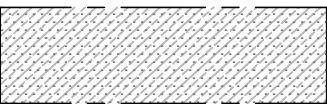


VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

- SET MONUMENT (TYPE INDICATED)
○ EXISTING MONUMENT (TYPE INDICATED)
CP ⊗ CALCULATED POINT

- BOUNDARY LINE
--- TIE LINE
--- RIGHT OF WAY
--- ADJOINING LINE (NOT SURVEYED)



DEDICATED R/W

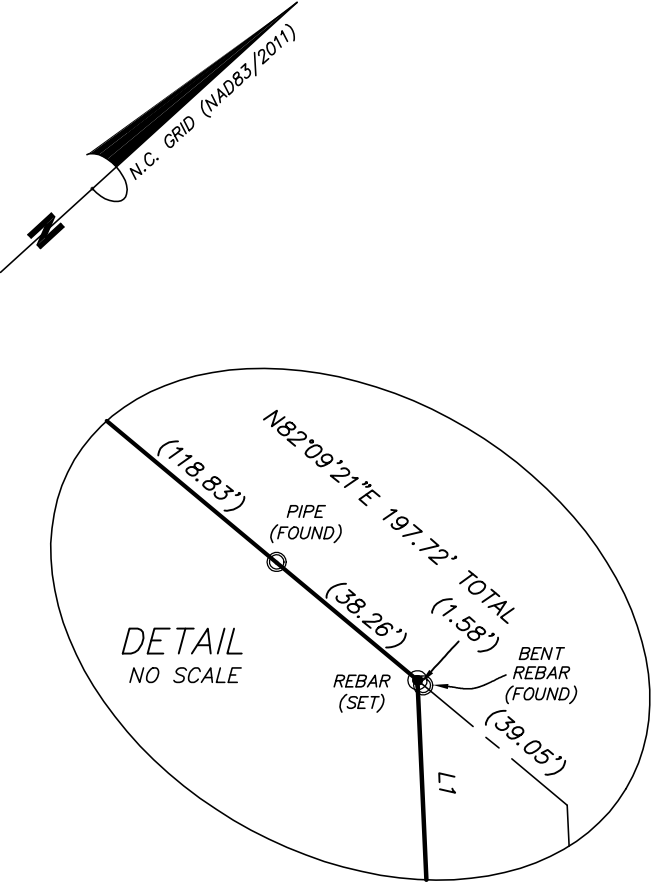
- 100-YEAR BASE FLOOD ELEVATION LINE
--- 100+1 FLOOD PROTECTION ELEVATION LINE

TOTAL ACREAGE: 12.173 ACRES (INCLUDING R/W)
NUMBER OF PARCELS CREATED: 5 LOTS

NOTES:

- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- PROPERTY ZONED: R-CO
MINIMUM SETBACK 50'
MINIMUM SIDE YARD 15'
MINIMUM REAR YARD 40'
- TAX PARCEL NUMBER 06063001.
- DEED REFERENCE: DB 9128/45 & DB 9128/52
- BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
- THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 37104487001, WITH A DATE OF IDENTIFICATION OF 10/16/2008.
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, SETBACKS AND BUFFERS INCLUDING THOSE WITHIN THE APPLICABLE UNIFIED DEVELOPMENT ORDINANCE (UDO), RIGHTS-OF-WAY, IMPERVIOUS AREAS & BUILT UPON AREA (BUA), RESTRICTIONS, AND/OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN. SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
- AREA COMPUTED BY COORDINATE METHOD.
- NO NCGS MONUMENT FOUND WITHIN 2000'.
- UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
- ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY ANY APPLICABLE ORDINANCES OR REGULATIONS.
- OFFSITE ADJOINER LINES AND RIGHT-OF-WAY LINES SHOWN AS DASHED ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- LINES SHOWN REPRESENTING FENCES AND WALLS ARE MEASURED FROM THE APPROXIMATE CENTERLINE AND DO NOT ACCOUNT FOR THE THICKNESS, PLUMBNESS OR MEANDER OF THE FENCE UNLESS OTHERWISE STATED.
- DISTANCES SHOWN ARE GROUND U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- FIVE (5) NEW LOTS CREATED ON THIS PLAT.

THE FOLLOWING WAS USED TO ESTABLISH N.C.S.P.C. INFORMATION:
(1) CLASS OF SURVEY: A-URBAN LAND SURVEY
(2) POSITIONAL ACCURACY: 0.2"
(3) TYPE OF GPS FIELD PROCEDURE: STATIC, ONLINE POSITION USER SERVICE
(4) DATES OF SURVEY: 3/11/2024
(5) DATUM/EPOCH: NAD 83 (2011), EPOCH 2010
(6) PUBLISHED/FIXED-CONTROL USE: CORS SITES DG5755, DM3995, AH6714
(7) GEIOD MODEL: GEIOD18; NAVD 88
(8) COMBINED GRID FACTOR(S): 0.99985231
(9) UNITS: U.S. SURVEY FEET



DETAIL
NO SCALE

LOT 10(PC D/969)
~NOW OR FORMERLY~
GUILLERMO OROZCO &
SARA ESCOBAR
DB 7833/607
PID 06063013

LOT 9(PC A/70A)
~NOW OR FORMERLY~
PARKER & JORDAN BYRD
DB 8270/619
PID 06063012

LOT 7(PC A/70A)
~NOW OR FORMERLY~
ETHERIDGE ODELL & ANN OAKLEY
DB 410/81
PID 06063010

LOT 3(PC A/70A)
~NOW OR FORMERLY~
RONALD & CYNTHIA GREENE
DB 6024/549
PID 06063006

LOT 2(PC A/70A)
~NOW OR FORMERLY~
JASON & KELLY JOHNSON
DB 6291/033
PID 06063005

LOT 1(PC A/70A)
~NOW OR FORMERLY~
AMANDA ROSE WEST
DB 7562/603
PID 06063004

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 AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED.

DocuSigned by:
Gus Nichols
8E2ED01DAB2EB492
OWNER

6/16/2025

DATE

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.

Signed by:
Gus Nichols
50BEECB11A2B49D
REVIEW OFFICER

6/18/2025

DATE

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.

Signed by:
Gregy Bordos
C0A2C7C8E9E977A08
SUBDIVISION ADMINISTRATOR

6/18/2025

TOWN OF WEDDINGTON, NORTH CAROLINA

I, THOMAS E. WHITE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 9128/45 & DEED BOOK 9128/52 ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL. THIS 9th DAY OF JUNE, 2025.

THIS IS TO CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITH IN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT CERTIFIES PARCELS OF LAND.

Signed by:
Thomas E. White
A10E0D06B590A1A0
NCPLS #L-4689

#5,200' TO S.R. 1338
(ANTIOCH CHURCH RD)

FOREST LAWN DR (S.R. 1358)
MAINTAINED RIGHT OF WAY

AREA DEDICATED
AS PUBLIC R/W
0.382 AC
16,656 SQ FT

35'x35' & 10'x70'
SIGHT TRIANGLE
(TYPICAL)

APPROXIMATE
OVERHEAD LINE
ALIGNMENT
(WATER OAK LN)

± 120' TO S.R. 1466
30' POWERLINE
EASEMENT

EDGE OF
PAVEMENT

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PAVEMENT

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GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

REVISIONS:	DATE	COMMENTS
SCALE: 1" = 100'	3/13/25	
PROJECT: 24-0031	4/23/24	
DRAWN BY: CJ	4/23/24	
FIELD WORK: SH/SK		
DATE: 02/18/2025		
DWG: N:\CARLSON\2024\CS\Forest Lawn Dr #3308		
COCG: 2024\Forest Lawn Dr #3308		



CAROLINA SURVEYORS, INC.

P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
THOMAS E. WHITE, N.C.PLS & SCPLS 704-889-7601
TEW@CAROLINASURV.COM
CERTIFICATE OF AUTHORIZATION N.C.C-1242 SC:888

A SUBDIVISION PLAT SHOWING

WEDDINGTON GROVE

(FORMERLY #3308 FOREST LAWN DRIVE)
NCDOT PERMIT #103-090-25-00009
OWNER: WEDDINGTON GROVE, LLC

TOTAL AREA: 12.173 ACRES (INCLUDING R/W)

TOWN OF WEDDINGTON, SANDY RIDGE TOWNSHIP, UNION COUNTY, NORTH CAROLINA

LINE	BEARING	LENGTH
L1	S50°14'37"E	43.33'
L2	S50°14'37"E	30.00'
L3	S53°36'44"E	50.60'
L4	S55°11'54"E	51.08'
L5	S55°11'54"E	4.33'
L6	S55°38'00"E	53.35'
L7	S56°26'56"E	53.00'
L8	S56°44'30"E	20.31'
L9	S56°44'30"E	30.24'
L10	S56°57'08"E	50.69'
L11	S57°19'01"E	50.02'
L12	S57°19'01"E	3.34'
L13	S58°07'07"E	53.78'
L14	S59°02'22"E	51.69'
L15	S61°16'46"E	22.41'
L16	S50°14'37"E	45.06'
L17	S53°36'44"E	49.30'
L18	S55°11'54"E	54.88'
L19	S55°38'00"E	53.02'
L20	S56°26'56"E	52.71'
L21	S56°44'30"E	50.41'
L22	S56°57'08"E	50.54'
L23	S57°19'01"E	53.06'
L24	S58°07'07"E	53.33'
L25	S59°02'22"E	50.86'
L26	S61°16'46"E	29.06'

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.

DocuSigned by:
AMELIA HELMS
8B7B5A9EE2204D3
DISTRICT ENGINEER
6/18/2025

DATE

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY