

**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 AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

DATE 3/24/08 Ant. F. Skidmore, Jr. OWNER

**CERTIFICATE OF SURVEY AND ACCURACY**  
 I, JOHN D. SKIDMORE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DISPOSITION RECORDED IN BOOK 7370 PAGE 59) 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 BK \_\_\_\_\_ PG \_\_\_\_\_ THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.  
 WITNESS MY HAND AND SEAL THIS 1ST DAY OF FEBRUARY, AD 2008

PROFESSIONAL LAND SURVEYOR - L3837



**CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS**

CITY OF CONCORD  
 PENDLETON, MAP 1  
 NAME OF SUBDIVISION  
 TANGLE RIDGE DRIVE, AND RED TIP DRIVE  
 NAME OF STREETS IN SUBDIVISION  
 PENDLETON/CONCORD PARTNERS, LLC  
 SUBDIVIDER

I HEREBY, TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF, CERTIFY THAT ALL 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 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, GS 14-100 AND 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.

REGISTERED PROFESSIONAL ENGINEER  
 REGISTRATION NO. 020522 DATE 4-25-08

**CERTIFICATE OF FINAL PLAT APPROVAL**  
 I, HEREBY CERTIFY 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.

DATE 6-9-08 Traynard Person DIR. OF PLANNING  
 DATE N/A Donna L. Skidmore CITY ATTORNEY

- NOTES**
- FLOOD ZONE "X" PER FEMA MAP 37025C0088 D DATED NOVEMBER 2, 1994
  - IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED. CM INDICATES A CONCRETE CONTROL MONUMENT
  - ERROR OF CLOSURE 1:10,000
  - SUBJECT PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHT OF WAYS, SETBACKS AND/OR RESTRICTIVE COVENANTS NOT SHOWN HEREON
  - ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
  - ALL AREAS CALCULATED BY COORDINATE METHOD.
  - ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.
  - PSDE'S ARE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER.
  - ALL DISTANCES SHOWN ARE GROUND DISTANCES

**CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION**

I, HEREBY CERTIFY THAT THE CITY COUNCIL HAS ACCEPTED THE OFFER OF DEDICATION SHOWN ON THIS PLAT BY RESOLUTION AT A MEETING OF THE CITY COUNCIL HELD ON April 10, 2008

DATE 6/9/08 Ann J. Deaton CITY CLERK

**CERTIFICATE OF FEE PAYMENT**

I, HEREBY CERTIFY THAT ALL FEES FOR PENDLETON MAP 1 HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

DATE 6/9/08 Ann J. Deaton FINANCE DIRECTOR

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

STATE OF NORTH CAROLINA  
 COUNTY OF CABARRUS  
 BY JEFF HUSS  
 I, JONATHAN MARSHAL, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THE CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING.

DATE 6/9/08 JONATHAN MARSHAL REVIEW OFFICER

**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 SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE VILLAGES AT MOSS CREEK SUBDIVISION.

DATE 6/9/08 Donna L. Skidmore DIR. OF ENGINEERING

**LOT CRITERIA**

RC ZONING (PHASE1A)

MINIMUM LOT SIZE*	5,000 SF
MINIMUM FRONTAGE ON PUBLIC ST	15'
MINIMUM LOT WIDTH*	50'
MINIMUM LOT DEPTH	100'

CD-RC ZONING (PHASE1B)

MINIMUM LOT SIZE*	5,000 SF (MIN. AV. 8,000 SQ. FT.)
MINIMUM FRONTAGE ON PUBLIC ST	15'
MINIMUM LOT WIDTH*	50' (MIN. AV. 70')
MINIMUM LOT DEPTH	100' (MIN. AV. 125')

**DEVELOPMENT DATA**

ZONING CLASSIFICATION: CD-RC & RC  
 AREA OF PLAT: 4.14 AC.  
 AREA OF COMMON OPEN SPACE: 1.42 AC.  
 ACREAGE IN LOTS: 1.95 AC.  
 ACREAGE IN STREET R/W: 0.77 AC.

\*DUPEX SHALL BE REQUIRED 1.5 TIMES THE MINIMUM LOT AREA AND MINIMUM LOT WIDTH.

DUPEX MIN. LOT SIZE 7,500 SF  
 DUPEX MIN. LOT WIDTH 75'

**OFFICE REGISTER OF DEEDS**  
 CABARRUS COUNTY, NC

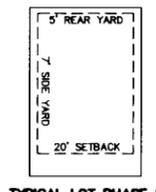
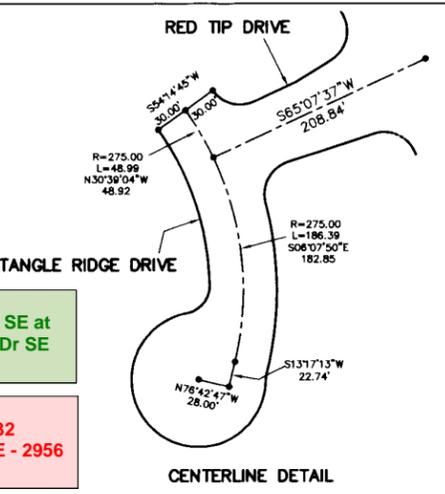
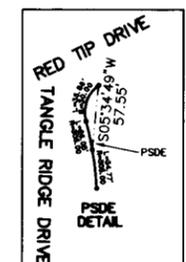
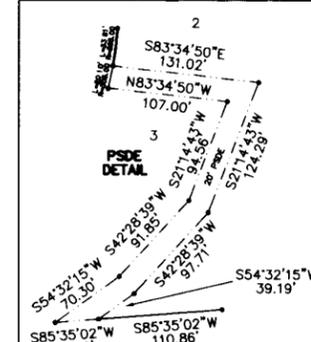
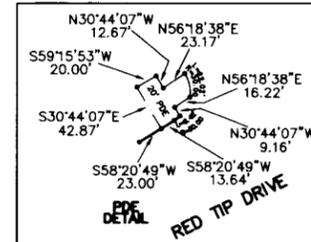
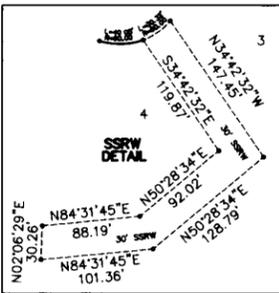
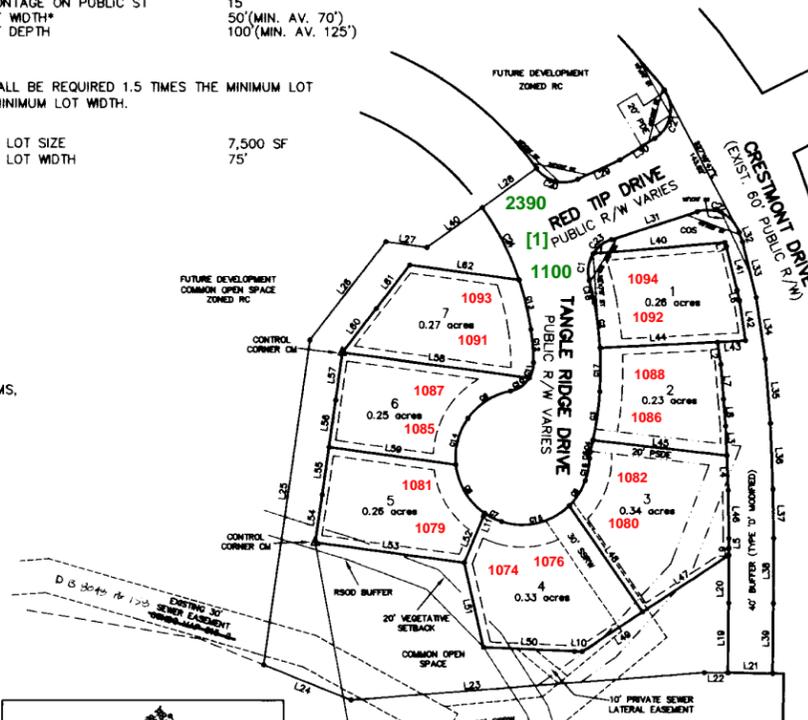
FILED FOR REGISTRATION ON THE DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M AND REGISTERED IN RECORD BOOK NO. \_\_\_\_\_ PAGE \_\_\_\_\_

**REGISTER OF DEEDS**

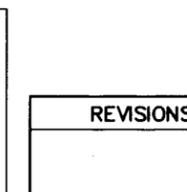
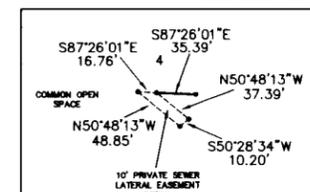
LINE	LENGTH	BEARING
L1	3.90	S19°13'10"E
L2	19.87	S08°34'40"E
L3	26.35	S02°20'00"E
L4	30.76	S02°20'00"E
L5	8.75	S00°09'04"W
L6	9.65	S13°45'10"E
L7	31.08	S04°42'13"E
L8	23.86	S04°42'13"E
L9	6.26	S00°09'04"W
L10	6.77	S87°26'01"E
L11	3.33	S22°19'06"W
L19	62.25	S00°36'50"W
L20	42.75	S00°09'04"W
L21	40.00	N89°13'59"W
L22	21.18	N89°13'59"W
L23	317.26	S85°35'02"W
L24	84.34	N68°17'46"W
L25	292.04	S08°07'52"W
L26	110.53	S37°50'35"W
L27	37.33	N82°16'19"W
L28	60.87	S54°14'45"W
L29	41.44	S65°07'37"W
L30	36.64	S58°20'49"W
L31	80.97	S71°54'26"W
L32	8.71	N19°13'10"W
L33	51.03	N13°45'10"W
L34	55.22	N08°34'40"W
L35	57.12	N04°42'13"W
L36	58.46	N02°20'00"W
L37	43.94	N00°49'08"W
L38	58.27	N00°09'04"E
L39	62.41	N00°36'50"E
L40	118.16	N85°07'24"E
L41	39.99	S13°45'10"E
L42	35.82	S08°34'40"E
L43	25.12	S87°07'14"W
L44	105.27	S87°07'14"W
L45	120.60	N83°34'50"W
L46	43.07	S00°49'08"E
L47	92.39	N56°43'16"E

LINE	LENGTH	BEARING
L48	115.31	S34°42'32"E
L49	64.56	N56°43'16"E
L50	81.77	S87°26'01"E
L51	77.30	S12°49'19"E
L52	44.53	S22°19'06"W
L53	134.84	S82°16'19"E
L54	43.10	S08°07'52"W
L55	42.49	S08°07'52"W
L56	42.29	S08°07'52"W
L57	42.71	S08°07'52"W
L58	169.08	S82°16'19"E
L59	114.92	S82°16'19"E
L60	49.37	S37°50'35"W
L61	48.89	S37°50'35"W
L62	99.03	N82°16'19"W

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	24.87	30.00	S08°53'02"W	24.17
C2	40.80	305.00	N07°16'31"W	40.77
C3	43.84	305.00	N07°55'27"E	43.81
C4	10.59	305.00	N13°02'12"E	10.59
C5	5.80	25.00	S07°23'20"W	5.78
C6	26.88	60.00	N32°51'52"E	26.65
C7	17.10	60.00	S63°49'10"E	17.04
C8	51.86	60.00	S30°53'46"E	50.26
C9	46.32	60.00	S57°34'24"W	45.18
C10	20.89	25.00	N55°44'51"E	20.29
C11	14.41	25.00	N15°17'12"E	14.22
C12	29.32	245.00	N04°39'34"W	29.30
C13	45.40	245.00	N13°23'47"W	45.34
C14	43.55	60.00	S14°39'38"W	42.60
C15	65.26	60.00	N76°51'27"E	62.09
C16	20.20	60.00	N10°23'21"E	20.10
C17	38.59	305.00	N00°10'54"E	38.56
C20	41.43	30.00	S75°18'49"E	38.21
C21	49.17	30.00	N11°23'50"E	43.85
C22	46.53	30.00	N63°39'22"W	42.01
C23	20.56	30.00	S52°16'18"W	20.16
C24	72.90	245.00	N27°13'47"W	72.63



- LEGEND:**
- R/W - RIGHT-OF-WAY
  - PSDE - PRIVATE STORM DRAINAGE EASEMENT
  - PDE - PUBLIC DRAINAGE EASEMENT
  - SSRW - SANITARY SEWER RIGHT-OF-WAY
  - COS - COMMON OPEN SPACE
  - ST - SIGHT TRIANGLE
  - CM - CONCRETE MONUMENT
  - FFE - FINISHED FLOOR ELEVATION
  - ▲ CONCRETE CONTROL MONUMENT
  - ◆ IRON PIN SET
  - PROPERTY LINE
  - ADJOINING PROPERTY LINE
  - STORM DRAIN EASEMENT
  - SANITARY SEWER
  - SETBACK
  - ROAD RIGHT-OF-WAY
  - VEGETATIVE SETBACK
  - RSOD BUFFER



Street Blades:  
 [1] 2390 Red Tip Dr SE at  
 1100 Tangle Ridge Dr SE

Street Key #'s  
 Red Tip Dr SE - 1932  
 Tangle Ridge Dr SE - 2956

REVISIONS

**FINAL PLAT**  
 PENDLETON, MAP 1  
 CITY OF CONCORD  
 CABARRUS COUNTY, NORTH CAROLINA  
 TAX PARCEL 56309232110000 DB 7370-59  
 OWNER:  
 PENDLETON/CONCORD PARTNERS, LLC  
 855 SAM NEWELL ROAD SUITE 100, MATTHEWS, NC 28105  
 PHONE 704-372-0935

JANUARY 31, 2008	D.B. 7370 PG. 59
TAX No. 56309232110000	DRAWN BY: BDS
SCALE 1" = 100'	DRAWING: PENDLETON-MAP 1
SKIDMORE SURVEYING, INC. 5343 HIGHWAY 74 WEST MONROE, N.C. 704-289-4855	

