

CERTIFICATE OF FEE PAYMENT

I hereby certify that all fees for the Hackberry, Phase 1 Subdivision have been paid, or that the fees are not applicable.

Pam Hanna Jus 5/26/11
Finance Director Date

CERTIFICATE OF STREETS, WATER, AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS

I hereby certify that all streets, public and/or private 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 specification and standards of Concord and the State of North Carolina.

5/26/11 V. Sue Hyde
Date Director of Engineering

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 Code of Ordinances of the City of Concord.

N/A
Date Director of Electric Systems

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

City of Concord
Hackberry Place, Phase One
Hackberry Place and Sugarberry Drive
Richard L. Goodman

I hereby, to the best of my knowledge, and belief, that all street, storm drainage, water and sewer work to be performed on this subdivision has been checked by me or my authorized representative and conforms 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 under the General Statutes, including but not limited to, G.S. 17-11, 17-12, 17-13, 17-14, 17-15, 17-16 and the Code of Ordinances of the City of Concord.

Signed: Stephen G. Chambers
Registered Professional Engineer 17943
17943 ENGINEER MAY 2011
Registration no. STEPHEN G. CHAMBERS



CERTIFICATE OF OWNERSHIP AND OFFER OF DEDICATION

I hereby certify that I am 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 public use all areas shown on this plat as streets, sidewalks, greenways, rights-of-way, easements, open space and/or parks 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 failure of improvements in such areas for a period of one year commencing after final acceptance of required improvements.

BY: Richard Goodman 5-11-11
Owner Date

NORTH CAROLINA
CABARRUS COUNTY

I, Marcia R. Burkert, a notary public for said county and state, do hereby certify that Richard Goodman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this the 11 day of May, 2011.

My commission expires: 10-27-2012 MARCIA R. BURKERT
Notary Public, North Carolina
Cabarrus County
My Commission Expires
October 27, 2012

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 HACKBERRY Subdivision was approved by the Concord Planning & Zoning Commission / Administrator with the concurrence of the Development Review Committee at their meeting on May 10, 2011.

5/26/11 Margaret Lawson (V&A)
Date Development Services Director

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 May 12, 2011.

5/26/11 Kim J. Deason
Date City Clerk

NOTES:

- All lines traversed with a ratio of precision 1:10,000'+.
- A North Carolina Geodetic Monument was not found within 2000'.
- Easements and Right-of-Ways not surveyed unless shown otherwise.
- If this map does not have an original signature and seal, this map is not valid.
- This map is FOR RECORDATION.
- Underground utilities, tanks, and/or lines not surveyed unless noted otherwise.
- Boundary corners not occupied unless noted otherwise.
- This map is for the exclusive use of the named in the title block.
- It is understood that the lines not surveyed are checked with adjoining deed and as traversed.
- All curves by chord unless noted otherwise.
- All areas computed by coordinate method.
- This property is/is not in a flood hazard area per COMMUNITY MAP #37105518001, Eff. Date 11/05/2008.

THIS PARCEL IS LOCATED WITHIN THE CITY OF CONCORD PLANNING JURISDICTION

I, Barry D. Davis, NCPLS L-4384, certify to one or more of the following as indicated thus (X):

- (X) a. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that regulates parcels of land;
() b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
() c. That this plat is of a survey of an existing parcel or parcels of land;
() d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision;
() e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.

Barry D. Davis 5-10-2011
Barry D. Davis, NCPLS L-4384

I, Barry D. Davis NCPLS L-4384, certify that this plat was drawn by me from an actual survey made by me, deed description recorded in Book 2711, Page 102 and Book 1078, Page 322; that the boundaries not surveyed are clearly indicated as drawn lines from information found in (WAY); 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. Witness my original signature, registration number and seal this 9th day of May, A.D., 2011.

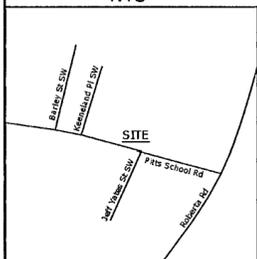
Barry D. Davis 5-10-2011
Barry D. Davis, NCPLS L-4384



Zoned RV (Residential Village)

Setback Requirements
Front = 20'
Side = 7'
Rear = 5'

VICINITY MAP
NTS



Legend:
●=New Iron Rebar(#5), Unless noted Otherwise
○=Computed Point
EIP=Existing Iron Pipe (Size)
R/W=Right-of-Way
DB=Deed Book
PB=Plat Book
PG=Page
ST=Sight Triangle
NTS=Not to Scale

SITE CALCULATIONS

- Total acreage in tract:
PIN# 5518140668 = 21.55 acres
PIN# 5518042465 = 8.56 acres
Total = 30.11 acres
- Total number of lots before the subdivision = 0
- Total number of lots in the subdivision = 49
- Net acreage of lots in this phase = 4.72
- Number of lots in this phase = 14
- Total acreage of open space in this phase = 0.94 acre
- Impervious surface area in this phase = 38,528 sq. ft.
- Proposed utility dedication = 157.99 linear ft.
- Total acreage in street right-of-way in this phase = 1.13 acres
- Street lengths:
Hackberry Lane = 742.84 linear feet, total
Sugarberry Drive = 255.00 linear feet, total

Street Blades

5300 Hackberry Ln SW @ 810 Pitts School Rd SW
5320 Hackberry Ln SW @ 810 Sugarberry Dr SW

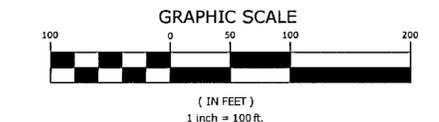
Street Keys

Hackberry Ln SW - 2944
Sugarberry Dr SW - 2945
Pitts School Rd SW - 2491

LINE	BEARING	DISTANCE
L1	N19°23'35"E	12.05'
L2	N19°23'35"E	2.03'
L3	N19°23'35"E	36.26'
L4	S19°23'35"W	81.00'
L5	S19°23'35"W	81.00'
L6	S19°23'35"W	81.00'
L7	S19°23'35"W	81.00'
L8	S19°23'35"W	81.00'
L9	S19°23'35"W	12.08'
L10	S26°05'12"W	10.60'
L11	S26°05'12"W	83.04'
L12	S26°05'12"W	15.91'
L13	S37°27'01"W	34.60'
L14	S37°27'01"W	23.36'
L15	S26°06'00"W	24.94'
L16	S26°06'00"W	25.53'
L17	N63°55'53"W	72.79'
L18	N63°55'53"W	39.79'
L19	N63°55'53"W	42.26'
L20	N63°55'53"W	42.00'
L21	N63°55'53"W	39.50'
L22	N70°29'24"E	50.42'
L23	N70°29'24"E	136.76'
L24	S70°29'24"W	66.98'

LINE	BEARING	DISTANCE
L25	S70°29'24"W	53.25'
L26	S70°36'25"E	50.00'
L27	S70°36'25"E	25.00'
L28	S70°36'25"E	25.00'
L29	S70°36'25"E	60.00'
L30	N70°36'25"W	60.00'
L31	N19°23'35"E	59.10'
L32	N19°23'35"E	81.00'
L33	S19°23'35"W	25.00'
L34	S19°23'35"W	25.00'
L35	S70°36'25"E	60.00'
L36	S73°38'40"W	35.88'
L37	S73°38'40"W	73.93'
L38	N63°55'53"W	99.37'
L39	N26°06'00"E	24.90'
L40	N14°44'59"E	58.16'
L41	N26°05'12"E	53.21'
L42	N26°05'12"E	56.15'
L43	N19°23'35"E	46.98'
L44	N19°23'35"E	78.00'
L45	N19°23'35"E	58.00'
L46	S73°38'40"W	56.37'
L47	N63°55'53"W	52.52'
L48	N26°06'00"E	26.63'

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	58.53	500.00	S22°44'47"W	58.50
C2	14.79	15.00	S54°20'49"W	14.20
C3	12.95	15.00	N1°22'21"E	12.55
C4	33.34	550.00	N24°21'47"E	33.34
C5	31.04	550.00	N21°00'35"E	31.03
C6	34.56	22.00	N64°23'36"E	31.11
C7	34.56	22.00	N25°36'26"W	31.11



NAME: Hackberry Place, Phase One
Final Plat of
LOCATION: Vacant, Pitts School Rd., Concord, NC 28027
Poplar Tent Twsp., Cabarrus County, North Carolina

BARRY D. DAVIS SURVEYING, PLLC
Firm # P-0615
2620 West Main Street
ALBEMARLE, NC 28001
704-986-6505 FAX 704-986-6506

DRAWN BY: CRS CHECKED BY: BDD
SCALE: 1" = 100' DATE OF SURVEY: 5-9-2011
JOB NUMBER 2011-011 SHEET 1 of 1

REFERENCES:
DB 1078; PG 322
DB 2711; PG 102