Book - 23 Page - 909

#90048237

PRESENTED FOR

90 AUG 14 AM 9:50

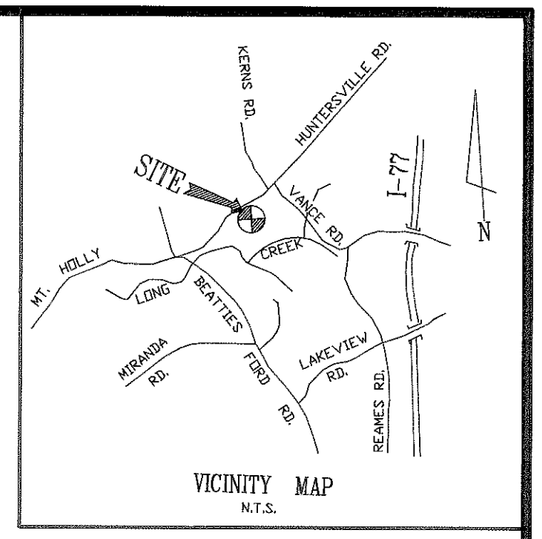
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	314.70'	85.95'	85.69'	S 47°38'39" E
C2	360.00'	87.95'	87.73'	S 46°49'07" E
C3	360.00'	140.94'	140.05'	S 65°02'01" E
C4	360.00'	74.29'	74.16'	S 82°09'41" E
C5	20.00'	31.42'	28.28'	N 46°55'37" E
C6	25.00'	14.05'	13.87'	N 14°10'31" W
C7	40.00'	14.76'	14.67'	N 19°42'29" W
C8	40.00'	47.61'	44.85'	N 24°57'33" E
C9	40.00'	37.55'	36.19'	N 85°57'09" E
C10	40.00'	32.23'	31.37'	S 44°04'05" E
C11	40.00'	56.08'	51.60'	S 19°10'55" W
C12	25.00'	25.05'	24.02'	S 30°38'14" W
C13	305.34'	44.40'	44.36'	S 02°14'20" E
C14	305.34'	119.01'	118.25'	S 17°34'13" E
C15	355.34'	80.00'	79.83'	N 24°16'34" W
C16	355.34'	74.89'	74.75'	N 11°47'18" W
C17	20.00'	28.74'	26.33'	N 46°54'42" W
C18	410.00'	14.88'	14.88'	N 87°02'00" W
C19	410.00'	86.59'	86.42'	N 79°56'36" W
C20	410.00'	91.25'	91.07'	N 67°31'02" W
C21	410.00'	86.61'	86.44'	N 55°05'23" W
C22	410.00'	65.97'	65.90'	N 44°25'44" W
C23	264.70'	72.30'	72.07'	N 47°38'39" W

LINE	DIRECTION	DISTANCE
L1	S 39°49'10" E	5.99'
L2	N 01°55'37" E	50.26'
L3	S 02°09'34" E	70.17'
L4	S 47°20'42" W	51.29'
L5	N 55°28'07" W	9.47'
L6	N 45°15'38" E	50.89'
L7	S 47°57'31" E	15.00'
L8	S 22°27'31" W	28.45'
L9	S 22°11'13" E	60.49'
L10	S 85°02'24" W	46.69'
L11	S 62°06'23" E	53.95'
L12	S 02°09'34" E	9.99'

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 THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO WEDGEWOOD WHICH DECLARATIONS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS IN BOOK 6247 PAGE 0250 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 _____.



VICINITY MAP
N.T.S.

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

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUB-DIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA
CHARLOTTE - MECKLENBURG PLANNING COMMISSION

SECRETARY R. C. Schwarzberger DATE 8/8/90

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 = 11.93 ACRES
- STREET R/W AREA = 1.34 ACRES
- COMMON AREA = 3.08 ACRES
- AREA IN LOTS = 7.50 ACRES

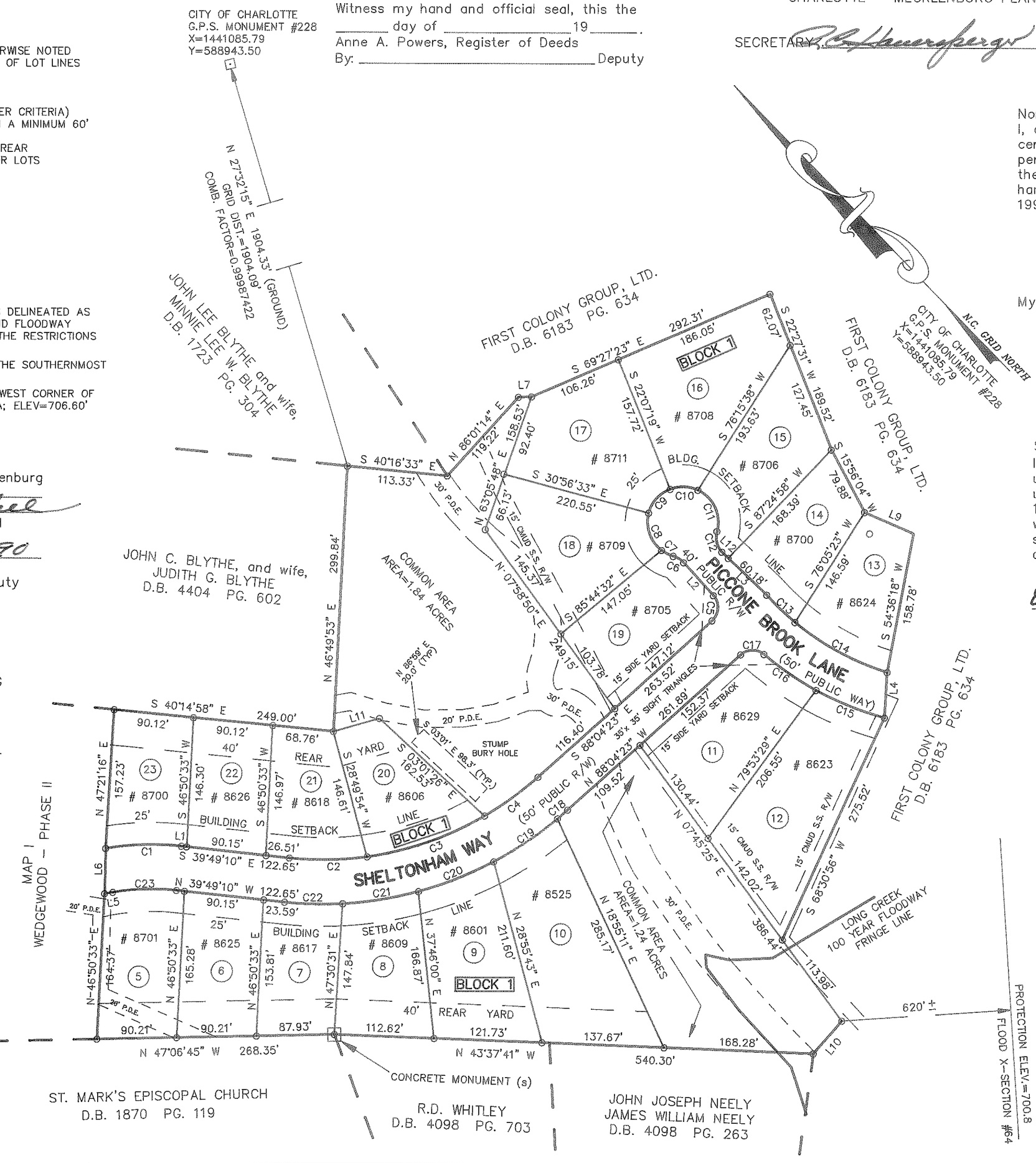
FLOODWAY NOTES

- ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY FRINGE DISTRICT BOUNDARY LINE AND FLOODWAY DISTRICT ENCROACHMENT LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS
- THE MINIMUM FINISHED FLOOR ELEVATION FOR THE SOUTHERNMOST COMMON AREA OF BLOCK 1 IS 701.00
- BENCHMARK IS A CHISELED "X" ON THE SOUTHWEST CORNER OF THE EXISTING HEADWALL IN SAID COMMON AREA; ELEV=706.60'

State of North Carolina, County of Mecklenburg
The foregoing certificate(s) of
Janis Vincent Wasdell
a Notar(y) (ies) Public (is) (are) certified to be correct.
This 14th day of August 19 90
Anne A. Powers, Register of Deeds
By Evelyn Eblair Deputy

APPROVED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA.
MECKLENBURG COUNTY ENGINEERING DEPARTMENT
(COUNTY ENGINEER) DATE 8/13/90

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION
APPROVED J. O. Clough DIVISION ENGINEER
DATE 8-10-90



North Carolina, Union County
I, a Notary Public of the County and State aforesaid, certify that Edward L. Killough, a registered land surveyor, personally appeared before me this day and acknowledged the execution of the forgoing instrument. Witness my hand and official stamp or seal, this 3rd day of JULY, 1990.

JANIS VINCENT WASDELL NOTARY *** PUBLIC UNION COUNTY, NC.

Janis Vincent Wasdell
Notary Public

My commission expires May 21, 1992.

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 3rd day of JULY, A.D. 1990.

NORTH CAROLINA REGISTERED SEAL L-1519 LAND SURVEYOR EDWARD L. KILLOUGH

Edward L. Killough
Registered Land Surveyor

L-1519
Reg. No.

MAP II
OF
WEDGEWOOD - PHASE II-A
FOR
FIRST COLONY GROUP, LTD.

LONG CREEK TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA

JUNE 29, 1990

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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