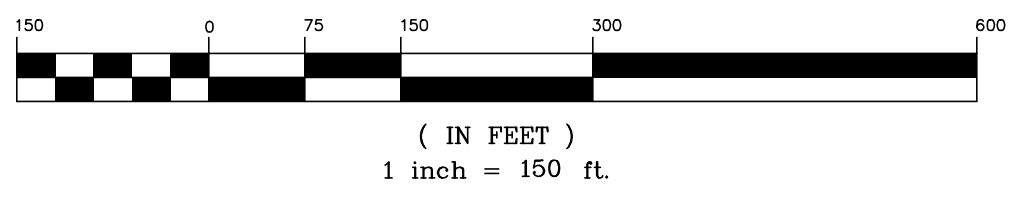


LEGEND:

- EIP = EXISTING IRON PIN
- OIP = OLD IRON PIPE
- SIP = SET IRON PIN
- R/W = RIGHT OF WAY
- AC = AIR CONDITIONING UNIT
- PWR = POWER PAD
- PM = POWER METER
- PP = POWER POLE
- LP = LIGHT POLE
- GM = GAS METER
- TELE = TELEPHONE PEDESTAL
- CATV = CABLE TELEVISION
- FOB = FIBER OPTIC BOX
- TSB = TRAFFIC SIGNAL BOX
- WM = WATER METER
- FES = FLARED END SECTION
- RCF = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- CPP = CORRUGATED PLASTIC PIPE
- PVC = POLYVINYL CHLORIDE PIPE
- DU = DESTINATION UNKNOWN
- SDE = STORM DRAINAGE EASEMENT
- SDMH = STORM DRAIN MANHOLE
- CB = CATCH BASIN
- YI = YARD INLET
- DI = DROP INLET
- SSE = SANITARY SEWER EASEMENT
- SSMH = SANITARY SEWER MANHOLE
- CO = SEWER CLEAN OUT
- BC = BACK OF CURB
- (T) = TOTAL DISTANCE
- P.O.B. = POINT OF BEGINNING

GRAPHIC SCALE



SYMBOL LEGEND

- SET MONUMENT (TYPE INDICATED)
- EXISTING MONUMENT (TYPE INDICATED)
- CALCULATED POINT
- ⊗ GAS VALVE
- ⊗ WATER VALVE
- ⊗ MAIL BOX
- ⊗ WATER METER
- ⊗ WELL
- ⊗ FIRE HYDRANT
- ⊗ SANITARY SEWER MANHOLE
- ⊗ STORM DRAIN MANHOLE
- ⊗ TELEPHONE/COMMUNICATIONS MANHOLE
- ⊗ ELECTRIC MANHOLE
- ⊗ DECIDUOUS TREE
- ⊗ EVERGREEN TREE
- ⊗ LIGHT POLE
- ⊗ POWER/UTILITY POLE
- ⊗ BACK FLOW PREVENTOR
- ⊗ GUY WIRE
- ⊗ CATCH BASIN
- ⊗ DROP INLET
- ⊗ YARD INLET

VICINITY MAP NOT TO SCALE

LINE	BEARING	LENGTH
L1	S64°39'04"E	65.62'
L2	S38°15'37"W	46.03'
L3	N63°53'15"W	130.40'
L4	N63°49'56"W	47.68'
L5	S68°55'44"W	212.71'
L6	N25°22'42"W	15.07'
L7	S68°51'09"W	205.13'
L8	S68°53'04"W	310.05'
L9	S69°18'11"W	120.26'
L10	S70°05'57"W	244.16'
L11	S70°20'05"W	428.78'
L12	S21°36'26"E	20.50'
L13	S53°32'33"E	247.22'
L14	N79°02'06"E	52.11'
L15	N21°30'26"W	204.37'
L16	N11°37'58"W	60.05'
L17	N80°08'51"E	144.79'
L18	N64°19'38"E	126.28'
L19	N68°30'49"E	182.62'

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: Gregory Gordos 4/28/2025
SUBDIVISION ADMINISTRATOR DATE
TOWN OF WEDDINGTON, NORTH CAROLINA

Gus Nichols

Signed by: Gus Nichols 4/28/2025
REVIEW OFFICER DATE

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 AS SHOWN); 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 25th DAY OF APRIL, 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 REGULATES PARCELS OF LAND.

Signed by: Thomas E. White
NCPLS #L-4889



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.

Signed by: Barry D. Groome 4/25/2025
OWNER DATE

Signed by: Mary B. Groome 4/25/2025
OWNER DATE

CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
THOMAS E. WHITE, NCPLS & SCPLS 704-889-7601
TEW@CAROLINASURV.COM
CERTIFICATE OF AUTHORIZATION NCIC-1242 SC1888

- NOTES:
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - PROPERTY ZONED: R-CD & R-40
 - SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES
 - TAX PARCEL NUMBERS AS SHOWN.
 - DEED REFERENCES AS SHOWN.
 - 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. 37104-8800A, 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. PIPES LABELED AS "DESTINATION UNKNOWN" (DU) ARE SHOWN BASED ON BEST OBSERVED EVIDENCE AT THE TIME OF SURVEY. IT IS RECOMMENDED ALL CRITICAL UTILITY CONNECTIONS AND CROSSINGS BE VERIFIED PRIOR TO FINAL DESIGN AND/OR CONSTRUCTION. CONTRACTORS ARE RESPONSIBLE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
 - ANY CONSTRUCTION OR USE WITH 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.

THE FOLLOWING WAS USED TO ESTABLISH N.C.S.P.C. INFORMATION:

- CLASS OF SURVEY: A-URBAN LAND SURVEY
- POSITIONAL ACCURACY: 0.2"
- TYPE OF GPS FIELD PROCEDURE: STATIC, ONLINE POSITION USER SERVICE
- DATE(S) OF SURVEY: 12/18/2024
- DATUM/EPOCH: NAD 83 (2011), EPOCH 2010
- PUBLISHED/FIXED-CONTROL USE: CORS SITES DG5755, DG7402, DK7758
- GEOD MODEL: GEOD18; NAVD 88
- COMBINED GRID FACTOR(S): 0.99985369
- UNITS: U.S. SURVEY FEET

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	172.50'	127.56'	S00°15'44"E	124.67'
C2	500.00'	207.09'	S89°01'29"E	205.61'

LINE	BEARING	LENGTH
L20	S45°47'45"W	48.75'
L21	N00°43'20"E	119.00'
L22	N67°11'32"E	134.78'
L23	N76°37'34"E	178.33'
L24	N54°08'41"E	73.41'
L25	S28°29'44"E	19.91'

A SUBDIVISION PLAT SHOWING PROPERTY ALONG
TWELVE MILE CREEK ROAD
(NEAR THE INTERSECTION OF TWELVE MILE CREEK RD & BEULAH CHURCH RD)
OWNER: BARRY & MARY GROOME
TOTAL AREA: 31.667 ACRES
TOWN OF WEDDINGTON, UNION COUNTY, NORTH CAROLINA