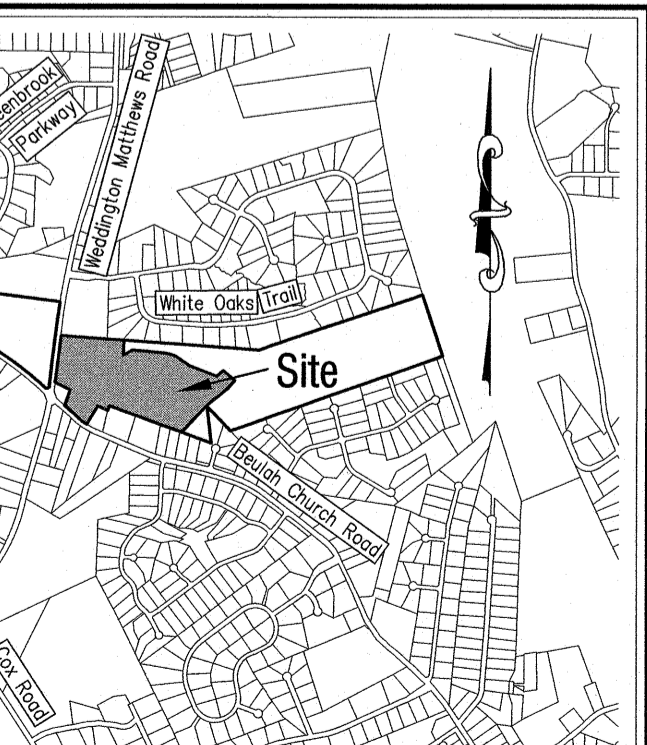


Tax #06-120-012H Bobby F. Pope & Janice M. Pope Db. 5968, Pg. 269  
 Tax #06-120-196 Patricia R. Evans  
 Tax #06-120-195 Frank and Virginia Cooley  
 Tax #06-120-194 Gregory and Charlene Patrell Db. 4332, Pg. 11  
 Willow Oaks PC. B, File 326B  
 Tax #06-120-193 Donald P. Conover et al Db. 6467, Pg. 34  
 Tax #06-120-192 Brian and Rose Bongiovanni Db. 4443, Pg. 480  
 Tax #06-120-191 Suzanne Mielke Db. 3962, Pg. 515  
 Tax #06-120-190 Scott R. Sitter et al Db. 5540, Pg. 302

**Weddington Matthews Road**  
 60' Public R/W - SR 1344 (Db. 731, Pg. 21)  
 DOT plans for Project # 43051 define a 60' R/W for this portion of Weddington Matthews Road

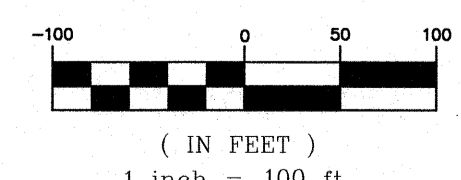
**Beulah Church Road**  
 (60' R/W)  
 DOT plans for Project # 43051 define a 60' R/W for this portion of Beulah Church Rd.



**DRAFT**

Notes:  
 10'x 70' and 35'x 35' Sight Triangles located at all street intersections. (Typical)

Note: Roadway Horizontal/Vertical Alignment and Grades were taken from design plans, not asbuilt data.



**Site Data:**  
 Parcel ID: 06-120-012A & 06-120-021A  
 Zoning: R-CD/R-40 (Town of Weddington)  
 Total Lots: 22  
 Smallest Lot: Lots 22, 23, & 26-29 (14,250 sf.)  
 Street Data: 3,174 LF  
 Total Area This Map: 35.67 Ac.  
 Area in New Right of way: 3.87 Ac.  
 Area in Existing Right of way: 0.92 Ac.  
 Area in Lots: 8.91 Ac.  
 Area in COS: 21.97 Ac.

**Yard Requirements:**  
 Front Yard Setback: 20' (Measured from Street R/W)  
 Side Yard Setback: 5' (30 feet separation for principal buildings on adjacent lots, with no side yard less than five feet.)  
 Side Street Setback: 15' (Corner lot; i.e., the lot fronting a street that is not the "front yard" shall be at least 15 feet.)  
 Rear Yard Setback: 30'  
 Max. Building Height: 35'

No.	Date	By	Revision

Tax #06-120-020 & 06-120-020A Griffin Asset Management, LLC (50%) & Enjoy Life Properties, LLC (50%) Db. 5657, Pg. 811 Db. 5681, Pg. 266 PC.N, File 143  
 Lot 4  
 Lot 5  
 Tax #06-120-267 Newton Custom Homes & Realty, Inc. Db. 6237, Pg. 758  
 Tax #06-120-268 David W. Napoli & Francesca Napoli Db. 5223, Pg. 878  
 Tax #06-120-269 Matthews Building Supply Company Db. 4026, Pg. 646  
 Tax #06-120-270 Mark D. Gustafson & Francesca Gustafson Db. 5608, Pg. 204  
 Tax #06-120-271 William W. Mangum & Tonya S. Mangum Db. 5214, Pg. 617

**Owner Information:**  
 M/I Homes of Charlotte, LLC  
 5350 Seventy-Seven Center Drive Suite 100  
 Charlotte, NC 28217  
 Ph. 704-579-4571  
 Contact: Marty Davis

**Engineer:**  
 ColeJenest & Stone  
 200 South Tryon Street Suite 1400  
 Charlotte, NC 28202  
 Ph. 704-971-4520  
 Contact: Todd Fisher, PE

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

**Final Record Plat of Harlows Crossing - Phase 1 - Map 2**  
 Owner: M/I Homes of Charlotte, LLC  
 Town of Weddington  
 Sandy Ridge Township, Union County, NC  
 Orig. scale: 1" = 100' Date: January 25, 2017 Drawn By: JLH

Sheet 1 of 2

REVISIONS
05/09/17 JLH
05/15/17 JLH
12/07/17 JLH
2/22/18 JLH
03/20/18 JLH

**Flood Certification**  
I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 3710447800J, 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, E. 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\_\_\_\_

**DRAFT**

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: \_\_\_\_\_  
(Signature and Seal)

**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 \_\_\_\_\_ Signature of owner(s) \_\_\_\_\_

**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 Harlow's Crossing 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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor of the Town of Weddington, North Carolina

**NOTES**

REBAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

AREAS COMPUTED USING COORDINATE GEOMETRY.

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. SURVEY SUBJECT TO FULL TITLE SEARCH.

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.

STRUCTURES SHOWN ON ADJOINING PROPERTIES WERE TAKEN FROM ENGINEERING PLANS BY OTHERS AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. LAWRENCE ASSOCIATES MAKES NO GUARANTEE TO THE ACCURACY OF THEIR LOCATION.

A UNION COUNTY PUBLIC WORKS UTILITY RIGHT-OF-WAY SHALL EXIST ON ALL SANITARY SEWER LATERAL, WATER METERS AND FIRE HYDRANTS. THE UTILITY RIGHT-OF-WAY IS LOCATED 5 FEET ALL SIDES FROM CLEANOUT, WATER METER OR FIRE HYDRANT TO THE PUBLIC OR PRIVATE ROAD RIGHT OF WAY

THE PROPERTY OWNER SHALL NOT CONSTRUCT OR PERMIT CONSTRUCTION OR PLACEMENT OF ANY STRUCTURES, 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 AND INGRESS/EGRESS.

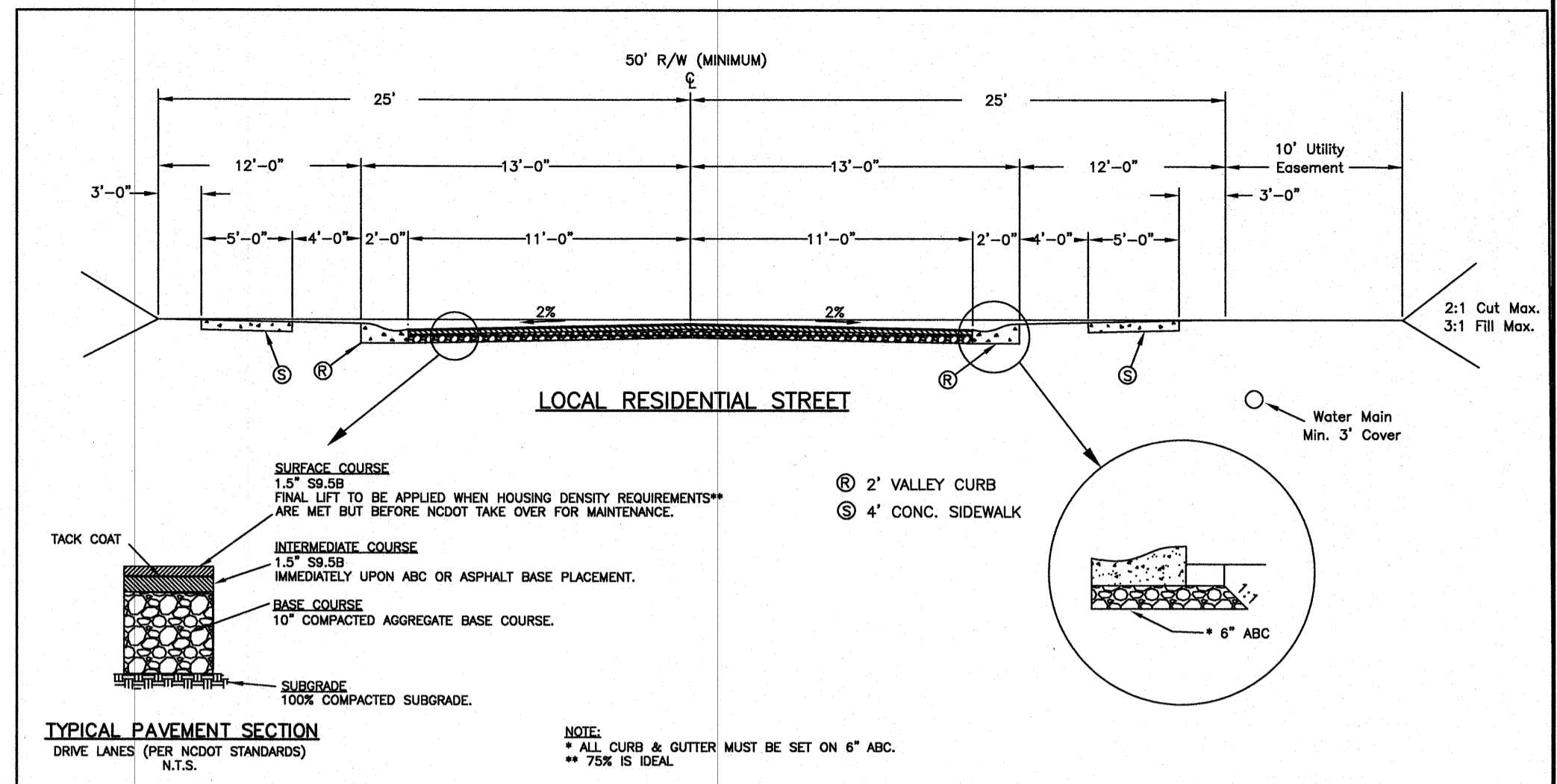
Note: Roadway Horizontal/Vertical Alignment and Grades were taken from design plans, not asbuilt data.

Note: Any roads in the subdivision that are not accepted by NCDOT are not the responsibility of the Town of Weddington; and shall be maintained by the Developer and it's successors or assigns.

**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 Table		
Line #	Direction	Length
L1	S85°17'36\"E	13.75
L2	S03°12'43\"W	130.05
L3	N60°59'21\"E	92.19
L4	S51°35'14\"W	104.14
L5	S51°35'14\"W	51.23
L6	N69°51'42\"W	92.34
L7	N69°49'02\"W	121.87
L8	S15°42'23\"W	63.16
L9	N56°01'34\"W	67.16
L10	N07°25'12\"E	49.58
L11	S07°14'58\"W	52.72
L12	S07°10'31\"W	100.11
L13	S07°10'31\"W	67.25
L14	S07°17'57\"W	97.92
L15	S06°55'13\"W	71.37
L16	S06°50'35\"W	90.23
L17	S06°52'14\"W	41.31
L18	S07°42'05\"W	94.93
L19	S18°44'32\"E	49.45
L20	S18°44'32\"E	41.85

Line Table		
Line #	Direction	Length
L21	S47°40'26\"E	306.80
L22	N06°52'14\"E	180.84
L23	N06°50'35\"E	90.20
L24	N06°55'13\"E	71.29
L25	N07°17'57\"E	97.88
L26	N07°10'31\"E	67.26
L27	N07°14'25\"E	42.71
L28	N07°22'55\"E	50.56
L29	S29°58'45\"E	86.43
L30	S69°50'26\"E	13.99
L31	N20°09'34\"E	50.00
L32	N69°50'26\"W	50.00
L33	S20°09'34\"W	50.00
L34	N29°58'45\"W	86.43
L35	S20°09'34\"W	69.04
L36	S20°09'34\"W	50.00
L37	N20°09'34\"E	50.00
L38	N55°54'06\"E	18.97
L39	N28°51'15\"E	19.01

Curve Table				
Curve #	Length	Radius	CHORD BEARING	CHORD
C1	191.81	1040.10	S52°57'25\"E	191.54
C2	46.81	30.00	S37°18'52\"E	42.20
C3	249.73	275.00	N55°59'42\"W	241.24
C4	70.97	225.00	S39°00'54\"E	70.67
C5	85.57	225.00	S58°56'45\"E	85.05
C6	39.27	25.00	N65°09'34\"E	35.36
C7	194.53	275.00	S40°25'29\"W	190.50
C8	110.75	275.00	S72°13'37\"W	110.00
C9	110.75	275.00	N84°41'57\"W	110.00
C10	15.94	275.00	N71°30'05\"W	15.94
C11	181.22	450.00	S72°13'37\"W	180.00
C12	181.22	450.00	N84°41'57\"W	180.00
C13	26.09	450.00	N71°30'05\"W	26.08
C14	7.03	525.00	N69°27'26\"W	7.03
C15	132.44	525.00	N61°50'49\"W	132.09
C16	50.87	475.00	N57°41'17\"W	50.84
C17	75.32	475.00	N65°17'54\"W	75.24
C18	39.27	25.00	S65°09'34\"W	35.36
C19	47.08	275.00	N25°03'50\"E	47.02
C20	95.48	275.00	N39°54'54\"E	95.00

Curve Table				
Curve #	Length	Radius	CHORD BEARING	CHORD
C21	95.48	275.00	N59°48'28\"E	95.00
C22	95.48	275.00	N79°42'03\"E	95.00
C23	95.48	275.00	S80°24'23\"E	95.00
C24	2.97	275.00	S70°09'01\"E	2.97
C25	76.39	275.00	S61°52'58\"E	76.15
C26	28.19	275.00	S50°59'16\"E	28.18
C27	56.02	275.00	S42°12'55\"E	55.92
C28	30.72	275.00	S33°10'46\"E	30.71
C29	202.72	225.00	N55°47'23\"W	195.93
C30	47.73	30.00	S52°49'12\"W	42.85
C31	72.76	425.00	N25°03'50\"E	72.67
C32	147.56	425.00	N39°54'54\"E	146.82
C33	147.56	425.00	N59°48'28\"E	146.82
C34	147.56	425.00	N79°42'03\"E	146.82
C35	147.56	425.00	S80°24'23\"E	146.82
C36	4.59	425.00	S70°09'01\"E	4.59
C37	118.06	425.00	S61°52'58\"E	117.68
C38	43.57	425.00	S50°59'16\"E	43.55
C39	39.27	25.00	N24°50'26\"W	35.36
C40	353.43	225.00	N65°09'34\"E	318.20

Curve Table				
Curve #	Length	Radius	CHORD BEARING	CHORD
C41	39.27	25.00	S24°50'26\"E	35.36
C42	46.78	225.00	S26°06'55\"W	46.69
C43	43.60	218.00	S42°22'41\"W	43.53
C44	225.76	225.00	S81°24'52\"W	216.41

Ownership of all Common Open Space (COS) and Conservation Land shall be retained by MI Homes of Charlotte, LLC until such time as a Homeowners Association (HOA) entity has been created. Ownership will be conveyed to that HOA no later than the closing of the last home.

Notes:  
- Maintenance of all storm drainage easements as shown on plat is the responsibility of the property owner or assigns  
- 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.

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

**Final Record Plat of Harlows Crossing - Phase 1 - Map 2**

Owner: MI Homes of Charlotte, LLC  
Town of Weddington  
Sandy Ridge Township, Union County, NC

Orig. scale: \_\_\_\_\_ Date: January 25, 2017 Drawn By: JLH

Job No. 3756-4047 Drawing file: 3756-4047 Harlows Crossing Phase 1 Map 2 - Rev 2.dwg Drawing no. 17/025