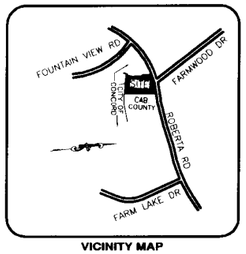
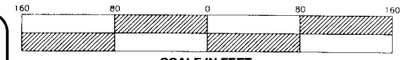
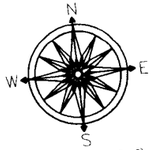
filed 3/24/2008 @ 4:14pm (mkc) BK 55 Pg 51 Inst# 09106



VICINITY MAP



SCALE IN FEET
1"=80'



REF: NC GRID (NAD 83)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MIN. BUILDING SETBACK LINES AND DEDICATE TO PUBLIC USE ALL 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 FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS.

3-11-2008
OWNER DATE

OWNER DATE

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD

HAMPDEN VILLAGE, MAP 1
NAME OF SUBDIVISION

RUNNEYMEDE STREET SW, FARM BRANCH DRIVE, OULTEN STREET
NAME OF STREETS IN SUBDIVISION

METRO DEVELOPMENT GROUP
SUBDIVIDER

I HEREBY, TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF, STATE 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 WILL CONFORM WITH LINES, GRADES, CROSS-SECTIONS, DIMENSIONS, AND MATERIAL REQUIREMENTS WHICH ARE SHOWN ON AND INDICATED IN THE PLANS WHICH HAVE BEEN REVIEWS AND APPROVED BY THE CONCORD SUBDIVISION ADMINISTRATOR OR THE NORTH CAROLINA DEPARTMENT OF TRANSPIRATION.

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, GS 14-100 AND 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.

REGISTERED PROFESSIONAL ENGINEER

17646 3-11-2008
REGISTRATION NO. DATE

GLORIA DEE SMITH
NOTARY PUBLIC
LINCOLN COUNTY, NC

NORTH CAROLINA
Lincoln COUNTY

I, Gloria Dee Smith A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT James L. Walters PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HANE AND OFFICAL SEAL, THIS THE 11 DAY OF March 2008

MY COMMISSION EXPIRES 8-25-2012

Gloria Dee Smith
NOTARY PUBLIC

NORTH CAROLINA
Lincoln COUNTY

I, Gloria Dee Smith A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Mitchell S. Latham PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INDTRUMENT
WITNESS MY HANE AND OFFICAL SEAL, THIS THE 11 DAY OF March 2008

MY COMMISSION EXPIRES 8-25-2012

Gloria Dee Smith

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	68.91	11897.06	N80°16'57"E 68.91
C2	53.71	30.00	N47°51'16"W 46.82
C3	38.04	30.00	S42°45'44"W 35.54
C4	31.45	30.00	S23°35'54"E 30.03
C5	47.12	30.00	N38°33'42"W 42.43
C6	47.16	30.00	S51°24'07"W 42.45
C7	44.55	30.00	N36°10'32"W 40.57
C8	61.06	260.00	S21°02'07"E 60.92
C9	59.19	200.00	S19°17'04"E 58.97
C10	50.43	30.00	N48°16'45"E 44.70
C11	71.05	355.00	S27°44'28"W 70.93
C12	71.12	355.00	S39°12'51"W 71.00
C13	88.75	355.00	S52°06'54"W 88.52
C14	71.80	355.00	S75°01'30"W 71.68
C15	70.63	355.00	S86°31'07"W 70.51
C16	26.15	355.00	N85°40'19"W 26.14
C17	18.78	255.00	N85°40'19"W 18.78
C18	50.73	255.00	S86°31'07"W 50.65
C19	48.07	255.00	S75°25'09"W 47.99
C20	60.15	255.00	S63°15'43"W 60.01
C21	51.41	255.00	S50°43'44"W 51.32
C22	51.09	255.00	S39°12'51"W 51.00
C23	51.04	255.00	S27°44'28"W 50.95
C24	29.61	255.00	S18°40'53"W 29.59
C25	40.01	255.00	S10°51'38"W 39.97
C26	27.42	205.00	S10°11'50"W 27.40
C27	117.07	205.00	S30°23'21"W 115.49
C28	195.12	205.00	S74°00'58"W 187.83
C29	25.35	30.00	N54°30'41"W 24.60
C30	19.20	30.00	N11°58'12"W 18.88
C31	19.79	30.00	S25°15'40"W 19.43
C32	27.37	30.00	S70°17'51"W 26.43
C33	27.06	30.00	N57°43'11"W 26.15
C34	20.06	30.00	N12°43'11"W 19.69
C35	19.92	30.00	N77°25'07"E 19.55
C36	30.51	30.00	N29°15'34"E 29.22

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.17	N80°07'12"E
L2	23.17	S07°14'18"E
L3	20.33	N82°38'42"E
L4	29.25	S79°51'46"W
L5	45.33	S78°26'59"W
L6	20.51	S70°44'15"E
L7	40.30	N27°45'46"W
L8	41.38	N27°45'46"W
L9	4.13	N06°26'18"E

NOTES

1. STUB STREETS SHOWN ON PLAT ARE INTENDED FOR FUTURE ROADWAY CONNECTIONS
2. IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
3. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY JAMES MAUNEY & ASSOCIATES, P.A.
4. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C0120D EFFECTIVE DATE: 11/2/94
5. PARCEL ID: 5519-63-8233
6. ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE
7. ALL AREAS CALCULATED BY COORDINATE METHOD.
8. PROPERTY IS NOT LOCATED WITHIN 2000' OF A NCGS CONTROL MONUMENT.
9. A 30' RADIUS DEDICATED AT STREET INTERSECTIONS.
10. TOTAL NUMBER OF LOTS EXISTING BEFORE THE SUBDIVISION = 1.
11. COMMON OPEN SPACE PROVIDED: 16.22 ACRES = 34.3%
    OWNERSHIP OF COS TO BE HOA.
    TOTAL SITE ACREAGE: 47.34
    IMPERVIOUS AREA: 6.3 AC. (6.3 / 47.34 = 13.37%)
    AREA IN STREET R/W: 7.65 AC.
    AREA IN RSOD/GREENWAY AREA: 9.0 AC.
    NET ACREAGE: 30.69
    TOTAL ALLOWABLE LOTS: 154 - 337
12. LOTS PROVIDED: 176 LOTS (TOTAL LOTS MAP 1 = 60)
    ZONED: TND
    LOT DENSITY: 176 LOTS/30.69 ACRES = 5.73 LOTS/ACRE
    LOT DENSITY: 176 LOTS/30.69 ACRES = 5.73 LOTS/ACRE
    MINIMUM LOT AREA = 11,000 SQ.FT.
    TOTAL LOTS FOR MAP 1 =60
13. PROPERTY ZONED TND, MINIMUM FRONT SETBACK (BUILD TO LINE AS PER 4.10.8.4.5) = 20'
    "ADJACENT HOMES SHALL VARY THEIR SETBACK BY UP TO 2' SO AS NOT TO PERFECTLY ALIGN WITH THE ADJACENT DWELLING"
    MINIMUM SIDE SETBACK= 5'
    MINIMUM REAR SETBACK= 20'
14. CENTERLINE DISTANCE STREETS
    RUNNEYMEDE STREET SW = 750'
    FARM BRANCH DRIVE SW = 1028'
    OULTEN STREET = 471'

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 HAMPDEN VILLAGE, MAP1 SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT A REGULAR MEETING ON 3-24-2008

DEVELOPMENT SERVICES DIRECTOR DATE 3-24-08

CERTIFICATE OF FEE PAYMENT

I, HEREBY CERTIFY THAT ALL FEES FOR THE HAMPDEN VILLAGE, MAP 1 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE

FINANCE DIRECTOR DATE 3/24/08

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 ALL 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.

3/24/08 M. Snelling
DATE DIRECTOR OF ENGINEERING

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 Jan. 10, 2008

Kim J. Deaver
CITY CLERK Interim DATE 3/24/08

CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE _____DAY OF_____20____
AT _____O'CLOCK ____M
AND REGISTERED IN RECORD BOOK
_____ NO. _____ PAGE_____

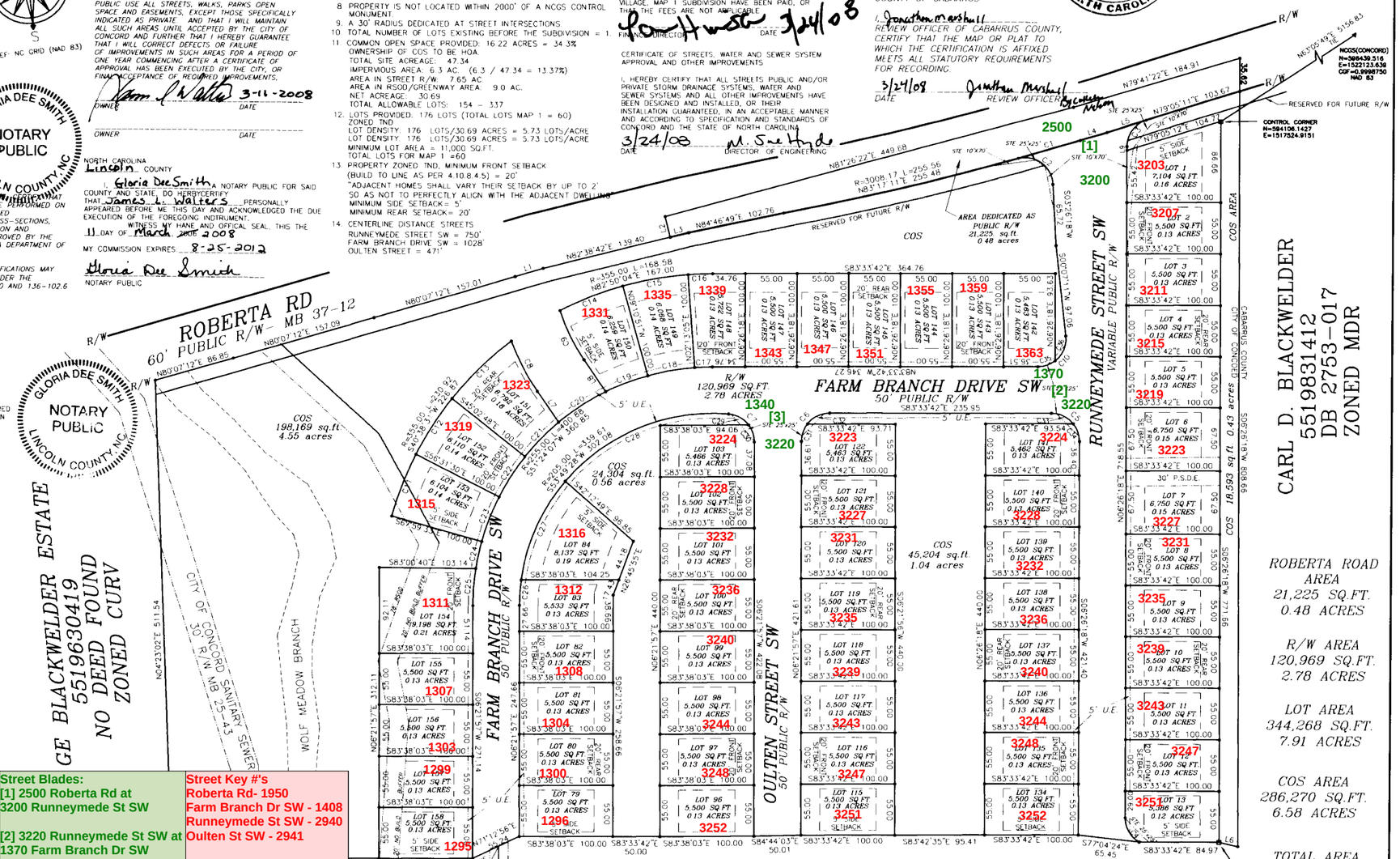
REGISTER OF DEEDS

PLAT REVIEW OFFICERS CERTIFICATE
(as required by N.C.G.S. 47-30.2)

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, Jonathan Marshall
REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THE CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

3/24/08 Jonathan Marshall
DATE REVIEW OFFICER



Street Blades:
[1] 2500 Roberta Rd at 3200 Runneymede St SW

[2] 2200 Runneymede St SW at 1370 Farm Branch Dr SW

[3] 1340 Farm Branch Dr SW at 3220 Oulten St SW

Street Key #'s
Roberta Rd- 1950
Farm Branch Dr SW - 1408
Runneymede St SW - 2940
Oulten St SW - 2941

FUTURE DEVELOPMENT
METRO DEVELOPMENT GROUP, LLC
DB 7319 PG 243
ZONED RM2

LEGEND

PSDE _____ PRIVATE STORM DRAINAGE EASEMENT
SDE _____ PUBLIC STORM DRAINAGE EASEMENT
R/W _____ RIGHT OF WAY
SS _____ SANITARY SEWER
M.B.L. _____ MINIMUM BUILDING LINE
S.T.E. _____ SIGHT TRIANGLE EASEMENT
RY _____ REAR YARD
COS _____ COMMON OPEN SPACE
CM _____ CONTROL CORNER
UE _____ UTILITY EASEMENT
PROPERTY LINE
RIGHT-OF-WAY
SETBACK LINE
PROPERTY CORNER
CONCRETE MONUMENT

I, James H. Mauney, Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Book 2753, Page 17 ,that the boundaries not surveyed are clearly indicated as drawn from information found in Book ___, Page ___; 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 14th day of March, A.D., 2005.

James H. Mauney Jr.
Professional Land Surveyor
Registration # L-3885

This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

NORTH CAROLINA PROFESSIONAL SEAL L-3885 LAND SURVEYOR JAMES H. MAUNEY JR.

REVISIONS
12-17-07 PER PLANNING COMMENTS
02-04-08 PER PLANNING COMMENTS

FINAL MAJOR PLAT
HAMPDEN VILLAGE
MAP 1
TOWNSHIP #11, CITY OF CONCORD
CABARRUS COUNTY, NC

OWNER: METRO DEVELOPMENT GROUP
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, NORTH CAROLINA 28078
(704) 895-8484 FAX (704) 895-8485

JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL SURVEYORS
6405 WILKINSON BLVD., SUITE 11 - BELMONT, NC 28012
TEL: 704-987-3862 - FAX: 704-829-9625

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
	SS		1"=80'	11-12-2007	3358	F220