

VICINITY MAP
NOT TO SCALE

LINE	LENGTH	BEARING
L1	75.78	S24°55'04"E
L2	156.81	S73°18'13"W
L3	75.00	N16°41'47"W
L4	145.97	S73°18'13"W
L5	75.78	S24°55'04"E
L6	78.84	S73°18'13"W
L7	88.88	S73°18'13"W
L8	75.00	N16°41'47"W
L9	118.35	S24°55'04"E
L10	88.03	N66°40'57"E
L11	127.55	S20°25'52"E
L12	27.45	N66°40'57"E
L13	65.31	N16°41'47"W
L14	68.82	S24°55'04"E
L15	135.58	S24°55'04"E
L16	93.82	N69°34'08"E
L17	104.33	N69°34'08"E
L18	95.47	S20°25'52"E
L19	28.94	N66°40'57"E
L20	136.73	N28°34'40"W
L21	95.83	N28°25'52"W
L22	90.00	N69°34'08"E
L23	128.00	N20°25'52"W
L24	60.00	N69°34'08"E
L25	8.52	N69°34'08"E
L26	43.38	N69°31'02"E
L27	26.33	S72°10'24"W
L28	127.44	N20°25'52"W
L29	78.20	N69°34'08"E
L30	80.08	S72°10'24"W
L31	123.83	N20°25'52"W
L32	75.78	N69°34'08"E
L33	148.14	S72°10'24"W
L34	151.10	S13°44'00"W
L35	112.85	S72°10'24"W
L36	117.76	S10°30'05"E
L37	158.95	N55°25'12"E
L38	158.95	N10°30'05"W
L39	152.51	N81°54'13"E
L40	76.53	S10°20'33"E
L41	186.22	S10°20'33"E
L42	131.08	N71°45'32"E
L43	136.43	S31°38'30"E
L44	105.14	N71°45'32"E
L45	168.09	N4°57'44"W
L46	75.12	N71°45'32"E
L47	14.92	N14°57'44"W
L48	75.03	N14°57'44"W
L49	93.30	N14°57'44"W
L50	45.07	N69°34'08"E
L51	68.11	N14°57'44"W
L52	122.55	N73°18'13"E
L53	75.00	N16°41'47"W
L54	134.82	N73°18'13"E
L55	75.00	N16°41'47"W
L56	137.09	N73°18'13"E
L57	9.40	N16°41'47"W
L58	113.13	N69°34'08"E
L59	29.63	S72°10'24"W
L60	5.95	S72°10'24"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C18	0.82	30.00	S70°21'16"W 0.82
C19	0.12	30.00	N69°27'33"E 0.12
C20	4.17	1030.00	S19°05'49"E 4.17
C21	3.95	930.00	N69°04'17"E 3.95

LINE TABLE		
LINE	LENGTH	BEARING
L61	5.90	N72°10'24"E
L62	2.18	S72°10'24"W
L63	27.83	N72°10'24"E
L64	362.22	S10°30'04"E
L65	35.73	S79°29'55"W
L66	18.00	N10°22'35"W
L67	34.48	S79°29'55"W
L68	2.23	N10°29'05"W
L69	30.34	N10°32'23"W
L70	98.82	N10°42'51"W
L71	82.57	N10°41'53"W
L72	83.70	N10°01'49"W
L73	144.93	N10°01'49"W
L74	7.59	N75°41'43"E
L75	5.45	N75°41'43"E
L76	144.14	N10°01'49"W
L77	93.75	N11°16'08"W
L78	48.48	S11°16'08"E
L79	83.76	S10°01'49"E
L80	13.00	S79°58'11"W
L81	82.73	N10°01'49"W
L82	68.90	N10°01'49"W

OWNER:
CODDLE CREEK VILLAGE, LLC
 5518-37-2440
 DB. 4713, PG. 172

K.R. AUSTIN
 DB. 675 PG. 24
 MB. 7 PG. 9
 5518-37-5305

Street Blades:
 [1] 3600 Pinetree Ave SW at
 4500 Triumph Dr SW

GLENGROVE, LLC
 DB. 5424 PG. 141
 5518-26-9591

Street Key #s
 Pinetree Ave SW - 2712
 Triumph Dr SW - 2679

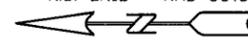
CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE TO THE PUBLIC USE ALL AREAS SHOWN ON THIS PLAN AS STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD, AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURES OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE (1) YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

KEY MAP
 NOT TO SCALE



BASIS OF BEARING
 N.C. GRID ~ NAD 83(86)



CERTIFICATE OF STREET, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE GLENGROVE SUBDIVISION PHASE 1 PHASE 3 SUBDIVISION.

7/15/05 *Emique A. Plot*
 DATE *Emique A. Plot*
 INTERIM DIRECTOR OF ENGINEERING

STATE OF NORTH CAROLINA
 COUNTY OF CABARRUS

Jonathan Marshall
 REVIEW OFFICER OF THE CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING.

8-16-2005 *Jonathan Marshall by David Ledley*
 DATE REVIEW OFFICER

CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE GLENGROVE SUBDIVISION PHASE 1, PHASE 3 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

7/13/05 *Jim Coleman*
 DATE FINANCE DIRECTOR

CERTIFICATE OF ELECTRIC DISTRIBUTION SYSTEM APPROVAL

I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD IN THE GLENGROVE SUBDIVISION PHASE 1, PHASE 3 SUBDIVISION.

7-15-05 *William A. Soman*
 DATE DIRECTOR OF ELECTRIC SYSTEMS

CERTIFICATE OF FINAL PLAN APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAN IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD, AND THEREFORE THIS PLAN HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL, OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

8/15/05 *Albert Benardoff*
 DATE CITY ATTORNEY

CITY OF CONCORD DEVELOPMENT STANDARDS

MINIMAL LOT SIZE:
 10,000 SQ. FT.

OFFICE REGISTER OF DEEDS
 CABARRUS COUNTY, NC

PRINCIPAL SETBACKS:
 FRONT = 25'
 SIDE = 10'
 REAR = 25'

Filed for Registration on the
 17th day of August 2005
 at 11:21 o'clock a.m.

ZONED: RM-2

and registered in Record Book
 No. 47 Page 56
By: Williamson, Dora
 Register of Deeds

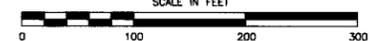
SITE DATA

TOTAL ACREAGE	7.253	TOTAL LINEAR FEET OF STREET	987
TOTAL LOTS	18	PINETREE AVE. SW	539
ACREAGE IN OPEN SPACE	0.278	TRIUMPH DR. SW	448
ACREAGE IN STREET R/W	1.758		
ACREAGE IN LOTS	5.217		

SUBDIVISION PLAT OF
GLENGROVE SUBDIVISION PHASE 1
PHASE 3
 NO. 2 TOWNSHIP, CITY OF CONCORD, CABARRUS CO., NORTH CAROLINA

FOR CLIENT:
 CODDLE CREEK VILLAGE, LLC
 2300 SARDIS ROAD N., SUITE M
 CHARLOTTE, NC 28227

DATE: MAY 5, 2005 COMPUTED BY: GEG
 SCALE: 1" = 100' DRAWN BY: GEG
 JOB NO.: 030901_001 CHECKED BY: JEC
 ACAD FILE: PH_3MAP_1.DWG
 SCALE IN FEET



CONCORD
 ENGINEERING &
 SURVEYING, INC.

ENGINEERS - SURVEYORS - PLANNERS
 45 SPRING STREET SW PHONE (704) 786-5404
 CONCORD, NC 28025
 © CES 2005 FAX (704) 786-7454

NOTES:

- TRaverse ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD, ERROR OF RAW CLOSURE 1:10,000+.
- AREAS DETERMINED BY COORDINATE COMPUTATIONS.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCE UNLESS OTHERWISE NOTED.
- AREA IS LOCATED IN ZONE X (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON F.I.R.M. PANEL 37025C0115D; EFFECTIVE DATED NOVEMBER 2, 1994.
- PROPERTY SUBJECT TO CONCORD TELEPHONE COMPANY GENERAL EASEMENT REFERENCED AT DB. 283, PG. 446.
- ALL DRIVEWAYS MUST BE A MINIMUM OF 60' FROM RIGHT OF WAYS AT INTERSECTIONS.
- CITY OF CONCORD WATER AND SEWER UTILITIES ARE AVAILABLE.

REFERENCES:

- DEEDS SHOWN HEREON.
- CABARRUS COUNTY TAX MAP 5518-01.
- PLAT FOR THE BOARD OF LIGHT AND WATER COMMISSIONERS FOR THE PROPOSED SANITARY SEWER ROCKY RIVER OUTFALL BY CONCORD ENGINEERING AND SURVEYING, INC. AS REVISED 12/04/86.
- PLAT ENTITLED PROPERTY OF THE J.R. BLACKWELDER ESTATE, DATED JUNE 1945 MAP BOOK 7 PAGE 9 CABARRUS COUNTY REGISTER OF DEEDS.
- PLAT ENTITLED SECTION 1-A WOLF MEADOW ACRES DATED AUGUST 14, 1975 MAP BOOK 17 PAGE 32 CABARRUS COUNTY REGISTER OF DEEDS.
- PLAT ENTITLED PEBBLEBROOK ACRES DATED 12-19-70 MAP BOOK 17 PAGE 30
- RIGHT-OF-WAY INFORMATION OBTAINED FROM NCDOT RIGHT OF WAY AGENT ROBERT SWEENEY LOCATED AT THE ALBEMARLE, NC OFFICE.
- PLAT ENTITLED "BOUNDARY SURVEY FOR CODDLE CREEK VILLAGE, LLC PROPERTIES" DATED JULY 28, 2003 AND REVISED 8/5/2003 BY CONCORD ENGINEERING AND SURVEYING. CESI JOB NO. 011105.001.
- PLAT ENTITLED "EASEMENT SURVEY FOR N.C.D.O.T. ACCESS" FOR TURNBULL-SIGMON DESIGN, DATED MAY 5, 2003 CESI JOB NO. 011105.001.
- PLAT ENTITLED "EASEMENT SURVEY FOR N.C.D.O.T. ACCESS AND CITY OF CITY OF CONCORD UTILITIES" FOR TURNBULL-SIGMON DESIGN, DATED MAY 5, 2003 CESI JOB NO. 011105.001.
- GLENGROVE PHASE 1 SHEETS 1-14 BY TURNBULL-SIGMON DESIGN AS REVISED 1/15/2004.

PLAT CERTIFICATION

I, JAMES E. CRABBEK, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (SEE DESCRIPTION RECORDED AS SHOWN) AND THAT THE BEARINGS AND DISTANCES ARE CLEARLY INDICATED AS BEING FROM INFORMATION FOUND IN AS SHOWN, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+ THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, AND THAT:

- A. THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- B. THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- C. ANY OF THE FOLLOWING:
 - THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 - THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE, OR
 - THAT THE SURVEY IS A CONTROL SURVEY.
- D. 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.
- E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN G.S. 47-30 ABOVE.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 6 DAY OF MAY, 2005 A.D.

J. Crabbe
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. L-3639



LEGEND

- PSDE PUBLIC STORM DRAINAGE ESMT
- SET IRON PIN (#5 REBAR)
- EXISTING IRON PIN (AS DESCRIBED)
- SET CONCRETE CONTROL MONUMENT
- NO POINT SET
- TIE LINE
- BOUNDARY AS SURVEYED
- BOUNDARY BY DEED OR PLAT
- RIGHT OF WAY
- EASEMENT
- BUILDING SETBACK

30' x 30' SIGHT TRIANGLE EASEMENT

