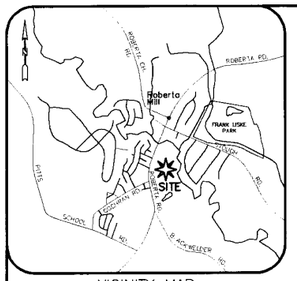
Book 44 Page 74 6-14-04 @ 9:55 AM



VICINITY MAP
NOT TO SCALE

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 ~~APRIL~~ MAY, 2004.

PROFESSIONAL LAND SURVEYOR LICENSE NO. L-3039

Active open space shall be provided in accordance with Section 8.5.3.1.2. 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: 147.258 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

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 2 MAP 2 SUBDIVISION.

6/10/04 DATE — DIRECTOR OF ENGINEERING

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 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 2 MAP 2 SUBDIVISION.

6-10-04 DATE — W.A. Seamone Jr. DIRECTOR OF ELECTRIC SYSTEMS

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	53.30	480.00	53.28 S25°21'23"E
C2	46.55	30.00	42.02 N15°54'51"E
C3	44.57	30.00	40.59 N76°29'54"W
C4	31.58	420.00	31.57 S31°46'42"E
C5	25.16	420.00	25.15 S27°23'37"E
C6	0.30	30.00	0.30 S60°39'04"W
C7	3.77	420.00	3.77 S29°22'01"E
C8	1.08	420.00	1.08 S25°36'14"E

KEY MAP
NOT TO SCALE

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 DATE — J. Lathan Young DIRECTOR OF PLANNING

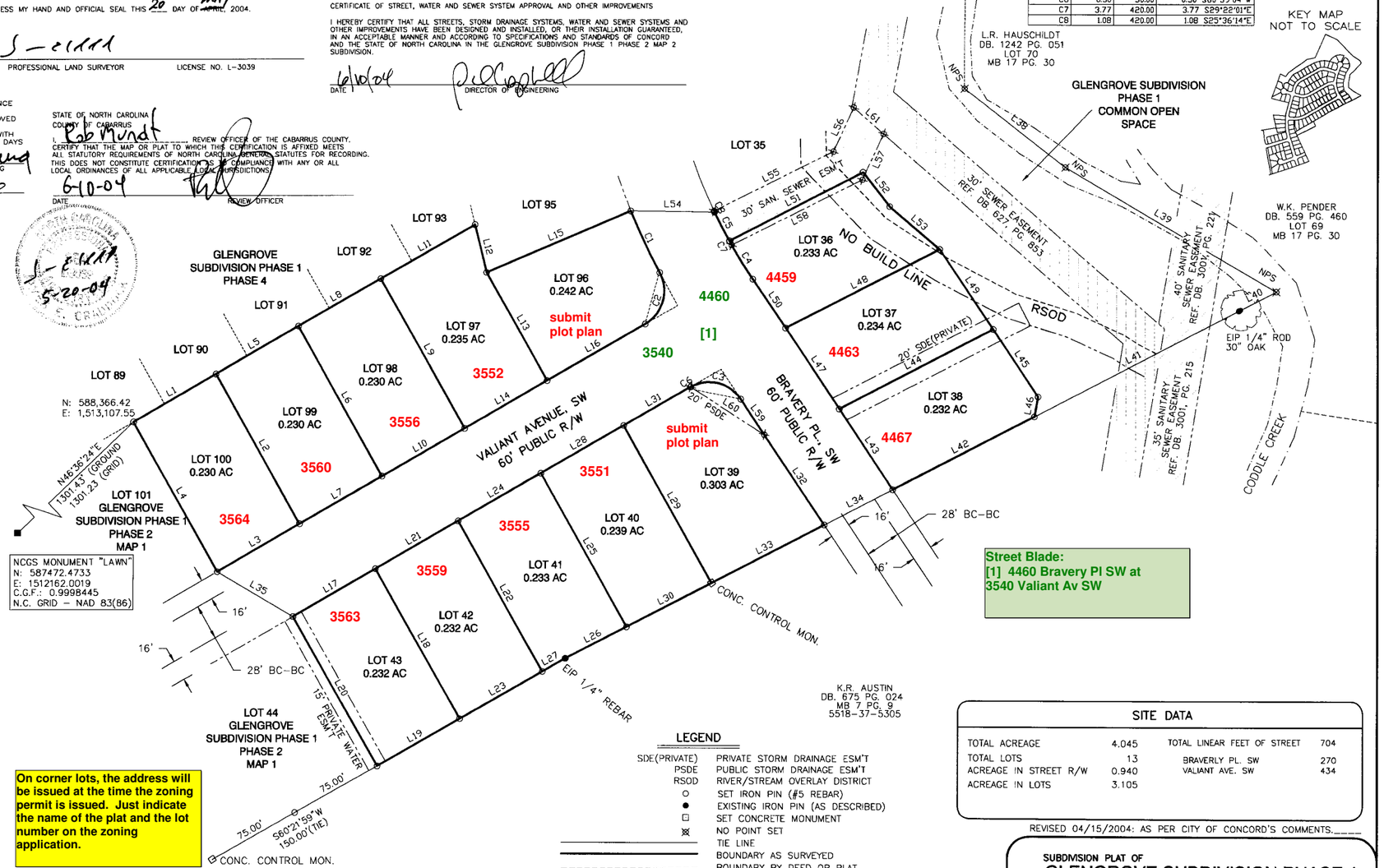
6-11-04 DATE — Alan M. Zenello CITY ATTORNEY

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

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

6-10-04 DATE — REVIEW OFFICER

1-E-1111
5-20-04



LINE TABLE		
LINE	LENGTH	BEARING
L1	75.00	S60°21'59"W
L2	134.00	S29°38'01"E
L3	75.00	N60°21'59"E
L4	134.00	S29°38'01"E
L5	75.00	S60°21'59"W
L6	134.00	S29°38'01"E
L7	75.00	N60°21'59"E
L8	75.00	S60°21'59"W
L9	134.00	S29°38'01"E
L10	75.00	N60°21'59"E
L11	85.58	S60°21'59"W
L12	38.48	S13°40'10"E
L13	97.01	S29°38'01"E
L14	75.00	N60°21'59"E
L15	123.55	N67°05'05"E
L16	88.73	N60°21'59"E
L17	75.00	N60°21'59"E
L18	135.00	N29°38'01"W
L19	75.00	S60°21'59"W
L20	135.00	S29°38'01"E
L21	75.00	N60°21'59"E
L22	135.00	N29°38'01"W
L23	75.00	S60°21'59"W
L24	75.00	N60°21'59"E
L25	137.41	N29°38'01"W
L26	54.14	N62°54'59"E
L27	20.91	S60°21'59"W
L28	75.00	N60°21'59"E
L29	140.75	N29°38'01"W
L30	75.07	N62°54'59"E
L31	60.36	N60°21'59"E
L32	84.59	S33°55'57"E
L33	99.20	N62°54'59"E
L34	60.43	N62°54'59"E
L35	69.53	S59°58'48"E
L38	100.28	S52°17'52"E
L39	192.63	S59°33'48"E
L40	33.08	N62°54'59"E
L41	180.78	N62°54'59"E
L42	124.89	N62°54'59"E
L43	75.54	S33°55'57"E
L44	135.97	N62°54'59"E
L45	63.05	N33°55'57"W
L46	15.67	S10°38'10"W
L47	75.54	S33°55'57"E
L48	135.97	N62°54'59"E
L49	75.54	N33°55'57"W
L50	46.09	S33°55'57"E
L51	117.92	N62°54'59"E
L52	33.94	S38°00'21"E
L53	51.65	N49°41'14"W
L54	65.97	S89°17'20"E
L55	104.68	N63°30'07"E
L56	37.86	N24°48'14"E
L57	39.69	S24°48'14"W
L58	114.65	S63°30'07"W
L59	33.15	S33°55'57"E
L60	68.76	N57°27'57"W
L61	31.24	S49°01'14"E

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 AND 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 SECTION 1-A WOLF MEADOW ACRES DATED AUGUST 14, 1975 MAP BOOK 17 PAGE 32 CABARRUS COUNTY REGISTER OF DEEDS.
(6) PLAT ENTITLED PEBBLEBROOK ACRES DATED 12-19-70 MAP BOOK 17 PAGE 30
(7) RIGHT-OF-WAY INFORMATION OBTAINED FROM NCDOT RIGHT OF WAY AGENT ROBERT SWEENEY LOCATED AT THE ALBEMARLE, NC OFFICE.
(8) 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.
(9) PLAT ENTITLED "EASEMENT SURVEY FOR N.C.D.O.T ACCESS" FOR TURNBULL-SIGMON DESIGN, DATED MAY 5, 2003 CESI JOB NO. 011105.001.
(10) 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.
(11) GLENGROVE PHASE I SHEETS 1-14 BY TURNBULL-SIGMON DESIGN AS REVISED 1/15/2004.

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 DATE — Joyce Allman FINANCE DIRECTOR

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) AS SHOWN ON F.I.R.M. PANEL 37025C0115D; EFFECTIVE 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.

LEGEND

SDE(PRIVATE)	PRIVATE STORM DRAINAGE ESM'T
PSDE	PUBLIC STORM DRAINAGE ESM'T
RSOD	RIVER/STREAM OVERLAY DISTRICT
○	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

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.

5/20/04 DATE — OWNER

SITE DATA			
TOTAL ACREAGE	4.045	TOTAL LINEAR FEET OF STREET	704
TOTAL LOTS	13	BRAVERLY PL. SW	270
ACREAGE IN STREET R/W	0.940	VALIANT AVE. SW	434
ACREAGE IN LOTS	3.105		

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

SUBDIVISION PLAT OF
GLENGROVE SUBDIVISION PHASE 1 PHASE 2 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_2MAP_2.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

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