

PID: 06090092  
 VINTAGE CREEK OWNERS ASSOCIATION, INC.  
 D.B. 6459, PG. 414



**CERTIFICATE OF SURVEY AND ACCURACY**

I, TRACY THANE BISHOP, CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED BOOK 3781, PAGE 856); THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:60,187; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEED BOOK AND PAGES AS NOTED;  
 THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.  
 WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 19TH DAY OF SEPTEMBER, 2017 A.D.

TRACY THANE BISHOP, L-4765 \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF UNION COUNTY; THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAN AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAN AS DEDICATED FOR A PUBLIC USE SHALL USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE BOARD OF COMMISSIONERS IN THE PUBLIC INTEREST.

DATE \_\_\_\_\_ WEDDINGTON INVESTORS II, LLC



PID: 071500096  
 STALLINGS INVESTORS  
 D.B. 5762, PG. 388

VICINITY MAP  
 NOT TO SCALE

1" IRON PIPE FOUND  
 S83°50'17"E 239.28'

N11°58'51"E 170.84'

S36°16'34"E 153.65'

N83°50'17"W 495.07'

NO. 5 IRON ROD FOUND

LOT 25  
 40,348 SQ. FT.  
 0.93 ACRES

LOT 1  
 40,468 SQ. FT.  
 0.93 ACRES

LOT 2  
 40,952 SQ. FT.  
 0.94 ACRES

LOT 3  
 40,081 SQ. FT.  
 0.92 ACRES

LOT 5  
 41,424 SQ. FT.  
 0.95 ACRES

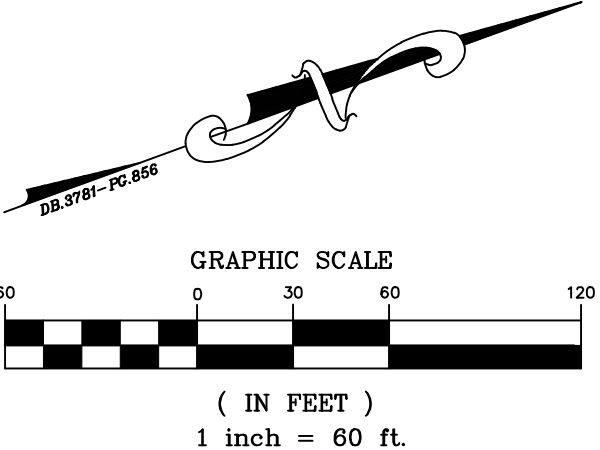
LOT 4  
 42,740 SQ. FT.  
 0.98 ACRES

COS-1  
 24,789 SQ. FT.  
 0.57 ACRES

PRELIMINARY PLAT  
 NOT FOR RECORDATION,  
 CONVEYANCES, OR SALES

**LEGEND**

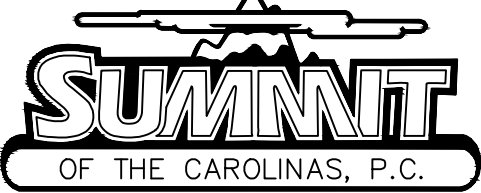
- CONCRETE MONUMENT FOUND
- NO. 5 IRON ROD SET
- IRON PIN FOUND (AS DESCRIBED)
- ⊗ CALCULATED POINT
- ST SIGHT TRIANGLE
- R/W RIGHT OF WAY
- LF LINEAR FEET
- MBS MINIMUM BUILDING SETBACK
- SY SIDE YARD
- RY REAR YARD
- CAB. PLAT CABINET
- D.B. DEED BOOK
- PG. PAGE
- UE UTILITY EASEMENT
- SQ. FT. SQUARE FEET
- SDE STORM DRAINAGE EASEMENT
- COS COMMON OPEN SPACE
- BOUNDARY - LOT LINE
- ADJOINER - LOT LINE
- DUKE RIGHT OF WAY
- STORM SEWER EASEMENT
- SETBACK LINE
- UTILITY EASEMENT
- WET WET WET WETLANDS



**FINAL PLAT OF  
 WEDDINGTON ACRES SUBDIVISION**

SITUATED IN THE TOWN OF WEDDINGTON  
 UNION COUNTY, NORTH CAROLINA

DRAWN BY: THANE	OWNER:	CLIENT:
DATE: 09-19-2017	WEDDINGTON INVESTORS II, LLC	SUNBELT HOLDINGS SE I, LLC
JOB NO: 20170465	3129 SPRINGBANK LANE	(GRAHAM ALLEN)
REVIEWED BY: THANE	CHARLOTTE, NC 28226	3129 SPRINGBANK LANE
SCALE: 1" = 60'	PH. 704.574.0316	CHARLOTTE, NC 28226
SHEET 1 OF 4		PH. 704.574.0316
REVISIONS:		



7714 MATTHEWS-MINT HILL ROAD-SUITE J  
 MINT HILL, NORTH CAROLINA 28227  
 PHONE: 980-859-3245  
 C-4289

PID: 07150660  
 BROOKHAVEN CITIZENS ASSEMBLY INC.  
 D.B. 6431, PG. 287

**CERTIFICATE OF SURVEY AND ACCURACY**

I, TRACY THANE BISHOP, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED BOOK 3781, PAGE 856); THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:60,187; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEED BOOK AND PAGES AS NOTED;

THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 19TH DAY OF SEPTEMBER, 2017 A.D.

TRACY THANE BISHOP, L-4765 DATE \_\_\_\_\_

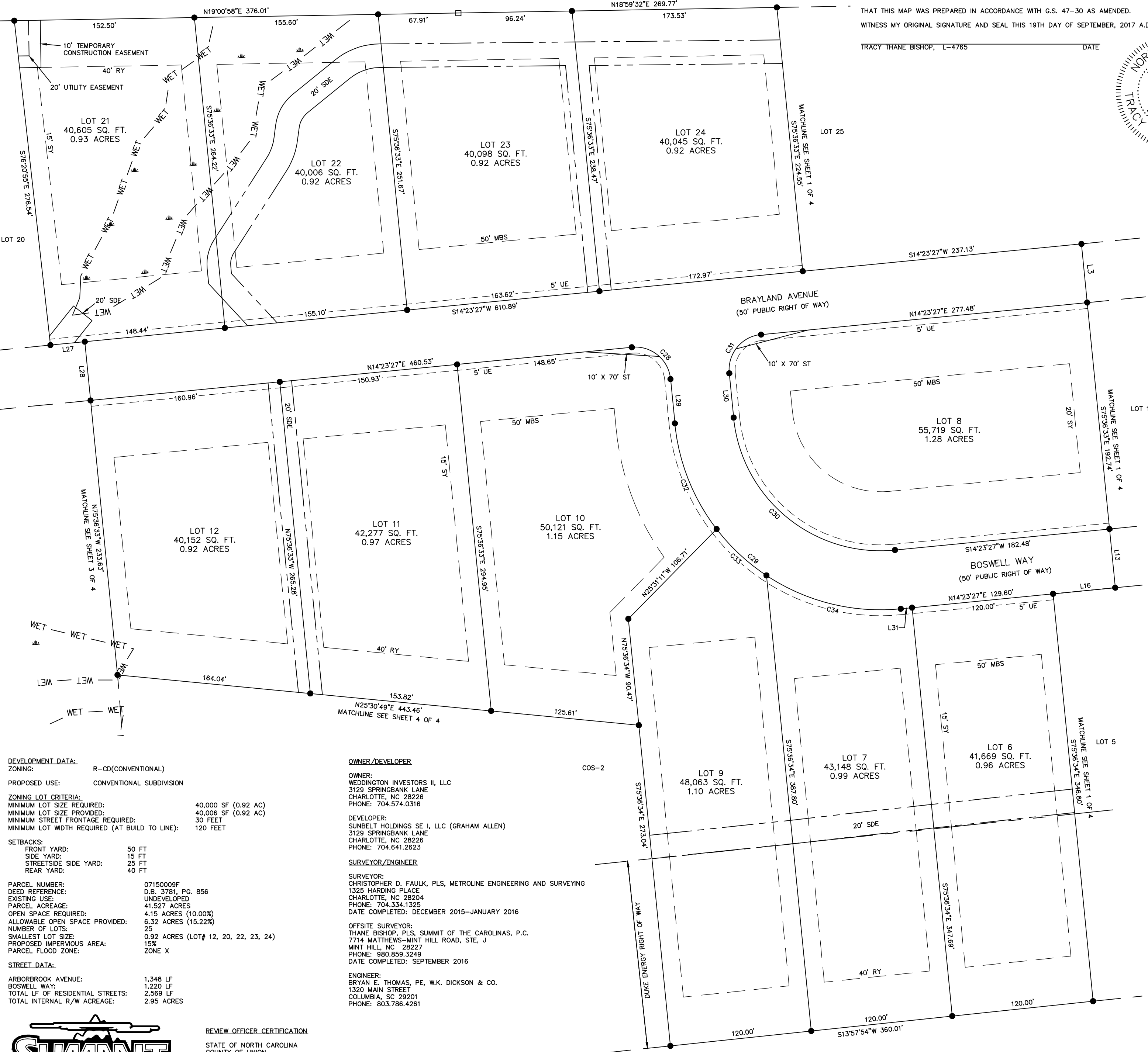
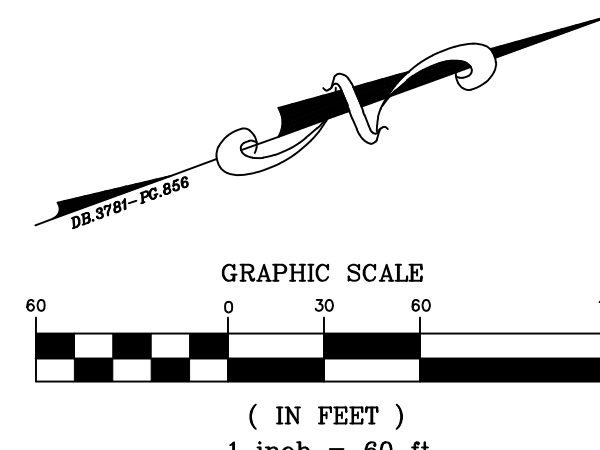


VICINITY MAP  
NOT TO SCALE

PRELIMINARY PLAT  
NOT FOR RECORDATION,  
CONVEYANCES, OR SALES

**LEGEND**

- CONCRETE MONUMENT FOUND
- NO. 5 IRON ROD SET
- IRON PIN FOUND (AS DESCRIBED)
- ST SIGHT TRIANGLE
- R/W RIGHT OF WAY
- LF LINEAR FEET
- MBS MINIMUM BUILDING SETBACK
- SY SIDE YARD
- RY REAR YARD
- CAB. PLAT CABINET
- D.B. DEED BOOK
- PG. PAGE
- UE UTILITY EASEMENT
- SQ. FT. SQUARE FEET
- SDE STORM DRAINAGE EASEMENT
- COS COMMON OPEN SPACE
- BOUNDARY - LOT LINE
- ADJOINER - LOT LINE
- DUKE RIGHT OF WAY
- STORM SEWER EASEMENT
- SETBACK LINE
- UTILITY EASEMENT
- WET WET WET WETLANDS



**DEVELOPMENT DATA:**  
 ZONING: R-CD(CONVENTIONAL)  
 PROPOSED USE: CONVENTIONAL SUBDIVISION

**ZONING LOT CRITERIA:**  
 MINIMUM LOT SIZE REQUIRED: 40,000 SF (0.92 AC)  
 MINIMUM LOT SIZE PROVIDED: 40,006 SF (0.92 AC)  
 MINIMUM STREET FRONTAGE REQUIRED: 30 FEET  
 MINIMUM LOT WIDTH REQUIRED (AT BUILD TO LINE): 120 FEET

**SETBACKS:**  
 FRONT YARD: 50 FT  
 SIDE YARD: 15 FT  
 STREETSIDE SIDE YARD: 25 FT  
 REAR YARD: 40 FT

**PARCEL NUMBER:** 07150009F  
**DEED REFERENCE:** D.B. 3781, PG. 856  
**EXISTING USE:** UNDEVELOPED  
**PARCEL ACREAGE:** 41.527 ACRES  
**OPEN SPACE REQUIRED:** 4.15 ACRES (10.00%)  
**ALLOWABLE OPEN SPACE PROVIDED:** 6.32 ACRES (15.22%)  
**NUMBER OF LOTS:** 25  
**SMALLEST LOT SIZE:** 0.92 ACRES (LOT# 12, 20, 22, 23, 24)  
**PROPOSED IMPERVIOUS AREA:** 15%  
**PARCEL FLOOD ZONE:** ZONE X

**STREET DATA:**  
 ARBORBROOK AVENUE: 1,348 LF  
 BOSWELL WAY: 1,220 LF  
 TOTAL LF OF RESIDENTIAL STREETS: 2,569 LF  
 TOTAL INTERNAL R/W ACREAGE: 2.95 ACRES

**OWNER/DEVELOPER:**  
 OWNER: WEDDINGTON INVESTORS II, LLC  
 3129 SPRINGBANK LANE  
 CHARLOTTE, NC 28226  
 PHONE: 704.574.0316

**DEVELOPER:**  
 SUNBELT HOLDINGS SE I, LLC (GRAHAM ALLEN)  
 3129 SPRINGBANK LANE  
 CHARLOTTE, NC 28226  
 PHONE: 704.641.2623

**SURVEYOR/ENGINEER:**  
 SURVEYOR: CHRISTOPHER D. FAULK, PLS, METROLINE ENGINEERING AND SURVEYING  
 1325 HARDING PLACE  
 CHARLOTTE, NC 28204  
 PHONE: 704.334.1325  
 DATE COMPLETED: DECEMBER 2015-JANUARY 2016

**OFFSITE SURVEYOR:**  
 THANE BISHOP, PLS, SUMMIT OF THE CAROLINAS, P.C.  
 7714 MATTHEWS-MINT HILL ROAD, STE. J  
 MINT HILL, NC 28227  
 PHONE: 980.859.3249  
 DATE COMPLETED: SEPTEMBER 2016

**ENGINEER:**  
 BRYAN E. THOMAS, PE, W.K. DICKSON & CO.  
 1320 MAIN STREET  
 COLUMBIA, SC 29201  
 PHONE: 803.786.4261

**REVIEW OFFICER CERTIFICATION**  
 STATE OF NORTH CAROLINA  
 COUNTY OF UNION

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

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



PID: 07150660  
 BROOKHAVEN CITIZENS ASSEMBLY INC.  
 D.B. 6431, PG. 287

FINAL PLAT OF WEDDINGTON ACRES SUBDIVISION		
SITUATED IN THE TOWN OF WEDDINGTON UNION COUNTY, NORTH CAROLINA		
DRAWN BY: THANE DATE: 09-19-2017 JOB NO: 20170465 REVIEWED BY: THANE SCALE: 1" = 60' SHEET 2 OF 4 REVISIONS:	OWNER: WEDDINGTON INVESTORS II, LLC 3129 SPRINGBANK LANE CHARLOTTE, NC 28226 PH. 704.574.0316	CLIENT: SUNBELT HOLDINGS SE I, LLC (GRAHAM ALLEN) 3129 SPRINGBANK LANE CHARLOTTE, NC 28226 PH. 704.574.0316

PID: 06090092  
 VINTAGE CREEK OWNERS ASSOCIATION, INC.  
 D.B. 6459, PG. 414

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 VINTAGE CREEK OWNERS ASSOCIATION, INC.  
 D.B. 6459, PG. 414

PRELIMINARY PLAT  
 NOT FOR RECORDATION,  
 CONVEYANCES, OR SALES

LEGEND

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- NO. 5 IRON ROD SET
- IRON PIN FOUND (AS DESCRIBED)
- ST SIGHT TRIANGLE
- R/W RIGHT OF WAY
- LF LINEAR FEET
- MBS MINIMUM BUILDING SETBACK
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- WET WET WET WETLANDS

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA  
 COUNTY OF UNION

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

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

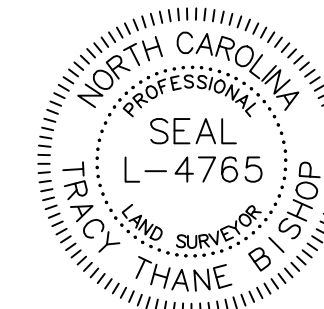
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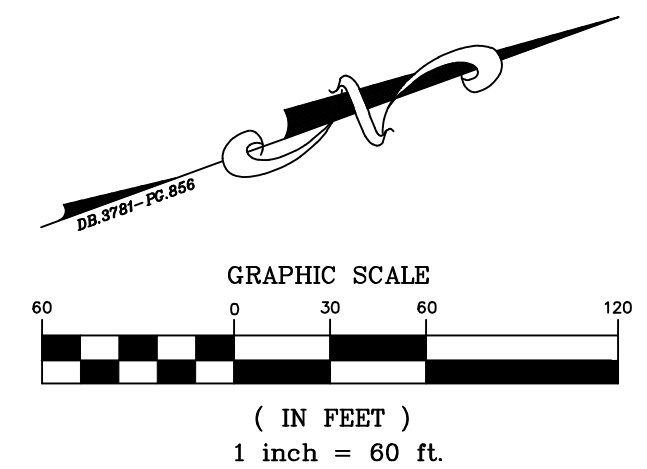
TRACY THANE BISHOP, L-4765 \_\_\_\_\_ DATE \_\_\_\_\_



VICINITY MAP  
 NOT TO SCALE

NOTES:

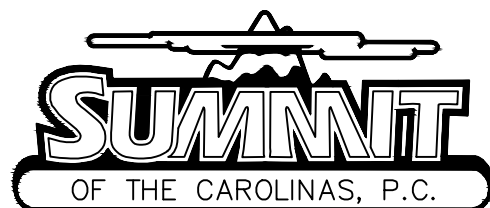
1. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES (US SURVEY FOOT) UNLESS OTHERWISE NOTED.
2. THE RATIO OF PRECISION AS CALCULATED IS 1:60,187.
3. THIS PROPERTY MAY BE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, EASEMENTS, CONDITIONS OR RESTRICTIONS NOT OBSERVED OR SHOWN HEREON.
4. SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN) AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 3710448800K, EFFECTIVE FEBRUARY 19, 2014.
5. DATE OF FIELD SURVEY AUGUST 2017
6. SUBJECT TRACT TAX PARCELS: 07150009F
7. OWNER: WEDDINGTON INVESTORS II, LLC
8. AREAS DERIVED BY COORDINATE COMPUTATION
9. TOTAL NUMBER OF LOTS: 25 BUILDABLE
10. TOTAL LINEAR FEET OF ROADWAY: 2,568.77
11. NO DEVELOPMENTAL STUMP HOLES REPORTED TO THIS FIRM WITHIN THE LOTS WHICH MAKE UP THIS PLAT.
12. ALL LIGHTING WILL MEET THE REQUIREMENTS OF THE TOWN OF WEDDINGTON ZONING ORDINANCE
13. CONSERVATION LANDS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
14. LANDSCAPING WITHIN ANY EASEMENTS LOCATED UPON LOTS TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS.
15. IN THE EVENT THE ROADWAYS ARE NOT ACCEPTED FOR MAINTENANCE BY NCDOT OR ANY OTHER GOVERNMENTAL ENTITY, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADWAYS.
16. THE SMALLEST LOT IN THIS DEVELOPMENT IS LOT 22 WITH 0.92 ACRES.
17. NO. 5 REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
18. DEED REFERENCE: D.B. 3781, PG. 856
19. TOTAL AREA ENCOMPASSED BY THIS PLAT: 41,527 ACRES.
20. WETLAND AREAS SHALL REMAIN UNDISTURBED.



FINAL PLAT OF  
 WEDDINGTON ACRES SUBDIVISION

SITUATED IN THE TOWN OF WEDDINGTON  
 UNION COUNTY, NORTH CAROLINA

DRAWN BY: THANE	OWNER:	CLIENT:
DATE: 09-19-2017	<b>WEDDINGTON INVESTORS II, LLC</b> 3129 SPRINGBANK LANE CHARLOTTE, NC 28226 PH. 704.574.0316	<b>SUNBELT HOLDINGS SE I, LLC (GRAHAM ALLEN)</b> 3129 SPRINGBANK LANE CHARLOTTE, NC 28226 PH. 704.574.0316
JOB NO: 20170465		
REVIEWED BY: THANE		
SCALE: 1" = 60' SHEET 3 OF 4		
REVISIONS:		



7714 MATTHEWS-MINT HILL ROAD-SUITE J  
 MINT HILL, NORTH CAROLINA 28227  
 PHONE: 980-859-3245  
 C-4289

