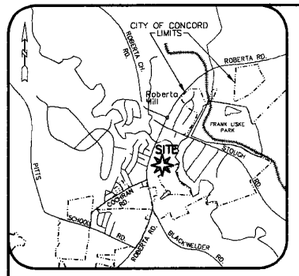
Book 53 Page 1



VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	139.52'	N20°05'10"E
L2	111.53'	S63°19'36"E
L3	99.79'	N37°36'56"E
L4	443.57'	N54°38'09"E
L5	122.53'	S34°47'49"E
L6	135.00'	S29°38'01"E
L7	65.48'	S53°14'58"E
L8	135.00'	N29°38'01"W
L9	75.00'	N60°21'59"E
L10	75.00'	N60°21'59"E
L11	75.00'	N60°21'59"E
L12	75.00'	N60°21'59"E
L13	67.84'	N60°21'59"E
L14	138.86'	N66°06'20"W
L15	76.68'	S77°29'44"W
L16	128.28'	S63°22'59"E
L17	29.18'	S63°22'59"E
L18	53.87'	N60°24'21"E
L19	46.25'	N66°15'43"W
L20	83.46	S63°22'59"E
L21	90.21'	S28°19'00"W
L22	129.11'	S55°41'22"E
L23	104.00'	S37°00'57"W
L24	140.60'	S40°36'06"E
L25	98.75'	S60°21'59"W
L26	135.00'	S29°38'01"E
L27	30.39'	S60°21'59"W
L28	75.00'	S60°21'59"W
L29	135.00'	S29°38'01"E
L30	75.00'	S60°21'59"W
L31	75.00'	S60°21'59"W
L32	135.00'	S29°38'01"E
L33	75.00'	S60°21'59"W
L34	75.00'	S60°21'59"W
L35	135.00'	S29°38'01"E
L36	75.00'	S60°21'59"W
L37	75.00'	S60°21'59"W
L38	75.00'	S60°21'59"W
L39	135.00'	N29°38'01"W
L40	75.00'	S60°21'59"W
L41	135.00'	N29°38'01"W
L42	75.00'	S60°21'59"W
L43	135.00'	N29°38'01"W
L44	75.00'	S60°21'59"W
L45	135.00'	N29°38'01"W
L46	75.00'	S60°21'59"W
L47	56.62'	S60°21'59"W

KEY MAP
NOT TO SCALE

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.

OWNER

PEGGY K. JENSEN
MY COMMISSION # DD 508666
EXPIRES: January 31, 2010
Bonded Thru Notary Public Underwriters

STATE
COUNTY

I, PEGGY K. JENSEN, NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 11th DAY OF May, 2007.
MY COMMISSION EXPIRES: 01/31/10
NOTARY

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

CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION

I HEREBY CERTIFY THAT THE CITY COUNCIL ACCEPTED THE OFFERS OF DEDICATION SHOWN ON THIS PLAT BY RESOLUTION AT A MEETING OF THE CITY COUNCIL HELD ON _____, 2007.

DATE CITY CLERK

CITY OF CONCORD DEVELOPMENT STANDARDS

MINIMAL LOT SIZE:
10,000 SQ. FT.

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

ZONED: RM-2

FILING STATEMENT

FILED FOR REGISTRATION ON _____DAY OF _____A.D. 20__ AT _____O'CLOCK __M. AND REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS, CABARRUS COUNTY, NORTH CAROLINA IN BOOK _____ PAGE _____
LINDA F. MCABEE REGISTER OF DEEDS
BY _____ ASSISTANT/DEPUTY

A MAP REVISION OF THIS FLOOD PLAIN AREA HAS BEEN APPLIED FOR AND IS AWAITING FINAL APPROVAL. NO ZONING CLEARANCE PERMITS WILL BE ISSUED FOR ANY LOTS AFFECTED UNTIL LOMAR-F IS RECEIVED.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	
C1	73.16'	260.00'	S28°27'13"W	72.92'
C2	68.47'	260.00'	S44°03'31"W	68.27'
C3	39.77'	260.00'	S55°59'04"W	39.73'
C4	97.58'	200.00'	S46°23'19"W	96.62'

CERTIFICATE OF FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE GLENGROVE SUBDIVISION PHASE 1, PHASE 5, MAP 2 WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION/ADMINISTRATION WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 5/21, 2007.

6-1-07
DATE DEVELOPMENT SERVICES DIRECTOR

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 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:

- [x] 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 RECOMBINATION SURVEY.
- [ ] D. THE SURVEY IS OF AN EXISTING BOUNDARY 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 (B) THROUGH (D) ABOVE.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 23 DAY OF MAY, 2007 A.D.

PROFESSIONAL LAND SURVEYOR LICENSE NO. L-3639

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 5, MAP 2.

6/1/07 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.

6/5/2007 Jonathan Marshall by David Whitley
DATE REVIEW OFFICER

CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE GLENGROVE SUBDIVISION PHASE 1, PHASE 5, MAP 2 HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

06-04-07 Pam Hinson
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 5, MAP 2.

N/A
DATE DIRECTOR OF ELECTRIC SYSTEMS

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD
GLENGROVE SUBDIVISION PHASE 1 PHASE 5 MAP 2
NAME OF SUBDIVISION

TRIUMPH DRIVE
NAME OF STREETS IN SUBDIVISION

CODDLE CREEK VILLAGE, LLC
SUBDIVIDER

I HEREBY, TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF, CERTIFY THAT ALL [redacted], WATER AND SEWER WORK [redacted] PERFORMED ON THIS SUBDIVISION HAS BEEN CHECKED BY ME OR MY AUTHORIZED REPRESENTATIVE AND [redacted] CONFORM WITH LINES, GRADES, CROSS-SECTIONS, DIMENSIONS, AND MATERIAL REQUIREMENTS WHICH ARE SHOWN ON AND INDICATED IN THE PLANS WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CONCORD SUBDIVISION ADMINISTRATOR OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
I ALSO ACKNOWLEDGE THAT FALSIFICATION OF THE ABOVE CERTIFICATIONS MAY SUBJECT ME TO CIVIL SUIT AND/OR CRIMINAL PROSECUTION PURSUANT TO GENERAL STATUTES, INCLUDING BUT NOT LIMITED TO, G.S. 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.

SIGNED:
REGISTERED PROFESSIONAL ENGINEER
NC23505 21 MAY 2007
REGISTRATION NO. DATE

NORTH CAROLINA PROFESSIONAL SEAL 23605 ENGINEER ROBERT E. TRIPP, JR.

NORTH CAROLINA
Mecklenburg COUNTY

I, Bryan C. Metzler, NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Robert E. Tripp, Jr. PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 21 DAY OF May 2007.
MY COMMISSION EXPIRES: 3/10/2012
NOTARY

BRYAN C. METZLER NOTARY PUBLIC MECKLENBURG COUNTY, NC

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

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.
(7) 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 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.

LEGEND

PSDE	PUBLIC STORM DRAINAGE ESM'T
○	SET IRON PIN (#5 REBAR)
●	EXISTING IRON PIN (AS DESCRIBED)
□	CCM (CONC. CONTROL MONUMENT)
⊠	NO POINT SET
	TIE LINE
	BOUNDARY AS SURVEYED
	BOUNDARY BY DEED OR PLAT
	RIGHT OF WAY
	EASEMENT
	BUILDING SETBACK
	EX. 100-YEAR FLOOD FRINGE
	30' X 30' SIGHT TRIANGLE EASEMENT

SITE DATA			
TOTAL ACREAGE	5.403	TOTAL LINEAR FEET OF STREET	484
TOTAL LOTS	12	TRIUMPH DR. SW	484
ACREAGE IN PASSIVE OPEN SPACE	1.775	TOTAL NO. OF LOTS PRIOR TO SUBDIVISION	1
ACREAGE IN ACTIVE OPEN SPACE	0.000		
ACREAGE IN STREET R/W	0.666	AVERAGE IMPERVIOUS AREA PER LOT (SQUARE FEET)	3685*
ACREAGE IN LOTS	2.962		

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

SUBDIVISION PLAT OF
GLENGROVE SUBDIVISION PHASE 1 PHASE 5 MAP 2
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: MAY 9, 2007 COMPUTED BY: DLH
SCALE: 1" = 100' DRAWN BY: DLH
JOB NO.: 030901_001 CHECKED BY: JEC
ACAD FILE: PH_5MAP_2-REV.DWG

SCALE IN FEET
0 100 200 300

CESI
ENGINEERS - SURVEYORS - PLANNERS
45 SPRING STREET SW CONCORD (704) 786-5404
CONCORD, NC 28025 FAX (704) 786-7454

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