

CERTIFICATION OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF UNION COUNTY, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND HEREBY ESTABLISH ALL LOTS, WITH MINIMUM BUILDING SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAN AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAN AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY BOARD OF COMMISSIONERS IN THE PUBLIC INTEREST.

DATE _____ OWNER(S) _____

NOTARY PUBLIC:

STATE OF NORTH CAROLINA
COUNTY OF UNION
I, _____ A NOTARY PUBLIC OF UNION COUNTY,
NORTH CAROLINA, CERTIFY THAT
PERSONALLY APPEARED BEFORE ME THIS DAY AND
ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 20____
MY COMMISSION EXPIRES _____

LEGEND

- EP - EDGE OF PAVEMENT
- EIR - EXISTING IRON ROD
- NIR - NEW IRON REBAR
- CONC. - CONCRETE
- PP - POWER POLE
- R/W - RIGHT-OF-WAY
- N - NORTHING
- E - EASTING

LINE TABLE

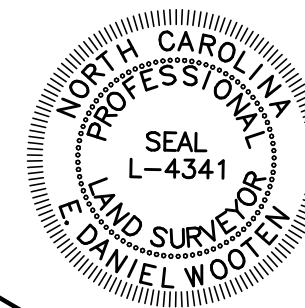
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 11°35'40" W | 126.81' |
| L2 | N 11°35'40" W | 100.25' |
| L3 | N 11°22'54" W | 29.92' |
| L4 | N 11°22'54" W | 133.95' |
| L5 | N 11°22'54" W | 79.58' |
| L6 | N 65°10'01" E | 52.35' |
| L7 | N 63°15'38" E | 170.67' |
| L8 | N 59°48'15" E | 29.27' |
| L9 | N 59°48'15" E | 124.07' |
| L10 | N 56°30'17" E | 9.62' |
| L11 | N 56°30'17" E | 129.18' |
| L12 | N 56°30'17" E | 33.21' |
| L13 | N 55°35'27" E | 65.63' |
| L14 | N 55°02'53" E | 29.51' |
| L15 | N 55°02'53" E | 127.05' |
| L16 | S 43°16'00" W | 49.35' |
| L17 | S 74°01'55" E | 13.48' |
| L18 | N 11°35'40" W | 14.49' |
| L19 | N 01°59'29" W | 109.46' |
| L20 | N 01°59'29" W | 27.30' |
| L21 | N 01°38'19" W | 76.81' |
| L22 | N 01°39'07" W | 19.75' |
| L23 | N 01°39'07" W | 146.02' |
| L24 | N 01°39'07" W | 92.98' |
| L25 | N 63°15'38" E | 153.68' |
| L26 | N 59°48'15" E | 40.33' |
| L27 | N 59°48'15" E | 114.78' |
| L28 | N 56°30'17" E | 15.20' |
| L29 | N 56°30'17" E | 125.51' |
| L30 | N 56°30'17" E | 32.41' |
| L31 | N 55°35'27" E | 66.01' |
| L32 | N 55°02'53" E | 26.60' |
| L33 | N 55°02'53" E | 124.47' |
| L34 | N 39°18'25" W | 56.38' |
| L35 | N 22°32'37" W | 67.02' |
| L36 | N 45°47'03" W | 51.29' |
| L37 | S 61°48'08" E | 66.30' |
| L38 | N 27°53'38" W | 60.59' |

DIVISION OF HIGHWAYS DISTRICT ENGINEER CERTIFICATE.

I HEREBY CERTIFY THAT THE RIGHT OF WAY DEDICATION ALONG THE EXISTING STATE MAINTAINED ROADWAY(S) SHOWN ON THIS PLAN IS APPROVED AND ACCEPTED AS PUBLIC RIGHT OF WAY BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.

DISTRICT ENGINEER _____ DATE _____

GLOBAL POSITIONING SYSTEM SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS (GNSS) SURVEY: CLASS A SURVEY; POSITIONAL ACCURACY 0.03'; REAL-TIME (RTK) NETWORK; NAD 83 (2011), NAVD 88; NC VIRTUAL RTN; GEOID MODEL 12; COMBINED GRID FACTOR 0.9998453299; UNITS-US FEET



SURVEYOR CERTIFICATION

I, E. DANIEL WOOTEN, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK AND PAGE AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES DRAWN FROM ADJOINING OWNERS DEEDS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED DOES NOT EXCEED 1:10000; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THIS 6th DAY OF DECEMBER, 2018.

PATRICIA P. ARANT
DEED 420-209

E. Daniel Wooten
E. DANIEL WOOTEN, NCPLS L-4341

PLANNING CERTIFICATION

I, _____ UNION COUNTY PLANNING DIVISION DIRECTOR, CERTIFY THAT THIS PLAN CREATES A SUBDIVISION SUBJECT TO AND APPROVED IN ACCORDANCE WITH THE UNION COUNTY DEVELOPMENT ORDINANCE, AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. I ALSO CERTIFY THAT COPIES OF ALL NECESSARY APPROVALS OF OTHER STATE AND LOCAL AGENCIES HAVING JURISDICTION OVER THE STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN SUBMITTED TO ME AND ARE ON FILE IN MY OFFICE. THIS APPROVAL EXPIRES IF NOT RECORDED BEFORE _____

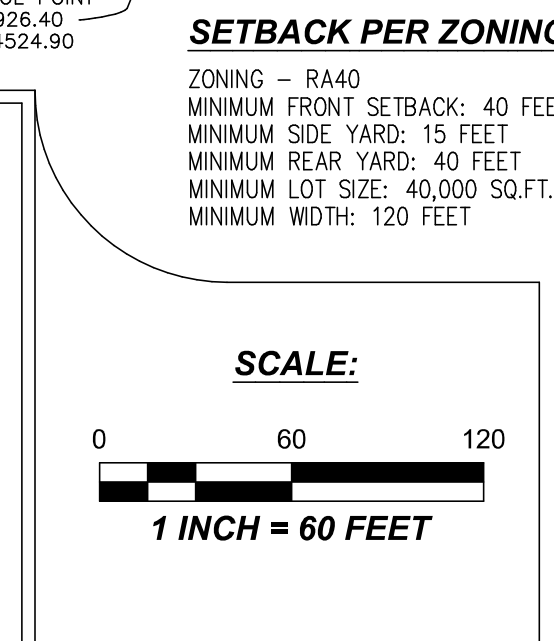
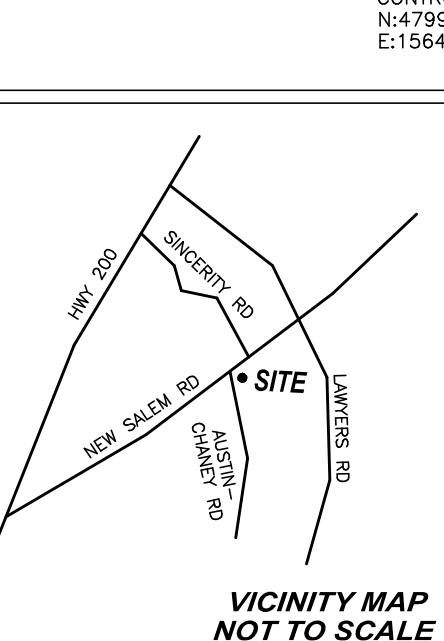
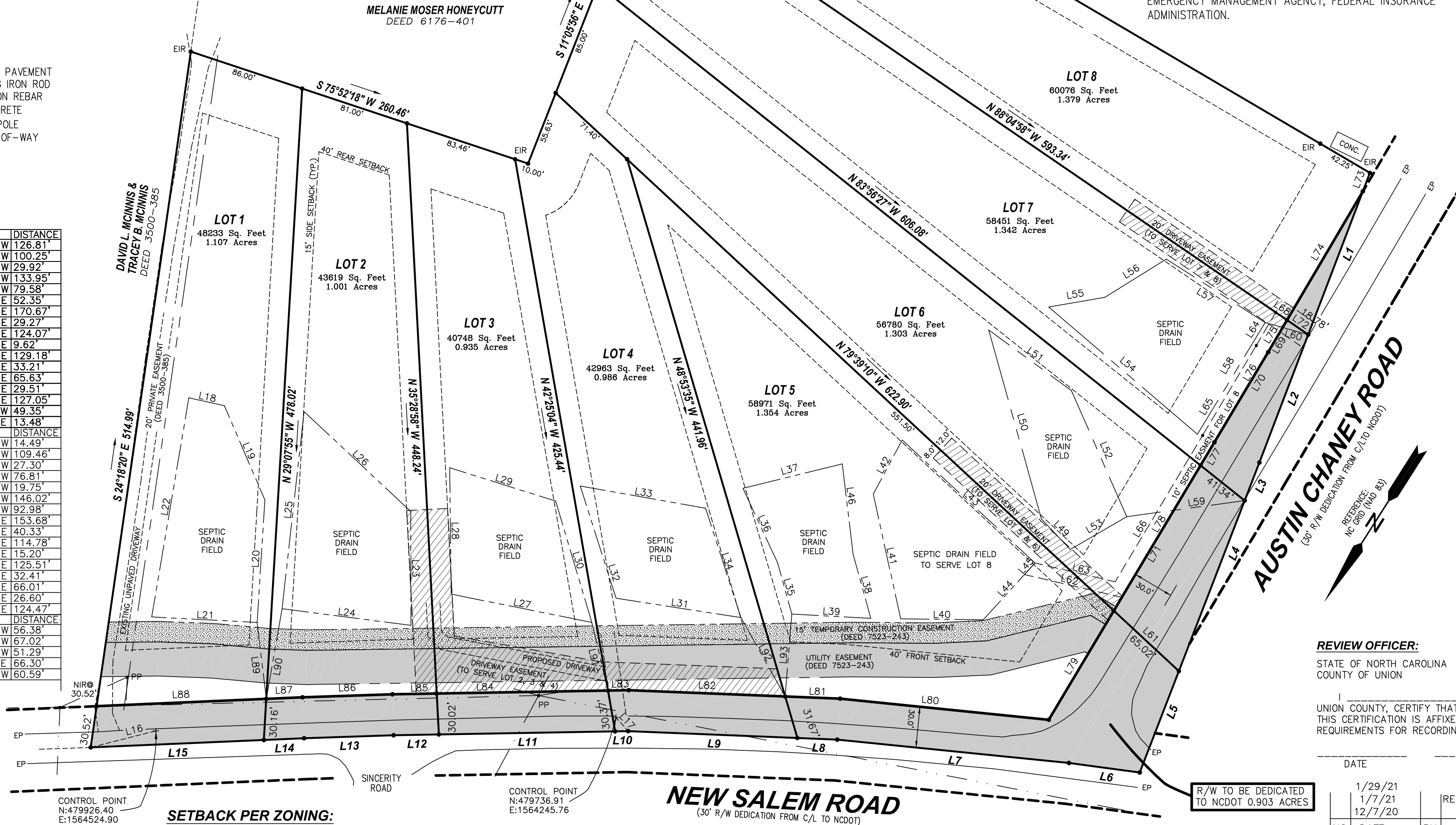
DATE _____ PLANNING DIVISION DIRECTOR _____

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION.

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L18 | S 69°51'40" W | 26.68' |
| L19 | N 55°45'27" W | 75.13' |
| L20 | N 28°52'45" W | 89.98' |
| L21 | N 60°30'44" E | 77.38' |
| L22 | S 22°52'12" E | 162.76' |
| L23 | N 32°33'19" W | 83.38' |
| L24 | N 64°51'03" E | 95.21' |
| L25 | S 26°06'28" E | 145.39' |
| L26 | N 79°20'42" W | 107.15' |
| L27 | N 68°52'03" E | 105.14' |
| L28 | S 33°11'53" E | 92.60' |
| L29 | S 74°57'25" W | 81.38' |
| L30 | N 49°08'22" W | 92.79' |
| L31 | N 66°18'20" E | 92.54' |
| L32 | S 50°13'54" E | 86.31' |
| L33 | S 67°34'08" W | 93.32' |
| L34 | N 50°24'03" W | 84.13' |
| L35 | S 47°58'26" E | 38.94' |
| L36 | S 57°27'24" E | 60.25' |
| L37 | S 43°44'10" W | 74.97' |
| L38 | N 47°53'38" W | 48.80' |
| L39 | N 60°36'41" E | 57.96' |
| L40 | N 58°05'53" E | 60.56' |
| L41 | S 44°52'55" E | 93.60' |
| L42 | S 04°22'28" E | 44.92' |
| L43 | N 79°42'41" W | 132.64' |
| L44 | N 09°50'48" E | 56.25' |
| L45 | S 09°50'48" W | 11.45' |
| L46 | S 39°19'20" E | 66.56' |
| L49 | S 75°48'05" E | 30.81' |
| L50 | S 48°06'17" E | 143.65' |
| L51 | N 86°16'53" W | 75.11' |
| L52 | N 56°11'55" W | 100.94' |
| L53 | N 27°26'05" E | 47.83' |
| L54 | S 81°56'22" E | 143.41' |
| L55 | S 47°39'42" W | 41.65' |
| L56 | S 25°44'29" W | 53.14' |
| L57 | N 89°48'18" W | 86.03' |
| L58 | N 01°15'09" W | 95.76' |
| L59 | S 49°42'24" W | 87.25' |
| L60 | S 73°10'57" W | 32.75' |
| L61 | N 79°39'10" W | 65.02' |
| L62 | S 70°41'48" W | 73.29' |
| L63 | N 01°59'29" W | 27.95' |
| L64 | N 01°38'19" W | 76.78' |
| L65 | N 01°39'07" W | 125.03' |
| L66 | N 01°39'07" W | 125.03' |
| L67 | N 33°46'11" E | 11.13' |
| L68 | N 88°04'58" W | 10.02' |
| L69 | N 01°59'29" W | 27.30' |
| L70 | N 01°38'19" W | 76.81' |
| L71 | N 01°39'07" W | 124.05' |
| L72 | S 88°04'58" E | 18.78' |



- SETBACK PER ZONING:**
- ZONING - RA40
MINIMUM FRONT SETBACK: 40 FEET
MINIMUM SIDE YARD: 15 FEET
MINIMUM REAR YARD: 40 FEET
MINIMUM LOT SIZE: 40,000 SQ.FT.
MINIMUM WIDTH: 120 FEET
- NOTES:**
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT.
 - E. DANIEL WOOTEN, NC-PLS L-4341, DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
 - THE PURPOSE OF THIS PLAN IS TO SHOW REVISED DRAIN FIELDS FOR LOTS 1-5, & LOT 8, AND SHOW UTILITY EASEMENT.
 - THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 - IRON REBAR SET AT LOT CORNERS UNLESS OTHERWISE NOTED.
 - AUSTIN CHANEY ROAD AND NEW SALEM ROAD BOTH APPEAR ON THE MECKLENBURG-UNION THOROUGHFARE PLAN AS A "MAJOR THOROUGHFARE" AND MAY BE SUBJECT TO FUTURE 100' R/W (50' EACH SIDE OF CENTERLINE).
 - PROPOSED DRIVEWAY ENTRANCES MEET OR EXCEED SIGHT DISTANCE REQUIREMENTS.
 - THIS PLAN SUPERCEDES PREVIOUSLY RECORDED PLATS FOR THESE LOTS.

THE ENTIRE WASTEWATER SEWAGE SYSTEM SHALL BE ON PROPERTY OWNED OR CONTROLLED BY THE PERSON OWNING OR CONTROLLING THE SYSTEM. NECESSARY EASEMENTS, RIGHT-OF-WAYS, OR ENCROACHMENT AGREEMENTS, AS APPLICABLE, SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF A CONSTRUCTION AUTHORIZATION FOR THE SYSTEM INSTALLATION OR REPAIR. TERMS OF THE EASEMENT, RIGHT-OF-WAY OR ENCROACHMENT AGREEMENTS SHALL PROVIDE THAT THE EASEMENT, RIGHT-OF-WAY, OR ENCROACHMENT AGREEMENT:

- IS APPURTENANCE TO SPECIFICALLY DESCRIBE PROPERTY AND RUNS WITH THE LAND AND IS NOT AFFECTED BY CHANGE OF OWNERSHIP OR CONTROL;
- IS VALID FOR AS LONG AS THE WASTEWATER SYSTEM IS REQUIRED FOR THE FACILITY THAT IT IS DESIGNED TO SERVE;
- DESCRIBES AND SPECIFIES THE USES BEING GRANTED AND SHALL INCLUDE INGRESS AND EGRESS, SYSTEM INSTALLATION, OPERATION, MAINTENANCE, MONITORING, AND REPAIRS;
- SPECIFIES BY METES AND BOUNDS DESCRIPTION OR ATTACHED PLAT, THE AREA OR SITE REQUIRED FOR THE WASTEWATER SYSTEM AND APPURTENANCES INCLUDING A SITE FOR ANY REQUIRED SYSTEM REPLACEMENT; AND
- SHALL BE RECORDED WITH THE REGISTER OF DEEDS IN THE COUNTY WHERE THE SYSTEM AND FACILITY IS LOCATED.

TOTAL AREA:
449,188 SQ.FT.
10.312 ACRES

WOOTEN SURVEYING
& ASSOCIATES, PLLC
NC-PLS L-4341
119 SMITH CIRCLE
MATTHEWS, NC 28104
(980) 328-2977
DWOOTEN@WOOTENSURVEYING.COM
WWW.WOOTENSURVEYING.COM

REVISED PLAT
MORGAN ACRES
PREPARED FOR:
PINNACLE HOMES USA, LLC
PROPERTY
NEW SALEM ROAD AND AUSTIN CHANEY ROAD
GOOSE CREEK TOWNSHIP
UNION COUNTY, NORTH CAROLINA
DEED 4090-383, PLAT P-315
Tax Number: 08-078-005C

| NO. | DATE | BY | REVISION |
|-----|---------|----|--------------------------------------|
| | 1/29/21 | | REVISE DRAIN FIELD LOT 5 |
| | 1/7/21 | | RE-REVISED SEPTIC DRAIN FIELDS & TCE |
| | 12/7/20 | | SHOW REVISED SEPTIC DRAIN FIELDS |

FIELD/DRAWN: DW/DW
ACAD: 2900NEWSALEMRD
SCALE: 1"=60'
DATE: DECEMBER 6, 2018

REVIEW OFFICER:
STATE OF NORTH CAROLINA
COUNTY OF UNION
I, _____ REVIEW OFFICER OF
UNION COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH
THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.
DATE _____ REVIEW OFFICER _____