Recorded 7-12-10 Bk 59 Pg 18

Sheet 1 of 2
See Sheet 2 for
line tables and notes

State of North Carolina
Cabarrus County

I, Jonathan Marshall, review officer of Cabarrus County, certify that the map or plat to which this certification is affixed meets all statutory requirements of North Carolina general statutes for recording.

Jonathan Marshall 7/12/10
Review Officer by: Kassia Watts date

The purpose of this plat is to record all common areas, utility, sight and storm easements, road right of ways and lots 2, 29, 31, 33, 48, 49, 50, 51. It is also the intent of the developer to recombine lot 12 & 40 with the parent tract. This plat supersedes the plat previously recorded in Map Book 57 at Page 16.

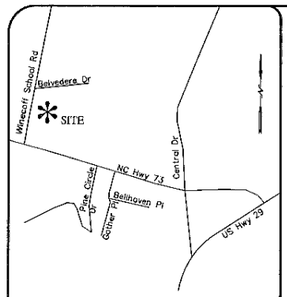
Street Blades:
[1] 1240 Winecoff School Rd
350 Winecoff Woods Dr NW

[2] 1240 Soothing Ct NW
390 Winecoff Woods Dr NW

[3] 1290 Soothing Ct NW
440 Winecoff Woods Dr NW

[4] 1270 Soothing Ct NW
440 Elaine Pl NW

Street Key #'s
Winecoff Woods Dr NW - 2964
Soothing Ct NW - 2964
Elaine Pl NW - 2965
Winecoff School Rd - 2220



Not To Scale
Vicinity Map

LEGEND

●	Existing Property Corner
○	Set Property Corner 1/2" Rebar
⊠	Computed Point Not Set
	Property line as Surveyed
	Property line by deed or plat
	Building setback Line
	(PDE) Private Drainage Easement
	Water line
	Tie line
	ste Sight Triangle Easement
	7' Landscape Buffer

Date of Survey:	July 28, 2008
Ref. Deed Book:	D.B. 7636 Pg. 30
Ref. Plat Book:	P.B. 51 Pg. 97
Tax Parcel Number:	5611-77-0364
Drawn By: C.A. Byrd	Checked By: R.A. Sutton
AccuTech Project Number:	10116

NOTES

All distances are horizontal unless otherwise noted.

All acreage is by coordinate method.

No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility.

The location and/or existence of utility service lines to the property surveyed are unknown and are not shown.

This property does not lie within a 100 year flood zone REF FEMA Map 37025C0081d Effective Date: 11-02-1994

This property is Zoned RC.
Setbacks are as follows: 20' Front, 5' Sides and 5' Rear.

This survey does not constitute a title search by Surveyor. Surveyor has made no investigation or independent search for easements or record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

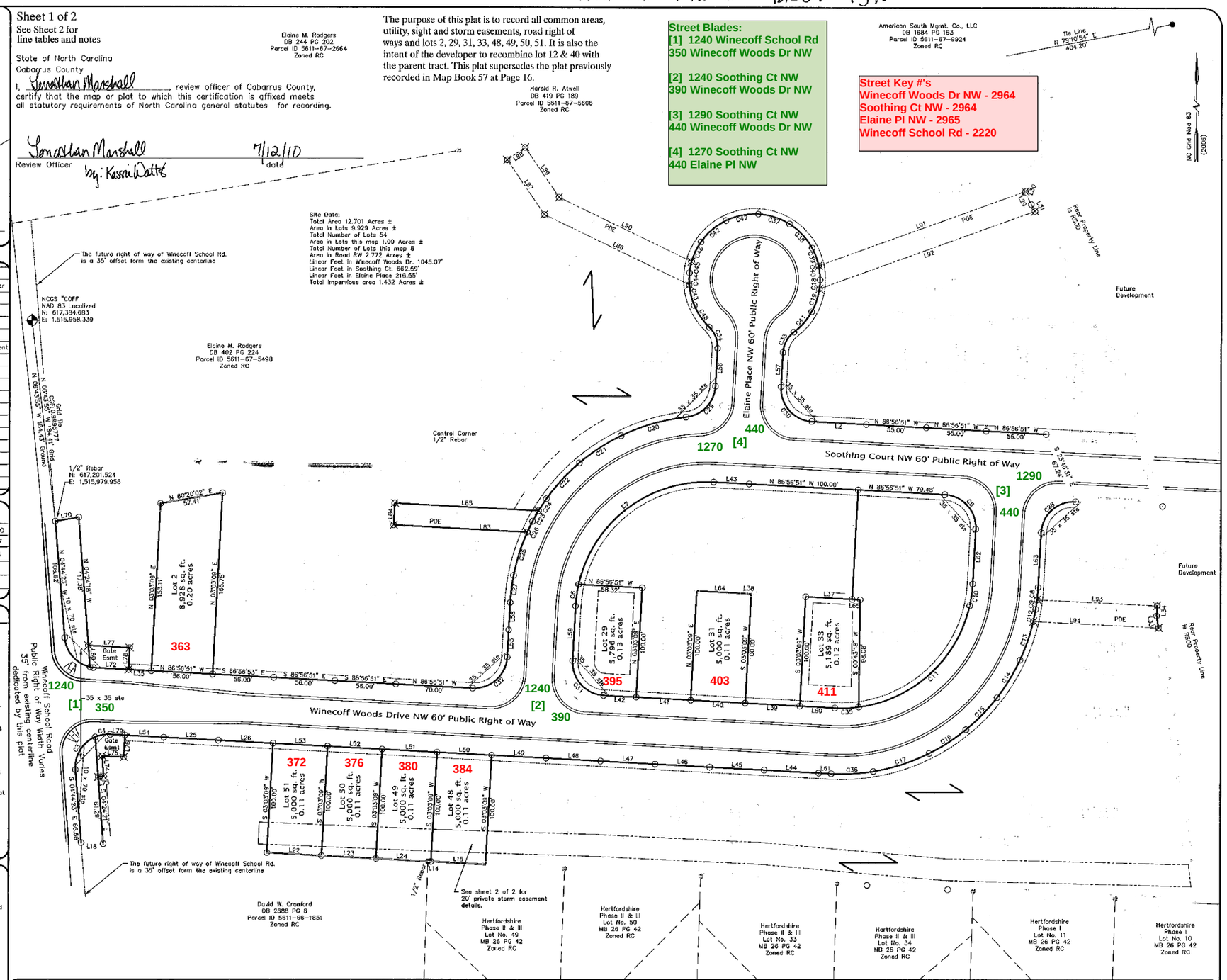
A 5' utility easement is to be dedicated to the City of Concord along all front property lines.

I, Rodrick A. Sutton., certify that this map was drawn from an actual survey made under my supervision that the error of closure as calculated by latitudes and departures was 1:62,215+; the boundaries not surveyed are shown as broken lines plotted from information found in deeds as shown; That this map was prepared in accordance with G.S. 47-30 as amended; That the angular error of closure was 04" per turn; and that

- ☐ This survey is of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision
- ☐ This survey is of an existing parcel or parcels of and does not create a new street or change a street.
- ☐ This survey is an exception to the definition of subdivision.
- ☒ This survey creates a subdivision of land within an area of a municipality that has an ordinance regulating parcels of land.

Witness my hand and official seal this 2nd day of July, 2010.

Professional Land Surveyor License No. L-3228



NORTH CAROLINA PROFESSIONAL SEAL 3228 LAND SURVEYOR RODRICK A. SUTTON

60 Feet to the Inch
60 0 30 60 120 240

Final Subdivision Plat of:
The Villas at Winecoff
Phase One Map 1

State of North Carolina
Cabarrus County
Number Four Township

Owner/Developer
The Villas at Winecoff, LLC
9450 Moss Plantation Avenue
Suite 204
Concord, NC 28027

AccuTech Surveying & Mapping, LLP
546 Newell Street NW
Concord, NC 28025
Telephone (704) 784-3286
Fax (704) 784-3581
accutech@accutechsurveying.com

X:\2010\10116\10116.dwg, 7/2/2010 2:40:13 PM