

VICINITY MAP NOT TO SCALE

CURVE	LENGTH	RADIUS	CHORD BEARING
C1	92.40	930.00	S13°51'00"E 92.36
C2	25.31	870.00	S13°51'46"E 25.31
C3	47.12	30.00	N28°18'13"E 42.43
C4	47.12	30.00	N61°41'47"W 42.43

LINE	LENGTH	BEARING
L1	87.13	S56°30'13"E
L2	82.01	S30°19'36"W
L3	70.91	N15°30'42"E
L4	5.00	S24°26'39"E
L5	50.81	S24°26'39"E
L6	5.00	N74°45'24"E
L7	119.33	N74°45'24"E
L8	75.78	S24°54'32"E
L9	145.96	S73°18'13"W
L10	75.00	N16°41'47"W
L11	135.13	S73°18'13"W
L12	53.57	N16°41'47"W
L13	53.71	S16°41'47"E
L14	132.55	S73°18'13"W
L15	87.04	N14°57'44"W
L16	97.63	N73°18'13"E
L17	59.56	N73°18'13"E
L18	132.65	N16°41'47"W
L19	20.64	S24°54'32"E
L20	96.75	N75°02'16"E
L21	4.36	N16°41'47"W
L22	3.11	N16°41'47"W
L23	2.56	N73°18'13"E
L24	46.44	S27°49'24"W
L25	2.29	N73°18'13"E
L26	3.29	S16°41'47"E
L27	46.38	N60°49'20"W

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 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: 147.258 ACRES  
 TOTAL COST OF LAND: \$2,197,983.00  
 COST PER ACRE: \$14,926.07  
 10% OF TOTAL LAND AREA: 14.7258 ACRES  
 MINIMUM FINANCIAL INVESTMENT OF ACTIVE OPEN SPACE:  
 (14.7258)\*(14,926.07)\*(200%)=\$439,596.64 INCLUDING LAND AND IMPROVEMENTS

ACTIVE OPEN SPACE TO BE PROVIDED IN PHASE 2

Street Blade:  
 [1] 4480 Triumph Dr SW at  
 3600 Brookville Av SW

On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.

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.

KBD By 5/20/04  
 OWNER



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 MAP 2 SUBDIVISION.

6/10/04 [Signature]  
 DATE DIRECTOR OF ENGINEERING

STATE OF NORTH CAROLINA  
 COUNTY OF CABARRUS

I, [Signature], 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. THIS DOES NOT CONSTITUTE CERTIFICATION AS TO COMPLIANCE WITH ANY OR ALL LOCAL ORDINANCES OF ALL APPLICABLE LOCAL JURISDICTIONS.

6-10-04 [Signature]  
 DATE REVIEW OFFICER

CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE GLENGROVE SUBDIVISION PHASE 1 PHASE 1 MAP 2 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

6/10/04 [Signature]  
 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 1 MAP 2 SUBDIVISION.

6-10-04 W.A. Scamone, Jr.  
 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.

6-10-04 [Signature]  
 DATE DIRECTOR OF PLANNING

6-11-04 [Signature]  
 DATE CITY ATTORNEY

CITY OF CONCORD DEVELOPMENT STANDARDS

MINIMAL LOT SIZE:  
 10,000 SQ. FT.

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

ZONED: RM-2

SITE DATA			
TOTAL ACREAGE	1.464	TOTAL LINEAR FEET OF STREET	357
TOTAL LOTS	4	BROOKVILLE AVE. SW	141
ACREAGE IN OPEN SPACE	0	TRIUMPH DR. SW	216
ACREAGE IN STREET R/W	0.459		
ACREAGE IN LOTS	1.005		

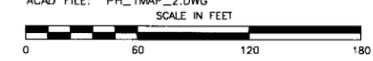
REVISED 04/15/2004: AS PER CITY OF CONCORD'S COMMENTS...

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

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

DATE: JANUARY 28, 2004  
 SCALE: 1" = 60'  
 JOB NO.: 030901\_001  
 ACAD FILE: PH\_1MAP\_2.DWG

COMPUTED BY: GEG  
 DRAWN BY: GEG  
 CHECKED BY: JEC



CONCORD ENGINEERING & SURVEYING, INC.  
 ENGINEERS - SURVEYORS - PLANNERS  
 45 SPRING STREET SW CONCORD, NC 28025  
 PHONE (704) 786-5404 FAX (704) 786-7454  
 © CESI 2004

- 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.

- 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; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT 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; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GENERAL STATUTE 47-30, AS AMENDED; 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 20 DAY OF MAY, 2004.

[Signature]  
 PROFESSIONAL LAND SURVEYOR LICENSE NO. L-3039



- LEGEND
- PSDE PUBLIC STORM DRAINAGE ESM'T
  - 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

30' X 30' SIGHT TRIANGLE EASEMENT