

Map Book 26 Page 506

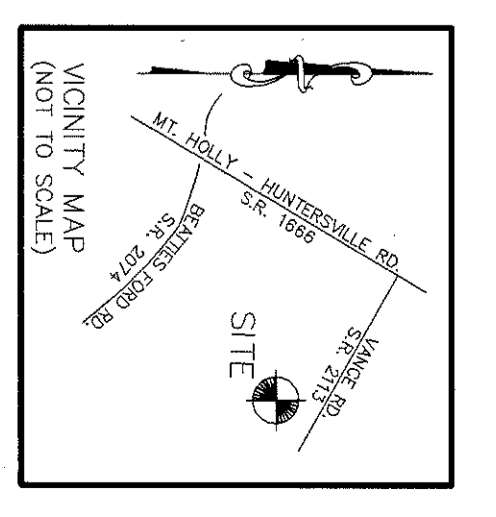
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	775.00	43.87	43.86	N 84°45'34" E
C2	775.00	116.34	116.23	N 78°50'14" E
C3	29.00	20.19	20.15	N 31°17'17" E
C4	25.00	30.19	19.61	N 35°03'15" W
C5	40.00	42.99	40.99	S 27°21'21" E
C6	40.00	30.32	29.99	S 25°09'08" W
C7	40.00	34.62	33.93	N 73°02'31" E
C8	40.00	47.62	44.84	N 58°24'54" W
C9	40.00	20.15	19.61	N 100°08'11" E
C10	225.00	33.00	33.00	S 59°13'46" W
C11	225.00	59.89	59.71	S 81°07'56" W
C12	225.00	112.85	111.67	N 76°52'47" W
C13	20.00	32.30	28.90	N 71°31'16" E
C14	130.00	29.04	28.97	N 18°33'17" E
C15	25.00	20.15	19.61	N 10°56'14" W
C16	40.00	48.01	45.18	S 00°21'24" W
C17	40.00	29.27	28.62	S 55°42'15" W
C18	40.00	30.63	29.89	N 81°23'53" W
C19	40.00	29.53	28.88	N 38°18'52" W
C20	40.00	30.98	30.22	N 05°01'21" E
C21	40.00	21.73	21.47	N 42°46'42" E
C22	25.00	20.15	19.61	S 35°14'59" W
C23	170.00	42.07	41.98	N 19°14'42" E
C24	20.00	30.00	27.28	S 16°37'57" E
C25	325.00	42.76	42.72	N 55°49'47" W
C26	275.00	63.19	63.09	N 55°10'58" W
C27	175.00	95.12	95.02	N 61°08'04" W
C28	115.00	119.00	118.90	N 64°38'11" W
C29	825.00	92.44	92.44	N 73°55'10" W
C30	825.00	66.73	66.71	N 75°59'26" E
C31	825.00	67.72	67.72	N 80°39'26" E
C32	825.00	67.72	67.72	N 80°39'26" E
C33	825.00	48.54	48.54	N 84°41'43" E

LINE	DIRECTION	DISTANCE
L1	N 56°54'41" E	101.63
L2	N 81°25'50" E	26.27
L3	N 88°44'24" E	70.79
L4	S 18°44'48" W	53.54
L5	S 11°57'58" E	43.42
L6	N 73°02'31" E	37.20
L7	N 12°09'23" E	16.08
L8	N 12°09'23" E	27.52
L9	S 61°58'27" E	35.96
L10	S 61°58'27" E	0.88
L11	N 73°50'07" E	60.03
L12	N 73°50'07" E	57.60
L13	N 01°35'18" W	80.64
L14	N 01°35'18" W	80.64
L15	N 01°35'18" W	115.53
L16	N 01°35'18" W	100.47
L17	N 01°35'18" W	47.73
L18	N 01°35'18" W	62.85
L19	N 01°35'18" W	93.06
L20	N 01°35'18" W	93.06
L21	N 62°46'53" W	93.06
L22	N 62°46'53" W	93.06
L23	N 62°46'53" W	93.06
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L98	N 62°46'53" W	93.06
L99	N 62°46'53" W	93.06
L100	N 62°46'53" W	93.06

APPROVED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS OF THE NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEERS BOARD, MECKLENBURG COUNTY, NORTH CAROLINA.  
 MECKLENBURG COUNTY ENGINEERING DEPARTMENT  
 ENGINEER: *[Signature]*  
 DATE: 12/21/94

DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 PROPOSED SUBURBAN ROAD  
 CONSTRUCTION STANDARDS CERTIFICATION  
 APPROVED: *[Signature]*  
 DATE: 12-20-94

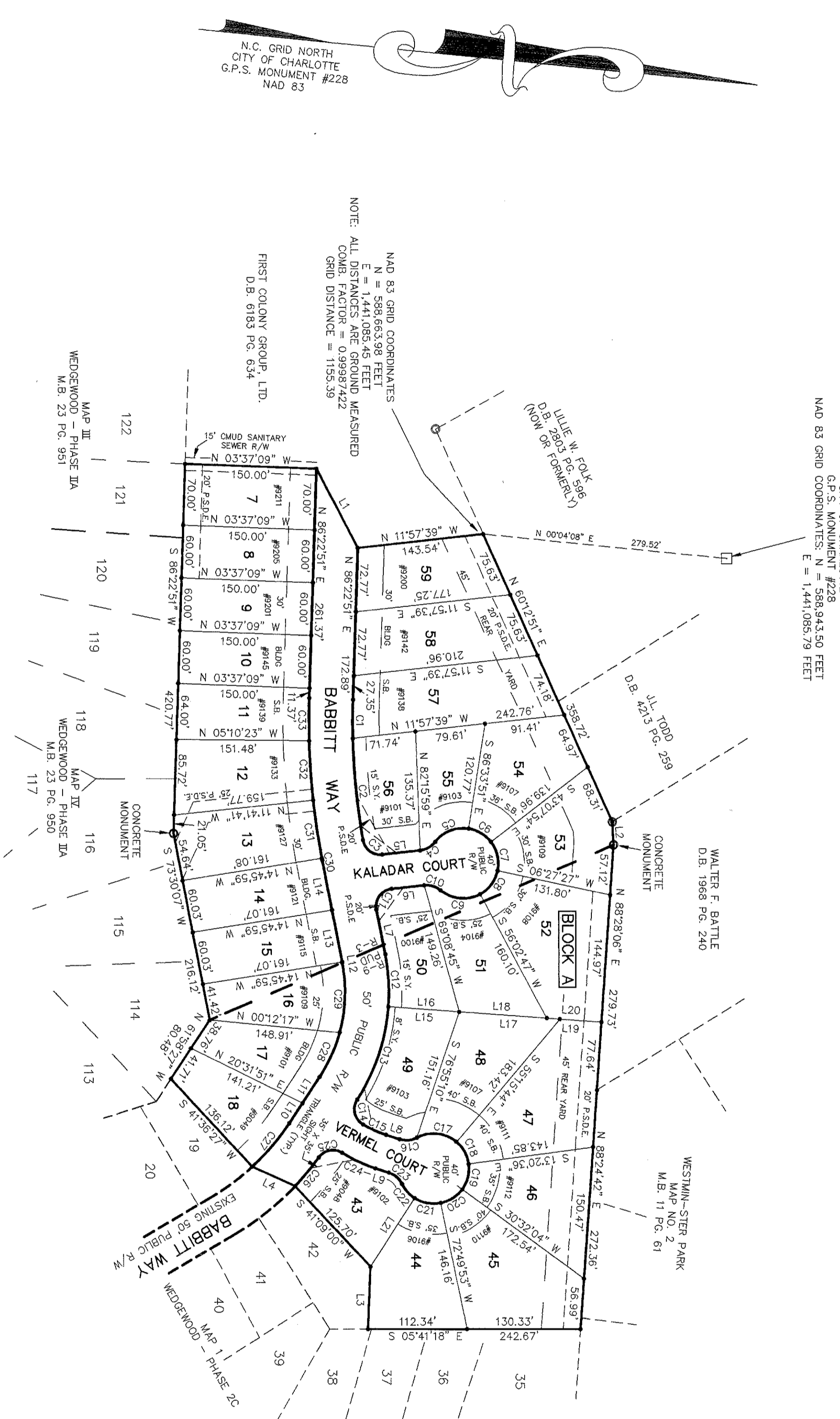
APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ACT OF MECKLENBURG COUNTY, NORTH CAROLINA.  
 DIVISION OF PLANNING AND COMMUNITY DEVELOPMENT  
 REGISTERED PLANNING STAFF  
 APPROVED: *[Signature]*  
 DATE: 12/21/94



CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 JUDITH A. GIBSON, REGISTER OF DEEDS  
 BY: \_\_\_\_\_ DEPUTY

State of North Carolina, County of Mecklenburg  
 I, *[Signature]*  
 a Notary Public (not certified to be correct)  
 This is the day of *November* 1994  
 in the County of *Mecklenburg* of the State of *North Carolina*  
 By: *[Signature]* Deputy

LOT	AREAS
7	10,500 Sq. Ft.
8	9,000 Sq. Ft.
9	9,000 Sq. Ft.
10	9,000 Sq. Ft.
11	9,318 Sq. Ft.
12	11,864 Sq. Ft.
13	11,485 Sq. Ft.
14	9,684 Sq. Ft.
15	9,684 Sq. Ft.
16	9,962 Sq. Ft.
17	9,425 Sq. Ft.
18	9,483 Sq. Ft.
43	12,016 Sq. Ft.
44	16,427 Sq. Ft.
45	12,930 Sq. Ft.
46	16,535 Sq. Ft.
47	11,653 Sq. Ft.
48	10,937 Sq. Ft.
49	10,937 Sq. Ft.
50	11,819 Sq. Ft.
51	10,888 Sq. Ft.
52	12,413 Sq. Ft.
53	12,168 Sq. Ft.
54	8,241 Sq. Ft.
55	8,241 Sq. Ft.
56	9,221 Sq. Ft.
57	16,047 Sq. Ft.
58	13,975 Sq. Ft.
59	11,548 Sq. Ft.



I, EDWARD L. KILLOUGH, certify that this plat was drawn under the supervision of a registered land surveyor, and that the boundaries shown are clearly indicated as shown from information found in the respective Deed references as shown; 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, registration number, and seal this 16th day of August, A.D., 1994.

*[Signature]*  
 Registered Surveyor  
 Reg. No. 1-1519

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 of seal, this 16th day of August, 1994.

*[Signature]*  
 Notary Public  
 My commission expires March 12, 1996.



**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, AND 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 ARE RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS IN BOOK 6242 PAGE 0250 ON 4/17/90 AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN.

- NOTES:**
- IRON PINS AT ALL CORNERS UNLESS OTHERWISE NOTED
  - AREA BY COMPUTER
  - P.S.D.E. = PUBLIC STORM DRAINAGE EASEMENT
  - R/W = RIGHT OF WAY
  - S.D. = SIDEYARD
  - LOTS 16 - 18 AND 43 - 51 DEVELOPED UNDER R-9 PUD
  - MINIMUM LOT WIDTH = 60'
  - MINIMUM SETBACK = 20'
  - AVERAGE SETBACK = 25'
  - REAR YARD SETBACK = 45' FOR INTERIOR LOTS
  - SIDEYARDS ARE 6' AND UNDER R-3 CLUSTER
  - LOTS MINIMUM LOT AREA 6,000 Sq. Ft.
  - MINIMUM LOT WIDTH = 60'
  - AVERAGE SETBACK = 35'
  - REAR YARD SETBACK = 30' FOR INTERIOR LOTS
  - SIDEYARDS ARE 6'
  - TOTAL AREA = 8.82 ACRES
  - AREA IN STREET R/W = 1.29 ACRE

