

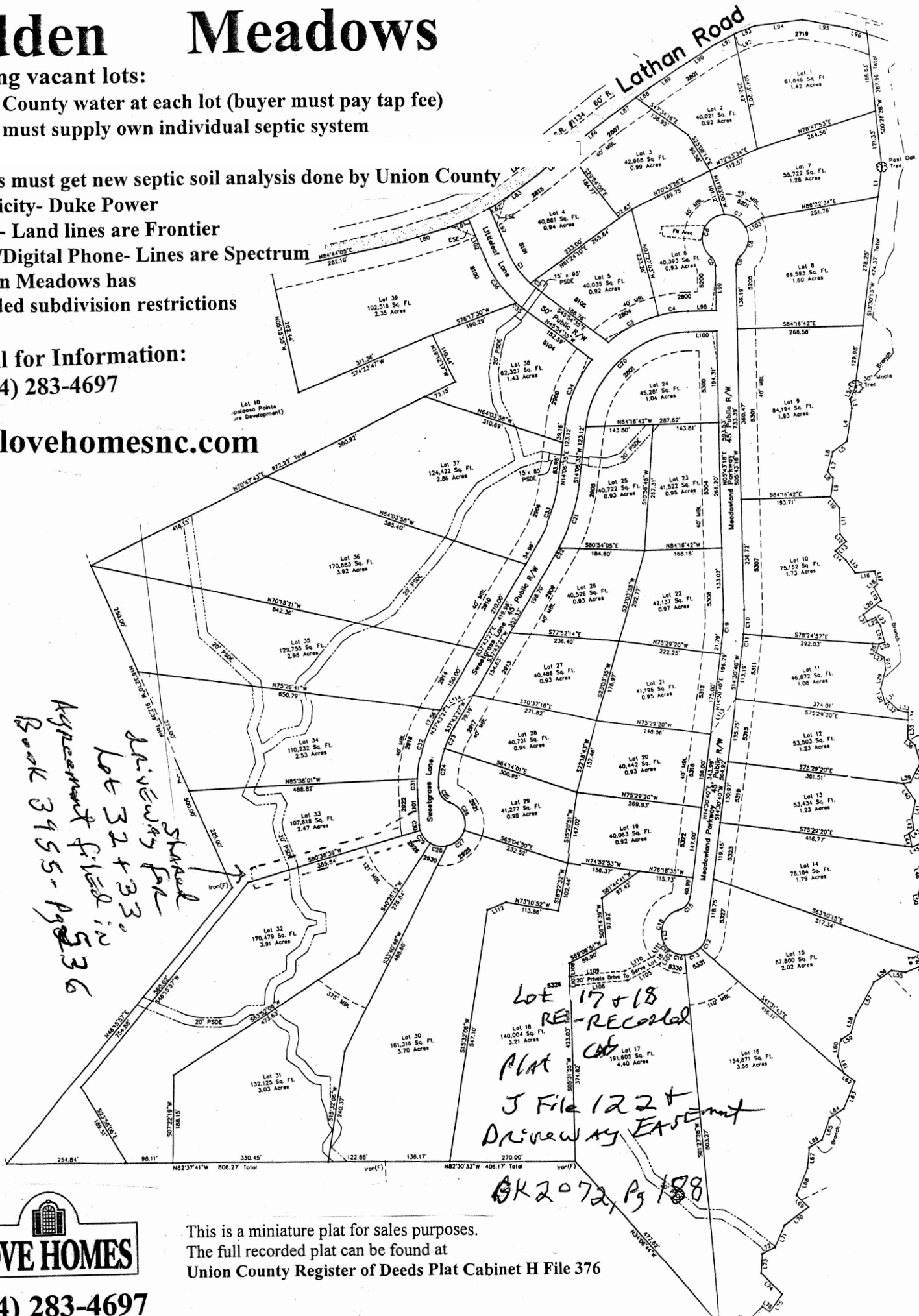
# Hidden Meadows

Regarding vacant lots:

- Union County water at each lot (buyer must pay tap fee)
- Buyer must supply own individual septic system
- Buyers must get new septic soil analysis done by Union County
- Electricity- Duke Power
- Phone- Land lines are Frontier
- Cable/Digital Phone- Lines are Spectrum
- Hidden Meadows has recorded subdivision restrictions

Call for Information:  
(704) 283-4697

[www.lovehomesnc.com](http://www.lovehomesnc.com)



(704) 283-4697

This is a miniature plat for sales purposes.  
The full recorded plat can be found at  
Union County Register of Deeds Plat Cabinet H File 376

Cabinet J  
File 122

Revised Lot 17 & 18  
Hidden Meadows

J-122

Certification of Survey and Accuracy  
I, Walter J. Gordon, certify that this plat was drawn under my supervision from an actual survey made under my supervision (check description recorded in book 557, page 232 and Book 558, page 232) and that the plat boundaries not surveyed or shown as broken lines plotted from information found in Block and Lot Records are amended. Witness my signed signature, registration number and seal this 17th day of February, A.D. 2000.

Walter J. Gordon  
Professional Land Surveyor  
L-1372  
Registration Number



NORTH CAROLINA, UNION COUNTY  
I, Aranda R. Thomas, Notary Public, personally appeared before me this day and acknowledged to me that he executed the foregoing instrument as his free and lawful act and deed, this 17th day of February, 2000.



My commission expires 4-20-07

CERTIFICATE OF OWNERSHIP AND DEDICATION  
I hereby certify that I am the owner of the property shown and described herein, which is located in the County of Union, State of North Carolina, and that I hereby adopt this plan of subdivision with my free consent, establish minimum set back lines, and use one easement to public or private use as noted.

178-06  
Date  
Walter J. Gordon  
Professional Land Surveyor  
President, Land Construction Co., Inc.

Aranda R. Thomas  
Notary Public

NORTH CAROLINA, UNION COUNTY  
I, Phillip M. Drake, Notary Public for said County and State, certify that Aranda R. Thomas, personally came before me this day and acknowledged that Aranda R. Thomas is a corporation, and that by authority duly given and on the act of the corporation, he executed the foregoing instrument with his corporate seal, and executed by Aranda R. Thomas or Aranda R. Thomas, my hand and official seal, this 17th day of February, 2000.

Phillip M. Drake  
Notary Public  
My commission expires 2-27-2000



CERTIFICATE OF OWNERSHIP AND DEDICATION  
I hereby certify that I am the owner of the property shown and described herein, which is located in the County of Union, State of North Carolina, and that I hereby adopt this plan of subdivision with my free consent, establish minimum set back lines, and use one easement to public or private use as noted.

1/23/06  
Date  
Walter J. Gordon  
Professional Land Surveyor

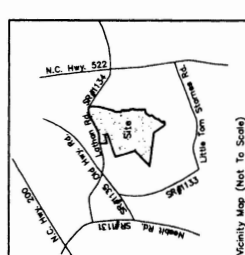
NORTH CAROLINA (State) Union (County)  
I, Aranda R. Thomas, Notary Public for the aforesaid county and state, certify that Aranda R. Thomas personally appeared before me this day and acknowledged to me that he executed the foregoing instrument as his free and lawful act and deed, this 17th day of February, 2000.



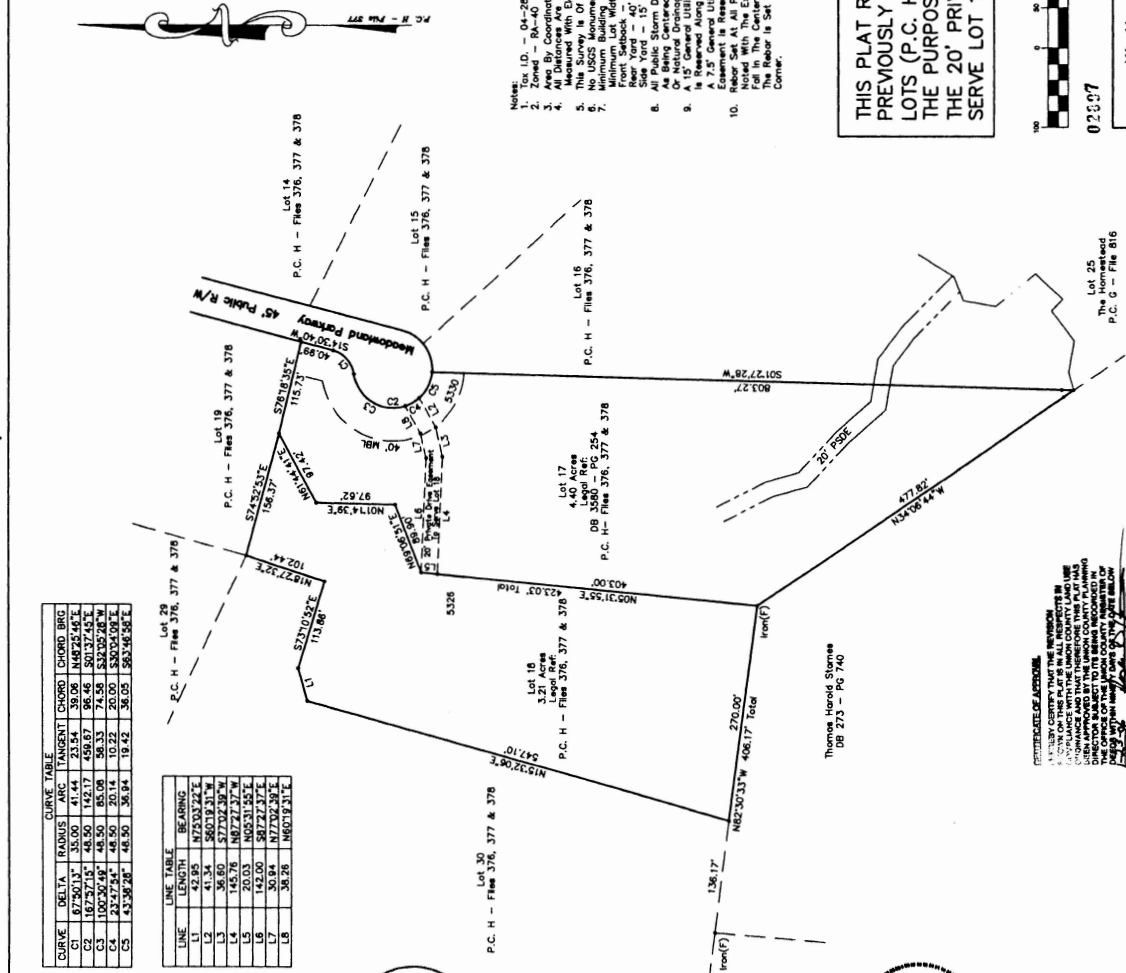
My commission expires 4-20-07

CURVE	BEARING	CHORD	ARC	ANGLE	CHORD BEG	CHORD END
C1	S71°11'15" W	41.54	23.54	30.0	107.2715	107.2715
C2	S67°27'15" W	48.50	142.17	459.67	86.46	801.37451
C3	S100°20'45" W	48.50	85.08	58.33	74.55	532.02248 W
C4	S3°27'54" W	48.50	20.14	10.22	20.00	530.02591 E
C5	S3°38'28" W	48.50	38.94	19.42	38.05	185.95381 E

LINE	LENGTH	BEARING
L1	42.95	N75°03'22" E
L2	41.34	S60°19'31" W
L3	145.76	N77°23'37" W
L4	145.76	N77°23'37" W
L5	20.03	N05°21'54" E
L6	142.00	S81°27'37" E
L7	50.94	N77°02'30" E
L8	38.28	N00°19'31" E

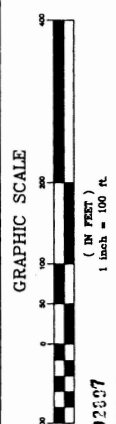


Owner Information  
Lot 17  
John Donrou  
17036 71st Place North  
Charlotte, NC 28210  
DB 3580 - PG 254  
Lot 18  
Love Co., Inc.  
Love Charlotte Avenue North  
Monroe, NC 28110



- Notes:
1. This Plat is in accordance with the provisions of G.S. 47-28-078 & 04-285-078
  2. Zoned - RA-40
  3. Area By Coordinates Geometry
  4. Measured With Electronic Methods
  5. This Survey is of An Existing Parcel Or Parcels Of Land.
  6. No USGS Monument Found Within 2000 Feet of Survey
  7. Minimum Lot Width At Building Line - 120' Front setback - 40' Side Yard - 15' Side Yard - 15'
  8. All Public Storm or Drainage Easements Are Located On The Public Storm or Drainage Easement On P.P.S. Structures, Ditch Or Natural Drainage Area
  9. A 7.5' General Utility Easement/Public Storm Drainage Easement
  10. Easement Is Reserved Each Side Of Interior Lot Lines
  11. Easement Is Reserved Each Side Of Interior Lot Lines
  12. Easement Is Reserved Each Side Of Interior Lot Lines
  13. Easement Is Reserved Each Side Of Interior Lot Lines
  14. Easement Is Reserved Each Side Of Interior Lot Lines
  15. Easement Is Reserved Each Side Of Interior Lot Lines
  16. Easement Is Reserved Each Side Of Interior Lot Lines
  17. Easement Is Reserved Each Side Of Interior Lot Lines
  18. Easement Is Reserved Each Side Of Interior Lot Lines
  19. Easement Is Reserved Each Side Of Interior Lot Lines
  20. Easement Is Reserved Each Side Of Interior Lot Lines

THIS PLAT REPLACES AND SUPERCEDES PREVIOUSLY RECORDED PLAT FOR THESE LOTS (P.C. H - FILES 376, 377 & 378). THE PURPOSE OF THIS PLAT IS TO REVISE THE 20' PRIVATE DRIVE EASEMENT TO SERVE LOT 18.



Walter Gordon & Associates  
212 South Hayne Street  
Monroe, NC 28112  
(704) 289-1408

Subdivision Plat  
Lots 17 & 18, Hidden Meadows, Revised  
Legal Ref: DB 1561 - PG 634; DB 3580 - PG 254  
P.C. H - Files 376, 377, 378  
Buford Township, Union County, N.C.

Scale: 1" = 100'  
Rev. No. 001  
Date: 7 January 2003  
By: [Signature]  
P.D.

Project: Love-1M  
Dwg: 17-18HiddenMeadows-Rev

Filed For Record in Plat Cabinet J File 122  
Date: 1-23-2006  
Time: 11:55 a.m.  
Crystal D. Crump, Register of Deeds  
Union County, Monroe, North Carolina  
By: [Signature] - Deeds

Filed for record  
 Date 2.21.2003  
 Time 3:30 o'clock P M.  
 JUDY G. PRICE, Register of Deeds  
 Union County, Monroe North Carolina

DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS AND CONDITIONS  
 FOR HIDDEN MEADOWS

This DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS AND CONDITIONS, made and entered into this 21<sup>st</sup> day of February, 2003, by and between LOVE CONSTRUCTION COMPANY, INC. (hereinafter "Declarant"), owner of HIDDEN MEADOWS SUBDIVISION, as shown on plat recorded in Plat Cabinet H, File(s) 376-378 of the Union County, North Carolina Registry, and, PROSPECTIVE PURCHASERS of all lots in said subdivision.

WITNESSETH:

WHEREAS, the Declarant intends to convey each of said lots as the same are shown and delineated on the above-mentioned map, by deeds, deeds of trust, mortgages, and other instruments to various persons, firms, and/or corporations, subject to certain restrictive and protective covenants and conditions which are deemed to make the subdivision more desirable and to be for the benefit of all those who acquire title to any one or more of said lots to the end that the restrictive and protective covenants and conditions herein set out shall inure to the benefit of each person, firm or corporation which may acquire title to any and all of said lots and which shall be binding upon each such person, firm or corporation to whom or to which Declarant may hereafter convey any of said lots by deed, mortgage, deed of trust, or other instrument.

NOW, THEREFORE, in consideration of the premises, Declarant hereby covenants and agrees with said Prospective Purchasers that each of the aforementioned lots shall be held, sold, encumbered and conveyed subject to the restrictive and protective covenants and conditions hereinafter set forth and said restrictive and protective covenants and conditions shall become a part of each instrument conveying any of said lots as fully and to the same extent as if set forth therein. As a condition of the sale or conveyance, the purchasers agree and covenant to abide by and conform with said restrictive and protective covenants and conditions:

THE RESTRICTIVE AND PROTECTIVE COVENANTS  
 AND CONDITIONS ARE AS FOLLOWS:

ARTICLE I  
 USE RESTRICTIONS

Section 1. Lot. The word "Lot" as used herein shall mean the separately numbered parcels depicted on the above-mentioned map. Provided, however, that the owner of all of a numbered Lot on said map may combine with such numbered lot, part or portions of another numbered lot or lots and the aggregate shall be considered as one "Lot" for the purposes of these restrictive and protective covenants and conditions.

Section 2. Land Use. All Lots shall be known and described as residential lots. Lots are to be used exclusively for single-family residential purposes and are devoted exclusively to dwelling use. No structure shall be erected, altered, placed or permitted to remain on the property other than for use as a single-family residential dwelling. No mobile, manufactured or modular home may be erected, placed, or permitted to remain upon the property. Only site-built homes are permitted. No outbuildings shall be erected on the property unless the same is incidental to the residential use of the property. It is provided, however, that Declarant or Builders, during the development and building stage, may maintain a mobile manufactured dwelling for use as a model home to aid sales in the subdivision or site construction trailer. After development has been completed, no such model home or construction trailer may be maintained in the subdivision.

Mail after recording: LOVE Construction Company, Inc.  
 2675 Old Charlotte Hwy.  
 Monroe NC 28110

(2)

**Section 3. Building Lines.** No building shall be located nearer to the front, side or rear property lines of a Lot than the building setbacks shown on the recorded plat(s) of the Properties. In no event, shall any building be placed nearer to any front, side or rear Lot line than permitted by Union County Zoning Ordinances.

**Section 4. Subdivision of Lots.** No person or entity may subdivide or re-subdivide any Lot or Lots without the prior written consent of the Declarant.

**Section 5. Size of Structure.** No residential structure shall be erected or placed on any Lot having a total finished heated area of less than eighteen hundred (1,800) heated square feet in addition to at least a two-car garage of standard size. Such required garage may be used for any uses that are legal under the local laws and ordinances. Unintentional violations not exceeding two percent (2%) of the minimum square footage requirements herein set forth shall not be considered a violation of this section.

**Section 6. Construction Quality.** All dwellings and garages and outbuildings erected upon the property shall be constructed of material of good grade, quality and appearance, and all construction shall be performed in a good and workmanlike manner. The exterior wall construction of any dwelling shall be of brick-veneer, vinyl, masonite, cement board, stone, stucco or any other material specifically approved by the Declarant. The foundation elevations must be of brick-veneer or stone veneer. All dwellings shall have simulated architectural roofing.

Only construction of a new residential dwelling and other structures on a lot shall be permitted. The moving and placement of an existing structure (including residence) from any other property to any lot in the subdivision shall be prohibited.

**Section 7. Garages and Construction of Driveways.** Each dwelling must contain an attached garage which shall accommodate a minimum of two automobiles. All garages must be equipped with an operating garage door or doors that has capability of closing and completely covering the interior of the garage. Any portion of a driveway that intersects a street must be made of poured concrete. The poured concrete section of each driveway must be a minimum of ten (10) feet in width, must begin at the street, and must extend for a minimum of twenty (20) feet in length. The remainder of the driveway may be concrete, asphalt, or gravel.

**Section 8. Storage Buildings and Outbuildings.** All storage buildings and outbuildings erected upon the property shall be constructed of material of good grade, quality and appearance, and all construction shall be performed in a good and workmanlike manner. Outbuildings and storage buildings shall be permitted as long as they are constructed with exterior finishes and colors similar to the finish and color of the main dwelling. No metal outbuildings, or metal storage buildings shall be maintained upon the property. All outbuildings and storage buildings must be built upon permanent foundations.

**Section 9. Temporary Structures.** No structure of a temporary nature shall be erected or allowed to remain on any Lot. This Section shall not be applicable to temporary construction trailers, sales offices and material storage facilities used during construction.

**Section 10. Clothes Drying.** All exterior clothes hanging and drying devices such as lines, reels, poles, frames, etc. shall be stored directly behind the residence, where not visible from any point on the street in front of the residence.

**Section 11. Nuisances.** No noxious or offensive trade or activity shall be carried on upon the property nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

**Section 12. Residence.** No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the Properties shall be at any time used as a dwelling or residence, temporarily or permanently, nor shall any structure of a temporary character be used as a dwelling or residence.

**Section 13. Radio and Television Antennas.** No free standing radio or television or electronic reception towers, antennas, dishes or disks shall be erected on any Lot. Except that small satellite dishes not exceeding two (2) feet in diameter shall be permitted to be freestanding but not erected on any Lot closer to any street line than the rear corners of the residence. Radio and television antennas not exceeding fifteen (15) feet in height above the roof line of the residence or structure and only dishes or disks not exceeding two (2) feet in diameter shall be permitted upon the roofs.

Section 14. Harmony of Structures. No structure shall be constructed or moved onto any Lot unless it shall conform to and be in harmony with existing structures on the Properties.

Section 15. Residence Placement. Each residence shall face the street fronting the lot.

Section 16. Easements. Declarant reserves a perpetual easement and the right to grant such easement to the appropriate governmental authorities or utility companies over the front and rear fifteen (15) feet of each Lot and seven and one-half (7 1/2) feet adjacent to all side Lot lines for the installation and maintenance of any and all utility lines and drainage facilities. Declarant reserves the right to grant an encroachment easement along any property line for the inadvertent installation of a driveway, or when the installation of the driveway is reasonably necessary in Declarant's sole judgment. Said driveway easement to be no more than twelve (12) inches onto any adjoining lot.

Section 17. Signs. No sign of any kind shall be displayed to the public view on any Lot except one professional sign of not more than one square foot; one sign of not more than five square feet, advertising the property for sale or rent; or signs used by a builder to advertise the property during the construction and sales period.

Section 18. Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs (with a limit of three exterior dogs), cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

Section 19. Trash Disposal. All rubbish, trash, garbage or waste of any kind shall be kept in sanitary containers. All equipment for the storage and disposal of such material shall be kept in a clean and sanitary condition.

Section 20. Fences. No chain link or barbed wire or wire mesh fence shall be erected on any Lot. However, a wood rail fence with wire mesh attached shall be specifically permitted. Also, chain-link dog kennels not to exceed a size of ten (10) feet by twelve (12) feet shall be specifically permitted. No fences (including invisible fencing and dog kennels) shall be erected on any Lot closer to any street line than the rear corners of the residence (or in any case between the residential structure located on the Lot and the road right-of-way). No fences shall be erected within any area reserved within this Declaration or as set forth on the recorded map of the subdivision as an easement area. Provided, however, that notwithstanding anything contained in this Section or elsewhere to the contrary, Declarant and Builders may install decorative fencing on any Lot used by it containing a model home.

Section 21. Swimming Pools and Trampolines. All swimming pools and trampolines shall not be erected nearer the front lot line of a Lot than the back face of the dwelling located on such Lot. All swimming pools must be enclosed with safety fencing as defined in the applicable building code. No above-ground swimming pools shall be permitted.

Section 22. Sight Line Limitations. No fence, wall, hedge or planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight-line limitations shall apply on any Lot within 10 feet from the intersection of a street property line with the edge of a driveway. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

Section 23. Parking of Vehicles. No commercial trucks that exceed 26,000 lb (GVW) gross vehicle weight shall be permitted to remain upon the property. No camper or like recreational vehicle, trailer, work trailer, utility trailer, school bus, boat or boat trailer, nor any other vehicle, craft or watercraft, shall be permitted to remain upon the property located any closer to any street line than the rear corners of the residence. These vehicles shall not be parked in the street, in a driveway, in the front yard or in a side yard of any lot. No wrecked or junked motor vehicle or vehicle without current license plates and registration and current valid inspection shall be permitted to remain upon the property.

Section 24. Certain Vehicles Prohibited. No motorized, unlicensed, recreational vehicles, including, without limitation, all terrain vehicles, dirt bikes and go-carts shall be operated anywhere within the subdivision.

(4)

Section 25. Mailbox and Newspaper Box. No brick, stone, or other type mailbox or mailbox stand which has not been approved by the North Carolina Department of Transportation (NCDOT) or other agency having jurisdiction over mailboxes located within street rights of way shall be permitted in the subdivision.

Section 26. Basketball Goal Support. No basketball goal supports shall be erected or placed within any street right of way, or in front of the rear corners of the residence.

Section 27. Landscaping and plantings in the road right-of-ways. Each owner is responsible for establishing and maintaining a grass cover on the road right-of-way that exists on his lot. Additionally, no owner should plant any trees, or large growing shrubs, or place any other fixture in the road right-of-ways.

Section 28. Driveway Pipes. Each driveway must include a NCDOT approved driveway pipe, which shall be 15" minimum diameter, or larger as directed by NCDOT. All drainage apparatuses and headwalls that are located within the street right-of-way must be NCDOT approved.

Section 29. Diligent Construction. All construction, landscaping, or other work which has been commenced on any Lot must be continued with reasonable diligence to completion and no partially completed houses or other improvements shall be permitted to exist on any Lot, except during reasonable time period as is necessary for completion. All construction must be completed within one (1) year after the date upon which it commenced.

Section 30. Outside Access to Streets. No right of way or easement or grant of any kind for egress, ingress or regress (whether by verbal permission or in writing, or through inaction, implication or otherwise) shall be granted or allowed by the owner of any lot to create access by or for an adjoining landowner or person or entity not adjoining, to the subdivision's streets.

Section 31. Damage to subdivision improvements and Sediment control. Any damage to the streets, street side drainage ditches, street right-of-ways, signage, or any utility system caused by a Lot Owner or Lot Owner's builder or his subcontractors shall be repaired by such responsible Lot Owner. The Lot Owner is also responsible for retaining and containing sediments upon his Lot. Any sediment that washes into the street is the responsibility of the Lot Owner. The Lot Owner will be responsible for washing any sediment from the street that originated from his Lot.

Section 32. Well Condition. If Lot Owner chooses to install a water well upon his lot, he must get specific written approval on the location of this well from Love Construction Company, Inc. The Lot Owner must also get approval from the Union County Environmental Health Department on this well placement. Also, discharge location of any spent water must be approved in writing by Love Construction Company, Inc. and by Union County Environmental Health Department.

**ARTICLE II  
EASEMENTS**

Section 1. General Easements. Easements for the installation and maintenance of fences, driveways, walkways, parking areas, water lines, gas lines, telephone, cable TV, electric power lines, sanitary sewer and storm drainage facilities and for other utility installations are reserved as shown on the recorded plats and as further described in Article I, Section 16 of this instrument. Within any such easements, no structure, planting, fencing or other material shall be placed or permitted to remain which may interfere with the installation and maintenance of sewerage disposal facilities and utilities, or which may change the direction or flow or drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The owner of each Lot shall maintain that portion of said Lot lying within the easement areas as defined herein and shall maintain such improvements as may be located thereon except those improvements installed and maintained by a public authority or utility company. No lot owner may dedicate, convey or permit an easement or right of way for ingress and egress to land located outside the subdivision boundaries as shown on the recorded plat.

**ARTICLE III  
GENERAL PROVISIONS**

Section 1. Repurchase of Unimproved Lot by Declarant. In order to promote the timely development of the subdivision, it is the intention of Declarant that Owners begin construction of a house within a timely manner. Therefore, in the event an Owner has not begun construction of a house on its

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Lot within one (1) year after the date on which such Lot was originally sold by Declarant to the initial owner thereof, Declarant shall have the option at any time thereafter and so long as construction has not begun to purchase the Lot from Owner at the same price for which such unimproved Lot was originally sold by Declarant to the initial owner thereof ("Original Price"). The Original Price shall be the actual cash purchase price of such Lot and shall not include any additional expenses incurred by any party in connection with the purchase of such Lot. For purposes of this Section, construction shall be deemed not to have begun until Declarant has approved construction plans hereunder, a valid building permit has been issued, the foundation is in place, and framing has begun.

Section 2. Enforcement. Any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, and covenants now or hereafter imposed by the provisions of this Declaration. In any such action, the court may award reasonable attorney's fees to the prevailing party. Failure by any Owner to enforce any covenant or restriction herein contained shall in no way be deemed a waiver of the right to do so thereafter.

Section 3. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 4. Effect of Restrictions and Amendment. The covenants and restrictions of this Declaration shall bind only the land specifically herein described and shall run with and bind that land. This Declaration may be amended prior to February 15, 2007, by an instrument signed by the Owners of not less than seventy-five percent (75%) of the Lots and by the Declarant, so long as Declarant still owns any Lots, and thereafter, by an instrument signed by the Owners of not less than seventy-five percent (75%) of the Lots. Any amendment must be properly recorded.

IN WITNESS WHEREOF, Love Construction Company, Inc., Declarant, by virtue of the provisions of the preamble of the aforesaid Declaration of Restrictive and Protective Covenants and Conditions, has caused this instrument to be duly executed under seal as of the day and year first above written.

LOVE CONSTRUCTION COMPANY, INC.  
BY: VANN J. LOVE

*Vann J. Love*  
\_\_\_\_\_  
PRESIDENT

ATTEST:  
LOVE CONSTRUCTION COMPANY, INC.  
BY: MARTHA G. LOVE

*Martha G. Love*  
\_\_\_\_\_  
SECRETARY

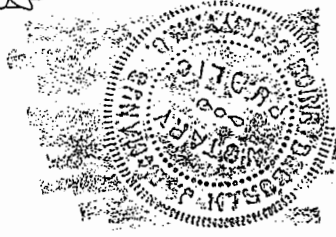
STATE OF NORTH CAROLINA  
COUNTY OF UNION

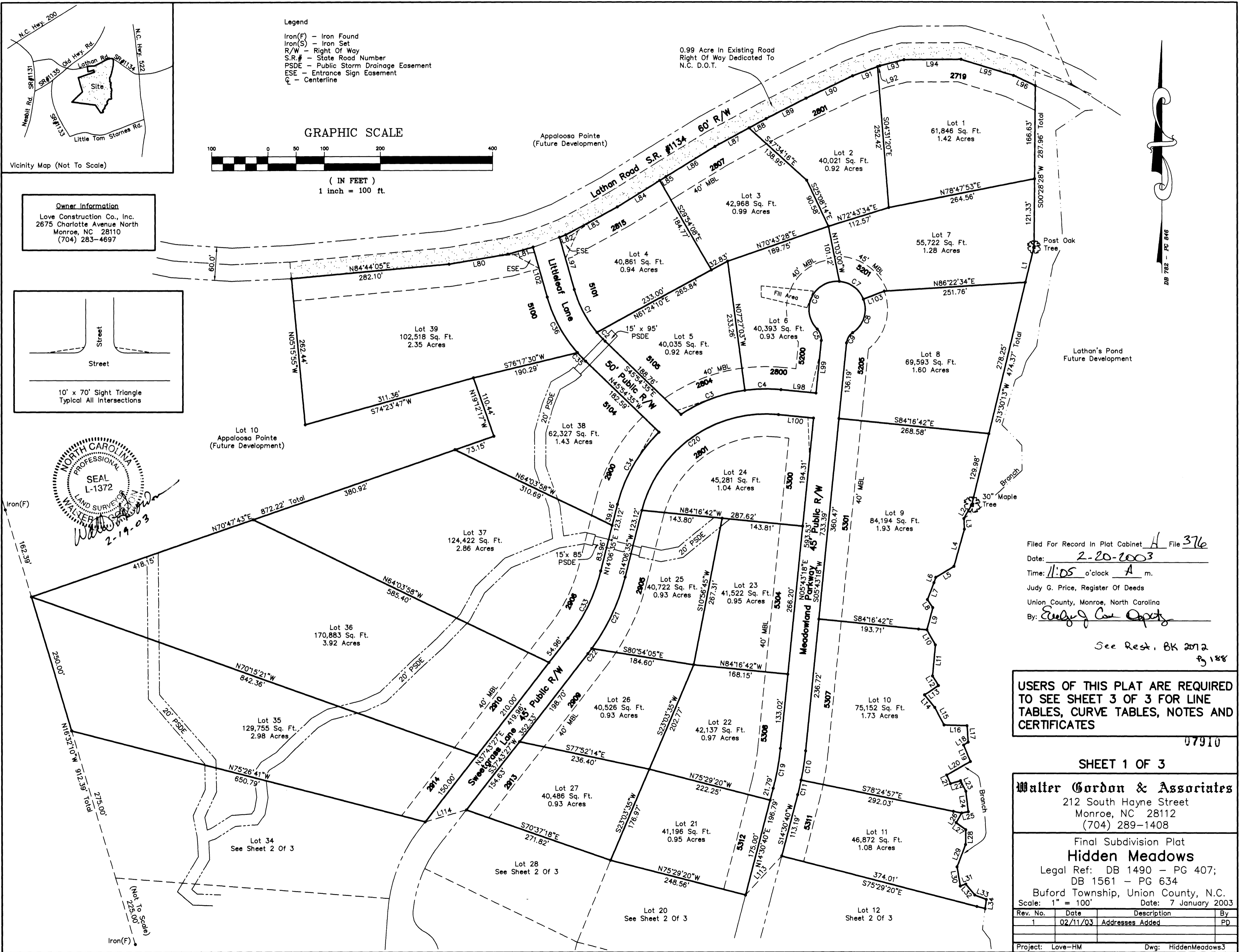
Before me, a Notary Public, personally appeared this day Martha G. Love who, being duly sworn, says that he/she is the Secretary and that Vann J. Love is the President of LOVE CONSTRUCTION COMPANY, INC., the corporation described in and which executed the foregoing instrument; that he/she knows the common seal of said corporation; that the foregoing instrument was executed in its corporate name by the said President and attested to by the said Secretary who affixed the common seal thereto, all by order of the Board of Directors of said corporation and that the said instrument is the act and deed of the said corporation.

Witness my hand and notarial seal this 21 day of February, 2003.

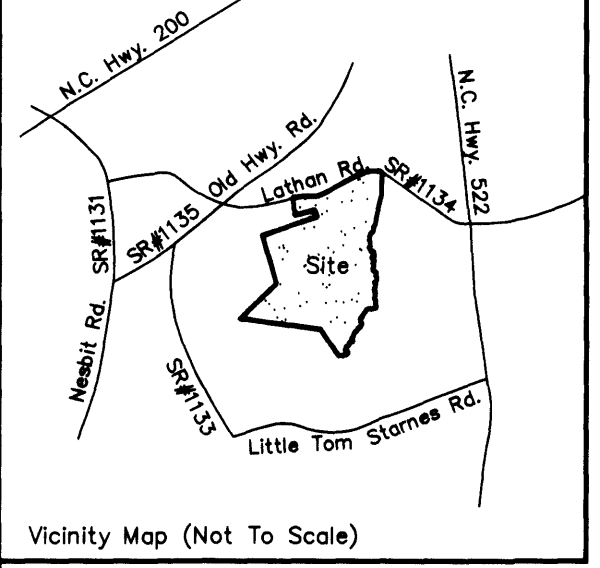
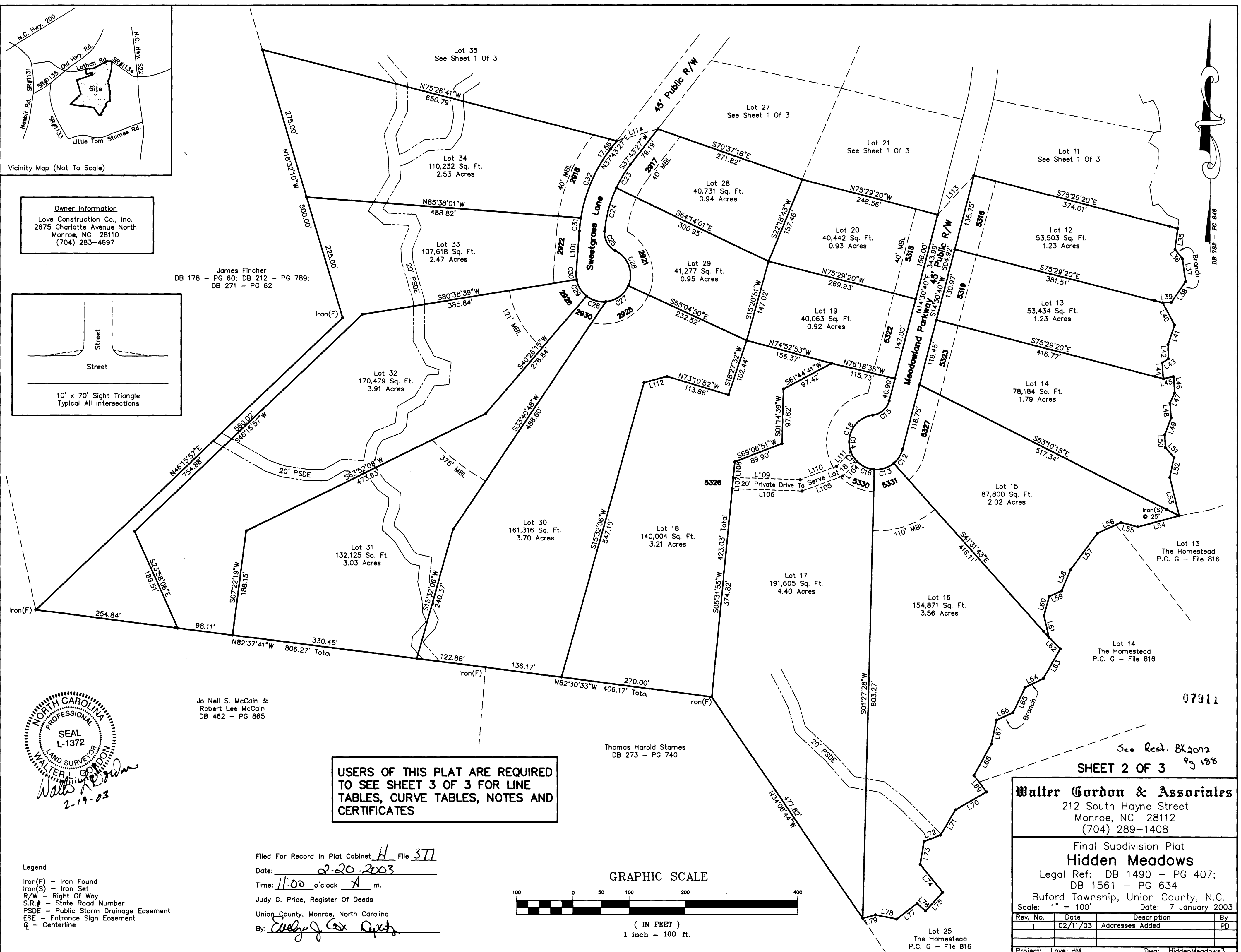
*Dorothy J. McDaniel*  
\_\_\_\_\_  
Notary Public

My commission expires: My Commission Expires August 31, 2003



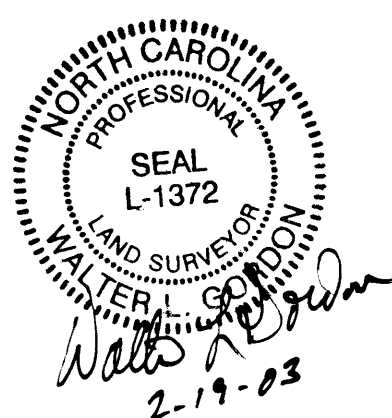
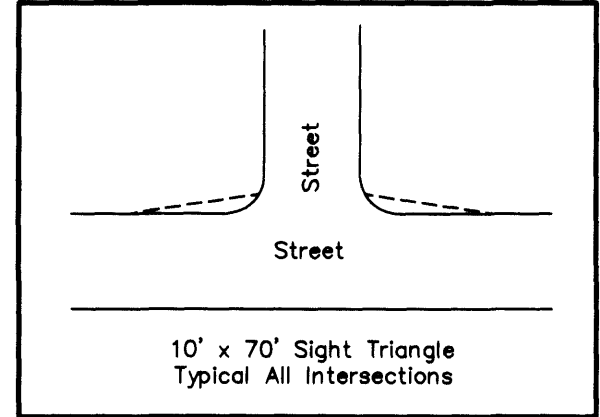






**Owner Information**  
 Love Construction Co., Inc.  
 2675 Charlotte Avenue North  
 Monroe, NC 28110  
 (704) 283-4697

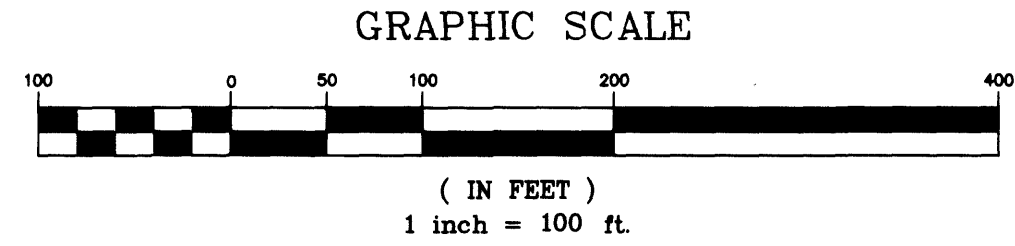
James Fincher  
 DB 178 - PG 60; DB 212 - PG 789;  
 DB 271 - PG 62



Jo Nell S. McCain &  
 Robert Lee McCain  
 DB 462 - PG 865

**USERS OF THIS PLAT ARE REQUIRED  
 TO SEE SHEET 3 OF 3 FOR LINE  
 TABLES, CURVE TABLES, NOTES AND  
 CERTIFICATES**

Filed For Record In Plat Cabinet H File 377  
 Date: 2-20-2003  
 Time: 11:00 o'clock A m.  
 Judy G. Price, Register Of Deeds  
 Union County, Monroe, North Carolina  
 By: Walter L. Gordon



**Walter Gordon & Associates**  
 212 South Hayne Street  
 Monroe, NC 28112  
 (704) 289-1408

Final Subdivision Plat  
**Hidden Meadows**  
 Legal Ref: DB 1490 - PG 407;  
 DB 1561 - PG 634  
 Buford Township, Union County, N.C.  
 Scale: 1" = 100' Date: 7 January 2003

Rev. No.	Date	Description	By
1	02/11/03	Addresses Added	PD

Project: Love-HM Dwg: HiddenMeadows3

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	24°19'37"	205.00	87.04	44.19	86.39	S27°46'47"E
C2	05°58'00"	205.00	21.35	10.68	21.34	S42°55'36"E
C3	25°44'17"	272.50	122.41	62.26	121.38	S69°17'44"W
C4	13°33'25"	272.50	64.48	32.39	64.33	S88°56'35"W
C5	50°41'37"	25.00	22.12	11.84	21.40	N19°37'30"W
C6	139°36'54"	50.00	121.84	135.95	93.85	S24°50'08"W
C7	64°17'00"	50.00	56.10	31.42	53.20	N53°12'55"W
C8	77°30'32"	50.00	67.64	40.14	62.60	N17°40'51"E
C9	50°42'48"	25.00	22.13	11.85	21.41	S31°04'42"W
C10	05°51'45"	522.50	53.46	26.75	53.44	N08°39'11"E
C11	02°55'37"	522.50	26.69	13.35	26.69	N13°02'52"E
C12	35°36'33"	48.50	30.14	15.58	29.66	N32°18'56"E
C13	44°16'25"	48.50	37.48	19.73	36.55	N72°15'25"E
C14	167°57'15"	48.50	142.17	459.67	96.46	S01°37'45"E
C15	67°50'13"	35.00	41.44	23.54	39.06	N48°25'46"E
C16	40°37'25"	48.50	34.39	17.95	33.67	S65°17'30"E
C17	24°26'25"	48.50	20.69	10.50	20.53	S32°45'56"E
C18	102°53'20"	48.50	87.09	60.85	75.85	S30°54'12"W
C19	08°47'22"	477.50	73.25	36.70	73.18	N10°06'59"E
C20	81°36'43"	227.50	324.05	196.41	297.34	S54°54'56"W
C21	21°53'54"	372.50	142.37	72.06	141.50	N25°03'32"E
C22	01°42'58"	372.50	11.16	5.58	11.16	N36°51'58"E
C23	12°32'35"	227.50	49.80	25.00	49.70	S31°27'10"W
C24	20°14'46"	227.50	80.39	40.62	79.97	S15°03'30"W
C25	68°29'00"	35.00	41.83	23.82	39.39	S29°18'23"E
C26	87°25'35"	48.50	74.01	46.37	67.03	N19°50'06"W
C27	61°07'10"	48.50	51.74	28.64	49.32	N54°22'17"E
C28	43°03'16"	48.50	36.44	19.13	35.59	S73°28'30"E
C29	41°53'44"	48.50	35.46	18.57	34.68	S31°00'00"E
C30	14°19'53"	48.50	12.13	6.10	12.10	S02°53'11"E
C31	04°52'14"	272.50	23.16	11.59	23.16	S06°42'53"W
C32	28°34'28"	272.50	135.90	69.39	134.50	S23°26'14"W
C33	23°36'53"	327.50	134.98	68.46	134.03	N25°55'01"E
C34	31°42'33"	272.50	150.81	77.39	148.89	S29°57'51"W
C35	04°44'51"	255.00	21.13	10.57	21.12	S43°32'10"E
C36	25°32'46"	255.00	113.70	57.81	112.76	S28°23'21"E

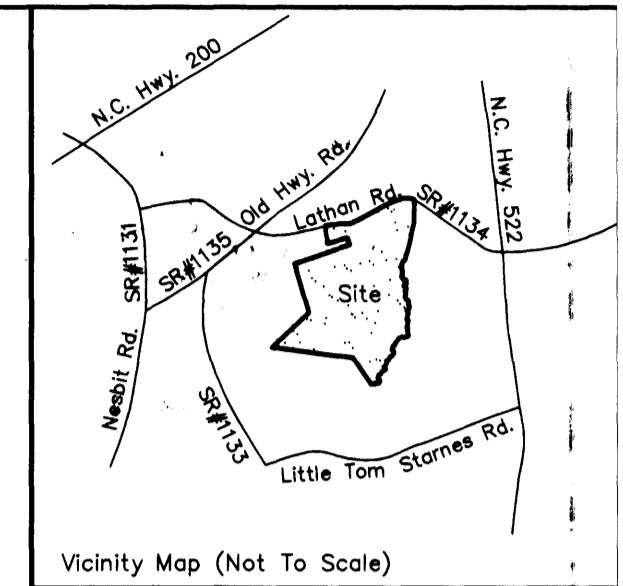
LINE TABLE		
LINE	LENGTH	BEARING
L1	66.13	S13°30'13"W
L2	29.28	S29°03'36"W
L3	19.10	S02°46'10"E
L4	69.02	S15°29'17"W
L5	37.97	S58°50'01"W
L6	10.01	S19°00'58"W
L7	32.50	S20°56'55"W
L8	17.07	S34°03'29"E
L9	41.40	S14°45'44"W
L10	31.05	S29°09'25"E
L11	55.71	S05°15'50"W
L12	19.92	S32°03'55"E
L13	29.89	S56°19'27"W
L14	28.78	S39°19'16"E
L15	35.55	S27°41'38"E
L16	40.96	S88°14'45"E
L17	29.24	S03°35'21"E
L18	9.73	S55°41'04"W
L19	31.97	S22°09'20"E
L20	48.72	S59°48'45"W
L21	16.83	S23°15'18"E
L22	18.68	N73°21'30"E
L23	21.16	S26°16'32"E
L24	36.72	S06°49'55"E
L25	11.97	S78°43'01"W
L26	19.71	S29°52'51"W
L27	21.24	S53°42'25"E
L28	26.47	S00°47'53"W
L29	42.74	S20°45'28"W
L30	35.08	S09°16'56"E
L31	10.33	N69°56'43"E
L32	25.26	S39°42'21"E
L33	21.87	S68°55'43"E
L34	16.31	S07°18'27"W
L35	37.53	S07°18'27"W
L36	21.48	S38°03'02"E
L37	41.16	S07°52'20"E
L38	45.46	S34°06'02"W
L39	15.39	S87°15'44"W
L40	45.15	S28°02'55"E
L41	36.37	S18°34'23"W
L42	25.70	S01°14'53"E
L43	13.34	S56°41'24"W
L44	28.36	S04°33'54"E
L45	18.38	N77°56'40"E
L46	29.35	S03°55'58"E
L47	20.27	S24°34'38"W
L48	26.15	S05°03'49"E
L49	32.38	S20°24'22"W
L50	22.92	S02°34'51"E
L51	23.00	S42°00'51"E
L52	36.80	S11°51'22"W
L53	70.46	S13°48'35"E
L54	76.04	S74°48'31"W
L55	31.27	N75°34'06"W
L56	45.86	S65°01'56"W
L57	80.89	S36°05'28"W
L58	41.24	S23°27'12"W
L59	24.36	S64°41'50"W
L60	35.00	S14°54'08"W
L61	40.12	S12°51'38"E
L62	28.93	S44°15'57"E
L63	61.01	S29°27'34"W
L64	36.58	S63°43'28"W
L65	49.00	S25°28'59"W
L66	32.43	S65°29'47"W
L67	43.70	S12°15'47"W
L68	64.20	S28°24'47"E
L69	36.78	S36°55'28"E
L70	63.88	S59°45'08"W
L71	51.67	S30°34'22"W
L72	31.77	S68°17'45"W
L73	41.32	S09°40'12"W
L74	64.18	S38°37'34"E
L75	45.50	S42°20'44"W
L76	20.16	N47°16'15"W
L77	45.72	S51°31'44"W
L78	38.85	N79°06'45"W
L79	23.58	S74°42'31"W
L80	106.15	N80°16'33"E
L81	46.37	N73°56'16"E
L82	12.09	N68°45'10"E
L83	104.39	N61°31'00"E
L84	89.37	N58°15'17"E
L85	12.95	N58°15'17"E
L86	102.74	N58°17'31"E
L87	69.06	N61°20'46"E
L88	34.66	N61°20'46"E
L89	80.03	N62°47'35"E
L90	91.65	N64°20'49"E
L91	47.36	N69°41'47"E
L92	4.45	N69°41'47"E
L93	44.49	N75°43'29"E
L94	101.58	N89°40'37"E
L95	97.61	S72°57'53"E
L96	42.63	S64°52'04"E
L97	97.68	S15°36'58"E
L98	62.55	S84°16'42"E
L99	94.87	N05°43'18"E
L100	62.55	N84°16'42"W

LINE TABLE		
LINE	LENGTH	BEARING
L101	75.12	N04°16'46"E
L102	93.39	N15°36'58"W
L103	40.00	N68°55'54"E
L104	35.74	S44°09'50"W
L105	77.55	S69°43'36"W
L106	124.10	N88°06'13"W
L107	20.04	S05°31'55"W
L108	28.17	S05°31'55"W
L109	118.91	S88°06'13"E
L110	69.10	N69°43'36"E
L111	35.85	N44°09'50"E
L112	42.95	S75°03'22"W
L113	94.94	S42°48'13"W
L114	76.31	N73°51'40"E

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

2-20-03  
Date

*Robert D. H.*  
Planning Director



Vicinity Map (Not To Scale)

**Owner Information**  
Love Construction Co., Inc.  
2675 Charlotte Avenue North  
Monroe, NC 28110  
(704) 283-4697

**Certificate Of Ownership And Dedication**

We hereby certify that we are the owners of the property described hereon, which property is located within the subdivision regulation jurisdiction of Union County, that we 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 plat as streets, alleys, walks, parks, open space, and easements, except those specifically indicated as private, and that 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 Board of Commissioners in the public interest.

2-19-03  
Date  
*Vann J. Love*  
President, Love Construction Co., Inc.

ATTEST: *Martha G. Love*

NORTH CAROLINA  
UNION COUNTY

I, Phyllis M. Drake, Notary Public for said County and State, certify that Martha G. Love personally came before me this day and acknowledged that she is Secretary of Love Construction Company, Inc., a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by herself as its Secretary.

Witness my hand and official seal, this the 19 day of Feb., 2003.

*Phyllis M. Drake*  
Notary Public  
PHYLIS M. DRAKE  
NOTARY PUBLIC  
UNION COUNTY, NC

My commission expires 2-27-2005

State Of North Carolina  
County Of Union

I, Nancy S. Souder, Review Officer of Union County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

2/20/03  
Date  
*Nancy S. Souder*  
Review Officer

**Certificate of Approval**

I hereby certify that all streets shown on this plat are within Union County, all streets and other improvements shown on this plat have been installed or completed or that their installation or completion (within forty-eight months after the date below) has been assured by the posting of a performance bond or other sufficient surety, and that the subdivision shown on this plat is in all respects in compliance with the Union County Land Use Ordinance, and therefore this plat has been approved by the Union County Planning Department subject to its being recorded in the Union County Registry within ninety days of the date below.

2/20/03  
Date  
*Richard P. Black*  
Planning Director  
2-20-03  
*Robert D. H.*

I hereby certify that the streets on this plat designated as public are or will be in accordance with the minimum right of way and construction standard established by the Board of Transportation for acceptance on State Highway System.

*Walter L. Gordon*  
District Engineer  
2/19/03  
Date

**Certificate Of Survey And Accuracy**

I, Walter L. Gordon, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 1490, Page 407 and Deed 1561, Page 634); that the ratio of precision as calculated is 1:15,000; that the boundaries not surveyed are shown as broken lines plotted from information found in Book 1490, Page 407; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 19 of Feb., A.D. 2003.

*Walter L. Gordon*  
Professional Land Surveyor  
L-1372  
Registration Number

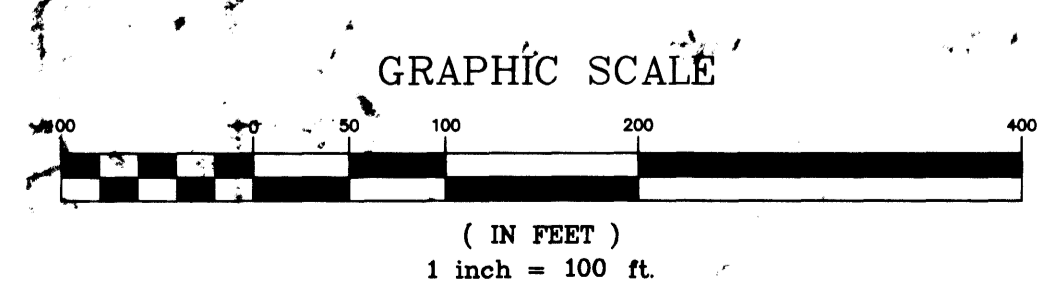
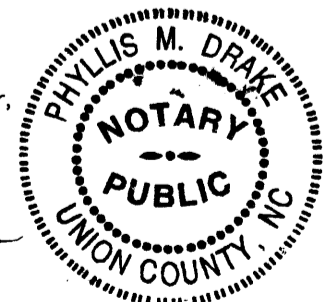


NORTH CAROLINA, UNION COUNTY

I, a Notary Public of the County and State aforesaid, certify that Walter L. Gordon, a Professional Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 19 day of Feb., 2003.

My commission expires 2-27-2005

*Phyllis M. Drake*  
Notary Public



- Notes:
- Tax I.D. - 04-258-013 & 04-285-014 (Portions)
  - Zoned - RA-40
  - 39 New Lots Created
  - 70.77 Acres In Lots
  - 3.78 Acres In New Street Right Of Ways
  - 0.99 Acre In Existing, Street Right Of Ways And
  - 75.54 Acres Total
  - Area By Coordinate Geometry
  - All Distances Are Horizontal Ground Distances Measured With Electronic Meters
  - This Survey Creates A Subdivision Of Land Within The Area Of Union County Which Has An Ordinance That Regulates Parcels Of Land
  - No USGS Monument Found Within 2000 Feet
  - Minimum Building Requirements Per RA-40 Zoning Front Setback - 40' Rear Yard - 40' Side Yard - 15'
  - All Public Storm Drainage Easements Are Located As Being Centered On The Pipe, Structure, Ditch Or Natural Drainage Area
  - A 15' General Utility Easement/Public Storm Drainage Easement Is Reserved Along Road Frontage & Rear Of All Lots A 7.5' General Utility Easement/Public Storm Drainage Easement Is Reserved Each Side Of Interior Lot Lines
  - Rebar Set At All Property Corners Unless Otherwise Noted With The Exception Of Lot Corners That Fall In The Centerline Of The Branch In Which Case The Rebar Is Set 15' On Lot Line From Property Corner.
  - A 10' x 70' Sight Triangle Easement Required At All Intersections

Filed For Record In Plat Cabinet H File 378  
Date: 2-20-2003  
Time: 11:05 o'clock A m.  
Judy G. Price, Register Of Deeds  
Union County, Monroe, North Carolina  
By: *Erudig Cox Deputy*

See Rest. 07912  
BK 2012 pg 188  
SHEET 3 OF 3

**Walter Gordon & Associates**  
212 South Hayne Street  
Monroe, NC 28112  
(704) 289-1408

Final Subdivision Plat  
**Hidden Meadows**  
Legal Ref: DB 1490 - PG 407;  
DB 1561 - PG 634  
Buford Township, Union County, N.C.  
Scale: 1" = 100' Date: 7 January 2003

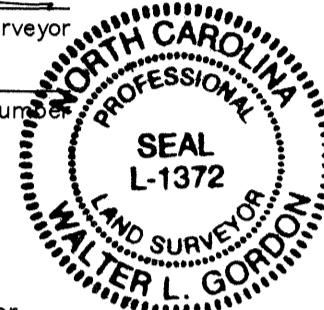
Rev. No.	Date	Description	By
1	02/11/03	Addresses Added	PD

Project: Love-HM Dwg: HiddenMeadows3  
CAB H File 378

**Certificate Of Survey And Accuracy**

I, Walter L. Gordon, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 1561, Page 634 and Deed 3580, Page 744); that the ratio of precision as calculated is 1:10,000 ±; that the boundaries not surveyed are shown as broken lines plotted from information found in Book 1561, Page 634; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 18th day of Jan., A.D. 2006.

*Walter L. Gordon*  
Professional Land Surveyor  
L-1372  
Registration Number

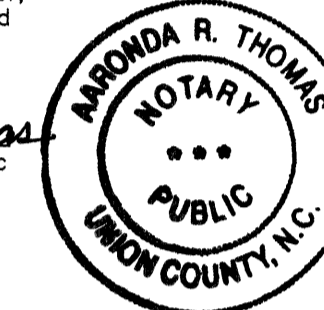


NORTH CAROLINA, UNION COUNTY

I, a Notary Public of the County and State aforesaid, certify that Walter L. Gordon, a Professional Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 18th day of January, 2006.

*Aronda R. Thomas*  
Notary Public

My commission expires 4.20.07



**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 subdivision jurisdiction of the County of Union, and that I hereby adopt this plan of subdivision with my free consent, establish minimum set back lines, and dedicate other sites and easements to public or private use as noted.

1-18-06 Date  
*Van J. Love*  
President, Love Construction Co., Inc.

ATTEST: *Mathew S. Love*

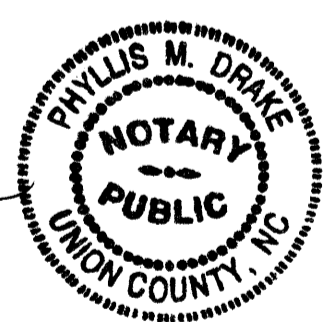
NORTH CAROLINA UNION COUNTY

I, *Phyllis M. Drake* Notary Public for said County and State, certify that *MARINA G. LOVE* personally came before me this day and acknowledged that *SHE* is *SECRETARY* of *LOVE CONSTRUCTION CO., INC.* a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its *PRESIDENT*, sealed with its corporate seal, and attested by *HERSELF* as its *SECRETARY*.

Witness my hand and official seal, this the 18 day of January, 2006

*Phyllis M. Drake*  
Notary Public

My commission expires 2-27-2010



**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 subdivision jurisdiction of the County of Union, and that I hereby adopt this plan of subdivision with my free consent, establish minimum set back lines, and dedicate other sites and easements to public or private use as noted.

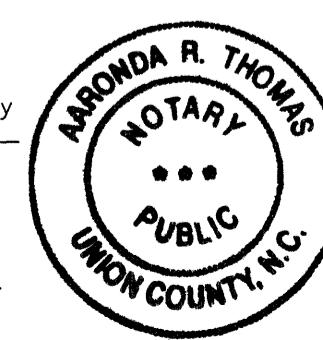
1/23/06 Date  
*John Damrau*  
Owner

North Carolina (State) Union (County)

I, *Aronda R. Thomas* notary public for the aforesaid county and state, certify that *JOHN DAMRAU* personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp this 23rd day of January, 2006.

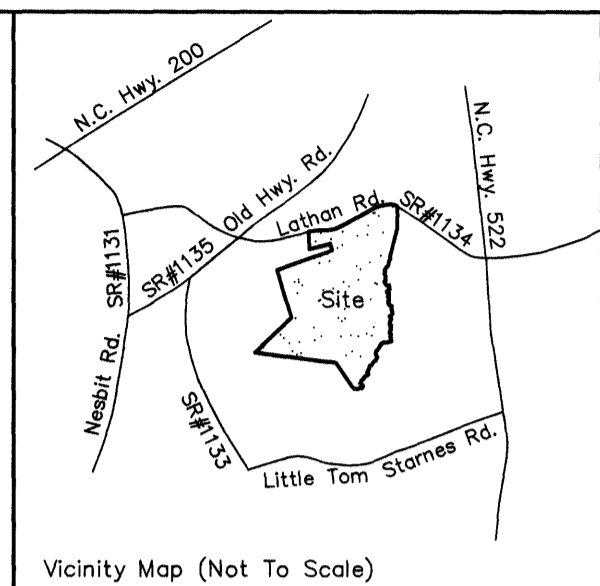
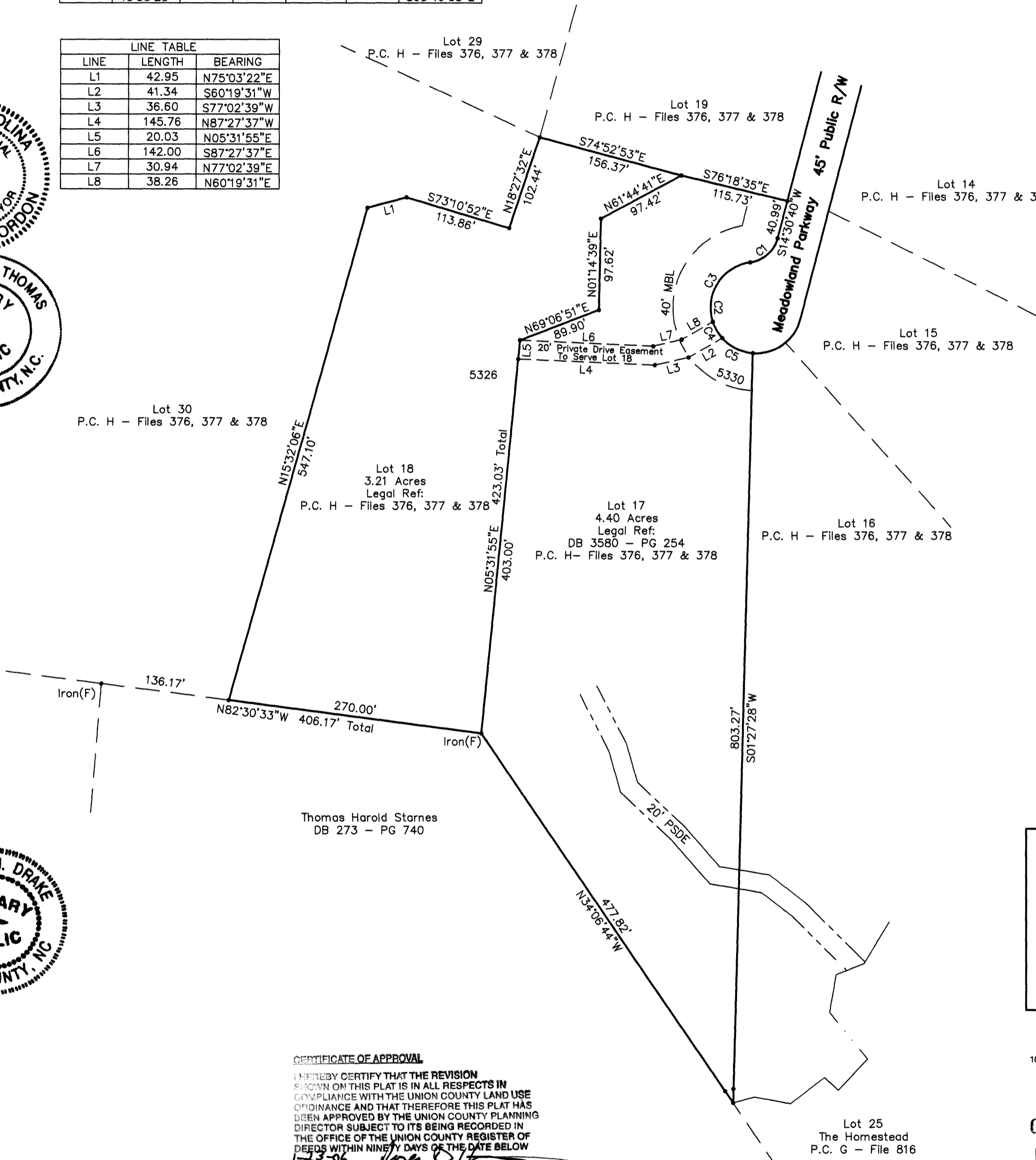
*Aronda R. Thomas*  
Notary Public

My commission expires 4.20.07



CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	67°50'13"	35.00	41.44	23.54	39.06	N48°25'46"E
C2	167°57'15"	48.50	142.17	459.67	96.46	S01°37'45"E
C3	100°30'49"	48.50	85.08	58.33	74.58	S32°05'28"W
C4	23°47'54"	48.50	20.14	10.22	20.00	S30°04'09"E
C5	43°38'28"	48.50	36.94	19.42	36.05	S63°46'58"E

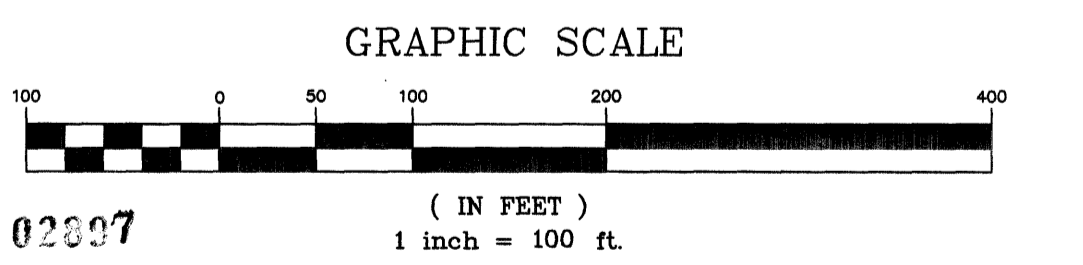
LINE TABLE		
LINE	LENGTH	BEARING
L1	42.95	N75°03'22"E
L2	41.34	S60°19'31"W
L3	36.60	S77°02'39"W
L4	145.76	N87°27'37"W
L5	20.03	N05°31'55"E
L6	142.00	S87°27'37"E
L7	30.94	N77°02'39"E
L8	38.26	N60°19'31"E



**Owner Information**  
Lot 17  
John Damrau  
17036 91st Place North  
Laxahatchee, FL 33470  
DB 3580 - PG 254  
Lot 18  
Love Construction Co., Inc.  
2675 Charlotte Avenue North  
Monroe, NC 28110

- Notes:**
1. Tax I.D. - 04-285-075 & 04-285-076
  2. Zoned - RA-40
  3. Area By Coordinate Geometry
  4. All Distances Are Horizontal Ground Distances Measured With Electronic Meters
  5. This Survey Is Of An Existing Parcel Or Parcels Of Land.
  6. No USGS Monument Found Within 2000 Feet
  7. Minimum Building Requirements Per RA-40 Zoning  
Minimum Lot Width At Building Line - 120'  
Front Setback - 40'  
Rear Yard - 40'  
Side Yard - 15'
  8. All Public Storm Drainage Easements Are Located As Being Centered On The Pipe, Structure, Ditch Or Natural Drainage Area
  9. A 15' General Utility Easement/Public Storm Drainage Easement Is Reserved Along Road Frontage & Rear Of All Lots  
A 7.5' General Utility Easement/Public Storm Drainage Easement Is Reserved Each Side Of Interior Lot Lines
  10. Rebar Set At All Property Corners Unless Otherwise Noted With The Exception Of Lot Corners That Fall In The Centerline Of The Branch In Which Case The Rebar Is Set 15' On Lot Line From Property Corner.

**THIS PLAT REPLACES AND SUPERCEDES PREVIOUSLY RECORDED PLAT FOR THESE LOTS (P.C. H - FILES 376, 377 & 378). THE PURPOSE OF THIS PLAT IS TO REVISE THE 20' PRIVATE DRIVE EASEMENT TO SERVE LOT 18.**



**CERTIFICATE OF APPROVAL**  
I HEREBY CERTIFY THAT THE REVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE UNION COUNTY LAND USE ORDINANCE AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE UNION COUNTY PLANNING DIRECTOR SUBJECT TO ITS BEING RECORDED IN THE OFFICE OF THE UNION COUNTY REGISTER OF DEEDS WITHIN NINETY DAYS OF THE DATE BELOW

1-23-06 DATE  
*John D. Crump* PLANNING DIRECTOR

Filed For Record In Plat Cabinet J File 122  
Date: 1-23-2006  
Time: 1:55 o'clock p m.  
Crystal D. Crump, Register Of Deeds  
Union County, Monroe, North Carolina  
By: *John D. Crump*

**Walter Gordon & Associates**  
212 South Hayne Street  
Monroe, NC 28112  
(704) 289-1408

Subdivision Plat  
**Lots 17 & 18, Hidden Meadows, Revised**  
Legal Ref: DB 1561 - PG 634; DB 3580 - PG 254  
P.C. H - Files 376, 377, 378  
Buford Township, Union County, N.C.

Scale: 1" = 100' Date: 7 January 2003

Rev. No.	Date	Description	By
1	02/11/03	Addresses Added	PD
2	01/11/06	Revised Private Drive Serving Lot 18	PD

Project: Love-HM Dwg: 17-18HiddenMeadows-Rev

State Of North Carolina  
County Of Union  
I, *John Damrau* Review Officer of Union County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.  
1/23/06 Date  
*John Damrau* Review Officer