

PLAT REVIEW OFFICERS CERTIFICATE

(as required by 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 OF NORTH  
CAROLINA GENERAL STATUTES FOR RECORDING.

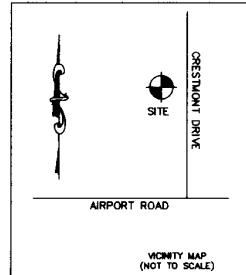
DATE *7/23/18* *Jonathan Marshall* REVIEW OFFICER  
*Bj. Bellen Neeley*

THOMAS EUGENE MORRIS  
D.B. 745, PG. 433  
(NOW OR FORMERLY)  
PIN# 5630932479  
ZONED RM1

MILDRED EURY JOHNSON  
D.B. 1756, PG. 232  
(NOW OR FORMERLY)  
PIN# 5640034320  
ZONED RM1

FRED A. FINK  
D.B. 3343, PG. 211  
D.B. 521, PG. 325  
(NOW OR FORMERLY)  
PIN# 5640036256  
ZONED RM1

FRED A. FINK  
D.B. 3343, PG. 211  
D.B. 521, PG. 325  
(NOW OR FORMERLY)  
PIN# 5640036197  
ZONED RM1



LEGEND:

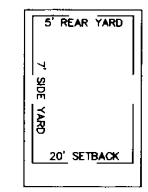
- R/W - RIGHT-OF-WAY
- SDE - STORM DRAIN EASEMENT
- SSRW - SANITARY SEWER RIGHT-OF-WAY
- COS - COMMON OPEN SPACE
- ST - SIGHT TRIANGLE
- CM - CONCRETE MONUMENT
- FFE - FINISHED FLOOR ELEVATION
- RSOD -
- ▲ CONCRETE CONTROL MONUMENT
- IRON PIN SET
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- STORM DRAIN EASEMENT
- SANITARY SEWER
- SETBACK
- ROAD RIGHT-OF-WAY
- VEGETATIVE SETBACK
- RSOD BUFFER
- PSDE - PRIVATE STORM DRAIN EASEMENT
- SEE SHEET 3 FOR CENTERLINE DETAILS

LOT CRITERIA

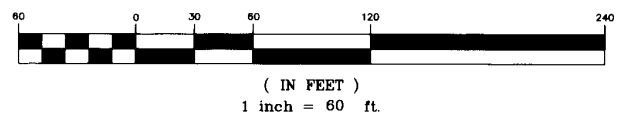
RC ZONING (PHASE1A)	
MINIMUM LOT SIZE*	5,000 SF
MINIMUM FRONTAGE ON PUBLIC ST	15'
MINIMUM LOT WIDTH*	50'
MINIMUM LOT DEPTH	100'
CD-RC ZONING (PHASE1B)	
MINIMUM LOT SIZE*	5,000 SF(MIN. AV. 8,000 SQ. FT.)
MINIMUM FRONTAGE ON PUBLIC ST	15'
MINIMUM LOT WIDTH*	50'(MIN. AV. 70')
MINIMUM LOT DEPTH	100'(MIN. AV. 125')
*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'

DEVELOPMENT DATA

ZONING CLASSIFICATION: CD-RC & RC  
AREA OF PLAT: 8.53 AC.  
AREA OF COMMON OPEN SPACE: 2.64 AC.  
ACREAGE IN LOTS: 4.36 AC.  
ACREAGE IN STREET R/W: 1.53 AC.  
TOTAL LOTS: 16  
LOT DATA:  
FRONT SETBACK: 20'  
SIDEYARD: 7'  
REARYARD: 5'



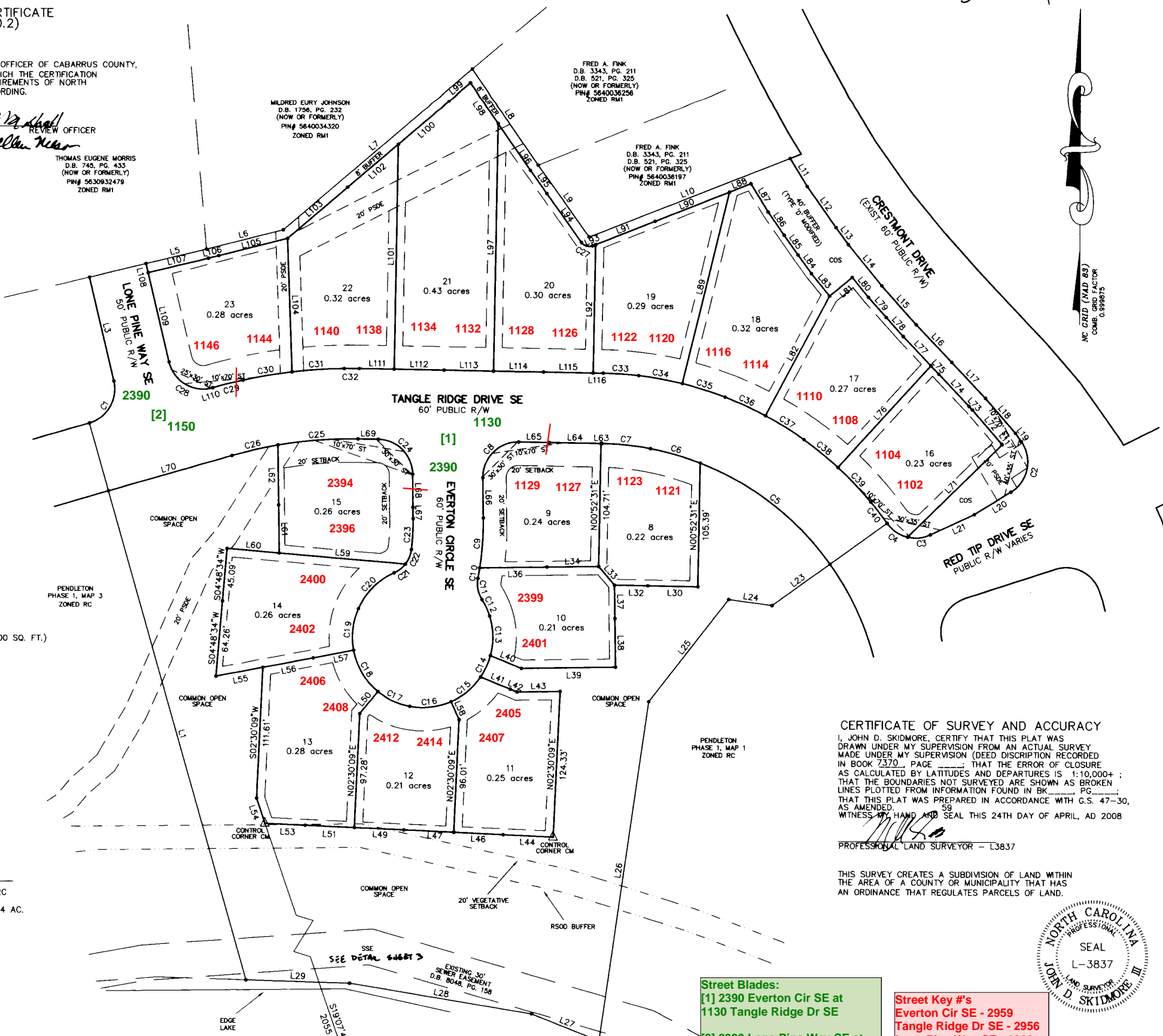
GRAPHIC SCALE



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

GPS MONUMENT  
BUCKS  
600751.4742  
1541210.2633

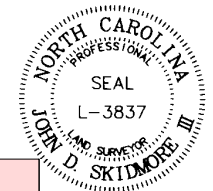


CERTIFICATE OF SURVEY AND ACCURACY

I, JOHN D. SKIDMORE, CERTIFY THAT THIS PLAT WAS  
DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY  
MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED  
IN BOOK 7370, PAGE \_\_\_\_\_); 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 24TH DAY OF APRIL, AD 2008  
PROFESSIONAL LAND SURVEYOR - L3837

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN  
THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS  
AN ORDINANCE THAT REGULATES PARCELS OF LAND.



Street Blades:  
[1] 2390 Everton Cir SE at  
1130 Tangle Ridge Dr SE  
[2] 2390 Lone Pine Way SE at  
1150 Tangle Ridge Dr SE

Street Key #'s  
Everton Cir SE - 2959  
Tangle Ridge Dr SE - 2956  
Lone Pine Way SE - 2960

REVISIONS	FINAL PLAT	APRIL 24, 2008	D.B. 7370 PG. 59
	PENDLETON, MAP 2 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	TAX No. 56309232110000	DRAWN BY: BDS
		SCALE 1" = 60'	DRAWING: PENDLETON-MAP 2
		SKIDMORE SURVEYING, INC. 5343 HIGHWAY 74 WEST MONROE, N.C. 704-289-4855	