

**CERTIFICATION OF OWNERSHIP AND DEDICATION:**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF WEDDINGTON, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND HEREBY ESTABLISH ALL LOTS, WITH MINIMUM BUILDING SETBACK LINES, 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 BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY BOARD OF COMMISSIONERS IN THE PUBLIC INTEREST.

DATE \_\_\_\_\_ OWNER(S) \_\_\_\_\_

**NOTARY PUBLIC:**

STATE OF NORTH CAROLINA  
COUNTY OF UNION

I, \_\_\_\_\_ A NOTARY PUBLIC OF UNION COUNTY, NORTH CAROLINA, 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 \_\_\_\_\_, 20\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**REVIEW OFFICER:**

STATE OF NORTH CAROLINA  
COUNTY OF UNION

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

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

**PLANNING CERTIFICATION:**

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 PLANNING BOARD FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF UNION COUNTY.

DATE \_\_\_\_\_ CHAIRMAN OF PLANNING BOARD  
TOWN OF WEDDINGTON, NORTH CAROLINA

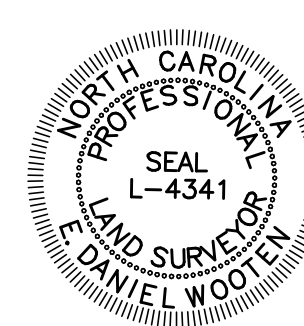
GLOBAL POSITIONING SYSTEM SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS (GNSS) SURVEY: CLASS A SURVEY; POSITIONAL ACCURACY 0.03'; REAL-TIME (RTK) NETWORK; NAD 83 (2011), NAVD 88; NC VIRTUAL RTN; GEOID MODEL 12; COMBINED GRID FACTOR 0.9998633077; UNITS-US FEET

**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.

THIS 4th DAY OF NOVEMBER, 2020.

*E. Daniel Wooten*  
E. DANIEL WOOTEN, NCPLS L-4341



# PRELIMINARY

NOT FOR RECORDATION, CONVEYANCE OR SALES

## WEDDINGTON ROAD

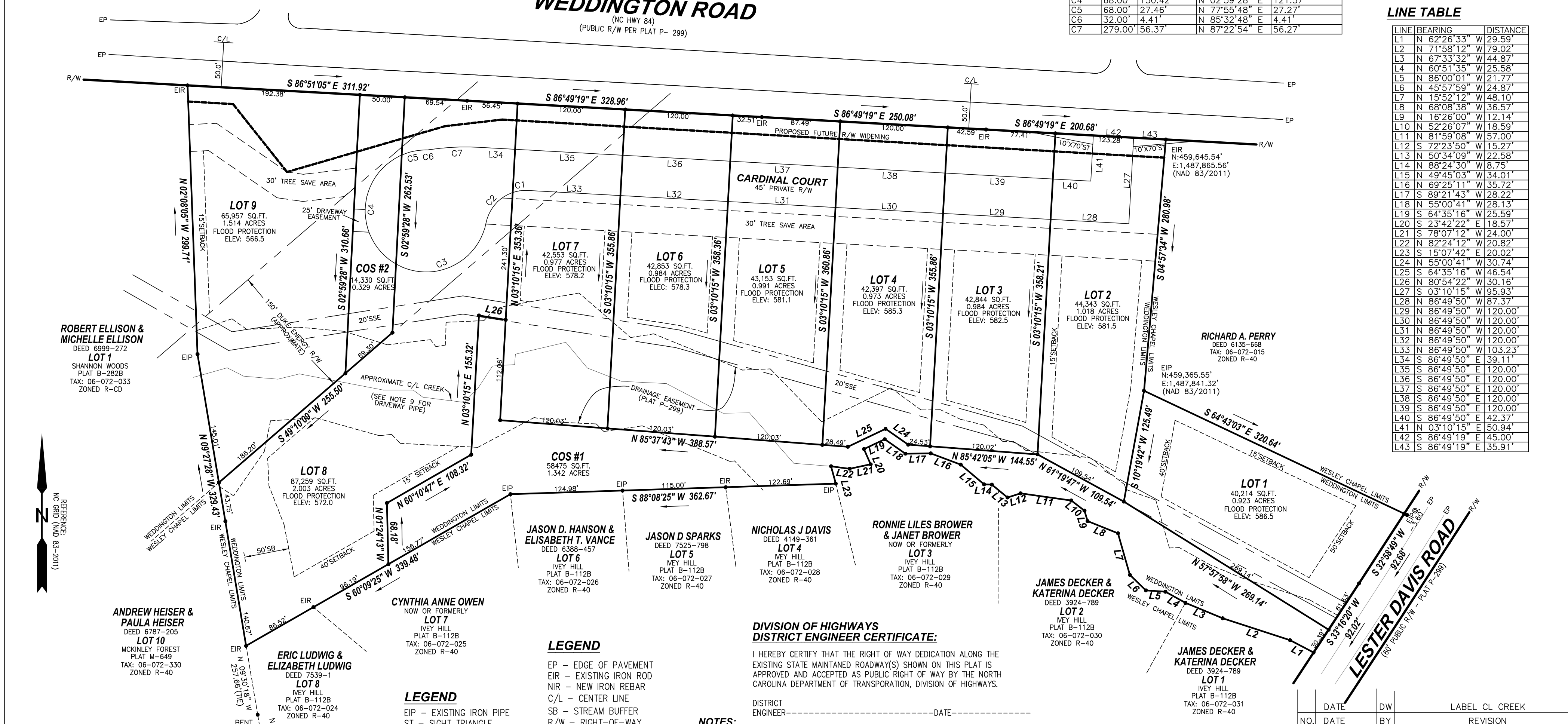
(NC HWY 84)  
(PUBLIC R/W PER PLAT P- 299)

**CURVE TABLE**

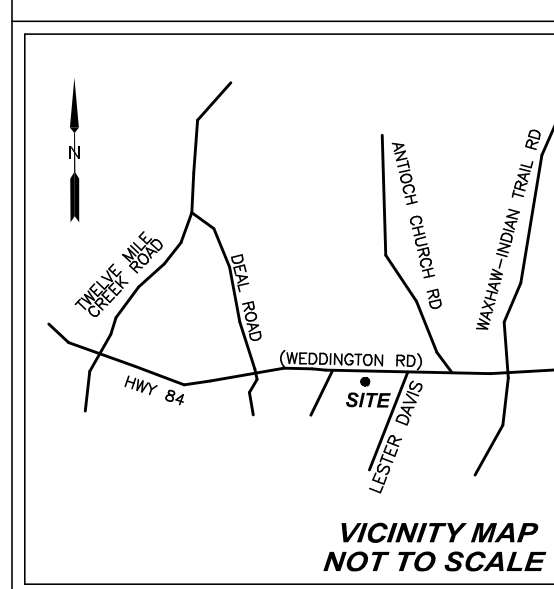
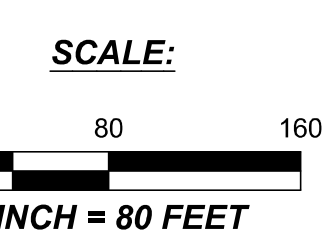
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	45.00'	17.18'	S 82°13'55" W	17.08'
C2	45.00'	47.16'	S 41°16'17" W	45.03'
C3	68.00'	128.62'	S 65°26'03" W	110.29'
C4	68.00'	150.42'	N 02°59'28" E	121.57'
C5	68.00'	27.46'	N 77°55'48" E	27.27'
C6	32.00'	4.41'	N 85°32'48" E	4.41'
C7	279.00'	56.37'	N 87°22'54" E	56.27'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 62°26'33" W	29.59'
L2	N 71°58'12" W	79.02'
L3	N 67°33'32" W	44.87'
L4	N 60°51'35" W	25.58'
L5	N 86°00'01" W	21.77'
L6	N 45°57'59" W	24.87'
L7	N 15°52'12" W	48.10'
L8	N 68°08'38" W	36.57'
L9	N 16°26'00" W	12.14'
L10	N 52°26'07" W	18.59'
L11	N 81°59'08" W	57.00'
L12	S 72°23'50" W	15.27'
L13	N 50°34'09" W	22.58'
L14	N 88°24'30" W	8.75'
L15	N 49°45'03" W	34.01'
L16	N 69°25'11" W	35.72'
L17	S 89°21'43" W	28.22'
L18	N 55°00'41" W	28.13'
L19	S 64°35'16" W	25.59'
L20	S 23°42'22" E	18.57'
L21	S 78°07'12" W	24.00'
L22	N 82°24'12" W	20.82'
L23	S 15°07'42" E	20.02'
L24	N 55°00'41" W	30.74'
L25	S 64°35'16" W	46.54'
L26	N 80°54'22" W	30.16'
L27	S 03°10'15" W	95.93'
L28	N 86°49'50" W	87.37'
L29	N 86°49'50" W	120.00'
L30	N 86°49'50" W	120.00'
L31	N 86°49'50" W	120.00'
L32	N 86°49'50" W	120.00'
L33	N 86°49'50" W	103.23'
L34	S 86°49'50" E	39.11'
L35	S 86°49'50" E	120.00'
L36	S 86°49'50" E	120.00'
L37	S 86°49'50" E	120.00'
L38	S 86°49'50" E	120.00'
L39	S 86°49'50" E	120.00'
L40	S 86°49'50" E	42.37'
L41	N 03°10'15" E	50.94'
L42	S 86°49'19" E	45.00'
L43	S 86°49'19" E	35.91'



REFERENCE:  
NC GRID (NAD 83-2011)



**LEGEND**

- EP - EDGE OF PAVEMENT
- EIR - EXISTING IRON ROD
- NIR - NEW IRON REBAR
- C/L - CENTER LINE
- SB - STREAM BUFFER
- R/W - RIGHT-OF-WAY
- N - NORTHING
- E - EASTING

**DIVISION OF HIGHWAYS DISTRICT ENGINEER CERTIFICATE:**

I HEREBY CERTIFY THAT THE RIGHT OF WAY DEDICATION ALONG THE EXISTING STATE MAINTAINED ROADWAY(S) SHOWN ON THIS PLAT IS APPROVED AND ACCEPTED AS PUBLIC RIGHT OF WAY BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.

DISTRICT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**NOTES:**

1. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT.
2. 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.
3. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE INTO 9 LOTS.
4. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
5. IRON REBAR SET AT LOT CORNERS UNLESS OTHERWISE NOTED.
6. FLOOD PROTECTION ELEVATIONS TAKEN FROM PLANS PREPARED BY EAGLE ENGINEERING DATED 11/6/2019 LAST REVISED 9/10/18 FOR WOODFORD CHASE.
7. 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.)
8. PROPERTY PREVIOUSLY RECORDED IN PLAT P-299. THIS PLAT SUPERCEDES PREVIOUSLY RECORDED LOTS FOR THIS PROPERTY.
9. DRIVEWAY PIPE FOR LOT 8 IS TO BE BUILT TO NCDOT STANDARDS AND SHALL BE PRIVATELY MAINTAINED BY OWNER OF LOT 8.

**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

**TOTAL AREA:**  
524,377 SQ.FT.  
12.038 ACRES

**WOOTEN SURVEYING**

& ASSOCIATES, PLLC  
NC-PLS L-4341  
119 SMITH CIRCLE  
MATTHEWS, NC 28104  
(980) 328-2977  
DWOOTEN@WOOTENSURVEYING.COM  
WWW.WOOTENSURVEYING.COM

**MAJOR SUBDIVISION PLAT OF**

**CARDINAL ROW**

PREPARED FOR:  
EDGE 5 REALTY INC

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

DEED 362-76, PLAT P-299  
Tax Number: 06-072-004, 004A, 004B

FIELD/DRAWN	ACAD	SCALE	DATE
DW/DW	5210WEDDINGTONRD	1"=80'	NOVEMBER 4, 2020