







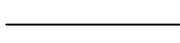
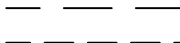
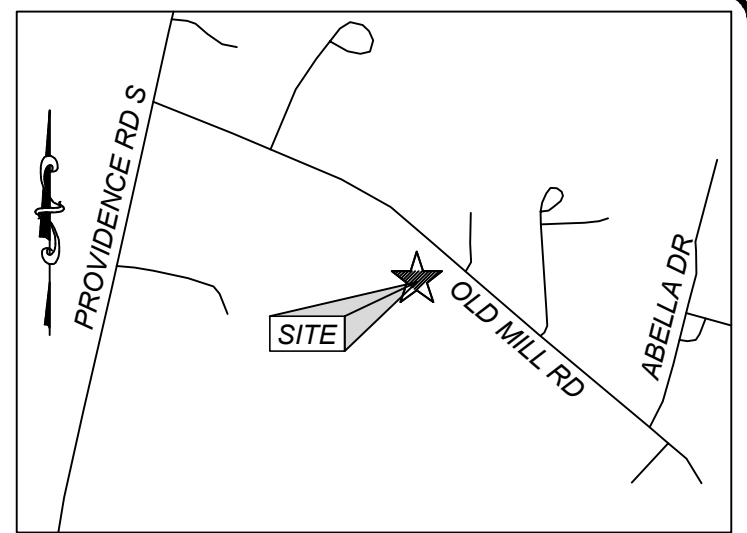
	SUBJECT PARCEL
	RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	DRAINAGE EASEMENT
	VEGETATED SETBACK
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	SETBACKS
	FENCE LINE
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED PERMANENT DRAINAGE EASEMENT

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 SETBACK LINES AS NOTED.

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.

TOWN OF WEDDINGTON, NORTH CAROLINA



VICINITY MAP - NOT TO SCALE

Easement placed per NCDOT plans and proposed R/W monumentation as recovered. PDE monumentation observed as shown.

Scale: 1" = 30'

Key features and measurements:

- L5**: A line running diagonally across the map.
- IRF** and **IRS**: Points marked with survey symbols.
- Wire fence east of line 1.4'**: A dashed line indicating the fence location.
- Bearings and Distances**:
  - S40°32'59"W 2.14'
  - S33°44'01"W 1.97'
  - S37°41'15"W 1.63'
  - S44°56'23"W 1.88'
  - S34°11'47"W 1.80'
  - 15.69'
  - 15.71'
  - 2.73'
  - 6.44'

1. ALL DISTANCES ARE HORIZONTAL. GROUND IN U.S. SURVEY FEET UNLESS OTHERWISE SHOWN.
2. BEARINGS REFERENCED TO NC GRID NAD 83 (2011).
3. FIELD WORK COMPLETED ON: SEPTEMBER 16-17, 2025.
4. REFERENCES: AS SHOWN HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THE SUBJECT PROPERTY MAY BE SUBJECT TO EASEMENTS, AGREEMENTS, RIGHT-OF-WAYS, SETBACKS AND/OR RESTRICTIONS NOT SHOWN.
6. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON OR ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.
7. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
8. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
9. SUBJECT AND ADJOINING PARCELS ARE CURRENTLY ZONED AS RC-D (RESIDENTIAL CONSERVATION DISTRICT) PER TOWN OF WEDDINGTON NC ZONING ORDINANCE.
10. AREAS DETERMINED BY COORDINATE METHOD.
11. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FIRM COMMUNITY PANEL: 3710447600J, EFFECTIVE DATE OCTOBER, 16TH 2008.
12. NO NCGS MONUMENTATION FOUND WITHIN 2000' OF SITE.
13. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE AND RECOMBINE THE PARCELS AS DEPICTED HEREON. THIS PLAT DOES NOT CONVEY, NOR IS IT INTENDED TO CREATE, THE PROPOSED RIGHT-OF-WAY IN ITS ENTIRETY OR ANY OF THE PROPOSED EASEMENTS SHOWN.
14. UNAPPROVED PLANS ACQUIRED FROM NCDOT AND ARE SUBJECT TO CHANGE.
15. THE PROPERTY OWNER SHALL NOT CONSTRUCT OR PERMIT CONSTRUCTION OR PLACEMENT OF ANY TYPE OF 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 AND INGRESS/EGRESS.
16. THE LOCALIZED COORDINATE SYSTEM USED FOR THIS PROJECT IS BASED ON CONTROL POINT "300" HAVING THE FOLLOWING LOCALIZED NAD83(2011) COORDINATES AND NAVD 88 ELEVATION. Y: 464.639 86" X: 1,472,880.41" ELEV. 706.69'

I, TIMOTHY A. BROWN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN THE DEEDS AND MAPS/PLATS AS SHOWN HEREON); THAT THE BOUNDARY LINES NOT SURVEYED ARE INDICATED WITH DASHED LINES AS DRAWN FROM INFORMATION IN THE DEEDS AND MAPS/PLATS AS SHOWN HEREON; THAT THE POSITIONAL ACCURACY AS GUARANTEED IS 15' TO 10' 65%; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

THAT THE GPS SURVEY MADE WAS UNDER MY SUPERVISION FOR THE PURPOSE OF ESTABLISHING A NC GRID TIE TO THE PROPERTY. THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY.

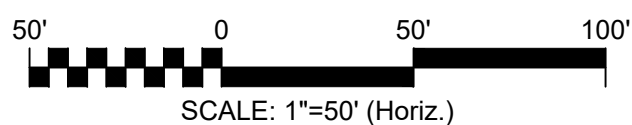
CLASS OF SURVEY: A  
POSITIONAL ACCURACY: 0.04' @ 95%  
TYPE OF GPS FIELD PROCEDURE: NC RTN  
DATES OF SURVEY: DECEMBER 30, 2022  
DATUM/EPOCH: NAD 83(2011)  
PUBLISHED/FIXED-CONTROL USED: NC CORS "NCMR"  
GEOID MODEL: 18 (CONUS)  
COMBINED GRID FACTOR: 0.9998521262  
UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

Signed by: Timothy A. Brown 10/10/2025

59FCE8FF62AA46F  
TIMOTHY A. BROWN  
PROFESSIONAL LAND SURVEYOR L-5369  
TBROWN@MCKIMCREED.COM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA Δ
C1	50.00'	47.13'	25.48'	S30°22'13"E	45.40'	54°00'27"
C2	1150.00'	427.57'	216.28'	S87°14'52"E	425.11'	21°18'10"
C3	1150.00'	17.37'	8.69'	S76°09'49"E	17.37'	0°51'56"

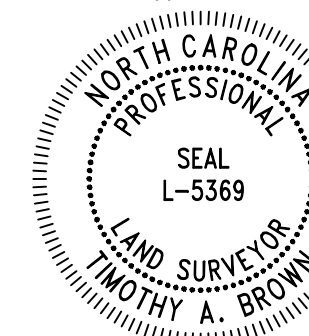


STATE OF NORTH CAROLINA  
COUNTY OF UNION

I, Mark Lemmond, REVIEW OFFICER OF UNION COUNTY, CERTIFY TO THE  
BEST OF MY KNOWLEDGE AND BELIEF THE MAP/PLAT TO WHICH THIS  
CERTIFICATION IS AFFIXED MEETS THE STATUTORY REQUIREMENTS FOR  
RECORDING.

Signed by:  
Mark Lemmond 10/10/2025

REVIEWED FOR	DATE
<u>10/10/2025</u>	<u>10/10/2025</u>



BELLE MAR

DEVELOPMENT SOLUTIONS GROUP, LLC

DATE: OCTOBER 10, 2025      SCALE: AS NOTED

TOWN OF WEDDINGTON

UNION COUNTY

NORTH CAROLINA

PROJECT #: 07780-0039  
PROJ. SVYR: TAB  
DRAWN BY:  
FIELD BK.: Book  
COMP. FILE: .  
SHEET #: 1 OF 1

DWG. # : .



**MCKIM & CREED**

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NC License# F-1222

Internet Site: <http://www.mckimcreed.com>

DATE	REVISION	BY
..	..	...