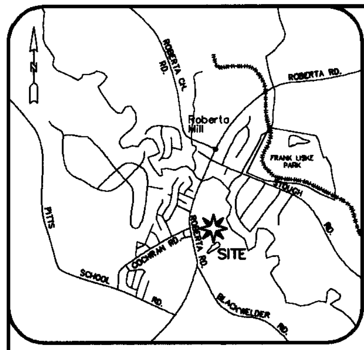
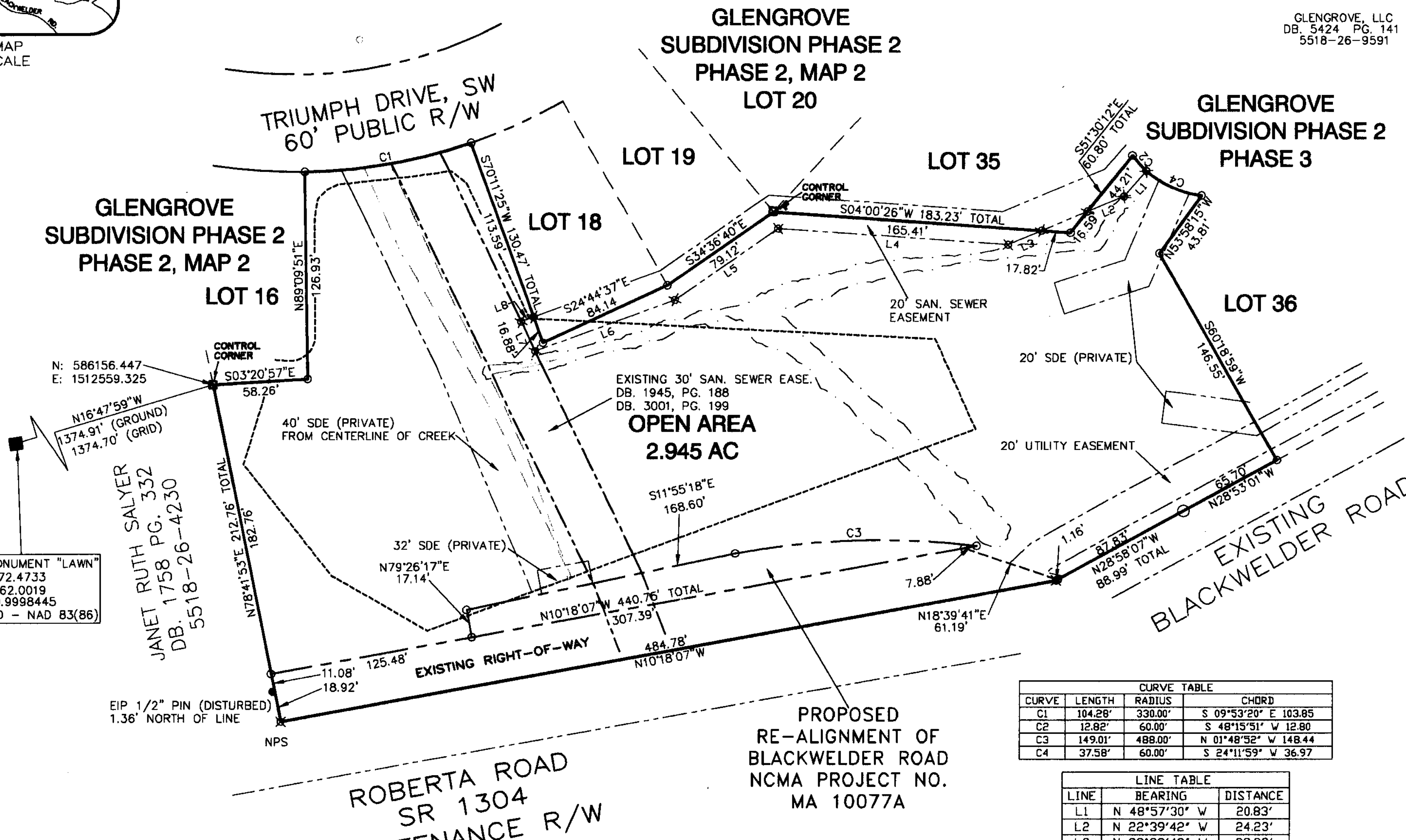


VICINITY MAP
NOT TO SCALE

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

KEY MAP
NOT TO SCALE

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



CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	104.28'	330.00'	S 09°53'20" E 103.85
C2	12.82'	60.00'	S 48°15'51" W 12.80
C3	149.01'	488.00'	N 01°48'52" W 148.44
C4	37.58'	60.00'	S 24°11'59" W 36.97

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 48°57'30" W	20.83'
L2	N 22°39'42" W	24.23'
L3	N 22°39'42" W	22.28'
L4	N 04°00'26" E	141.99'
L5	N 34°36'40" W	76.90'
L6	N 20°03'09" W	91.33'
L7	N 64°25'00" E	20.09'
L8	S 20°03'09" E	8.20'

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 2 PHASE 1 SUBDIVISION.

8/1/05 — Sue B Hyde
DATE — DIRECTOR OF ENGINEERING

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, Jonathan Marshall, REVIEW OFFICER OF THE 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. [redacted]

8-16-2005 — Jonathan Marshall by David Whitley
DATE — REVIEW OFFICER

CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE GLENGROVE SUBDIVISION PHASE 2, PHASE 2 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

7/13/05 — Joyce Allman
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 2, PHASE 2 SUBDIVISION.

7-15-05 — William A. Yancey
DATE — DIRECTOR OF ELECTRIC SYSTEMS

CERTIFICATE OF FINAL PLAT APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD, AND THEREFORE THIS PLAT 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.

8-11-05 — M. A. Dew
DATE — DIRECTOR OF DEVELOPMENT SERVICES

8/15/05 — Albert Benshoff
DATE — CITY ATTORNEY

CITY OF CONCORD DEVELOPMENT STANDARDS

MINIMAL LOT SIZE:
10,000 SQ. FT.

PRINCIPAL SETBACKS:
FRONT = 20'
SIDE = 5'
SIDE STREET = 10'
REAR = 20'

ZONED: CURM-2

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, N.C.
Filed for Registration on the 17th day of August 2005
at 11:21 o'clock A M
and registered in Record Book — No. 47 Page 60
By: S. Williamson Deputy
Register of Deeds

SITE DATA			
TOTAL ACREAGE	3.387	TOTAL LINEAR FEET OF STREET	0
TOTAL LOTS	0	TRIUMPH DR. SW	0
ACREAGE IN OPEN SPACE	2.945		
ACREAGE IN STREET R/W	0.125		
ACREAGE IN EXISTING R/W	0.317		
ACREAGE IN LOTS	0		

NOTES:

(1) TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD, ERROR OF RAW CLOSURE 1:10,000+.
(2) AREAS DETERMINED BY COORDINATE COMPUTATIONS.
(3) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCE UNLESS OTHERWISE NOTED.
(4) AREA IS LOCATED IN ZONE X (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN) AND ZONE AE (SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD BASE FLOOD ELEVATIONS DETERMINED), AND ZONED X (AREAS OF 500 YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREA LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD.) AS SHOWN ON F.I.R.M. PANELS 37025C0115D AND 37025C0120D; EFFECTIVE DATES NOVEMBER 2, 1994. FLOOD ELEVATION OF 593.6 DETERMINED FROM FLOOD PROFILES FOR CODDLE CREEK FEDERAL EMERGENCY MANAGEMENT AGENCY SHEET 49P DATED NOVEMBER 2, 1994.
(5) PROPERTY SUBJECT TO CONCORD TELEPHONE COMPANY GENERAL EASEMENT REFERENCED AT DB. 283, PG. 446.
(6) ALL DRIVEWAYS MUST BE A MINIMUM OF 60' FROM RIGHT OF WAYS AT INTERSECTIONS.
(7) PRELIMINARY OPINION ON TITLE FOR THE PROPERTY OF JERRY R. BLACKWELDER AND WIFE, BETTY D. BLACKWELDER BY NEXSEN, PRUET, JACOBS, AND POLLARD, PLLC DATED SEPTEMBER 26, 2003.
(8) CITY OF CONCORD WATER AND SEWER UTILITIES ARE AVAILABLE.

REFERENCES:

(1) DEEDS SHOWN HEREON.
(2) CABARRUS COUNTY TAX MAP 5518-01.
(3) PLAT FOR THE BOARD OF LIGHT AND WATER COMMISSIONERS FOR THE PROPOSED SANITARY SEWER ROCKY RIVER OUTFALL BY CONCORD ENGINEERING ND SURVEYING, INC. AS REVISED 12/04/86.
(4) PLAT ENTITLED PROPERTY OF THE J.R. BLACKWELDER ESTATE. DATED JUNE 1945 MAP BOOK 7 PAGE 9 CABARRUS COUNTY REGISTER OF DEEDS.
(5) PLAT ENTITLED FINAL MINOR SUBDIVISION OF MICHAEL L BURRIS AND DORIS B BURRIS PROPERTY BY CONCORD ENGINEERING, INC. DATED 09/22/99 MAP BOOK 34 PAGE 105 CABARRUS COUNTY REGISTER OF DEEDS.
(6) UNRECORDED PLAT ENTITLED TOPOGRAPHIC AND BOUNDARY SURVEY FOR MONTFORD LOVE JR. PROPERTY DATED 12/03/01 BY CONCORD ENGINEERING AND SURVEYING, INC. CESI JOB NO. 011105.001.
(7) UNRECORDED PLAT ENTITLED BOUNDARY SURVEY OF CODDLE CREEK, LLC PROPERTIES DATED JULY 28, 2002 BY CONCORD ENGINEERING AND SURVEYING, INC. CESI JOB NO. 011105.001.
(8) GLENGROVE PHASE 2 BY TURNBULL-SIGMON DESIGN AS REVISED.

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 PLAT 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.

Kyle A. Saul
OWNER

PLAT CERTIFICATION

I, JAMES E. CRADDOCK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED AS SHOWN) ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN AS SHOWN; 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; 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
  1. THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
  2. THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
  3. 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 (a) TROUGH (d) ABOVE.

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

J-E [signature]
PROFESSIONAL LAND SURVEYOR — LICENSE NO. L-3039

J-E [signature] 5-6-05

LEGEND

PSDE	PUBLIC STORM DRAINAGE ESM'T
○	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
	PROPOSED POST CONSTRUCTION 100-YEAR FLOODPLAIN
	FLOOD PLAIN
	WETLANDS

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

FOR CLIENT:
GLENGROVE, LLC
2300 SARDIS ROAD N., SUITE M
CHARLOTTE, NC 28227

DATE: MAY 5, 2005
SCALE: 1" = 60'
JOB NO.: 030901_031
ACAD FILE: PH2COS.DWG

COMPUTED BY: GEG
DRAWN BY: GEG/JRB
CHECKED BY: JEC

SCALE IN FEET
0 60 120 180

CONCORD ENGINEERING & SURVEYING, INC.
ENGINEERS - SURVEYORS - PLANNERS
45 SPRING STREET SW
CONCORD, NC 28025
PHONE (704) 786-5404
FAX (704) 786-7454
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