

NORTH CAROLINA, UNION COUNTY

I, Jeffery S. Gordon, certify that this plat was drawn under my supervision from an actual survey made under my supervision (Deed Book 6669, Page 870.) that the boundaries not surveyed are clearly indicated or drawn from information found in Book _____ Page _____ 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.

I also certify that this survey creates a subdivision of land within the area of The Town of Unionville that is regulated by the Town of Unionville Land Use Ordinance, that regulates the subdivision of parcels of land.

Witness my original signature, registration number and seal this 23rd day of April, A.D., 2026.

Seal or Stamp



Jeffery S. Gordon
Professional Land Surveyor
L-3751
Registration Number
REV: 5/7/26 J.S.G.

NORTH CAROLINA, UNION COUNTY

I, Sharon R. Brown, the undersigned, a Notary Public of Union County, North Carolina, do hereby certify that Timothy M. Saunders personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal this 14th day of May, 2026.

My commission expires: 10/27/27 Sharon R. Brown Notary Public

SHARON R. BROWN
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires October 27, 2027

MAP NORTH REF: 958
PC N, FILE: 958
JAN. 2018



LEGEND

- RF - REBAR FOUND
- RS - REBAR SET
- CP - COMPUTED POINT
- NS - NAIL SET
- IPF - IRON PIPE FOUND
- IRF - IRON ROD FOUND
- FIF - FLAT IRON FOUND
- ACP - ALUMINUM CAR PORT
- CVP - COVERED PORCH
- BLD - BUILDING
- CWW - CONCRETE WALKWAY
- GDW - GRAVEL DRIVEWAY
- SDF - SEPTIC DRAINFIELD
- HU - HVAC UNIT
- PC - PLAT CABINET
- DB - DEED BOOK
- PC - PAGE
- SF - SQUARE FEET
- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- S/R - STATE ROAD
- (T) - TOTAL
- #2512 - ADDRESS

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I (We) am/are the owner(s) of the property described herein, which property is located within the subdivision jurisdiction of Town of Unionville, that I (We) hereby freely adopt this plan of subdivision and hereby establish all lots, with minimum building setback lines, and dedicate to public use all area shown on this plat as streets, alleys, walks, piers, open space, and easements, except those specifically indicated as private, and that I (We) will maintain all such areas until the offer of dedication is accepted by the appropriate public authority. All property shown on this plat 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 Planning Board in the public interest.

5/14/26 *Timothy M. Saunders*
Date Owner

Watershed Certificate

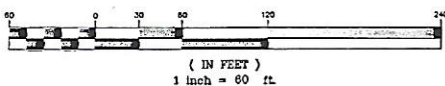
The Saunders Subdivision, to the best of my knowledge, does not lie within a Water Supply Watershed designated by the North Carolina Division of Environmental Management.

05-14-2026 *Melinda Brazwell*
Date Land Use Administrator

NOTES:

1. TAX ID: #09-072-008A01.
2. AREA CALCULATED BY COORDINATES.
3. NO NGCS MONUMENT FOUND WITHIN 2000'
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC METERS.
5. #5 REBARS SET AT ALL NEW LOT CORNERS, EXCEPT IN THE CENTERLINE OF OLD CAMDEN RD, (COMPUTED POINTS ONLY).
6. CURRENT ZONING: RA-40
7. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM UNION COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
8. PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS AND OR RIGHTS OF WAY, EITHER RECORDED OR IMPLIED.
9. ONE (1) NEW LOT CUT OUT OF ONE (1) EXISTING LOT ON THIS PLAT.
10. THIS PROPERTY IS NOT SUBJECT TO A FEMA SPECIAL FLOOD HAZARD ZONE AS PER FIRM, MAP NO. 3710545700J, PANEL 5457, EFFECTIVE DATE: OCTOBER 16, 2008.
11. ALL LOTS TO BE SERVED WITH INDIVIDUAL WELL & SEPTIC.
12. THE PROPERTY OWNER SHALL NOT CONSTRUCT OR PERMIT CONSTRUCTION OR PLACEMENT OF ANY TYPE 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 & INGRESS/EGRESS.
13. A UNION COUNTY PUBLIC WORKS UTILITY RIGHT-OF-WAY SHALL EXIST ON ALL SEWER LATERALS, WATER METERS, & FIRE HYDRANTS. THE UTILITY RIGHT-OF-WAY IS LOCATED 5' ALL SIDES FROM THE CLEAN OUT, WATER METER, OR FIRE HYDRANT TO THE PUBLIC OR PRIVATE ROAD RIGHT-OF-WAY.

GRAPHIC SCALE



Certificate of Approval

I hereby certify that the minor subdivision survey shown on this plat is in all respects in compliance with the Town of Unionville Land Use Ordinance, and that therefore this plat has been approved by the Town of Unionville Planning Board, subject to its being recorded in the Office of the Union County Register of Deeds within ninety days of the date below.

05-14-2026
Date

Melinda Brazwell
Land Use Administrator

NO.	DATE	DESCRIPTION	BY
1.	4/27/26	ADDED WATERSHED CERTIFICATE	SRB
2.	5/7/26	COUNTY COMMENTS	SRB

Jeffery S. Gordon Surveying
1394-B WALKUP AVENUE
Monroe, N.C. 28110
(704) 283-9726

MINOR SUBDIVISION PLAT FOR:
TIMOTHY SAUNDERS

Property of: Timothy M. Saunders
Legal Ref: DB 6669 PG 870
Town of Unionville, Union County, North Carolina

Scale: 1" = 60' Date: 23 April 2026

Surveyed by: Jeffery S. Gordon, NCPLS, L-3751

DWG. FILE: NEWPROJECTS\OLDCAMDENRD2512-UNIONVILLE.DWG

OWNER INFORMATION:
TIMOTHY SAUNDERS
2512 OLD CAMDEN RD
MONROE, NC 28110
TIM5600@GMAIL.COM

plat Cab T file 659