

VICINITY MAP NOT TO SCALE

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING
C1	16.14	930.00	S10°30'24"E 16.14
C2	50.15	30.00	S57°04'36"E 44.51
C3	29.36	970.00	S74°10'15"W 29.36
C4	31.17	1030.00	N74°10'15"E 31.17
C5	44.68	30.00	S32°22'28"W 40.66
C6	122.28	542.39	S05°40'23"E 122.03
C7	65.41	542.39	S04°14'26"W 65.37

Active open space shall be provided in accordance with Section 6.5.3.1.2. Such improvements shall equal a total minimum financial investment of 200% of the pre-development tax value for the amount of dedicated land from the parcel from which the open space is being dedicated as required. The specified contribution shall be determined by the tax value of the parcel at the time final plat approval is granted. Such tax value shall consider zoning district changes that occur at any time up until final plat approval. Tax deferrals of any kind shall not be used in the calculation of the fees.

TOTAL GROSS AREA PH. 1 AND 2: 147.256 ACRES
 TOTAL COST OF LAND: \$2,197,983.00
 COST PER ACRE: \$ 14,926.07
 10% OF TOTAL LAND AREA: 14.7256 ACRES
 MINIMUM FINANCIAL INVESTMENT OF ACTIVE OPEN SPACE:
 (14.7256)*(14,926.07)*(200%)=\$439,596.64 INCLUDING LAND AND IMPROVEMENTS

ACTIVE OPEN SPACE TO BE PROVIDED IN PHASE 2

Street Blade (3-way):
 [1] Roberta Rd 4480 at Cochran Rd
 3660 at Brookville Ave SW 3660

CITY OF CONCORD DEVELOPMENT STANDARDS

MINIMAL LOT SIZE: 10,000 SQ. FT.

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

ZONED: RM-2

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.

DATE: 3-24-04
 J. Jeffrey Towne, DIRECTOR OF PLANNING
 3/24/04, Alberto M. Berrueta, CITY ATTORNEY

CERTIFICATE OF FEE PAYMENT

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

DATE: 3-24-04
 Joyce Allmarzio, FINANCE DIRECTOR

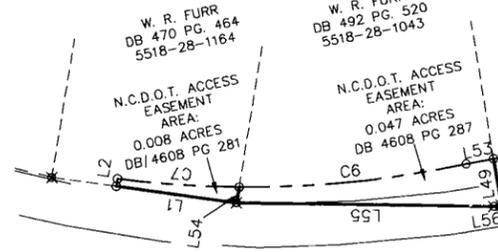
CERTIFICATE OF ELECTRIC DISTRIBUTION SYSTEM APPROVAL

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 GLEN GROVE PHASE 1 MAP 1 SUBDIVISION.

DATE: 3/24/04
 William A. Sumner, DIRECTOR OF ELECTRIC SYSTEMS

- 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 37025C01150; EFFECTIVE DATED NOVEMBER 2, 1994.
 - PROPERTY SUBJECT TO CONCORD TELEPHONE COMPANY GENERAL EASEMENT REFERENCED AT DB. 283, PG. 446.
 - DIRECT ACCESS TO ROBERTA ROAD FROM LOT 80 AND 124 IS PROHIBITED.
 - ALL DRIVEWAYS MUST BE A MINIMUM OF 60' FROM RIGHT OF WAYS AT INTERSECTIONS.

- 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.



CERTIFICATE OF ACCURACY

I, JAMES E. CRADDOCK, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEEDS AS SHOWN); THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES WAS 1:10,000+; THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THE ANGULAR ERROR OF CLOSURE WAS 04" PER TURN; AND THAT

- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- THIS SURVEY IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5TH DAY OF MARCH, 2004.

J. E. Craddock, PROFESSIONAL LAND SURVEYOR, LICENSE NO. L-3039



- LEGEND**
- SET IRON PIN (#5 REBAR)
 - ◻ EXISTING IRON PIN (AS DESCRIBED)
 - SET CONCRETE MONUMENT
 - ⊗ NO POINT SET
 - TIE LINE
 - BOUNDARY AS SURVEYED
 - BOUNDARY BY DEED OR PLAT
 - RIGHT OF WAY
 - EASEMENT
 - △ 10' X 70' AND 30' X 45' SIGHT TRIANGLES EASEMENT

SITE DATA

TOTAL ACREAGE	4.363	TOTAL LINEAR FEET OF STREET	383
TOTAL LOTS	8	BROOKVILLE AVE.	383
ACREAGE IN OPEN SPACE	1.243		
ACREAGE IN STREET R/W	1.112		
ACREAGE IN LOTS	2.008		

LINE TABLE

LINE	LENGTH	BEARING
L1	65.06	N08°07'49"E
L2	4.13	S81°52'11"E
L3	70.91	N75°02'16"E
L4	96.75	N75°02'16"E
L5	75.03	N75°02'16"E
L6	75.03	N75°02'16"E
L7	75.03	N75°02'16"E
L8	74.90	N75°02'16"E
L9	140.00	N14°57'44"W
L10	25.70	S75°02'16"W
L11	259.83	S09°14'10"E
L12	264.48	S80°47'07"W
L13	94.48	S12°52'16"E
L14	168.55	N79°59'27"E
L15	139.46	N16°41'47"W
L16	5.18	S73°18'13"W
L17	44.59	N75°02'16"E
L18	137.19	N16°41'47"W
L19	75.00	S73°18'13"W
L20	134.92	N16°41'47"W
L21	75.00	S73°18'13"W
L22	132.65	N16°41'47"W
L23	75.00	S73°18'13"W
L24	147.15	S14°57'44"E
L25	75.12	S71°45'32"W
L26	149.18	S14°57'44"E
L27	75.03	N73°18'13"E
L28	75.12	S71°45'32"W
L29	151.20	S14°57'44"E
L30	75.03	N73°18'13"E
L31	75.12	S71°45'32"W
L32	153.75	S14°57'44"E
L33	42.31	N73°18'13"E
L34	1.54	S75°02'16"W
L35	85.97	N71°45'32"E
L36	159.18	N10°20'33"W
L37	73.01	N75°02'16"E
L38	18.62	N10°20'33"W
L39	34.48	S79°29'55"W
L40	147.40	S10°38'16"E
L41	7.69	N75°02'16"E
L42	35.73	S79°29'55"W
L43	225.41	N10°30'05"W
L44	303.80	N09°15'35"W
L45	20.04	S80°47'07"W
L46	9.09	S80°47'07"W
L47	8.00	S80°47'07"W
L48	195.77	N09°16'36"W
L49	25.49	N80°47'07"E
L50	165.44	S10°28'55"E
L51	6.36	S09°29'24"E
L52	28.01	S09°33'31"E
L53	14.98	S10°28'55"E
L54	8.57	S80°45'14"E
L55	137.88	N01°02'05"E
L56	3.80	N08°43'40"W

SUBDIVISION PLAT OF
GLENGROVE PHASE 1 MAP 1
 NO. 2 TOWNSHIP, CABARRUS COUNTY, NORTH CAROLINA

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

DATE: MARCH 5, 2004
 SCALE: 1" = 60'
 JOB NO.: 030901_001
 ACAD FILE: PH_1MAP_2R.DWG

COMPUTED BY: GEG
 DRAWN BY: GEG
 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