

# 93079412

# 404

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	305.34'	91.54'	S 37°19'27" E	91.20'
C2	305.34'	76.67'	S 53°06'24" E	76.47'
C3	390.36'	74.37'	S 65°48'29" E	74.25'
C4	390.36'	98.91'	S 82°28'27" E	98.64'
C5	440.36'	77.46'	N 77°51'40" W	77.36'
C6	440.36'	20.00'	N 71°31'15" W	20.00'
C7	440.36'	74.76'	N 65°21'22" W	74.67'
C8	440.36'	1.48'	N 60°23'48" W	1.48'
C9	355.34'	35.13'	S 35°12' E	35.12'
C10	355.34'	89.12'	N 57°28'04" W	89.12'
C11	355.34'	89.08'	N 37°34'26" W	88.85'

LINE	DIRECTION	DISTANCE
L1	N 47°20'42" E	51.29'
L2	S 60°18'01" E	28.84'
L3	S 60°18'01" E	16.90'
L4	S 28°01'06" W	54.04'
L5	S 58°47'07" E	19.54'
L6	S 44°50'50" E	35.01'
L7	S 22°14'30" E	37.25'
L8	N 66°36'09" W	20.07'
L9	N 39°25'56" W	17.96'

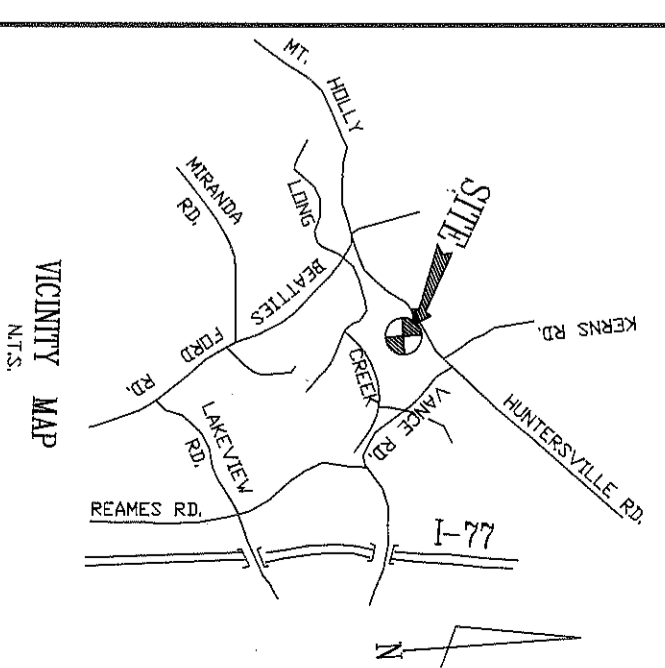
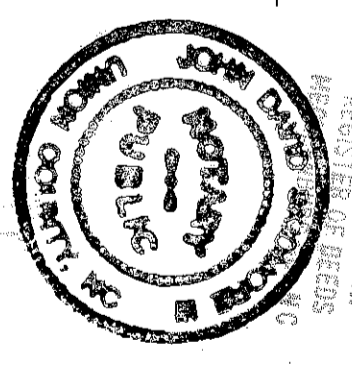
map Book 25 Page 536

State of North Carolina, County of Mecklenburg  
 I, Judith A. Gibson, 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\_\_\_\_  
 Judith A. Gibson, Register of Deeds  
 By: \_\_\_\_\_ Deputy

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 foregoing instrument. Witness my  
 hand and official stamp or seal, this 1st day of March,  
 1993.

**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 DE-  
 CLARATION 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.



**FLOODWAY NOTES**

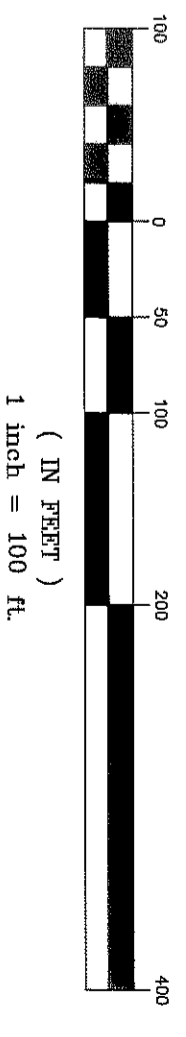
- ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY FRINGE DISTRICT BOUNDARY LINE AND FLOODWAY DISTRICT ENROACHMENT LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS.
- THE MINIMUM FINISH FLOOR ELEVATION FOR LOTS 4 AND 5 IS 701.0'
- THE BENCHMARK IS THE RIM OF AN EXISTING MANHOLE LOCATED IN PICCOONE BROOK LANE AT THE FRONT OF LOT 6; EL = 720.88
- FEMA INFORMATION: COMMUNITY PANEL # 370158 0050 B  
 MAP DATE - 2/3/93
- LOTS 4 AND 5 ARE LOCATED IN ZONE "X" AND ZONE "AE" AS NOTED ON THE FEMA FIRM MAP NOTED ABOVE

**NOTES:**

- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED
- FRONT IRONS SET BEHIND CURB ON EXTENSION OF LOT LINES
- P.S.D.E. = PUBLIC STORM DRAINAGE EASEMENT
- 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 = 3.86 ACRES
- STREET R/W AREA = 0.55 ACRES
- COMMON AREA ACCESS = 0.06 ACRES
- AREA IN LOTS = 3.25 ACRES
- AREAS CALCULATED BY COMPUTER
- NO N.C. GRID MONUMENTS LOCATED WITHIN 2000' OF THIS BOUNDARY

**MAP I**

WEDGEWOOD - PHASE II-B  
 FOR  
 FIRST COLONY GROUP, LTD., OWNER  
 FEBRUARY 1, 1993  
 GRAPHIC SCALE

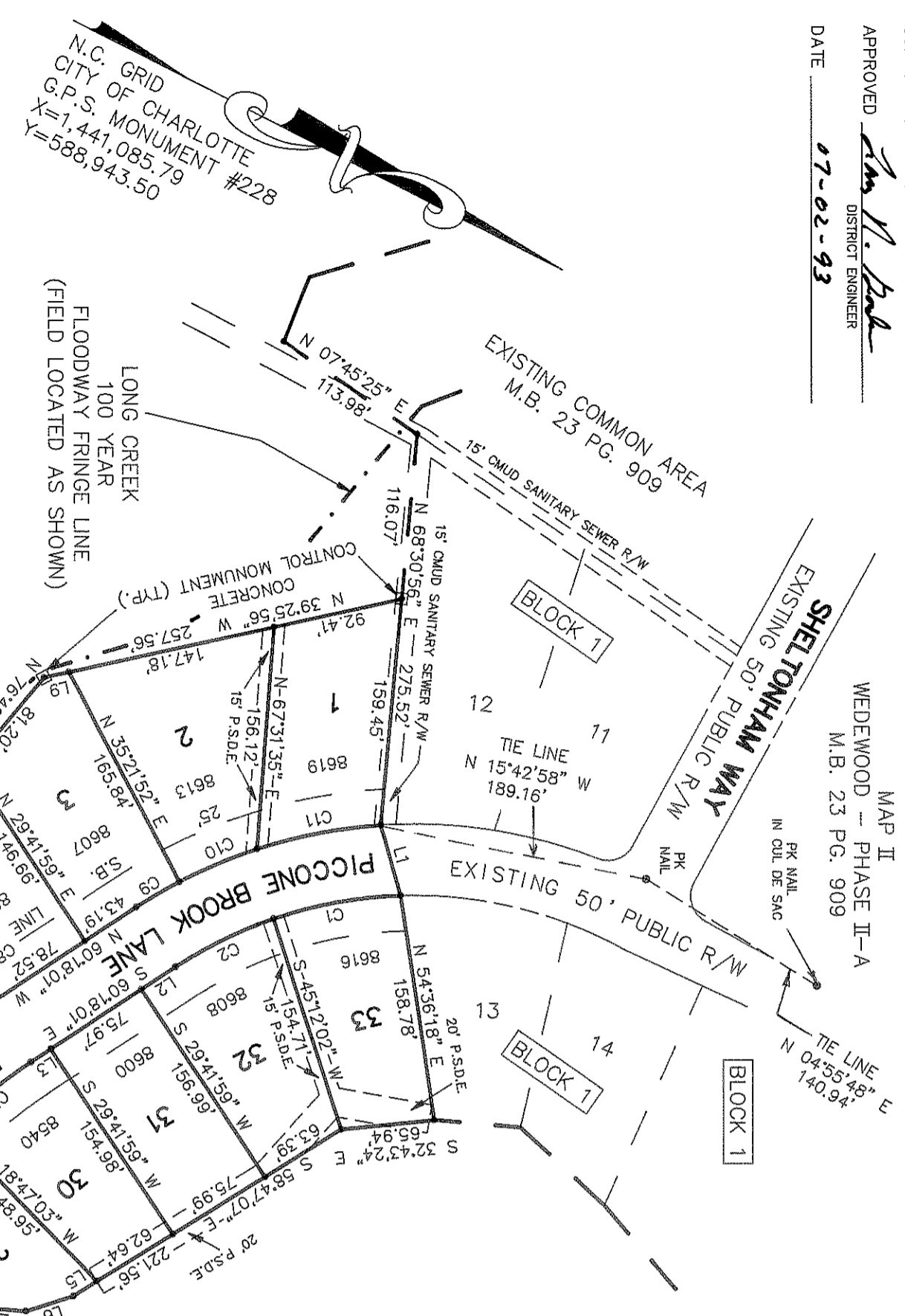


SURVEYED BY: EDWARD L. KILLOUGH, N.C.R.L.S. L-1519  
 204 GRIBBLE ROAD  
 P.O. BOX 369  
 INDIAN TRAIL, NORTH CAROLINA 28079  
 TEL (704) 821-7111

DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 PROPOSED SUBDIVISION ROAD  
 CONSTRUCTION STANDARDS CERTIFICATION

APPROVED *Tim L. Bell*  
 DISTRICT ENGINEER

DATE 17-02-93



I, EDWARD L. KILLOUGH, certify that this plat was drawn under my supervision from an actual survey made under my supervision (Deed recorded in Deed Book 6183 Page 617, Deed Book 6180 Page 638, and Deed Book 6183 Page 634); that the boundaries not surveyed are clearly indicated as drawn from information found in the respective Deed and Map Book references as shown; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number, and seal this 1st day of March, A.D., 1993.

*Edward L. Killough*  
 Registered Surveyor L-1519  
 Reg. No.



I certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

FIRST COLONY GROUP, LTD.  
 D.B. 6183 PG. 617  
 D.B. 6180 PG. 638

**LOT SIZES (IN ACRES)**

- LOT 1 0.31
- LOT 2 0.36
- LOT 3 0.32
- LOT 4 0.26
- LOT 5 0.27
- LOT 6 0.35
- LOT 29 0.25
- LOT 30 0.27
- LOT 31 0.27
- LOT 32 0.30
- LOT 33 0.29

LONG CREEK 100 YEAR FLOODWAY FRINGE LINE  
 (FIELD LOCATED AS SHOWN)

FIRST COLONY GROUP, LTD.  
 D.B. 6183 PG. 617  
 D.B. 6183 PG. 634

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUB-DIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA  
 CHARLOTTE - MECKLENBURG PLANNING COMMISSION  
*Edward L. Killough*  
 PLANNING COMMISSION STAFF  
 DATE 7/2/93

APPROVED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF MECKLENBURG COUNTY, NORTH CAROLINA.  
 MECKLENBURG COUNTY ENGINEERING DEPARTMENT  
*B. Swales*  
 (COUNTY ENGINEER) DATE 7-1-93

REQUIRED SIGHT LINE  
 BENCHMARK  
 EXISTING MANHOLE RIM  
 EL. = 723.42

X-SECTION # 64  
 ELEV. = 700.80

20' COMMON AREA ACCESS

LONG CREEK 100 YEAR FLOODWAY FRINGE LINE  
 (FIELD LOCATED AS SHOWN)