

LEGEND

EP - EDGE OF PAVEMENT
FIP - FOUND IRON PIPE
R/W - RIGHT-OF-WAY

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 60°51'35" W	25.58'
L2	N 86°00'01" W	21.77'
L3	N 45°57'59" W	24.87'
L4	N 68°08'38" W	36.57'
L5	N 16°26'00" W	12.14'
L6	N 52°26'07" W	18.59'
L7	S 72°23'50" W	15.27'
L8	N 50°34'09" W	22.58'
L9	N 88°24'30" W	8.75'
L10 (TOTAL)	N 49°45'03" W	34.01'

FLOOD CERTIFICATION

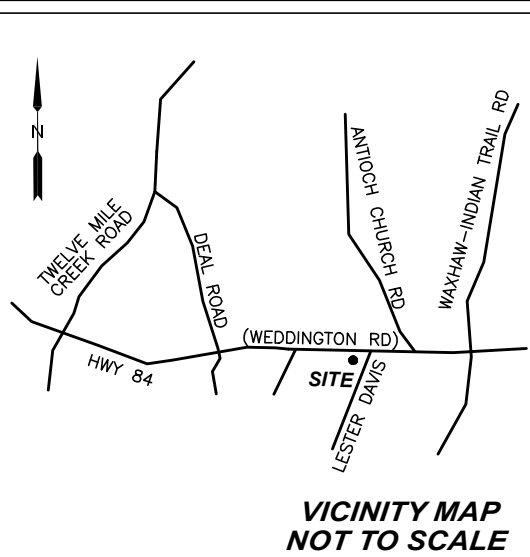
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION.

SETBACK PER ZONING

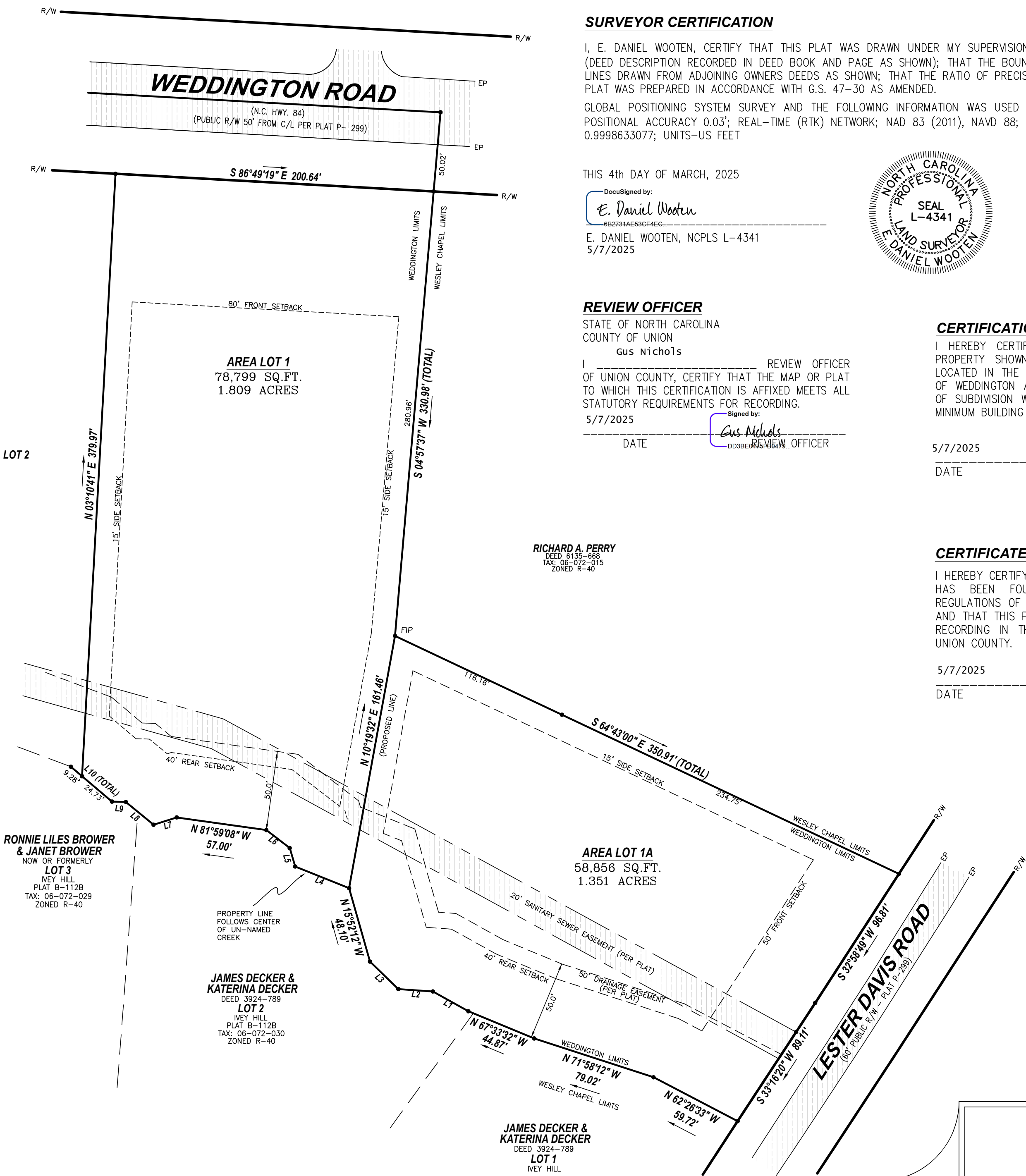
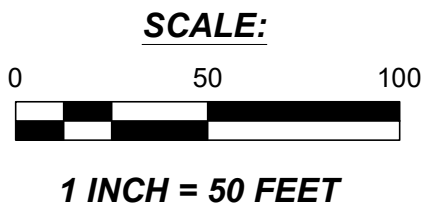
ZONING - RCD
MINIMUM FRONT SETBACK: 50 FEET
MINIMUM SIDE YARD: 15 FEET
MINIMUM REAR YARD: 40 FEET
MINIMUM LOT SIZE: 40,000 SQ.FT.
MINIMUM WIDTH: 120 FEET

NOTES

- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT.
- E. DANIEL WOOTEN, NC-PLS L-4341, DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HERE ON.
- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE INTO 2 LOTS.
- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- IRON REBAR SET AT LOT CORNERS UNLESS OTHERWISE NOTED.
- LESTER DAVIS ROAD APPEARS AS A "MINOR THOROUGHFARE" ON THE MECKLENBURG-UNION THOROUGHFARE PLAN OF 2004, LAST REVISED MARCH 21, 2012, AND MAY BE SUBJECT TO FUTURE 70' RIGHT-OF-WAY (35' EACH SIDE OF CENTERLINE.)
- PROPERTY PREVIOUSLY RECORDED IN PLAT P-299. THIS PLAT SUPERCEEDS PREVIOUSLY RECORDED LOTS FOR THIS PROPERTY.



VICINITY MAP
NOT TO SCALE



SURVEYOR CERTIFICATION

I, E. DANIEL WOOTEN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED 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 DOES NOT EXCEED 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

GLOBAL POSITIONING SYSTEM SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS (GNSS) SURVEY: CLASS A SURVEY; POSITIONAL ACCURACY 0.03'; REAL-TIME (RTK) NETWORK; NAD 83 (2011), NAVD 88; NC VIRTUAL RTN; GEOID MODEL 12; COMBINED GRID FACTOR 0.9998633077; UNITS-US FEET

THIS 4th DAY OF MARCH, 2025

DocuSigned by:

E. Daniel Wooten

692731AE63CF4EC

E. DANIEL WOOTEN, NCPLS L-4341
5/7/2025



REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF UNION
Gus Nichols

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

5/7/2025

Signed by:

Gus Nichols

DD38BCEB461W REVIEW OFFICER

DATE

RICHARD A. PERRY
DEED 8139-698
TAX: 06-072-015
ZONED R-40

CERTIFICATION 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 AND ESTABLISH
MINIMUM BUILDING SETBACK LINES AS NOTED.

5/7/2025

DATE

DocuSigned by:

Anand Badi

AE88CB8A5A0584FD

OWNER

CERTIFICATE OF 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 TOWN FOR
RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF
UNION COUNTY.

5/7/2025

DATE

Signed by:

Gregy Gordos

69A6708FEF077406

SUBDIVISION ADMINISTRATOR
TOWN OF WEDDINGTON, NORTH CAROLINA

WOOTEN SURVEYING

& ASSOCIATES, PLLC

NC-PLS L-4341
119 SMITH CIRCLE
MATTHEWS, NC 28104
(980) 328-2977

DWOOTEN@WOOTENSURVEYING.COM
WWW.WOOTENSURVEYING.COM

NO. DATE BY REVISION

SUBDIVISION PLAT OF
LOT 1, ELMER RESSE GIBSON

PREPARED FOR:
WEDDINGTON HWY84 LLC (owner)

WEDDINGTON ROAD AND LESTER DAVIS ROAD
TOWN OF WEDDINGTON
UNION COUNTY, NORTH CAROLINA

DEED 8144-97, PLAT P-299
Tax Number: 06-072-004

FIELD/DRAWN
DW/KP

ACAD
5210WEDDINGTONRD

SCALE
1"=50'

DATE
MARCH 4, 2025