

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.

J. E. Clark
OWNER

NORTH CAROLINA
Rowan COUNTY

I, *James E. Craddock*, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT *Kevin A. Swanson*, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 9 DAY OF January 2007
MY COMMISSION EXPIRES: July 26, 2011
J. E. Clark NOTARY

CITY OF CONCORD DEVELOPMENT STANDARDS

MINIMAL LOT SIZE:
10,000 SQ. FT.

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

ZONED: RM-2

KEY MAP NOT TO SCALE

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 4, MAP 1.

DATE: 1/24/07 *Sue Blado*
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.

DATE: 1/30/2007 *Jonathan Marshall by David Leblond*
REVIEW OFFICER

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 FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE GLENGROVE SUBDIVISION PHASE 1, PHASE 4, MAP 1, HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

DATE: 1-29-07 *J. E. Clark*
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 4, MAP 1.

DATE: 1-29-07 *William G. Anderson*
DIRECTOR OF ELECTRIC SYSTEMS

LINE TABLE

LINE	LENGTH	BEARING
L1	33.94'	N36°00'21"W
L2	117.92'	N62°54'59"E
L3	80.93'	N73°22'38"W
L4	123.55'	N67°05'05"E
L5	38.48'	S13°40'10"E
L6	57.51'	S60°21'59"W
L7	75.00'	S60°21'59"W
L8	75.00'	S60°21'59"W
L9	75.00'	S60°21'59"W
L10	75.00'	S60°21'59"W
L11	135.00'	S29°38'01"E
L12	73.60'	N05°45'34"E
L13	135.00'	S29°38'01"E
L14	78.75'	S60°21'59"W
L15	78.75'	S60°21'59"W
L16	77.42'	S60°21'59"W
L17	77.48'	S60°21'59"W
L18	126.63'	S72°05'07"W
L19	10.46'	S72°05'07"W
L20	137.58'	S77°20'46"E
L21	111.59'	S29°37'34"E
L22	134.36'	S89°19'16"W
L23	103.49'	N88°44'36"E
L24	93.79'	S00°02'31"W
L25	114.18'	N62°54'59"E
L26	123.70'	S76°00'24"W
L27	70.81'	N10°48'08"W
L28	67.22'	N03°51'03"E
L29	123.55'	S13°40'10"E
L30	116.69'	N75°32'34"E
L31	85.16'	S13°40'10"E
L32	8.44'	S89°08'10"W
L33	140.07'	N13°40'10"W
L34	135.00'	S29°38'01"E
L35	84.57'	S60°21'59"W
L36	135.00'	S29°38'01"E
L37	75.00'	S60°21'59"W
L38	135.00'	S29°38'01"E
L39	75.00'	S60°21'59"W
L40	135.00'	S29°38'01"E
L41	75.00'	S60°21'59"W
L42	75.00'	S60°21'59"W
L43	135.00'	S29°38'01"E
L44	78.75'	N60°21'59"E
L45	135.00'	S29°38'01"E
L46	78.52'	N60°21'59"E
L47	135.00'	S29°38'01"E
L48	77.42'	N60°21'59"E
L49	135.00'	S29°38'01"E
L50	77.48'	N60°21'59"E
L51	123.88'	S05°19'22"E
L52	29.78'	N60°21'59"E
L53	9.08'	S89°08'10"W
L54	48.60'	S75°56'49"W
L55	63.19'	N32°06'59"W
L56	49.80'	N40°30'43"E

FILING STATEMENT

FILED FOR REGISTRATION ON 2nd DAY OF February, 2007 AT 8 O'CLOCK A.M., AND REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS, CABARRUS COUNTY, NORTH CAROLINA IN BOOK 51, PAGE 76.

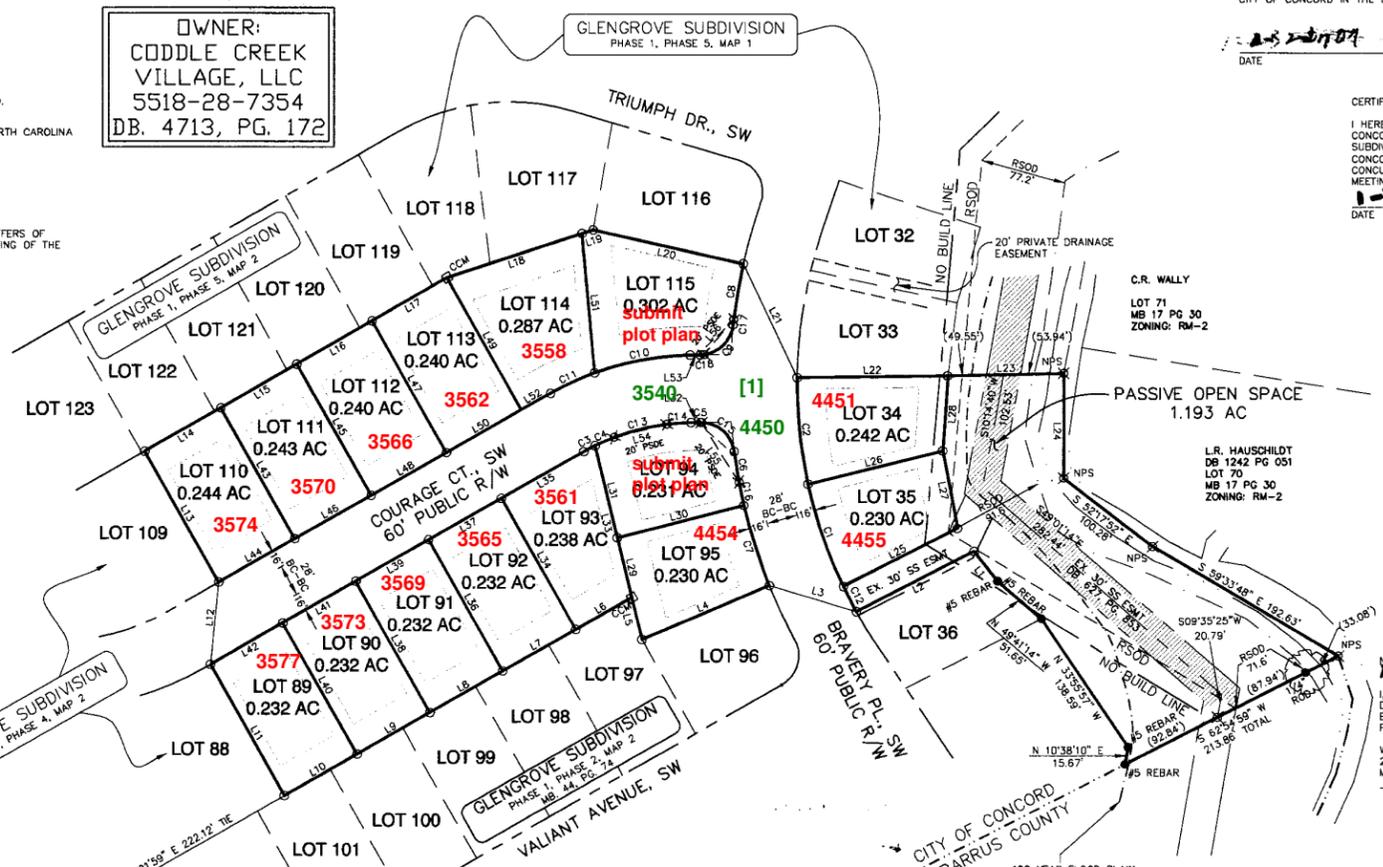
LINDA M. FARR, CLERK OF DEEDS
BY *Kevin A. Swanson* ASSISTANT/DEPUTY

CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION

I HEREBY CERTIFY THAT THE CITY COUNCIL ACCEPTS THE OFFERS OF DEDICATION SHOWN ON THIS PLAT BY RESOLUTION AT A MEETING OF THE CITY COUNCIL HELD ON 1/23/07, 2006.

Kevin A. Swanson
CITY CLERK - Deputy

OWNER:
CODDLE CREEK VILLAGE, LLC
5518-28-7354
DB. 4713, PG. 172



- 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) 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.
 - 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.
 - CITY OF CONCORD WATER AND SEWER UTILITIES ARE AVAILABLE.

CURVE TABLE

CURVE	LENGH	RADIUS	CHORD
C1	97.15'	420.00'	S19°03'03"E 96.94'
C2	96.10'	420.00'	S05°52'10"E 98.89'
C3	11.47'	200.00'	S62°00'33"W 11.47'
C4	18.56'	200.00'	S68°18'37"W 18.55'
C5	0.93'	30.00'	N89°58'42"W 0.93'
C6	27.68'	480.00'	S08°57'47"E 27.68'
C7	75.40'	480.00'	S17°40'30"E 75.33'
C8	54.55'	480.00'	S08°27'27"W 54.52'
C9	40.09'	30.00'	N44°29'11"E 37.17'
C10	87.14'	260.00'	S79°32'06"W 86.73'
C11	43.42'	260.00'	S63°09'00"W 43.37'
C12	25.16'	420.00'	S27°33'37"W 25.15'
C13	48.72'	200.00'	N75°56'49"E 48.60'
C14	21.68'	200.00'	N86°01'51"E 21.67'
C15	42.82'	30.00'	S48°12'06"E 39.28'
C16	21.44'	480.00'	S11°53'42"E 21.44'
C17	4.60'	480.00'	S06°28'36"W 4.60'
C18	3.33'	30.00'	S85°57'13"W 3.33'

- 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 12/04/06.
 - 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.

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 BASIS OF PRECISION AS CALCULATED IS USED; 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 PROVIDENTS CONTAINED IN (c) THROUGH (e) ABOVE.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9 DAY OF January 2007
J. E. Clark
PROFESSIONAL LAND SURVEYOR LICENSE NO. L-3039

Street Blades:
[1] 4450 Bravery Pl SW at 3540 Courage Ct SW

Street Key #'s
Bravery Pl SW - 2681
Courage Ct SW - 2811

SITE DATA

TOTAL ACREAGE	5.918	TOTAL LINEAR FEET OF STREET	801
TOTAL LOTS	15	BRAVERY PL. SW	258
ACREAGE IN PASSIVE OPEN SPACE	1.193	COURAGE CT. SW	543
ACREAGE IN ACTIVE OPEN SPACE	0.000	TOTAL NO. OF LOTS PRIOR TO SUBDIVISION	1
ACREAGE IN STREET R/W	1.070	AVERAGE IMPERVIOUS AREA PER LOT (SQUARE FEET)	3522*
ACREAGE IN LOTS	3.655		

* IMPERVIOUS AREA CALCULATED BY AVERAGE BUILDING PAD FOOTPRINT FOR THIS PHASE. ACTUAL IMPERVIOUS AREA MAY VARY.

SUBDIVISION PLAT OF GLENGROVE SUBDIVISION PHASE 1 PHASE 4 MAP 1
NO. 2 TOWNSHIP, CITY OF CONCORD, CABARRUS CO., NORTH CAROLINA

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

DATE: AUGUST 24, 2006
SCALE: 1" = 100'
JOB NO.: 030901_001
ACAD FILE: PH_4MAP_1.DWG

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

SCALE IN FEET
0 100 200 300

CHST ENGINEERS - SURVEYORS - PLANNERS
45 SPRING STREET SW CONCORD (704) 786-5404
CONCORD, NC 28025 FAX (704) 786-7454
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BASIS OF BEARING
N.C. GRID - NAD 83(86)