00' | 178.89' | 174.21' | N85°17'17"W |
| C32 | 25.00' | 39.27' | 35.36' | S26°56'07"W |
| C33 | 35.00' | 40.75' | 38.49' | S51°25'15"E |
| C34 | 51.00' | 144.73' | 100.83' | S03°28'42"E |
| C35 | 51.00' | 35.03' | 34.34' | N82°30'18"W |
| C36 | 51.00' | 39.85' | 38.84' | N40°26'52"W |
| C37 | 325.00' | 103.65' | 103.21' | N09°00'53"W |
| C38 | 325.00' | 102.46' | 102.04' | N09°09'12"E |
| C39 | 325.00' | 20.05' | 20.05' | N19°57'08"E |
| C40 | 25.00' | 39.27' | 35.36' | N23°16'48"W |
| C41 | 275.00' | 35.76' | 35.74' | N64°33'16"W |
| C42 | 275.00' | 102.54' | 101.95' | N50°08'49"W |
| C43 | 275.00' | 102.54' | 101.95' | N28°46'57"W |
| C44 | 275.00' | 29.58' | 29.57' | N14°56'25"W |
| C45 | 275.00' | 102.54' | 101.95' | N01°10'34"W |
| C46 | 275.00' | 21.42' | 21.42' | N11°44'17"E |
| C47 | 25.00' | 39.64' | 35.61' | N31°26'55"W |
| C48 | 205.32' | 174.45' | 169.25' | S41°03'07"E |
| C49 | 275.00' | 88.68' | 88.30' | S08°47'02"E |
| C50 | 275.00' | 102.07' | 101.48' | S11°05'14"W |
| C51 | 25.00' | 39.27' | 35.36' | S66°43'12"W |
| C52 | 225.00' | 141.82' | 139.48' | N50°13'25"W |
| C53 | 225.00' | 55.55' | 55.41' | N25°05'41"W |
| C54 | 225.00' | 89.49' | 88.91' | N06°37'39"W |
| C55 | 225.00' | 36.14' | 36.10' | N09°22'07"E |
| C56 | 25.00' | 43.90' | 38.48' | N64°16'45"E |
| C57 | 31.00' | 29.77' | 28.64' | S 33°59'33"E |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 09°57'36" E | 50.08 |
| L2 | N 71°56'07" E | 35.88 |
| L3 | N 29°57'16" E | 10.91 |
| L4 | S 60°05'59" E | 66.36 |
| L5 | N 87°52'41" E | 24.70 |
| L6 | S 60°08'57" E | 10.34 |
| L7 | N 29°51'03" E | 22.90 |
| L8 | N 86°15'29" E | 27.99 |
| L9 | N 03°44'31" W | 50.00 |
| L10 | N 86°15'29" E | 27.99 |
| L11 | N 29°51'03" E | 19.32 |
| L12 | S 60°08'57" E | 50.52 |
| L13 | S 60°04'57" E | 21.55 |
| L14 | N 29°57'16" E | 5.77 |
| L15 | S 71°56'07" W | 35.88 |
| L16 | N 18°03'53" W | 69.61 |
| L17 | N 21°43'12" E | 94.96 |
| L18 | S 68°16'48" E | 43.77 |
| L19 | S 68°16'48" E | 43.77 |

Final Plat
The Falls at Weddington
Phase 1 Map 3
 for
The Falls at Weddington, LLC,
Antioch Church Road,
Town of Weddington,
Sandy Ridge Township,
Union County,
North Carolina



Date: September 21, 2017
 Project Number: 4114029
 Sheet 3 of 3

Owner: The Falls at Weddington, LLC
 811 Coral Ridge Drive
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NCDOT Construction Standards Certification

I hereby certify that the streets on this plat designed as public are or will be in accordance with the minimum right of way and construction standards established by the board of transportation for acceptance on the state highway system.

District Engineer _____ Date _____

I, Seth F. Martin, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated as drawn from information found in Book 6418, Page 714; 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; that this plat creates a subdivision of land within a county or municipality that has an ordinance that regulates parcels of land.

Witness my original signature, registration number and seal this 5th day of December, A.D. 2016.

Registration No.: L-4719 N.C.

