

Sheet 1 of 2  
See Sheet 2 for  
line tables and notes

The purpose of this plat is to record all common areas,  
utility, sight and storm easements, private road right of  
ways and lots 12, 29, 33, and 40.

American South Mgmt. Co., LLC  
DB 1684 PG 163  
Parcel ID 5811-67-9924  
Zoned RC

Elaine M. Rodgers  
DB 244 PG 202  
Parcel ID 5611-67-2664  
Zoned RC

Harold R. Atwell  
DB 419 PG 189  
Parcel ID 5611-67-5606  
Zoned RC

State of North Carolina  
Cabarrus County

*Jonathan Marshall*  
I, *Jonathan Marshall*, review officer of Cabarrus County,  
certify that the map or plat to which this certification is affixed meets  
all statutory requirements of North Carolina general statutes for recording.

*Jonathan Marshall*  
Review Officer  
*12/18/08*  
Date



Not To Scale

Vicinity Map

LEGEND

●	Existing Property Corner
○	Set Property Corner 1/2" Rebar
⊗	Computed Point Not Set
---	Property line as Surveyed
---	Property line by deed or plat
---	Building setback Line
---	(PDE) Private Drainage Easement
---	Water line
---	Tie line
---	ste Sight Triangle Easement
---	7' Landscape Buffer

Date of Survey: July 28, 2008  
Ref. Deed Book: D.B. 7636 Pg. 30  
Ref. Plat Book: P.B. 51 Pg. 97  
Tax Parcel Number: 5611-77-0364  
Drawn By: C.A. Byrd Checked By: R.A. Sutton  
AccuTech Project Number: 08189

NOTES

All distances are horizontal unless otherwise noted.  
All acreage is by coordinate method.  
No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility.  
The location and/or existence of utility service lines to the property surveyed are unknown and are not shown.  
This property does not lie within a 100 year flood zone REF FEMA Map 37025C0081d Effective Date: 11-02-1994  
This property is Zoned RC.  
Setbacks are as follows: 20' Front, 7' Sides and 5' Rear.  
This survey does not constitute a title search by Surveyor. Surveyor has made no investigation or independent search for easements or record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

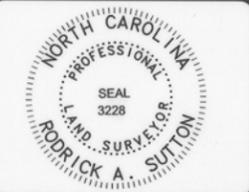
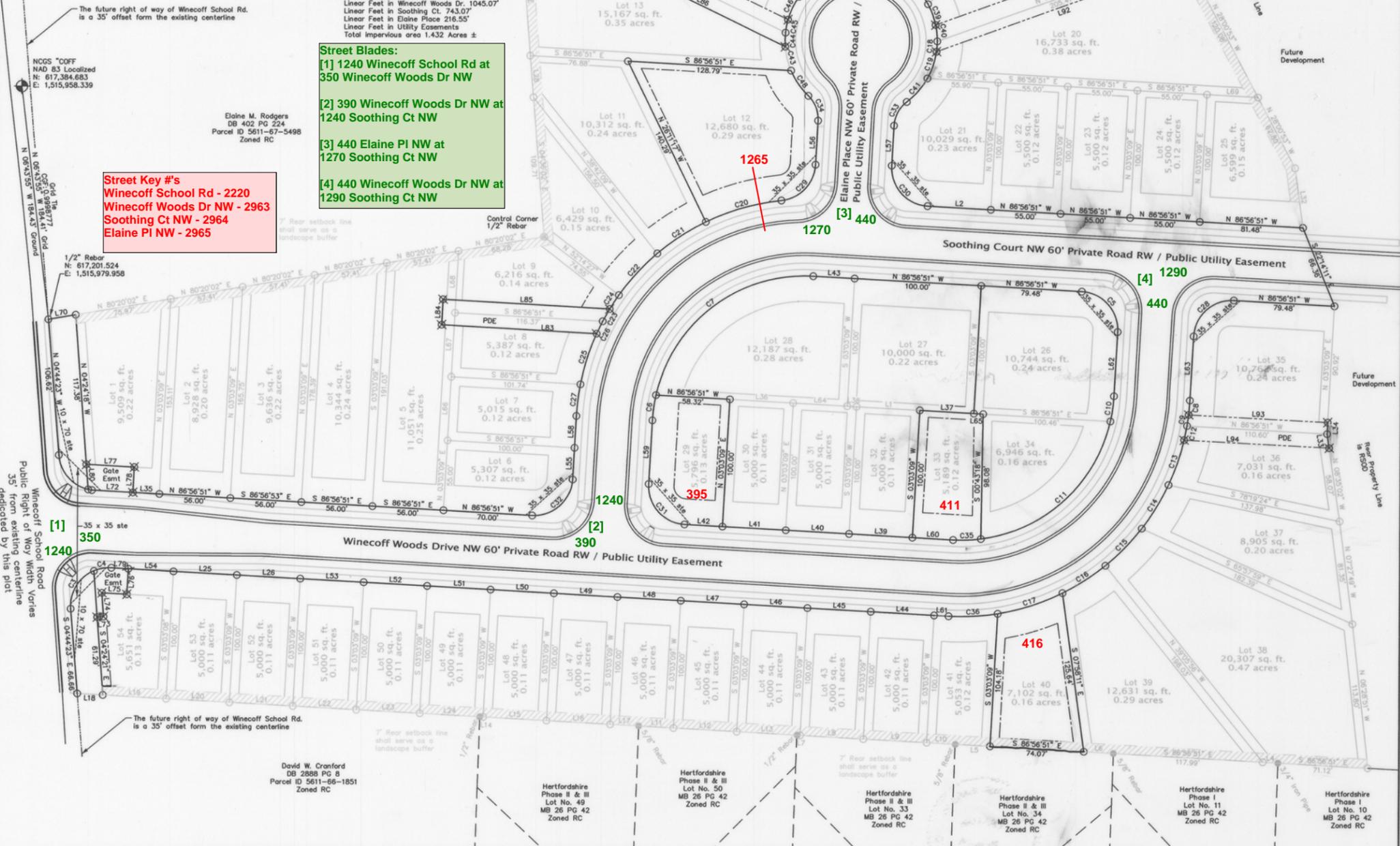
I, Rodrick A. Sutton, certify that this map was drawn from an actual survey made under my supervision that the error of closure as calculated by latitudes and departures was 1:62,215+; the boundaries not surveyed are shown as broken lines plotted from information found in deeds as shown; that this map was prepared in accordance with G.S. 47-30 as amended; that the angular error of closure was 04" per turn; and that

This survey is of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision  
 This survey is of an existing parcel or parcels of and does not create a new street or change a street.  
 This survey is an exception to the definition of subdivision.  
 This survey creates a subdivision of land within an area of a municipality that has an ordinance regulating parcels of land.  
With my hand and official seal this 14th day of December, 2008.  
*Rodrick A. Sutton*  
Professional Land Surveyor License No. L-3228

Site Data:  
Total Area 12,701 Acres ±  
Area in Lots 9,929 Acres ±  
Total Number of Lots #4  
Area in Road RW 2,772 Acres ±  
Linear Feet in Wincoff Woods Dr, 1045.07'  
Linear Feet in Soothing Ct, 743.07'  
Linear Feet in Elaine Place 216.55'  
Linear Feet in Utility Easements  
Total Impervious Area 1,432 Acres ±

- [1] 1240 Wincoff School Rd at 350 Wincoff Woods Dr NW
- [2] 390 Wincoff Woods Dr NW at 1240 Soothing Ct NW
- [3] 440 Elaine Pl NW at 1270 Soothing Ct NW
- [4] 440 Wincoff Woods Dr NW at 1290 Soothing Ct NW

- Street Key #'s  
Wincoff School Rd - 2220  
Wincoff Woods Dr NW - 2963  
Soothing Ct NW - 2964  
Elaine Pl NW - 2965



Number/Date Description of Revision

1	8/18/08	Per City of Concord Comments 8/15/08
2	10/22/08	Per City of Concord Comments 10/22/08
3	11/14/08	Per City of Concord Comments 11/14/08
4		

60 Feet to the Inch

Final Subdivision Plat of:  
**The Villas at Wincoff**  
Phase One Map 1  
State of North Carolina  
Cabarrus County  
Number Four Township  
Owner/Developer  
**The Villas at Wincoff, LLC**  
9450 Moss Plantation Avenue  
Suite 204  
Concord, NC 28027

**AccuTech Surveying & Mapping, LLP**  
546 Newell Street NW  
Concord, NC 28025  
Telephone (704) 784-3286  
Fax (704) 784-3581  
accutech@accutechs surveying.com

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