



Linetype Legend

--- 8' Buffer
--- 5' Utility Easement
--- Setback Line
--- Deed Line
--- Tie Line
--- Property Line
--- Drainage Easement
--- Sanitary Sewer Easement

- NOTES:
- All lines traversed with a ratio of precision 1:10,000'±.
 - A North Carolina Geodetic Monument was not found within 2000'.
 - Easements and Right-of-Ways not surveyed unless shown otherwise.
 - If this map does not have an original signature and seal, this map is not valid.
 - This map is FOR RECORDATION.
 - Underground utilities, tanks, and/or lines not surveyed unless noted otherwise.
 - Boundary corners not occupied unless noted otherwise.
 - This map is for the exclusive use of the named in the title block.
 - It is understood that the lines not surveyed are checked with adjoining deed and as traversed.
 - All curves by chord unless noted otherwise.
 - All areas computed by coordinate method.
 - This property is/is not in a flood hazard area per COMMUNITY MAP #37105519001, Eff. Date 11/05/2008.

THIS PARCEL IS LOCATED WITHIN THE CITY OF CONCORD PLANNING JURISDICTION

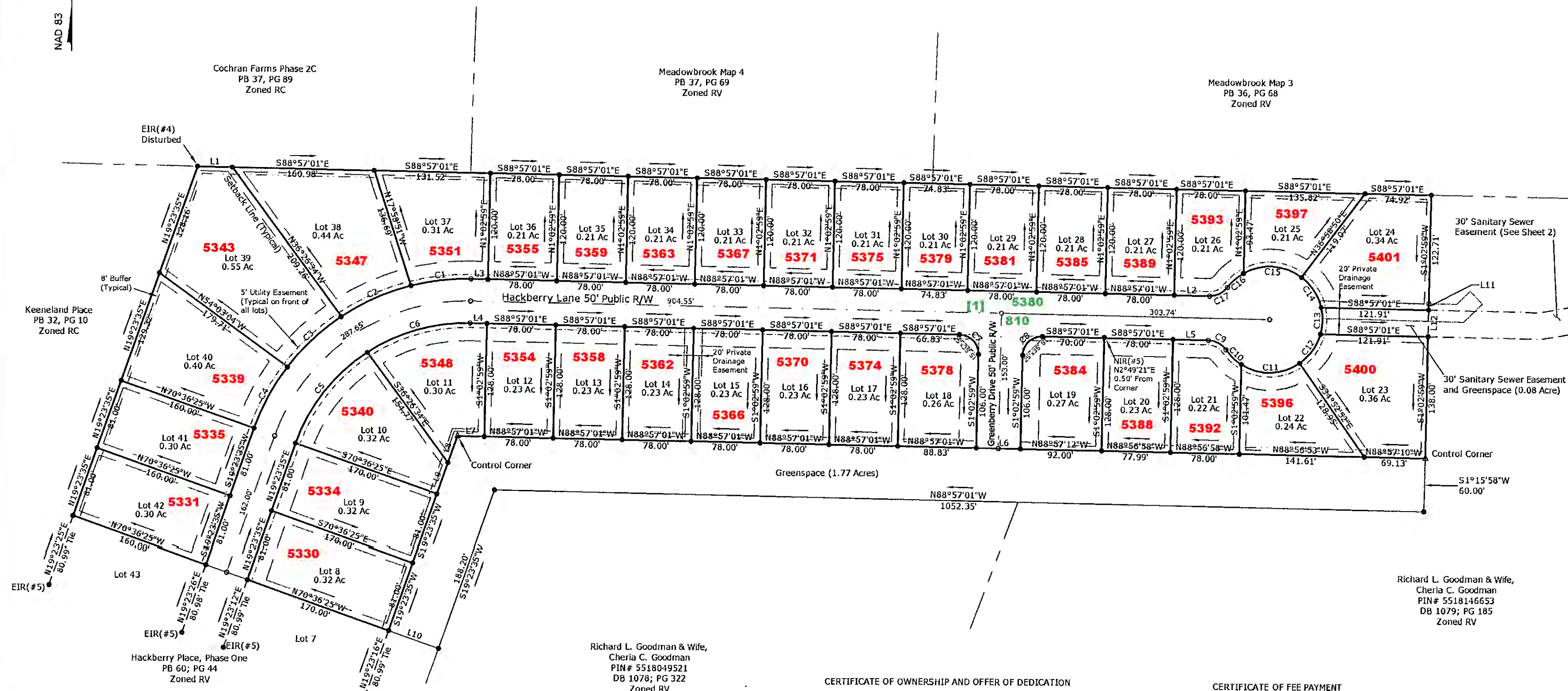
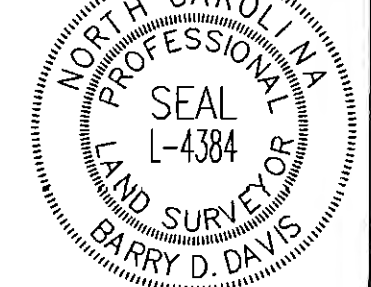
I, Barry D. Davis, NCPLS L-4384, certify to one or more of the following as indicated thus (X):

- (X) a. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that regulates parcels of land;
- () b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
- () c. That this plat is of a survey of an existing parcel or parcels of land;
- () d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision;
- () e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.

Barry D. Davis 9-30-2011
Barry D. Davis, NCPLS L-4384

I, Barry D. Davis NCPLS L-4384, certify that this plat was drawn by me from an actual survey made by me, deed descriptions recorded in Book 2711, Page 102, Book 1079, Page 185, and Book 1078, Page 322; that the boundaries not surveyed are clearly indicated as drawn lines from information found in (M/A); 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 30th day of September, A.D., 2011.

Barry D. Davis 9-30-2011
Barry D. Davis, NCPLS L-4384



Legend:
 ● = New Iron Rebar (#5), Unless noted Otherwise
 ○ = Computed Point
 EIP = Existing Iron Pipe (Size)
 R/W = Right-of-Way
 DB = Deed Book
 PB = Plat Book
 PG = Page
 ST = Sight Triangle
 NTS = Not to Scale
 Δ = Control Corner

LINE TABLE

LINE	BEARING	DISTANCE
L1	S88°57'01"E	39.37'
L2	N88°57'01"W	40.00'
L3	N88°57'01"W	18.98'
L4	S88°57'01"E	18.98'
L5	S88°57'01"E	40.00'
L6	N88°57'01"W	50.00'
L7	N88°57'01"W	30.33'
L8	S19°23'35"W	32.19'
L9	S19°23'35"W	37.33'
L10	N70°36'25"W	60.00'
L11	S1°02'59"W	7.29'
L12	S1°02'59"W	30.00'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	68.79	255.00	S83°19'17"W	68.58
C2	86.84	255.00	S65°50'14"W	86.42
C3	83.90	255.00	S46°39'21"W	83.53
C4	79.38	255.00	S28°18'41"W	79.06
C5	133.47	205.00	N38°02'44"E	131.13
C6	122.91	205.00	N73°52'26"E	121.08
C7	34.56	22.00	S43°57'01"E	31.11
C8	34.56	22.00	N46°02'59"E	31.11
C9	23.55	25.00	S61°57'58"E	22.69
C10	24.24	60.00	S46°33'28"E	24.08
C11	69.90	60.00	N88°29'34"E	66.01
C12	41.46	60.00	N35°19'23"E	40.64
C13	30.32	60.00	N1°02'59"E	30.00
C14	41.46	60.00	N33°13'25"W	40.64
C15	69.90	60.00	N86°23'36"W	66.01
C16	24.24	60.00	S48°39'26"W	24.08
C17	23.55	25.00	S64°03'56"W	22.69

VICINITY MAP NTS



Street Blades
5380 Hackberry Ln SW @ 810 Greenberry Dr SW
 Street Keys
Hackberry Ln SW - 2994
Greenberry Dr SW - 2997

Richard L. Goodman & Wife,
 Cheria C. Goodman
 PIN# 5518049521
 DB 1078; PG 322
 Zoned RV

CERTIFICATE OF OWNERSHIP AND OFFER OF DEDICATION
 I hereby certify that I am owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the City of Concord, and that I hereby submit this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate to public use all areas shown on this plat as streets, sidewalks, greenways, rights-of-way, easements, open space and/or parks 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 final acceptance of required improvements.
 BY: *Richard L. Goodman* 10-5-11
 Owner Date

CERTIFICATE OF FEE PAYMENT
 I hereby certify that all fees for the Hackberry Place, Phase 2 Subdivision have been paid, or that the fees are not applicable.
Barry D. Davis 11/25/11
 Finance Director Date

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 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.
 11/28/11 *M. Sue Hyde*
 Date Director of Engineering

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS
 City of Concord
 Hackberry Place, Phase Two
 Hackberry Lane and Greenberry Drive
 Richard L. Goodman
 I hereby, to the best of my knowledge, and belief, 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 conforms 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, G.S. 14-100 and G.S. 136-102.6 and the Code of Ordinances of the City of Concord.

NORTH CAROLINA CABARRUS COUNTY
 I, *Marcia R. Burkert*, a notary public for said county and state, do hereby certify that *Richard L. Goodman* personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
 WITNESS my hand and official seal, this the 5th day of October 2011.
 My commission expires: 10-27-2012
Marcia R. Burkert
 Notary Public, North Carolina Cabarrus County My Commission Expires October 27, 2012

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 **Hackberry Place** Subdivision was approved by the Concord Planning & Zoning Commission / Administrator with the concurrence of the Development Review Committee at their meeting on 10-17-11, 2011.
 11/28/11 *Wendy Pearson (V.P.)*
 Date Development Services Director

Zoned RV (Residential Village)
 Setback Requirements
 Front = 20'
 Side = 7'
 Rear = 5'

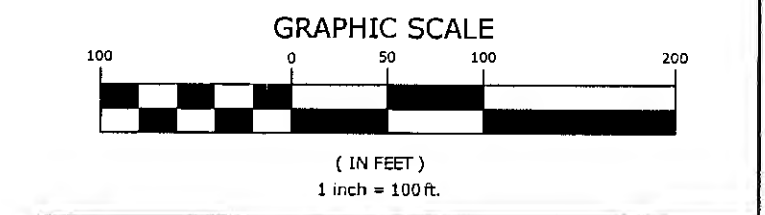
SITE CALCULATIONS

- Total acreage in tract:
 PIN# 5518049521 = 21.59 acres
 PIN# 5518043942 = 1.94 acres
 PIN# 5518146653 = 17.68 acres
 Total = 41.21 acres
- Total number of lots before the subdivision = 3
- Total number of lots in the subdivision = 49
- Net acreage of lots in this phase = 9.38
- Number of lots in this phase = 35
- Total acreage of Green space in this phase = 1.85 acres.
- Impervious surface area in this phase = 56,872 sq. ft.
- Proposed utility dedication = 249.91 linear ft.
- Total acreage in street right-of-way in this phase = 1.90 acres
- Street lengths:
 Hackberry Lane = 1,354.20 linear feet, total
 Greenberry Lane = 153.00 linear feet, total

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 10-13-11 2011.
 11-29-11 *Kim J. Deason*
 Date City Clerk

State of North Carolina
 County of Cabarrus
 I, *Jonathan Masfoll*, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Jonathan Masfoll 11/29/11
 Review Officer Date

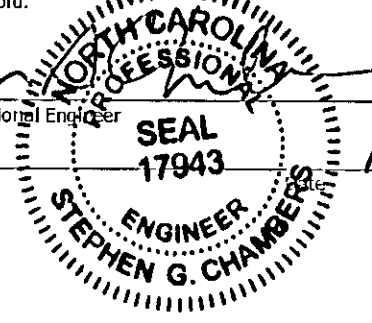
Owner/Developer
 Richard L. Goodman
 3756 Back Creek Church Rd.
 Charlotte, NC 28213



NAME: Hackberry Place, Phase Two
 LOCATION: Vacant, Pitts School Rd., Concord, NC 28027
 Poplar Tent Twsp., Cabarrus County, North Carolina

BARRY D. DAVIS SURVEYING, PLLC
 Firm # P-0615
 2620 West Main Street
 ALBEMARLE, NC 28001 704-986-6505
 FAX 704-986-6506

DRAWN BY: CRS CHECKED BY: BDD
 SCALE: 1" = 100' DATE OF SURVEY: 5/19-6/29/2011
 JOB NUMBER 2011-011 SHEET 1 of 2
 REFERENCES:
 DB 1078; PG 322
 DB 1079; PG 185
 DB 2711; PG 102

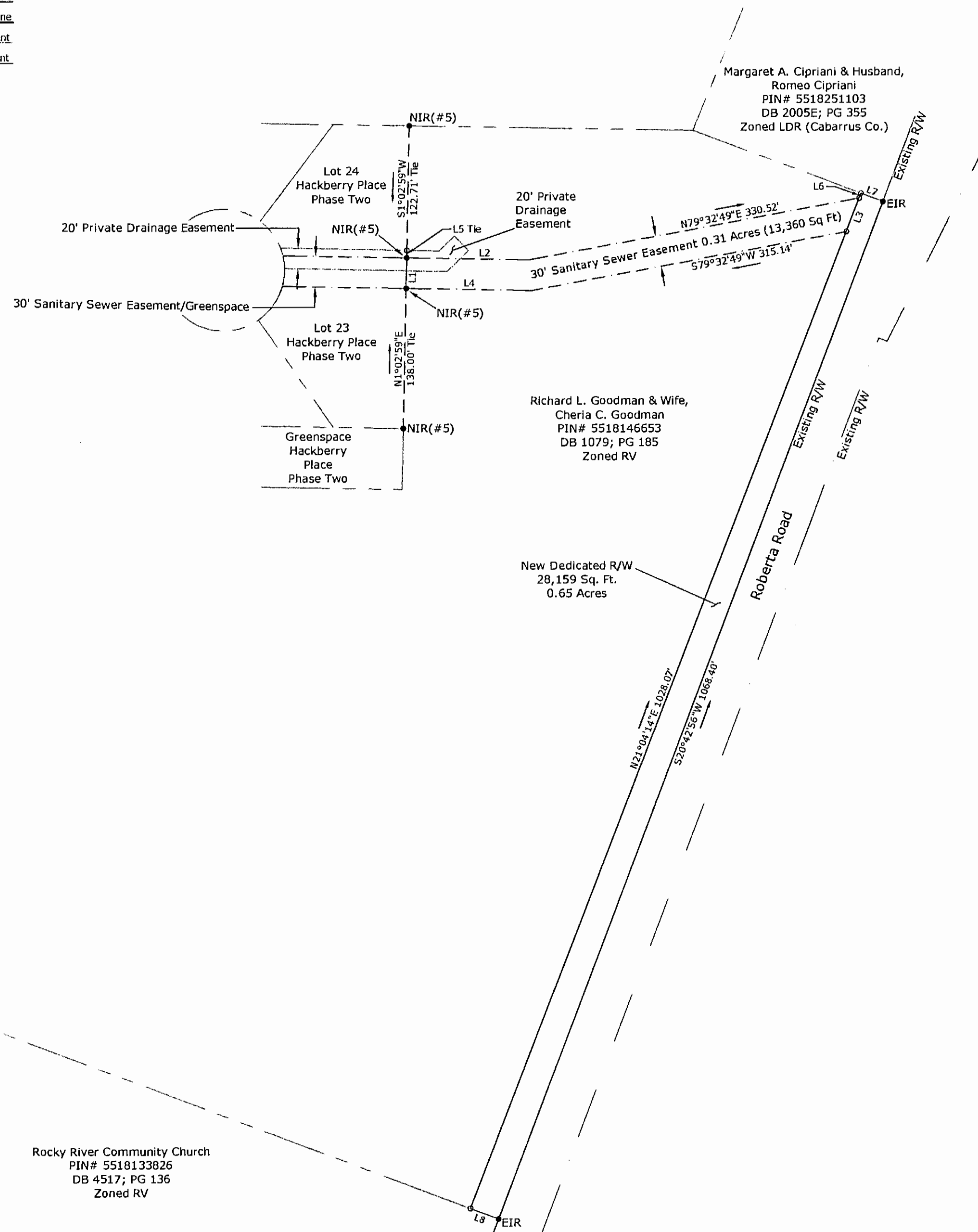


NAD 83

Linetype Legend

	Deed Line
	Tie Line
	Property Line
	Drainage Easement
	Sanitary Sewer Easement

LINE	BEARING	DISTANCE
L1	N1°02'59"E	30.00'
L2	S88°57'01"E	121.01'
L3	S21°04'14"W	35.19'
L4	N88°57'01"W	124.03'
L5	S1°02'59"W	7.29'
L6	N21°04'14"E	5.18'
L7	S69°25'05"E	23.05'
L8	N69°26'09"W	29.67'



- NOTES:
- All lines traversed with a ratio of precision 1:10,000+.
 - A North Carolina Geodetic Monument was not found within 2000'.
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 - All curves by chord unless noted otherwise.
 - All areas computed by coordinate method.
 - This property is/is not in a flood hazard area per COMMUNITY MAP #3710551800), Eff. Date 11/05/2008.

THIS PARCEL IS LOCATED WITHIN THE CITY OF CONCORD PLANNING JURISDICTION

I, Barry D. Davis, NCPLS L-4384, certify to one or more of the following as indicated thus (X):

() a. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that regulates parcels of land;

() b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;

() c. That this plat is of a survey of an existing parcel or parcels of land;

(X) d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision;

() e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.

Barry D. Davis 9-30-2011
Barry D. Davis, NCPLS L-4384

I, Barry D. Davis NCPLS L-4384, certify that this plat was drawn by me from an actual survey made by me, deed description recorded in Book 1079, Page 185; that the boundaries not surveyed are clearly indicated as drawn lines from information found in (N/A); 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 30th day of September, A.D., 2011.

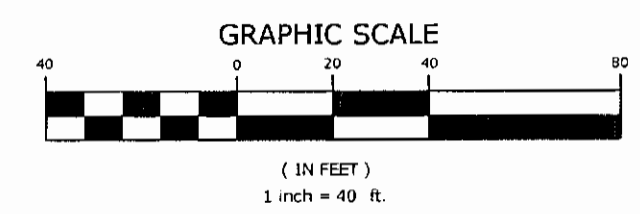
Barry D. Davis 9-30-2011
Barry D. Davis, NCPLS L-4384



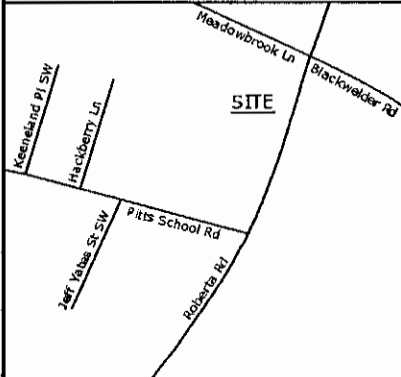
State of North Carolina
County of Cabarrus

I, *Donna Marshall*, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Donna Marshall 11/29/11
Donna Marshall, Review Officer, State of North Carolina



VICINITY MAP NTS



Legend:
NIR=New Iron Rebar (Size)
EIR=Existing Iron Rod/Rebar
O=Computed Point
R/W=Right-of-Way
DB=Deed Book
PG=Page
NTS=Not to Scale

NAME: Final Plat of
Hackberry Place, Phase Two

LOCATION: 5100 Robertta Rd., Concord, NC 28027
Poplar Tent Twp., Cabarrus County, North Carolina

BARRY D. DAVIS SURVEYING, PLLC
Firm # P-0615 2620 West Main Street
ALBEMARLE, NC 28001
704-986-6505 FAX 704-986-6506

DRAWN BY: CRS CHECKED BY: BDD

SCALE: 1" = 40' DATE OF SURVEY: 08/25/2011

JOB NUMBER 2011-011 SHEET 2 of 2

REFERENCES:
DB 1079; PG 185