

**DEDICATION OF COMMON OPEN SPACE**

FIRST COLONY GROUP, LTD., IN RECORDING THIS PLAT AS A PORTION OF WEDGEWOOD (PHASE II) HAS DESIGNATED CERTAIN PARTS AS "COMMON OPEN SPACE" FOR THE USE BY THE HOMEOWNERS OR TENANTS OF WEDGEWOOD, NOT FOR USE BY THE GENERAL PUBLIC BUT FOR PARKING, RECREATIONAL, AND OTHER RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO WEDGEWOOD WHICH DECLARATIONS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS IN BOOK 6247, PAGE 0260, ON 4/4/90 AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN.

THE COMMON AREA ASSOCIATED WITH THIS MAP IS RECORDED IN MAP BOOK PAGE \_\_\_\_\_ ON \_\_\_\_\_.

*Book - 23 Page - 908*  
 # 90048236 and 90041228

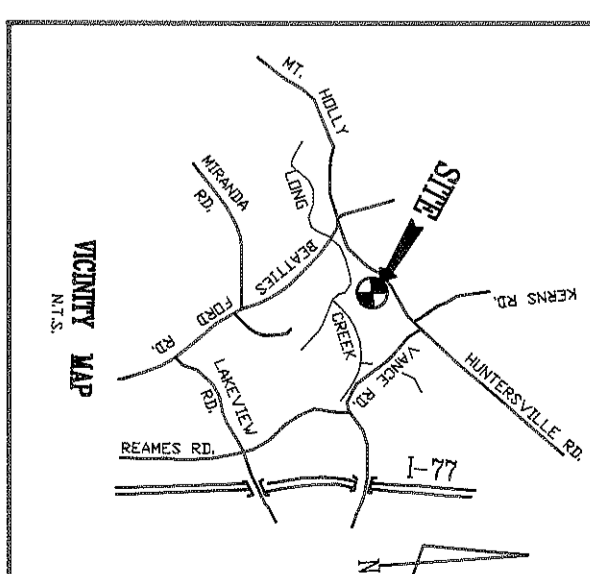
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	20.00'	31.39'	28.26'	S 01°53'04" W
C2	175.00'	28.10'	28.07'	S 38°28'26" E
C3	175.00'	9.36'	9.36'	S 32°20'28" E
C4	249.49'	67.23'	67.03'	S 38°31'41" E
C5	249.49'	40.15'	40.11'	S 50°51'30" E
C6	299.49'	50.90'	50.83'	N 50°36'01" W
C7	299.49'	78.01'	77.79'	N 38°16'12" W
C8	125.00'	26.76'	26.71'	N 36°56'27" W
C9	20.00'	31.45'	28.30'	N 88°06'56" W
LINE	DIRECTION	DISTANCE		
L1	S 46°50'34" W	141.23'		
L2	S 43°04'25" E	10.03'		
L3	S 43°04'25" E	82.06'		
L4	S 30°48'29" E	106.46'		
L5	S 55°28'07" E	50.00'		
L6	S 45°15'38" W	50.89'		
L7	N 55°28'07" W	40.53'		
L8	N 30°48'29" W	106.46'		
L9	N 43°04'25" W	81.92'		
L10	N 43°04'25" W	9.97'		
L11	S 46°50'34" W	137.75'		
L12	N 40°14'58" W	30.03'		
L13	N 20°56'43" E	40.54'		
L14	N 43°15'55" W	30.00'		

State of North Carolina, County of Mecklenburg  
 I, Anne A. Powers, Register of Deeds for  
 aforesaid County and State, hereby certify that  
 the foregoing is a true copy of Map as the same  
 is found in the Office of the Register of Deeds  
 for Mecklenburg County, North Carolina, in  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Witness my hand and official seal, this the  
 \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
 Anne A. Powers, Register of Deeds  
 By: \_\_\_\_\_ Deputy

State of North Carolina, County of Mecklenburg  
 The foregoing certificate(s) of  
 \_\_\_\_\_  
 a Notary (ies) Public (is) (one) certified  
 to be correct.  
 This \_\_\_\_\_ day of August 19 90  
 Anne A. Powers, Register of Deeds  
 By: \_\_\_\_\_ Deputy

APPROVED IN ACCORDANCE WITH THE  
 ENGINEERING REQUIREMENTS OF THE  
 SUBDIVISION ORDINANCE OF MECKLENBURG  
 COUNTY, NORTH CAROLINA.  
 MECKLENBURG COUNTY ENGINEERING DEPARTMENT  
 \_\_\_\_\_  
 (COUNTY ENGINEER) DATE 8/6/90

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUB-  
 DIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA  
 CHARLOTTE - MECKLENBURG PLANNING COMMISSION  
 SECRETARY \_\_\_\_\_ DATE 8/6/90

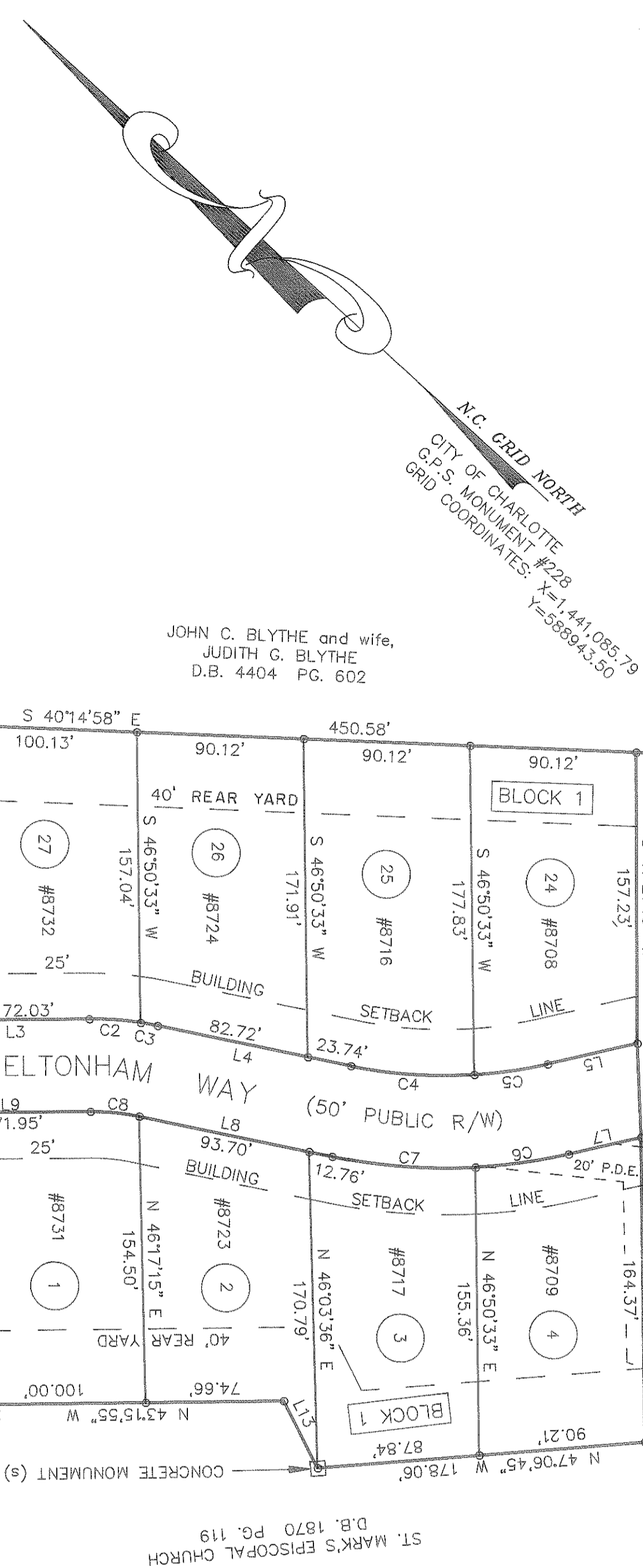
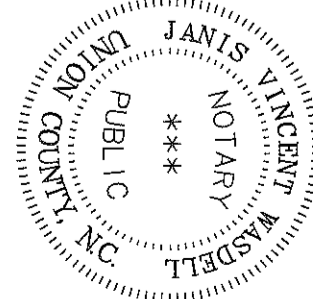
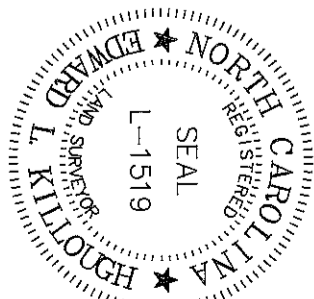


- NOTES:**
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED
  - FRONT IRONS SET BEHIND CURB ON EXTENSION OF LOT LINES
  - P.D.E. = PUBLIC DRAINAGE EASEMENT
  - S.S. = SANITARY SEWER
  - R/W = RIGHT OF WAY
  - ZONING = R 9 PUD (DEVELOPED UNDER CLUSTER CRITERIA)
  - MINIMUM LOT AREA = 9000 SQUARE FEET WITH A MINIMUM 60' WIDTH AT THE FRONT SETBACK LINE
  - SIDE YARDS ARE 6' AND 8' WITH MINIMUM 25' REAR YARDS ON INTERIOR LOTS AND 40' ON EXTERIOR LOTS
  - TOTAL AREA = 384 ACRES
  - STREET R/W AREA = 0.89 ACRES
  - AREA IN LOTS = 2.75 ACRES
  - AREA OF COMMON AREA = 0.20 ACRES

North Carolina, Union County  
 I, Edward L. Killough, a registered land surveyor,  
 personally appeared before me this day and acknowledged  
 the execution of the foregoing instrument. Witness my  
 hand and official stamp or seal, this 22nd day of \_\_\_\_\_  
 1990.  
 My commission expires May 21, 1992.  
 \_\_\_\_\_  
 Notary Public

State of North Carolina, Union County  
 I, Edward L. Killough, certify that this plat was drawn  
 under my supervision from an actual survey made  
 under my supervision; that the ratio of precision is  
 1:10,000; that this plat was prepared in accordance  
 with G.S. 47-30 as amended; Witness my original  
 signature, registration number and seal this 22nd day  
 of \_\_\_\_\_ June \_\_\_\_\_ A.D. 1990.  
 \_\_\_\_\_  
 Registered Land Surveyor

L-1519  
 Reg. No.



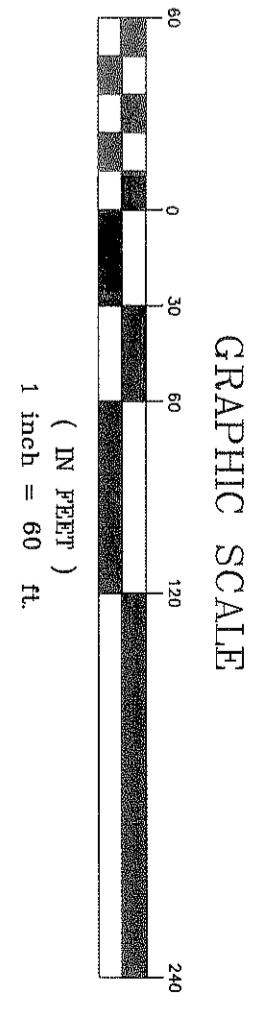
JOHN C. BLYTHE and wife,  
 JUDITH G. BLYTHE  
 D.B. 4404 PG. 602

ST. MARK'S EPISCOPAL CHURCH  
 D.B. 1870 PG. 119

CITY OF CHARLOTTE  
 G.P.S. MONUMENT #228  
 X=1,441,085.79  
 Y=588,943.50

N 48°45'40" E 2062.75' (GROUND)  
 GRID DISTANCE = 2062.49'  
 COMB. FACTOR = 0.99987422

S.R. #1666  
 MT. HOLLY - HUNTERSVILLE ROAD  
 30' DEDICATED PUBLIC R/W  
 20' ADDITIONAL DEDICATED PUBLIC R/W TO D.O.T.  
 60' PUBLIC R/W



GRAPHIC SCALE  
 (IN FEET)  
 1 inch = 60 ft.

MAP I  
 OF  
 WEDGEWOOD - PHASE II-A  
 FOR  
 FIRST COLONY GROUP, LTD.  
 LONG CREEK TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA  
 JUNE 22, 1990

SURVEYED BY  
 EDWARD L. KILLOUGH, N.C.R.L.S. L-1519  
 BOX 369  
 INDIAN TRAIL, N.C. 28079  
 TELEPHONE NO. (704) 821-7111