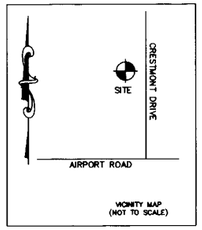
7/23/08 Bk 56 Pg 44 Instr 23866



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

LEGEND:

R/W – RIGHT-OF-WAY
PDE – PUBLIC DRAINAGE EASEMENT
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
UTILITY EASEMENT

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'

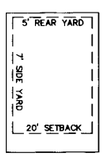
CD-RC ZONING (PHASE1B)

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')

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

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

SEE SHEET 3 FOR CENTERLINE DETAILS



TYPICAL LOT PHASE 1

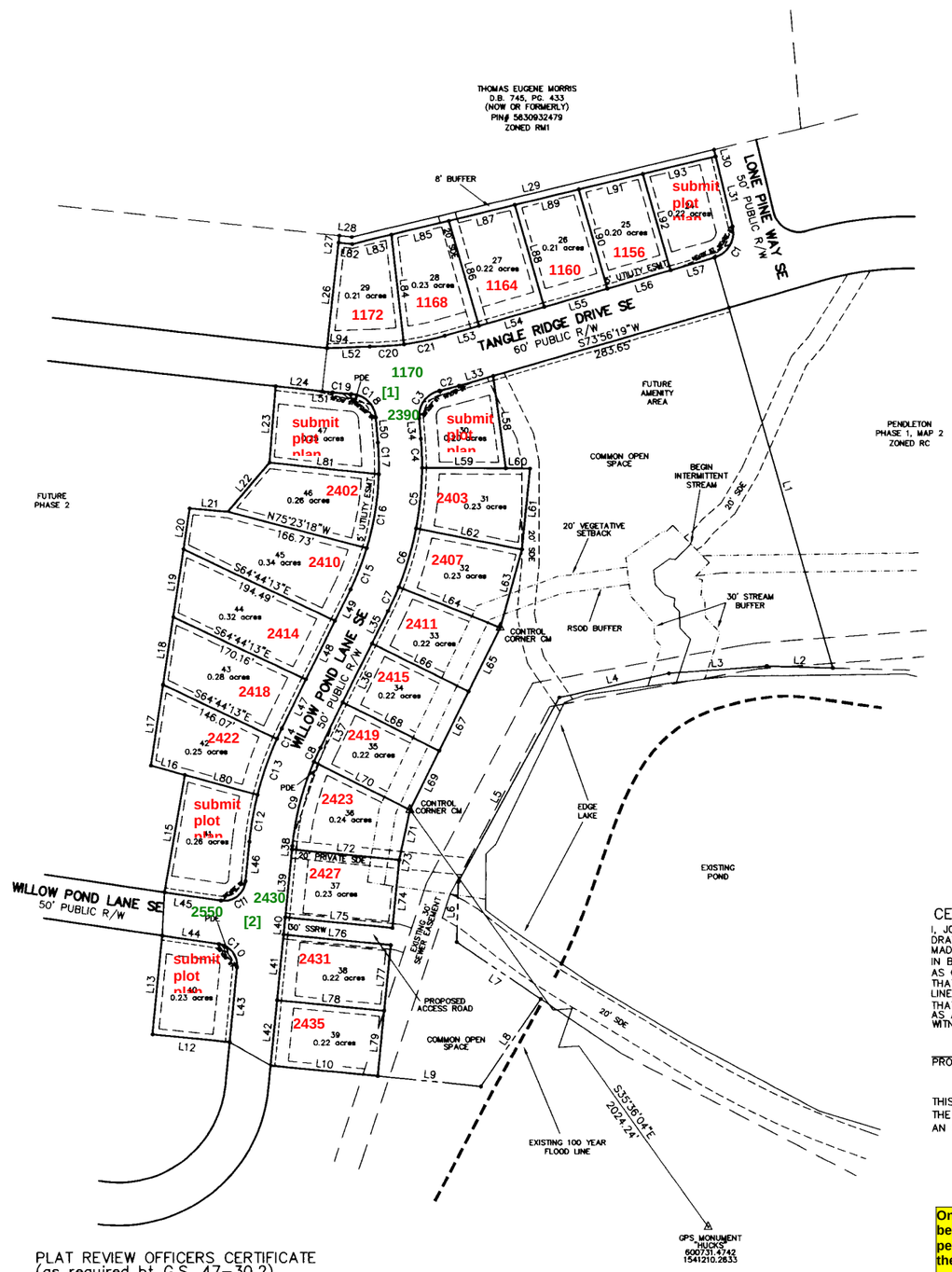
DEVELOPMENT DATA

ZONING CLASSIFICATION: CD-RC & RC
AREA OF PLAT: 11.57 AC.
AREA OF COMMON OPEN SPACE: 4.19 AC.
ACREAGE IN LOTS: 5.71 AC.
ACREAGE IN STREET R/W: 1.67 AC.
TOTAL LOTS: 24
LOT DATA:
FRONT SETBACK: 20'
SIDEYARD: 7'
REARYARD: 5'
CORNER SIDE YARD: 20'

Street Blades:
[1] 2390 Willow Pond Ln SE at 1170 Tangle Ridge Dr SE

[2] 2430 Willow Pond Ln SE at 2550 Willow Pond Ln SE

Street Key #'s
Willow Pond Ln SE - 2958
Tangle Ridge Dr SE - 2956



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 DISCRIPTION 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 28TH 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.

NORTH CAROLINA PROFESSIONAL SEAL L-3837 LAND SURVEYOR JOHN D. SKIDMORE, III

On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.

SHEET 1 OF 3

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

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, JONATHAN MARSHALL BY JEFF HUSS 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.

7/23/08 DATE — JONATHAN MARSHALL BY JEFF HUSS REVIEW OFFICER

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

REVISIONS	FINAL PLAT		
	PENDLETON, MAP 3 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	APRIL 28, 2008	D.B. 7370 PG. 59
		TAX No. 56309232110000	DRAWN BY: BDS
		SCALE 1" = 100'	DRAWING: PENDLETON-MAP 3
		SKIDMORE SURVEYING, INC. 5343 HIGHWAY 74 WEST MONROE, N.C. 704-289-4855	