



UNION COUNTY-NORTH CAROLINA

I hereby certify the foregoing to be a true, correct, and complete copy of the original as recorded in Cab. 5 File 34 on the day of May 20 2024.

Crystal D. Gilliard By: *[Signature]*  
 Register of Deeds Asst/Deputy (seal)

LINE	BEARING	DISTANCE
L1	S 43°15'36" W	4.36'
L2	N 84°10'10" W	14.34'
L3	N 60°24'04" W	19.27'
L4	N 54°12'39" W	10.95'
L5	N 06°38'03" E	11.67'
L6	N 43°04'00" E	6.04'
L7	N 03°45'10" W	7.20'
L8	S 73°54'59" W	32.92'
L9	N 86°50'46" W	8.97'
L10	N 78°42'10" W	25.62'
L11	N 43°22'04" W	21.28'
L12	N 02°01'27" E	11.77'
L13	N 50°30'13" W	4.40'
L14	N 79°06'46" W	20.44'
L15	N 02°05'45" E	11.17'
L16	N 56°52'20" W	16.52'
L17	N 11°26'16" W	42.25'
L18	N 32°23'07" W	26.25'
L19	N 00°29'45" E	12.51'
L20	N 39°17'06" W	18.57'
L21	N 12°28'46" W	18.85'
L22	N 11°33'42" W	25.81'
L23	N 39°07'53" W	22.57'
L24	N 02°32'06" E	15.28'
L25	N 29°56'32" W	26.67'
L26	N 23°47'50" W	45.05'
L27	N 12°11'28" W	35.21'
L28	N 25°00'12" W	106.58'
L29	N 17°51'58" W	33.35'
L30	N 14°40'22" W	40.16'
L31	N 17°50'25" W	47.47'
L32	N 12°12'56" W	48.55'
L33	N 38°09'26" W	6.18'
L34	N 53°54'32" W	40.06'
L35	N 72°28'30" W	15.15'
L36	N 48°21'57" W	17.12'
L37	S 86°00'51" W	22.57'
L38	N 64°25'44" W	44.03'
L39	N 40°59'51" W	11.40'
L40	N 78°32'15" W	21.38'
L41	N 38°36'50" W	16.09'

CURVE	LENGTH	RADIUS	CHORD	CHORD BRG
C1	131.55'	1478.09'	131.51'	N 57°09'44" E

**MINOR SUBDIVISION PLAT:**  
 6205 BUD HUEY ROAD  
 DEED BOOK 8806 PAGE 430  
 UNION COUNTY PARCEL NUMBER: 05075009  
 JACKSON TOWNSHIP, UNION COUNTY, NORTH CAROLINA 28173

DATE: 5/20/24  
 PROJECT NO: 1091-0110  
 DRAWN BY: KRS  
 PROJECT SURVEYOR: JAM  
 CLIENT: ROMIL CHUDGAR  
 SHEET 1 OF 1  
 SCALE: 1" = 80'  
 REVISED: -



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE JURISDICTIONAL LIMITS OF THE TOWN OF WAXHAW AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL INFRASTRUCTURE BEING THE WHOLE SYSTEM OF IMPROVEMENTS REQUIRED FOR THE USE OF THE SUBDIVISION THAT ALLOW IT TO BE USED FOR ITS INTENDED SUBDIVIDED PURPOSE. THIS INCLUDES BUT IS NOT LIMITED TO PUBLIC STREETS, STREET CURB AND GUTTER, SIDEWALKS, PUBLIC SEWER, PUBLIC WATER, DRAINAGE FEATURES, TRAFFIC CONTROL DEVICES, STREET LIGHTING, STREET SIGNS, AND LANDSCAPING TO THE APPROPRIATE AGENCY.

*[Signature]* 5/20/24  
 OWNER DATE

**RECORD CERTIFICATION**

I HEREBY CERTIFY THAT THE RIGHT-OF-WAY DEDICATION ALONG THE EXISTING STATE MAINTAINED HIGHWAYS SHOWN ON THIS PLAT IS APPROVED AND ACCEPTED AS PUBLIC RIGHT-OF-WAY BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.

*[Signature]* DATE

**REVIEW OFFICER CERTIFICATION**

STATE OF NORTH CAROLINA  
 COUNTY OF UNION

*[Signature]* REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

*[Signature]* DATE

**CERTIFICATE OF SUBDIVISION ADMINISTRATOR APPROVAL**

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS IN SUBSTANTIAL COMPLIANCE WITH THE PRELIMINARY PLAN AS APPROVED IN ACCORDANCE WITH THE UNINCORPORATED UNION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT IS FINALLY APPROVED PROVIDED IT IS RECORDED WITH THE UNION COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.

*[Signature]* DATE

**SEPTIC EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L42	N63°56'36"E	160.16'
L43	N67°30'14"E	45.52'
L44	N57°45'24"E	13.33'
L45	N02°40'50"W	45.75'
L46	N40°40'53"W	44.37'
L47	N89°43'37"E	41.31'
L48	S05°13'43"W	54.83'
L49	S28°05'16"E	44.65'
L50	S63°56'34"W	168.64'
L51	S66°22'16"E	13.11'

**SEPTIC EASEMENT AREA TABLE**

TOTAL EASEMENT AREA  
 7,739 Sq. Ft. 0.178 Acres

**AREA TABLE**

AREA IN RW  
 13,146 Sq. Ft. 0.302 Acres

AREA OUTSIDE RW  
 242,089 Sq. Ft. 5.558 Acres

TOTAL LOT AREA  
 255,235 Sq. Ft. 5.859 Acres



**MINIMUM YARD AND BUILDING SETBACK CURRENT REQUIREMENTS PER CURRENT "RA-40" ZONING**

FRONT SETBACK 40'  
 SIDE YARD SETBACK 15'  
 REAR SETBACK 40'  
 MINIMUM YARD WIDTH 120'  
 MINIMUM LOT AREA RESIDENTIAL 40,000 SQ. FT.

STATE OF NORTH CAROLINA  
 COUNTY OF UNION, **PAULELLEEN BURG**

I, NOTARY PUBLIC IN AND FOR THE COUNTY OF UNION, AND THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY ROMIL CHUDGAR OWNER OF FOUR CORNERS OF CHARLOTTE, LLC, A LIMITED LIABILITY COMPANY, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 20 DAY OF MAY 2024.

*[Signature]*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES March 14, 2027



I, JULIA A. McDONALD, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 8806, PAGE 430; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN PLAT BOOK NA, PAGE NA, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GENERAL STATUTE 47-30 AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENCE NUMBER AND SEAL THIS 20TH DAY OF MAY, 2024.

THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

*[Signature]* 05/20/2024  
 JULIA A. McDONALD PROFESSIONAL LAND SURVEYOR L-3617

OWNER INFORMATION  
 FOUR CORNERS OF CHARLOTTE, LLC  
 DB 8806 PG. 430  
 PARCEL # 05075009  
 ZONED RA-40

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SUBJECT TRACT PARCEL INTO TWO PARCELS.

CAB 5 file 34