

Vicinity Map

(NTS)

Site Data:

Parcel ID: 06-123-126,
Deed Reference: Db. 7054, Pg. 377

Zoning: R-CD (Town of Weddington)
Total Lots: 31
Smallest Lot: Lot 74 (40,038 sf.)
Street Data: 2,996.5 LF

Total Acreage: 38.35 ac.
Dedicated R/W: 3.00 ac.
Temporary R/W: 0.16 ac.
Acreage in Lots: 29.72 ac.
Acreage in COS: 5.47 ac.

Minimum Lot Area: 40,000 sf
Min. Lot Width: 120'
Yard Requirements: (Measured at Setback)
Front Setback: 50' (Measured from Street R/W)
Rear Setback: 40'
Side Setback: 15'
Side Corner Setback: 25'

NOTE

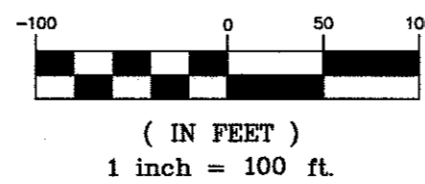
- Roads Rights-of-way are dedicated to the public and shall be publicly maintained.
- Street grades and typical street cross sections shall be built according to the approved construction plans as depicted on the approved preliminary plat on file with the Town of Weddington.
- Future ownership and maintenance of common open space and thoroughfare buffer area within the development shall be dedicated to the Atherton Estates Owners Association Inc. and will not be the responsibility of the Town of Weddington.
- Regulation of, around, and within Septic Easements as shown on this plat will be described further within the Atherton Estates Owners Association, Inc. Declaration.
- The purpose of the Storm Drainage Easement (SDE) is to provide storm water conveyance. Buildings are not permitted in the easement area. Any other objects which impede storm water flow or system maintenance are also prohibited.

LEGEND

COS..... Common Open Space
SSE..... Sanitary Sewer Easement
SDE..... Storm Drainage Easement

PRELIMINARY
Subject To Revisions

Engineer:
DPR Associates
420 Hawthorne Lane
Charlotte, NC 28204
ph. 704-332-1204
Contact: Hy V. Nguyen



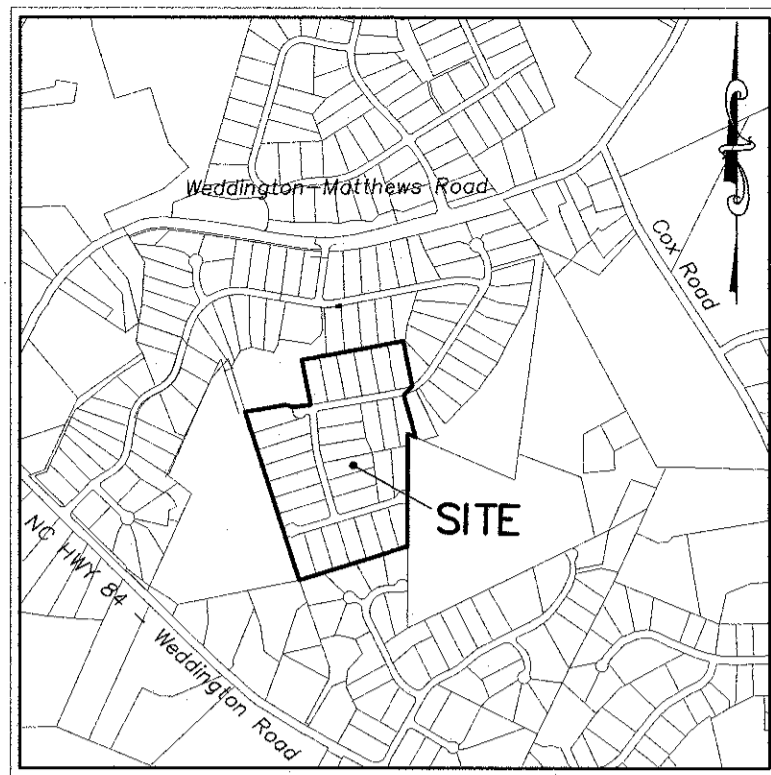
LAWRENCE ASSOCIATES
106 W. Jefferson St.
Monroe, North Carolina 28112
P 704-289-1013 866-557-8051
F 704-283-9035
www.lawrencesurveying.com
Firm License Number: C-2856

Final Record Plat of Atherton Estates
Phase 2, Map 4
Property of Shea Atherton LLC
Town of Weddington
Sandy Ridge Township, Union County, NC

Orig. scale: 1" = 100' Date: February 5, 2018 Drawn By: MCM

Job No. 3427 Drawing file: RM Phase 2 Map 4.dwg Drawing no. 18/050

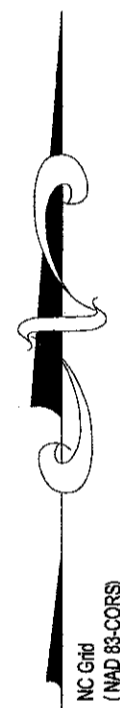
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Vicinity Map

(NTS)

PIN 06-150-069
Michael Walter Staton
Deed Ref: 518-388



NC Grid
(NAD 83-CORS)

NOTE

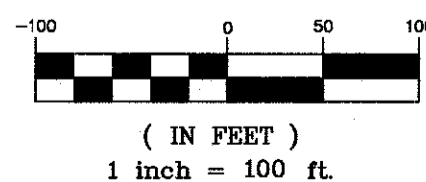
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PIN 06-123-271
Shea Atherton LLC
Deed Ref: 7054-377
PC N, File 406-408

PIN 06-123-292
Shea Atherton LLC
Deed Ref: 7054-377
PC N, File 406-408

PIN 06-123-002
Weddwana I LLC &
Weddwana II LLC
Deed Ref: 5035-889

PIN 06-123-002
Weddwana I LLC &
Weddwana II LLC
Deed Ref: 5035-889

Temporary Public RW
0.06 Ac.

Temporary Public RW
0.02 Ac.

PIN 06-123-002
Weddwana I LLC &
Weddwana II LLC
Deed Ref: 5035-889

PIN 06-123-049
Louis & Angela Bennett
Deed Ref: 1168-79

PIN 06-123-048
Michael & Loretta Morse
Deed Ref: 1429-285

PIN 06-123-047
Christian & Claudia
Ibarra
Deed Ref: 5359-025

PIN 06-123-046
Anthony & Lois Infant
Deed Ref: 1048-798

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Sandy Ridge Township, Union County, NC**

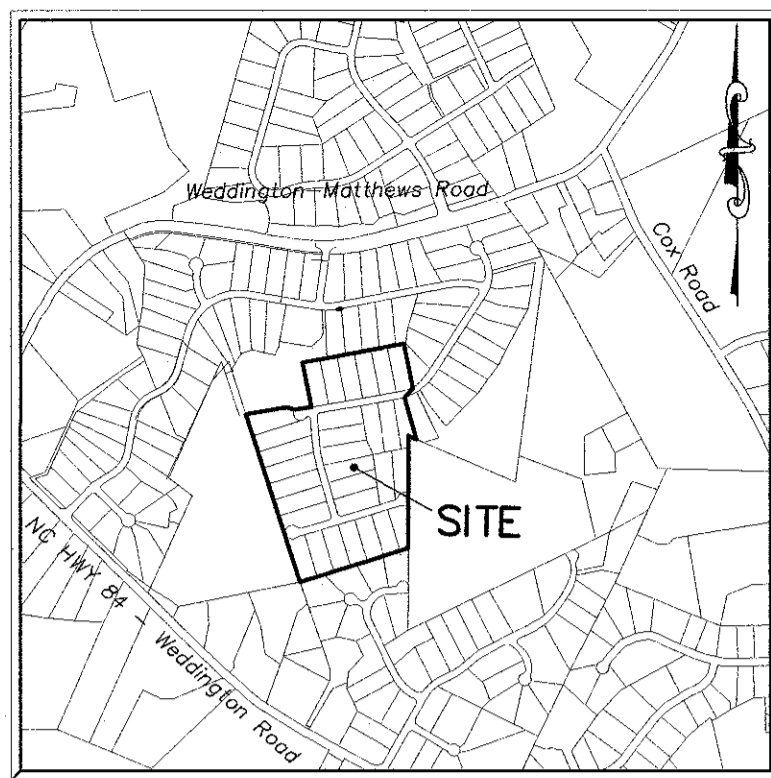
Sheet 2 of 3

REVISIONS

Orig. scale: 1" = 100' Date: February 5, 2018 Drawn By: MCM

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Vicinity Map (NTS)

PROPERTY OWNER/SUBDIVIDER

Shea Atherton, LLC,
8008 Corporate Center Drive, #300
Charlotte, NC 28226

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 NC Department of Transportation and/or Town of Weddington specifications and standards in the The Atherton Estates 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

Certificate of Approval

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 ___, 2017.

Mayor of the Town of Weddington, North Carolina

NOTES

REBAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

AREAS COMPUTED USING COORDINATE GEOMETRY.

THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED.

ALL ADJOINING PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES

LAWRENCE ASSOCIATES MAKES NO GUARANTEES TO THE COMPACTION OR TO THE NONEXISTENCE OF ADDITIONAL SPOILS AREAS.

BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED

AN ADDITIONAL 10' TEMPORARY CONSTRUCTION EASEMENT SHALL BE RESERVED OUTSIDE OF ALL GENERAL UTILITY EASEMENTS.

AN ADDITIONAL 10' TEMPORARY CONSTRUCTION EASEMENT (5' EITHER SIDE OF 20' FUTURE UTILITY EASEMENT) SHALL BE RESERVED OUTSIDE OF ALL UTILITY EASEMENTS.

CLUSTER BOX UNITS (CBUs) TO BE LOCATED WITHIN THE NCDOT RIGHT-OF-WAY LOCATIONS WILL BE COORDINATED WITH AND APPROVED BY NCDOT.

NOTE:
THE PROPERTY OWNER SHALL NOT CONSTRUCT OR PERMIT CONSTRUCTION OR PLACEMENT OF ANY TYPE STRUCTURE, PLANT, TREE OR MAKE USE OF THE EASEMENT AREA IN ANY MANNER THAT WILL RESULT IN INTERFERENCE, INTERRUPTION OR IMPEDIMENT OF THE COUNTY'S EASEMENT AND INGRESS/EGRESS.

Flood Certification
I have examined the Flood Insurance Rate Map for the Town of Weddington, North Carolina, Community Panel Number 3710447600J, dated October 16, 2008 and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Use of land within a flood way or flood plain is substantially restricted by Article XXIV of the Union County Land Use Ordinance.

Certificate of Survey and Accuracy
State of North Carolina, Union County
I, F. Donald Lawrence, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book and Page as shown); 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___

F. Donald Lawrence, NCPLS L-1290

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

Shea Atherton, LLC

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, and dedicated all streets, alleys, walks, and other sites and easements to public or private use as noted.

Date Shea Atherton, LLC,

I, _____, a notary public of _____ personally certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing instrument.

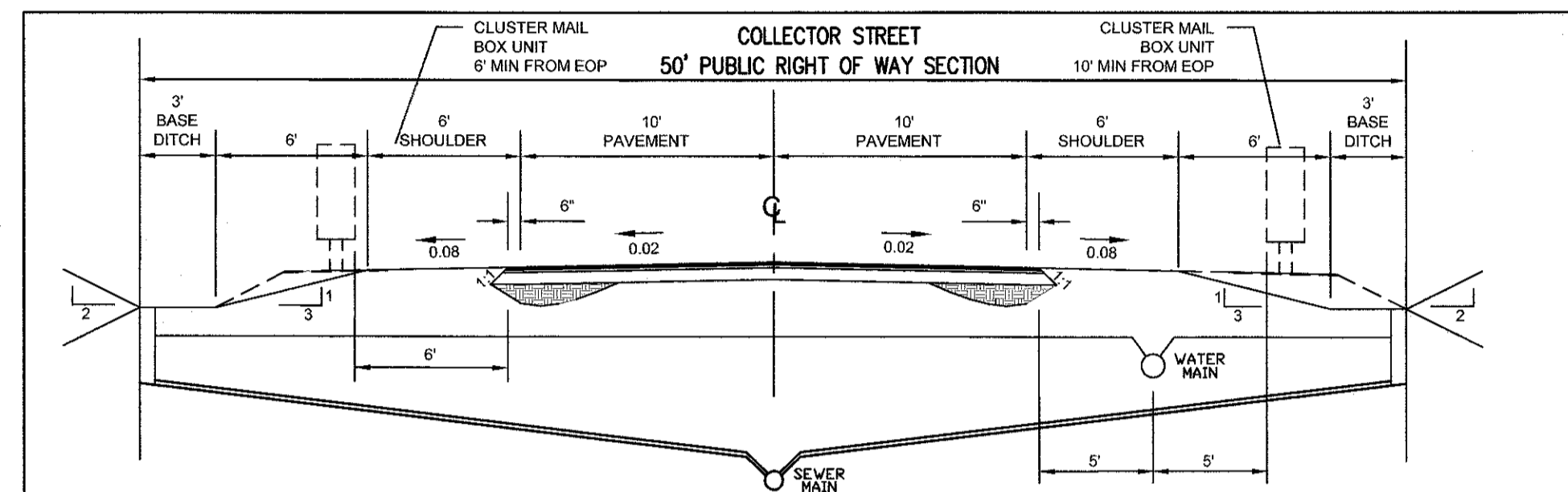
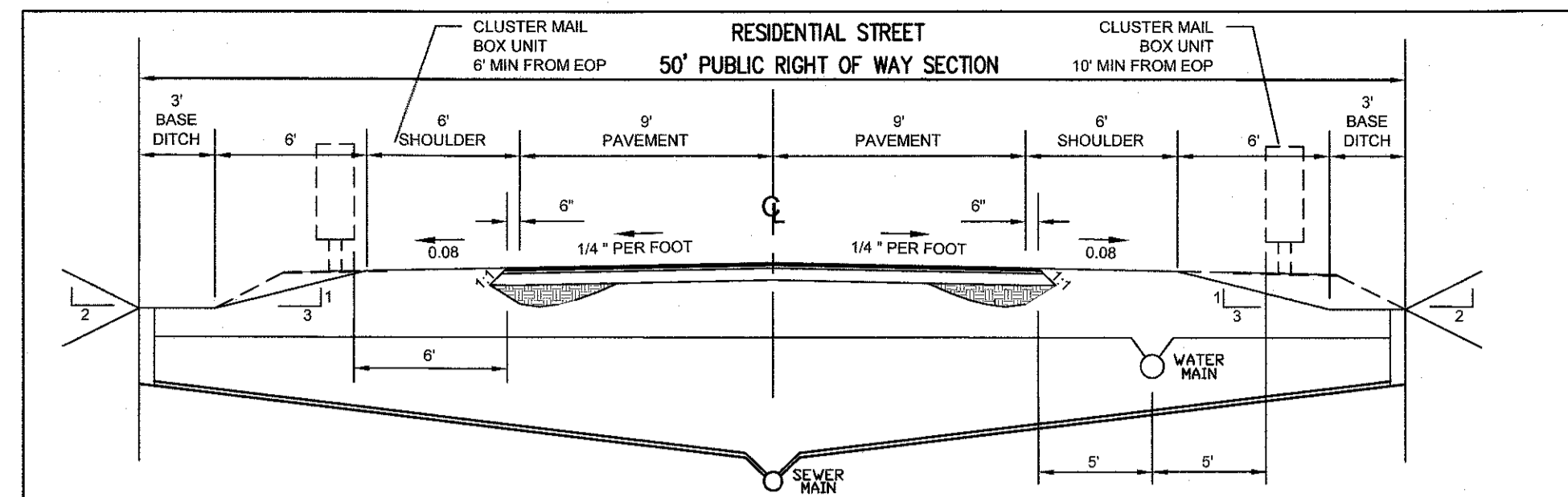
Witness my hand and official seal this ___ day of ___, 201___.
My commission expires _____.

Notary Public

NCDOT Construction Standards Certification

I hereby certify that the streets on this plat designated 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



LINE	LENGTH	BEARING
L1	88.22	S24°04'34"W
L2	60.51	S75°47'18"E
L3	36.43	S21°20'01"W
L4	93.79	S45°43'42"W
L5	41.86	S09°08'28"W
L6	61.56	S26°36'48"W
L7	74.99	N77°33'09"W
L8	88.69	N77°33'09"W
L9	65.18	S69°52'57"W
L10	80.23	S29°08'44"W
L11	45.84	S29°08'44"W
L12	14.10	S35°30'45"E
L13	58.08	S69°11'02"W

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	335.00	68.79	68.67	N73°16'40"E
C2	25.00	18.36	17.95	S79°48'13"E
C3	50.00	76.82	69.48	S77°12'07"W
C4	50.00	113.72	90.75	S79°45'10"W
C5	25.00	24.17	23.24	N42°17'48"E
C6	50.00	71.94	65.90	N68°00'52"E
C7	25.00	16.09	15.81	N88°11'57"W
C8	25.00	1.03	1.03	N71°10'53"E
C9	50.00	112.94	90.41	S31°31'06"E
C10	50.00	46.61	44.94	N57°04'04"E
C11	15.00	37.89	28.59	N77°16'39"W
C12	385.00	28.28	29.27	N76°57'56"E
C13	25.00	36.68	33.48	S37°06'50"W
C14	975.00	69.09	69.08	S06°56'47"E
C15	975.00	124.24	124.15	S12°37'37"E
C16	975.00	15.53	15.53	S16°44'02"E
C17	25.00	39.46	35.49	S62°24'43"E
C18	25.00	38.08	35.22	N27°35'17"E
C19	25.00	11.65	11.55	S55°00'48"W
C20	50.00	51.99	49.68	N75°26'49"E
C21	50.00	126.26	95.29	S63°55'10"W
C22	25.00	27.48	26.11	S75°13'21"E
C23	1025.00	3.51	3.51	S17°05'31"E
C24	1025.00	120.83	120.78	S13°37'01"E
C25	1025.00	95.23	95.20	S07°34'41"E
C26	425.00	20.07	20.07	S88°10'57"E

LAWRENCE ASSOCIATES 106 W. Jefferson St. Monroe, North Carolina 28112 P 704-289-1013 866-557-8051 F 704-283-9035 www.lawrencesurveying.com Firm License Number: C-2856	Final Record Plat of Atherton Estates Phase 2, Map 3 Property of Shea Atherton LLC Town of Weddington Sandy Ridge Township, Union County, NC		Sheet 3 of 3 REVISIONS
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