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May 12, 2025

Ms. Crystal Outlaw Panico  
Public Works Administration  
Union County  
500 N. Main Street, Suite 400  
Monroe, NC 28112

Dear Ms. Panico,

Charlotte Water received a request from Mr. Manal Saffoury with Widad Properties, LLC concerning obtaining water and sanitary sewer services for the proposed Quintbridge residential development. This development will be located off Simfield Church Rd and include properties in Mecklenburg County (PID 23107113) and immediately adjacent in Union County. All are being served by one master meter with a Charlotte Water account. The tax parcels for those in Union County are: 07147138A, 07147138H, 07147138J, 07147138K. These Union County parcels naturally drain into a sanitary sewer service basin served by our Simfield Church Rd lift station and ultimately treated by our McAlpine Wastewater Treatment Facility. This treatment plant is located fully within Mecklenburg County. Charlotte Water would expect to be the water and wastewater services provider to the master metered development.

Charlotte Water is anticipating our services and any pipelines we own and maintain to remain within Mecklenburg County. The private development would be responsible for the utilities beyond the Charlotte Water service connections to the properties discussed. The private development and properties owners would be responsible for establishment and recordation of any and all access, utility, and maintenance agreements.

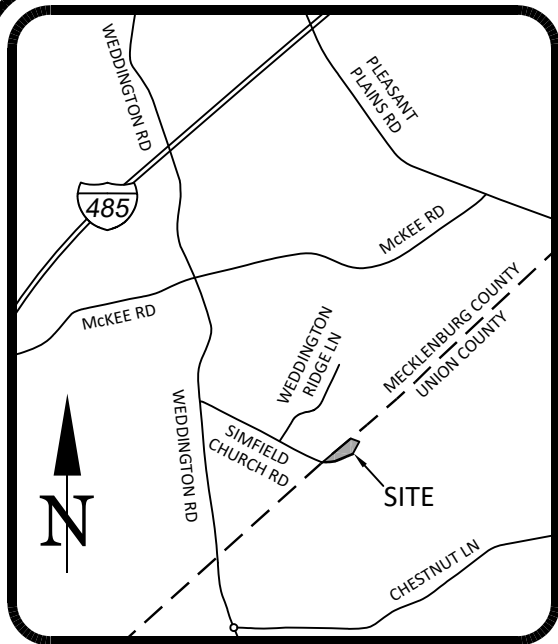
If there are questions or concerns regarding this request, please, reach out to me at: 704.336.1015.

Respectfully,

A handwritten signature in black ink, appearing to read "Keri B. Cantrell".

Keri B. Cantrell, PhD, PE  
Chief Engineer  
Charlotte Water





## VICINITY MAP (Not to Scale)

### NOTES

- AREA CALCULATED BY COORDINATE COMPUTATION.
- ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM UNION COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
- IRON RODS AT ALL CORNERS UNLESS NOTED.
- THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
- LOT SUBJECT TO ALL ZONING ORDINANCES OF UNION COUNTY. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
- THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS.
- ANY WELLS AND/OR ON-SITE WASTEWATER DISPOSAL SYSTEMS DISCOVERED DURING THE SITE DEVELOPMENT PROCESS WILL NEED TO BE ABANDONED IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA LAWS AND RULES.
- SUBJECT LOTS TO BE PROVIDED WITH PRIVATE WELL AND SEPTIC.
- PROPERTY ZONED R-20.
- TOTAL AREA: 3.17 ACRES / 137,955 SF.



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**NORTH CAROLINA  
ONE-CALL CENTER INC.**  
DIAL 811 or 1-800-632-4949  
2 BUSINESS DAYS BEFORE DIGGING  
www.ncocc.org

REVISIONS:			
1)	12-11-24	COMMENTS ADDRESSED	ART
2)	1-10-25	COMMENTS ADDRESSED	ART

I, Christopher D. Faulk, Professional Land Surveyor No. L-5013, certify to one or more of the following as indicated thus, ☒ or ☐.

- ☒ A. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 8735, PAGE 444, OF THE UNION COUNTY REGISTRY; THAT THE RATIO OF PRECISION 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 ADJOINER INFORMATION SHOWN, AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 29th DAY OF JANUARY, A.D., 2025.

DocuSigned by:

Christopher Faulk

PROFESSIONAL LAND SURVEYOR L-5013

## LEGEND

RF	REBAR FOUND	---	LINES SURVEYED
CP	COMPUTED POINT	---	LINES NOT SURVEYED
R/W	RIGHT-OF-WAY	---	BUILDING SETBACKS
EOP	EDGE OF PAVEMENT	---	RIGHT-OF-WAY
SF	SQUARE FEET	---	SWIM BUFFER
PC	PLAT CABINET	---	COUNTY LINE
DB	DEED BOOK	---	
PG	PAGE	---	
FS	FRONT SETBACK	---	TREE SAVE
RY	REAR YARD SETBACK	---	
SY	SIDE YARD SETBACK	---	WETLAND
(T)	TOTAL	---	
●	SET CORNER	---	
●	POWER POLE	---	DEDICATED TO NCDOT AS PUBLIC RIGHT-OF-WAY
●	FIRE HYDRANT	---	
●	OLD WELL	---	

### CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF **UNION COUNTY, NC** AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATED ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

Signed by: DATE: 2/6/2025  
OWNER: P65274C15DE74E6...

STATE OF NORTH CAROLINA  
UNION COUNTY  
Gus Nichols  
REVIEW OFFICER OF UNION COUNTY, N.C.  
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Signed by: DATE: 2/6/2025  
REVIEW OFFICER...

WIDAD PROPERTIES LLC  
NOW OR FORMERLY  
DB 38217 PG 940  
PARCEL ID # 231-071-13  
MECKLENBURG COUNTY

PER & DULCE M KVARBY  
NOW OR FORMERLY  
LOT 19  
DB 38296 PG 954  
MB 37 PG 337  
PARCEL ID # 231-073-65

ALESIA KULAHINA  
NOW OR FORMERLY  
LOT 14  
DB 7267 PG 492  
PC J, FILE 12  
PARCEL ID # 07-147-138G

RICHARD A CIORDIA  
ROBIN E CIORDIA  
NOW OR FORMERLY  
LOT 13  
DB 8600 PG 356  
PC J, FILE 12  
PARCEL ID # 07-147-138F

SIMFIELD AME ZION CHURCH  
NOW OR FORMERLY  
DB 40 PG 291  
PARCEL ID # 07-147-138

KRISTEN RAJAN  
NOW OR FORMERLY  
DB 8366 PG 777  
PARCEL ID # 07-141-009

ALYNNE & JASON B DAVIS  
NOW OR FORMERLY  
DB 6691 PG 435  
PARCEL ID # 07-141-009B

KRISTEN RAJAN  
NOW OR FORMERLY  
DB 8366 PG 777  
PARCEL ID # 07-141-009

## GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	224.89'	485.98'	26°30'50"	S 86°51'52" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°20'29" E	32.90'
L2	N 50°10'40" E	10.50'
L3	N 50°10'40" E	20.81'
L4	N 50°10'40" E	6.24'
L5	N 50°10'40" E	5.58'
L6	N 50°10'40" E	4.16'
L7	S 67°49'10" W	4.00'
L8	S 67°49'10" W	6.00'
L9	S 67°49'10" W	20.00'
L10	S 67°49'10" W	58.20'
L11	S 22°10'50" E	54.80'
L12	S 39°49'04" E	40.00'
L13	S 39°49'04" E	63.57'

### OWNER INFORMATION:

WIDAD PROPERTIES LLC  
2702 OXBOROUGH DRIVE  
MATTHEWS, NC 28105

### PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE PARCEL # 07-147-138A INTO FOUR (4) LOTS AND DEDICATE THE AREA WITHIN SIMFIELD CHURCH ROAD AS PUBLIC RIGHT-OF-WAY.

## FINAL PLAT

## QUINTBRIDGE PHASE 1

PARCEL ID # 07-147-138A  
DB 8735 PG 444

VANCE TOWNSHIP, UNION COUNTY, NORTH CAROLINA

**METROLINA**  
LAND SURVEYING, INC.

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8521 CROWN CRESCENT CT.  
CHARLOTTE, NC 28227

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C (980) 721-2353

NC #C-4584 & SC #C-6106

Job No. 091-23-001

Date 1/29/25

Proj. Mgr. CDF

Drawn ART

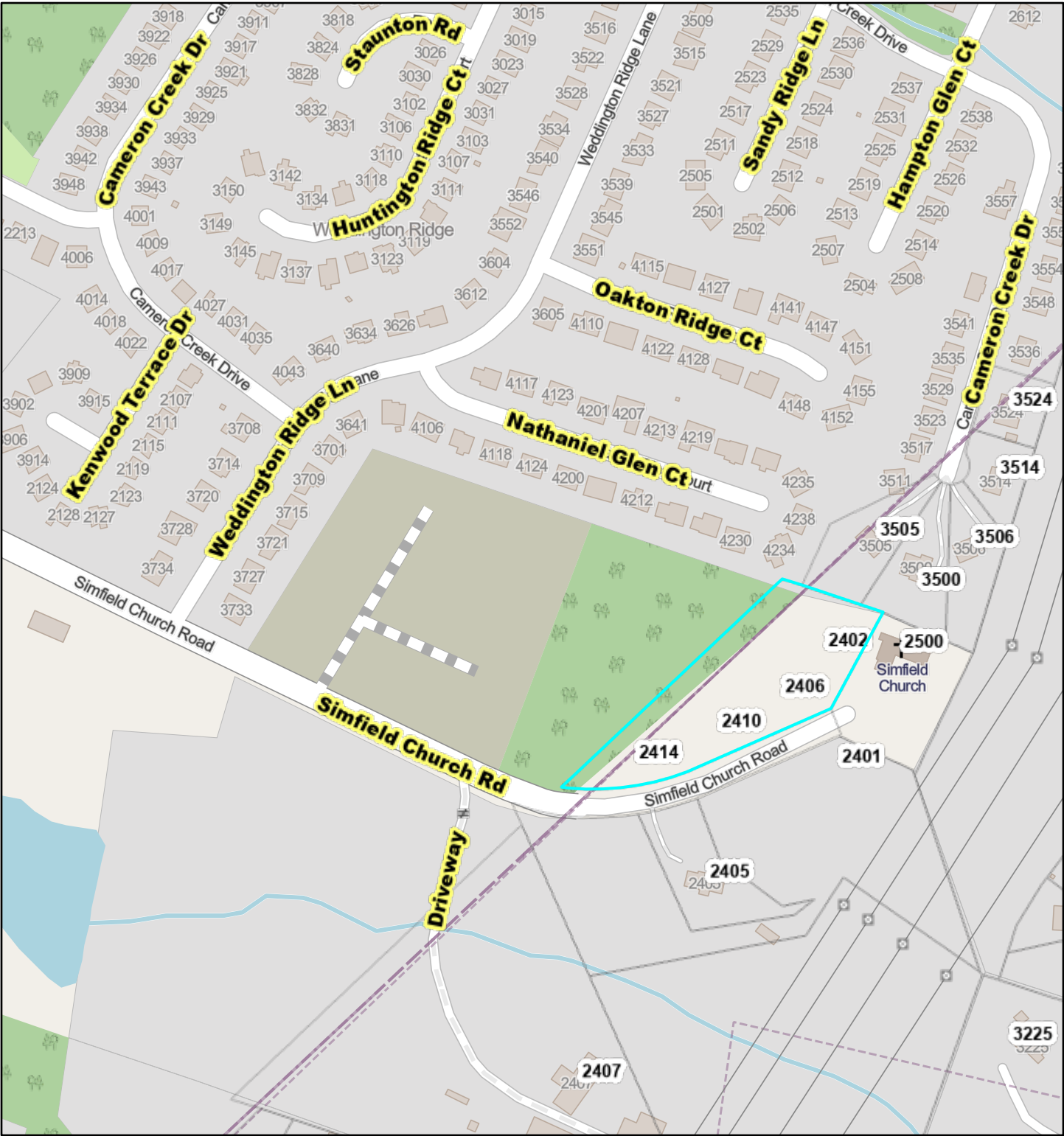
Checked CDF

Sheet 1

of 1



# Union County Water/Sewer GIS Map



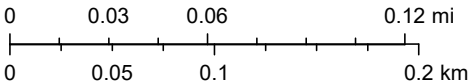
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Parcels

Address Labels

1:4,514



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