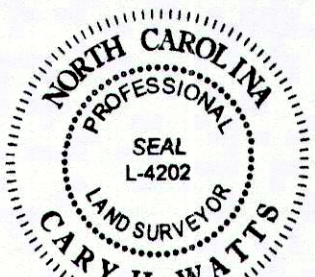
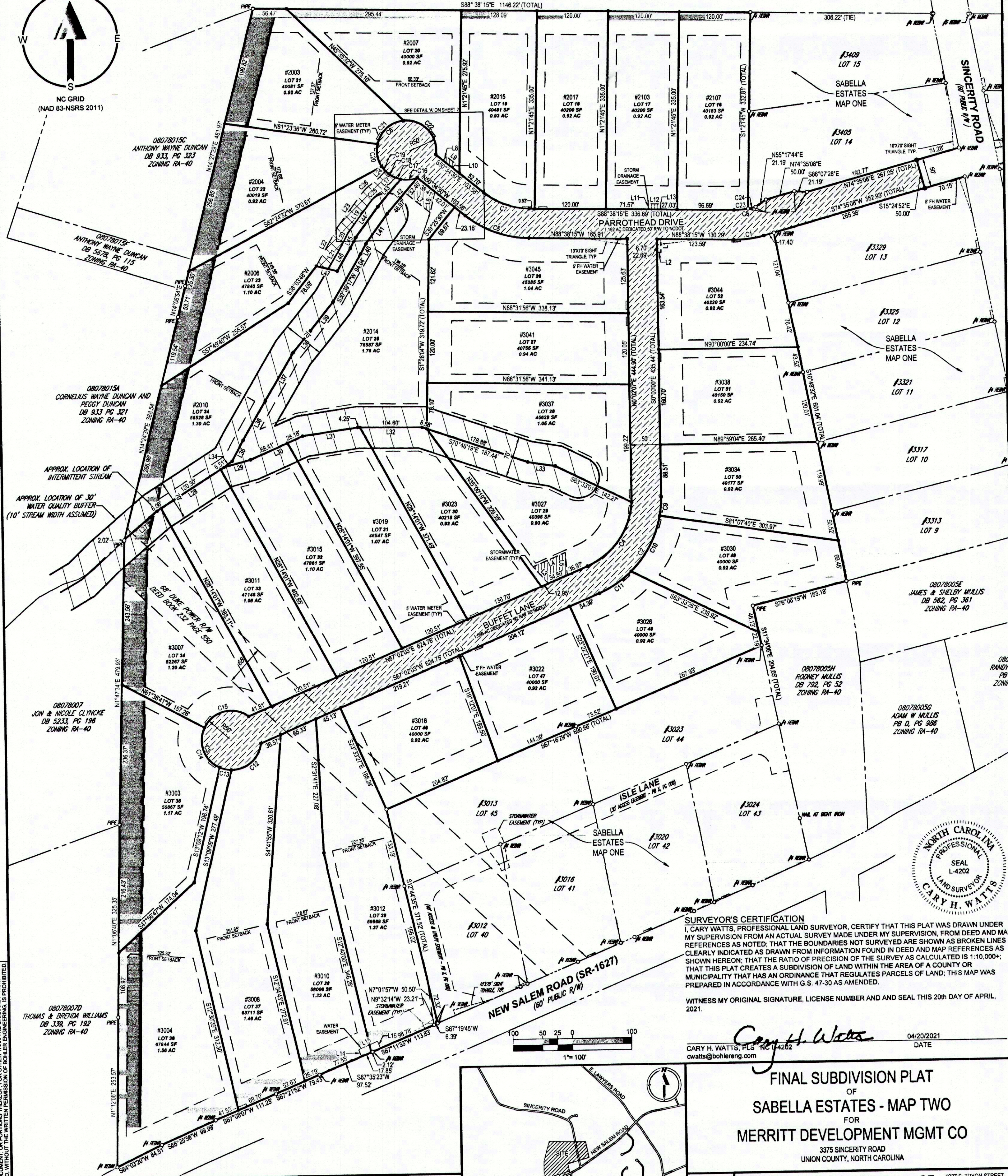
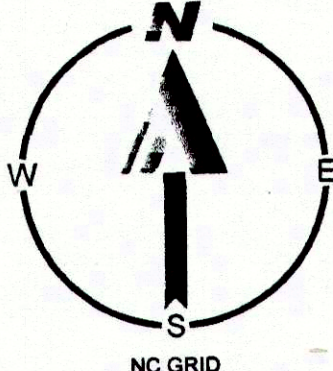


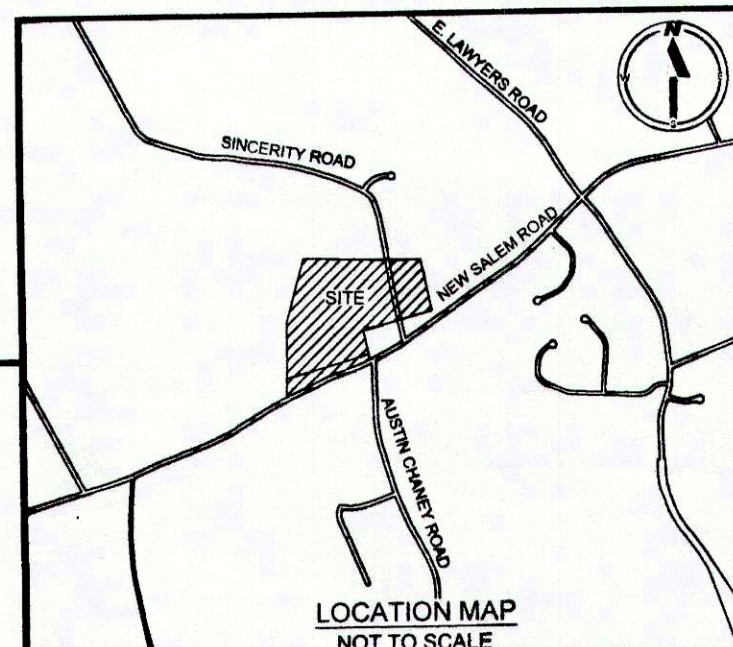
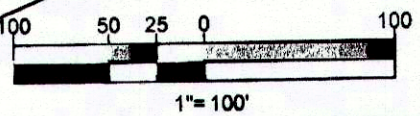
08078015A  
CORNELIUS WAYNE DUNCAN  
& PEGGY DUNCAN  
DB 933, PG 321



**SURVEYOR'S CERTIFICATION**  
I, CARY WATTS, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED AND MAP REFERENCES AS SHOWN HEREON; THAT THE RATIO OF PRECISION OF THE SURVEY AS CALCULATED IS 1:10,000; THAT THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND AND SEAL THIS 20th DAY OF APRIL, 2021.

CARY H. WATTS, PLS. NO. L-4202  
cwatts@bohlereng.com



LEGEND	
—	PROPERTY LINE
- - -	ADJACENT PROPERTY LINE
- - - -	RIGHT-OF-WAY LINE
- - - - -	SETBACK LINE
...	STREAM CENTER LINE
o	IRON FOUND
—	IRON SET
▨	TREE SAVE AREA (6.186 AC)
▤	DEDICATED RIGHT-OF-WAY (2.100 AC)
▧	STORM EASEMENT (0.041 AC)
▩	ACCESS EASEMENT (1.016 AC)

**FINAL SUBDIVISION PLAT**  
OF  
**SABELLA ESTATES - MAP TWO**  
FOR  
**MERRITT DEVELOPMENT MGMT CO**  
3375 SINCERITY ROAD  
UNION COUNTY, NORTH CAROLINA

FILE NO. NSSC192127	DATE 04/20/2021	FIELD DATE	CREW CHIEF CJK	DRAWN RSW	REVIEWED CHW	APPROVED CHW	SCALE 1" = 100'	DWG. NO. 1 OF 2
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**BOHLER**

1927 S. TRYON STREET  
SUITE 700 CHARLOTTE, NC  
28203 980.272.3400  
www.bohlerengineering.com

FILED Jun 07, 2021 03:27 pm  
PLAT SLIDE 0000P — 0925  
INSTRUMENT 26981  
CLAUDE S. SELLERS

Cab P File 925

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# SITE DATA

3375 SINCERITY ROAD  
MONROE, NC 28110  
TAX PARCEL NO.: 08078006 & 08078006A  
DEED BOOK 4022, PAGE 618  
TOTAL SITE AREA: 59.305 AC  
ZONING: RA-40  
SETBACKS: 40' FRONT, 40' REAR, 15' SIDE, CORNER 20'  
MINIMUM LOT WIDTH: 120'  
MINIMUM LOT SIZE: 40,000 SF  
TOTAL NUMBER OF LOTS: 31  
LOT AREA: 1,449,219 SF / 33,270 AC  
TOTAL LINEAR FEET IN STREETS: 2,245.76'  
RIGHT-OF-WAY AREA: 121,426 SF / 2.788 AC  
STORM DRAINAGE EASEMENT: 3,743 SF / 0.086 AC  
ACCESS / UTILITY EASEMENT: 3,905 SF / 0.090 AC  
TREE SAVE AREA: 116,131 SF / 2.671 AC  
IMPERVIOUS COVERAGE LIMIT PER LOT: 9,760 SF

## OWNER MAILING ADDRESS

SABELLA ESTATES, LLC  
5105 SUGAR AND WINE ROAD  
MONROE, NC 28110  
(980) 722-7810

## DEVELOPER OFFICE ADDRESS

MERRITT DEVELOPMENT MGMT CO  
5105 SUGAR AND WINE ROAD  
MONROE, NC 28110  
(980) 722-7810

## HOUSING REQUIREMENT STATEMENTS

1. MINIMUM HEATED FLOOR AREA IN THE R-40 AND R-20 ZONING DISTRICTS SHALL BE 1,500 SQUARE FEET.
2. MINIMUM HEATED FLOOR AREA IN THE R-10 ZONING DISTRICT SHALL BE 1,300 SQUARE FEET.
3. EXTERIOR MATERIALS ON ALL STRUCTURES SHALL BE BRICK, STONE, STUCCO, FIBER CEMENT OR A MATERIAL OF SIMILAR APPEARANCE.
4. ALL HOUSES SHALL HAVE A STANDARD TWO-CAR GARAGE.
5. ALL DRIVEWAYS SHALL BE PAVED WITH ASPHALT OR CONCRETE FROM THE STREET TO THE GARAGE AND SHOULD BE ABLE TO ACCOMMODATE FOUR CARS.
6. THE WALL OF THE ARCHITECTURAL FRONT OF THE DWELLING SHALL NOT RUN UNBROKEN (I.E., UNARTICULATED) FOR A DISTANCE GREATER THAN TWENTY-FOUR LINEAR FEET. ALL WALL OFFSETS SHALL BE AT LEAST ONE FOOT IN DEPTH.
7. THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 ROOF PITCH.
8. STREET TREES SHALL BE PROVIDED.
9. THE FRONT YARD OF EACH LOT SHALL CONTAIN AT LEAST TWO TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE, EACH WITH A MINIMUM CALIPER OF ONE AND ONE-HALF INCHES MEASURED AT A HEIGHT OF SIX INCHES ABOVE THE GROUND.
10. SINGLE FAMILY HOMES SHALL PROVIDE SODDED FRONT YARDS.

## ON-SITE SEWER NOTE

ALL THE LOTS AS SHOWN ON THIS PLAT ARE PROPOSED TO BE SERVED WITH ON-SITE SEWER SYSTEMS. THE LOTS AS SHOWN MEET THE MINIMUM SIZE PRESCRIBED BY THE UNION COUNTY HEALTH DEPARTMENT FOR SUCH SYSTEM(S). HOWEVER, THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THAT ANY SUCH LOTS WILL MEET THE REQUIREMENTS FOR THE APPROVAL BY THE HEALTH DEPARTMENT FOR SUCH ON-SITE SYSTEM(S).

## SPECIAL FLOOD HAZARD AREA NOTE

THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.  
REFERENCE: FLOODWAY PANEL # 3710546800J, 5467 AND 5468, DATED OCTOBER 6, 2008

## PUBLIC STORM DRAINAGE

ALL EXISTING PUBLIC STORM DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE CENTERED ON THE DITCH LINES. SHOULD ANY DITCH LINE BE RELOCATED, THE PUBLIC STORM DRAINAGE EASEMENT WILL FOLLOW THE CENTER LINE OF THE RELOCATED DITCH LINE AND OR STRUCTURES. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF PUBLIC DRAINAGE ACROSS INDIVIDUAL PARCELS. ASSISTANCE MAY BE PROVIDED IN ACCORDANCE WITH CURRENT COUNTY POLICY.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT SABELLA ESTATES, LLC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT THE PROPERTY IS WITHIN THE SUBDIVISION JURISDICTION OF UNION COUNTY AND THAT SABELLA ESTATES, LLC HEREBY ADOPTS THIS PLAN OF SUBDIVISION WITH ITS FREE CONSENT AND HEREBY ESTABLISHES ALL LOTS AND DEDICATES TO THE PUBLIC ALL STREETS, ALLEYS, EASEMENTS, WALKS, PARKS AND OTHER OPEN SPACES AS SHOWN HEREON UNLESS OTHERWISE NOTED AS PRIVATE.

*Scott Merritt* 4/23/2021  
MANAGER DATE

## NOTARY CERTIFICATE

STATE OF NORTH CAROLINA  
COUNTY OF UNION

I, JEFFREY L GAGNE II, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT SCOTT A. MERRITT, MANAGER OF MERRITT DEVELOPMENT MANAGEMENT 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 OFFICIAL SEAL OR STAMP, THIS 23 DAY OF APRIL, 2021.

MY COMMISSION EXPIRES: SEPT. 29, 2024

*Jeffrey L Gagne II*  
NOTARY PUBLIC  
Notary Public  
Union Co., North Carolina  
My Commission Expires Sept. 29, 2024

## NOTES

1. THE PURPOSE OF THIS PLAT IS TO COMBINE PARCELS 08078006 AND 08078006A, SUBDIVIDE AND DEDICATE NCDOT RIGHT-OF-WAY AS SHOWN HEREON.
2. #4 IRON REBAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
3. BASIS OF BEARING SHOWN HEREON IS NAD 83-NSRS 2011.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES.
5. AREAS COMPUTED BY COORDINATE METHOD.
6. NO NORTH CAROLINA GRID MONUMENT FOUND WITHIN 2000' OF SITE.
7. BOUNDARY INFORMATION SHOWN HEREON WAS DERIVED FROM A SURVEY ENTITLED "BOUNDARY & PHYSICAL SURVEY OF THE MARVIN AND LAVONNE LITTLE LLC", PREPARED BY LAWRENCE ASSOCIATES, DATED JANUARY 18, 2019.
8. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
9. ALL PROPERTY IDENTIFICATION NUMBERS AND ZONING INFORMATION SHOWN HEREON WERE TAKEN FROM THE UNION COUNTY GIS SYSTEM.
10. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3710546800J, PANELS 5468 AND 5467 EFFECTIVE DATE OCTOBER 6, 2008.
11. ALL BUILDINGS, STRUCTURES AND/OR APPURTENANCES SHALL COMPLY WITH THE APPLICABLE NORTH CAROLINA BUILDING CODES ENFORCED AT TIME OF PERMITTING.
12. A UNION COUNTY PUBLIC WORKS UTILITY RIGHT-OF-WAY SHALL EXIST ON ALL WATER METERS AND FIRE HYDRANTS. THE UTILITY RIGHT-OF-WAY IS LOCATED 5 FEET ON ALL SIDES FROM THE WATER METER OR FIRE HYDRANT TO THE PUBLIC OR PRIVATE ROAD RIGHT-OF-WAY OR ACCESS EASEMENT.
13. THE PROPERTY OWNER SHALL NOT CONSTRUCT OR PERMIT CONSTRUCTION OR PLACEMENT OF ANY STRUCTURE, PLANT TREES, OR MAKE USE OF THE EASEMENT AREA IN ANY MANNER THAT WILL RESULT IN INTERFERENCE, INTERRUPTION, OR IMPEDIMENT OF THE COUNTY'S EASEMENT AND INGRESS OR EGRESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00° 00' 00"E	22.53'
L2	N90° 00' 00"E	8.70'
L3	N41° 41' 48"W	38.16'
L4	N66° 46' 08"E	58.94'
L5	S04° 53' 09"E	38.30'
L6	S13° 40' 41"W	36.14'
L7	N50° 24' 27"W	54.70'
L8	N39° 25' 30"E	8.77'
L9	S50° 34' 33"E	20.33'
L10	S39° 25' 30"W	8.77'
L11	N01° 21' 45"E	9.35'
L12	S89° 06' 33"E	21.40'
L13	S01° 21' 45"W	9.53'
L14	N22° 25' 59"W	12.82'
L15	N67° 05' 47"E	34.97'
L16	S22° 40' 49"E	13.01'
L17	S45° 19' 41"W	32.15'
L18	N36° 37' 24"E	64.42'
L19	N28° 06' 22"E	20.97'
L20	N30° 36' 00"E	48.70'
L21	N29° 52' 58"E	76.13'
L22	N36° 37' 24"E	67.40'
L23	N45° 19' 41"E	25.29'
L24	N49° 42' 28"E	72.98'
L25	N57° 43' 37"E	134.88'
L26	N75° 03' 27"E	46.60'
L27	N66° 43' 32"E	96.59'
L28	N82° 03' 43"E	94.05'
L29	S89° 14' 54"E	108.85'
L30	S80° 43' 29"E	47.23'
L31	S54° 07' 27"W	17.08'
L32	S28° 41' 48"W	39.81'
L33	S30° 34' 44"W	76.78'
L34	S30° 39' 05"W	94.03'
L35	S39° 46' 03"W	46.79'
L36	S39° 07' 57"W	61.61'
L37	S28° 06' 22"W	19.15'
L38	S36° 37' 24"W	61.82'
L39	S40° 28' 14"W	79.37'
L40	S40° 28' 14"W	60.24'
L41	S36° 37' 24"W	63.98'
L42	S28° 06' 22"W	20.19'
L43	S30° 39' 17"W	44.64'
L44	N75° 42' 43"W	36.43'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	175.00'	51.24'	S82°58'26"W	51.08'
C2	175.00'	204.74'	N33°31'01"E	193.28'
C3	50.00'	261.80'	S22°57'57"E	50.00'
C4	125.00'	137.97'	S35°24'52"W	131.07'
C5	175.00'	116.28'	S69°36'23"E	114.13'
C6	50.00'	63.59'	S49°23'17"W	59.39'
C7	125.00'	83.04'	N69°36'23"W	81.52'
C8	125.00'	36.60'	N82°58'26"E	36.47'
C9	175.00'	32.21'	S05°16'21"W	32.16'
C10	175.00'	107.22'	S28°05'49"W	105.55'
C11	175.00'	65.32'	S56°20'28"W	64.94'
C12	50.00'	73.24'	S48°59'47"W	66.86'
C13	50.00'	20.13'	N77°30'17"W	20.00'
C14	50.00'	80.46'	N19°52'10"W	72.05'
C15	50.00'	87.97'	N76°37'54"E	77.05'
C16	50.00'	28.52'	S85°46'05"W	28.14'
C17	50.00'	8.91'	N72°47'07"W	8.90'
C18	50.00'	20.54'	N55°54'56"W	20.39'
C19	50.00'	10.19'	N38°18'33"W	10.18'
C20	50.00'	39.64'	N09°45'31"W	38.61'
C21	50.00'	63.59'	N49°23'17"E	59.39'
C22	50.00'	90.41'	S42°22'30"E	78.59'
C23	125.00'	23.45'	N85°59'20"E	23.41'
C24	125.00'	13.15'	N77°36'02"E	13.15'
C25	55.00'	25.45'	S49°52'55"W	25.23'
C26	75.00'	31.34'	N48°35'40"E	31.11'

## 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 PLAT IS APPROVED AND ACCEPTED AS PUBLIC RIGHT OF WAY BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.

*Dean Park* /SR  
DISTRICT ENGINEER

4-23-2021  
DATE

## NCDOT CONSTRUCTION STANDARDS CERTIFICATION

I HEREBY CERTIFY THAT THE STREETS ON THIS PLAT DESIGNED AS PUBLIC ARE OR WILL BE IN ACCORDANCE WITH THE MINIMUM RIGHT OF WAY AND CONSTRUCTION STANDARDS ESTABLISHED BY THE BOARD OF TRANSPORTATION FOR ACCEPTANCE ON THE STATE HIGHWAY SYSTEM.

*Dean Park* /SR  
DISTRICT ENGINEER

4-23-2021  
DATE

## UNION COUNTY PLANNING DIRECTOR

I, Jim King, UNION COUNTY PLANNING DIRECTOR, CERTIFY THAT THIS PLAT 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 9/12/21.

*Jim King*  
PLANNING DIRECTOR

6/7/21  
DATE

## UNION COUNTY PLANNING DIRECTOR

UNION COUNTY HEREBY ACCEPTS, FOR THE USE AND BENEFIT OF THE GENERAL PUBLIC, THE RIGHTS-OF-WAY, EASEMENTS, OPEN SPACES, AND RECREATION AREAS SHOWN OR OTHERWISE PROVIDED FOR ON THIS PLAT AS DEDICATED FOR PUBLIC STREETS, PUBLIC UTILITIES, PUBLIC RECREATION FACILITIES, AND OTHER PUBLIC IMPROVEMENTS. THIS ACCEPTANCE DOES NOT INCLUDE THE COUNTY'S ACCEPTANCE OF ANY RESPONSIBILITY TO CONSTRUCT, INSTALL, OR MAINTAIN THE ROADWAY, UTILITY LINE, RECREATION FACILITY, OR OTHER PUBLIC IMPROVEMENT INTENDED TO BE CONSTRUCTED OR INSTALLED WITHIN THE RIGHT-OF-WAY, EASEMENT, OPEN SPACE, OR RECREATION AREA.

*Jim King*  
PLANNING DIRECTOR

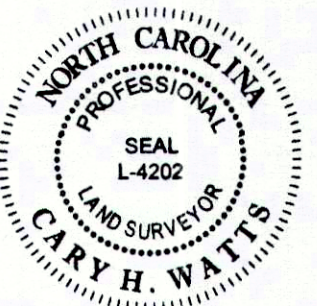
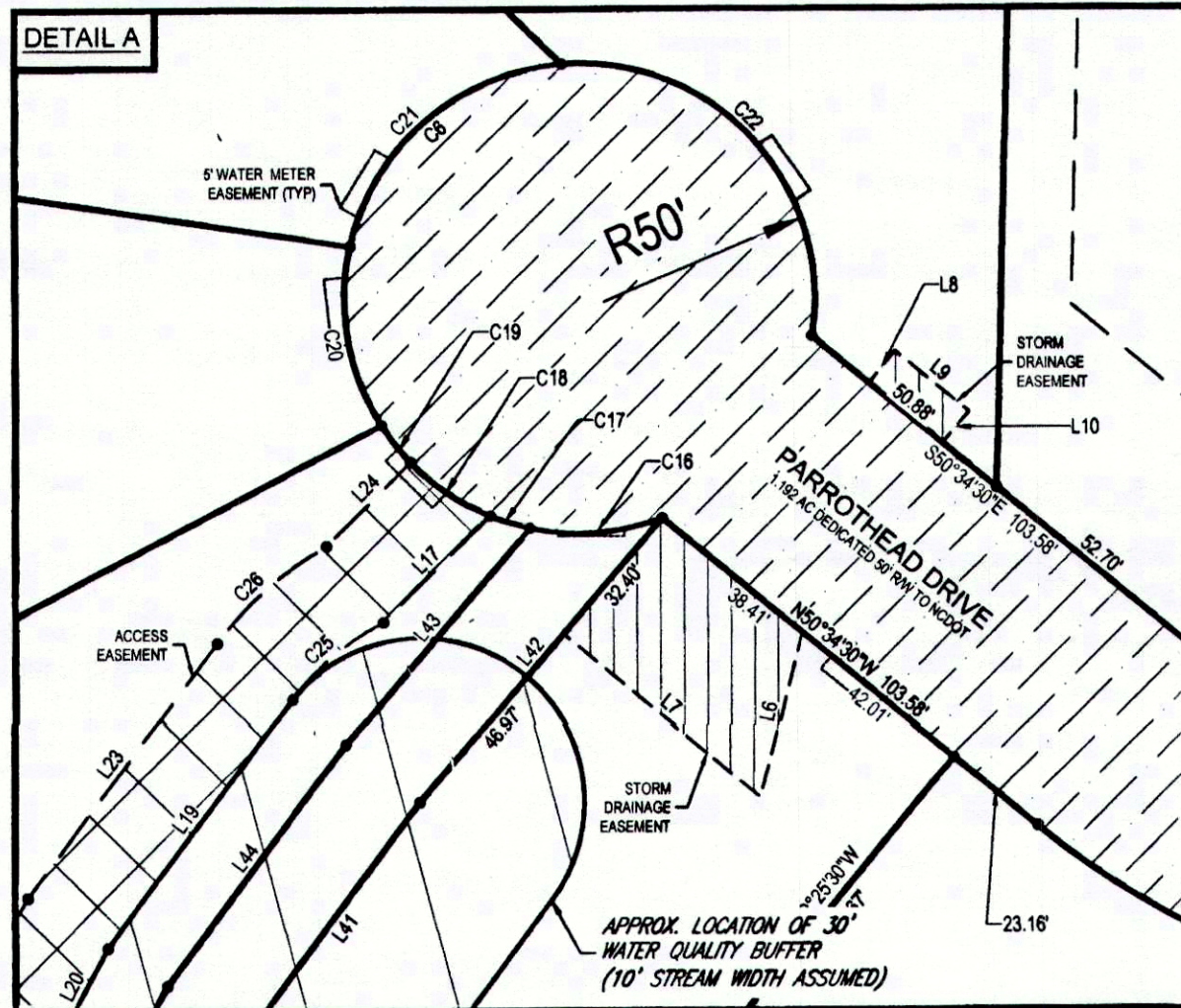
6/7/21  
DATE

## REVIEW OFFICER

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

*Gus Nichols*  
REVIEW OFFICER

6/7/2021  
DATE



## SURVEYOR'S CERTIFICATION

I, CARY H. WATTS, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED AND MAP REFERENCES AS SHOWN HEREON; THAT THE RATIO OF PRECISION OF THE SURVEY AS CALCULATED IS 1:10,000+; THAT THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND AND SEAL THIS 20th DAY OF APRIL, 2021.

*Cary H. Watts*  
CARY H. WATTS, P.S. NC L-4202  
cwatts@bohlereng.com

04/20/2021  
DATE

FINAL SUBDIVISION PLAT  
OF  
SABELLA ESTATES - MAP TWO  
FOR  
MERRITT DEVELOPMENT MGMT CO  
3375 SINCERITY ROAD  
UNION COUNTY, NORTH CAROLINA

FILE NO. NSSC192127	<b>BOHLER</b>					1927 S. TRYON STREET SUITE 700 CHARLOTTE, NC 28203 980.272.3400 www.bohlerengineering.com
DATE 04/20/2021	■ UPTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA ■ SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA ■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC					
FIELD DATE	CREW CHIEF CJL	DRAWN RSW	REVIEWED CHW	APPROVED CHW	SCALE 1" = 100'	DWG. NO. 2 OF 2

FILED Jun 07, 2021 03:27 pm  
PLAT SLIDE 0000P -- 0926  
INSTRUMENT 26982  
FILED UNION COUNTY, NC  
CRYSTAL D. GILLIARD  
REGISTER OF DEEDS  
*Claudia Martin* Deputy

Cab P File 926

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