

BEARINGS BASED ON NAD 88 (N.C. GRID)

EXISTING 20' SANITARY SEWER EASEMENT MB:41-24

1/2" PIPE FOUND

EXISTING SANITARY SEWER EASEMENT NO DEED REFERENCE FOUND

1/2" PIPE FOUND

R.S.O.Z. BUFFER

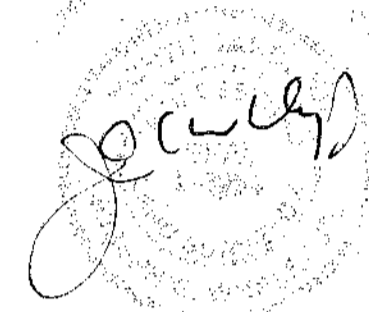
NOW OR FORMERLY DR HORTON INC TRACT II DEED:12121-307 CABARRUS COUNTY PIN #5539-2144-6800 ZONED HDR

I, JOSEPH E. WHALEY JR., STATE THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK XXXX, PAGE XXXX, THAT THE RATIO OF PRECISION AS CALCULATED IS IN EXCESS OF 1:10000 WITH A MAXIMUM FIELD ERROR OF ANGULAR CLOSURE OF 7 1/2 SEC. PER ANGLE; THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 2 DAY OF JULY, A.D., 2017.

STATE OF NORTH CAROLINA COUNTY OF CABARRUS

I, GREG BELK, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

GREG BELK (FOG) 08/24/2017
REVIEW OFFICER DATE



NOW OR FORMERLY DR HORTON INC TRACT II DEED:12121-307 CABARRUS COUNTY PIN #5539-2144-6800 ZONED HDR

Street Blades:
3960 Long Arrow St & 620 Shellbark Dr

Keys:
Long Arrow St - 3127
Shellbark Dr - 3023

NOW OR FORMERLY DR HORTON INC TRACT II DEED:12121-307 CABARRUS COUNTY PIN #5539-2144-6800 ZONED HDR

NOW OR FORMERLY DR HORTON INC TRACT II DEED:12121-307 CABARRUS COUNTY PIN #5539-2144-6800 ZONED HDR

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, AND/OR OPEN SPACE AND/OR PARKS EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND I FURTHER DEDICATE ALL SANITARY SEWER, STORMWATER DRAINAGE AND WATER LINES THAT ARE LOCATED IN ANY PUBLIC UTILITY EASEMENT OR RIGHT OF WAY AND CERTIFY 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. ANY STREETS INDICATED AS PRIVATE SHALL BE OPEN TO PUBLIC USE, BUT SHALL BE PRIVATELY MAINTAINED. SAID DEDICATION SHALL BE IRREVOCABLE PROVIDED DEDICATIONS OF EASEMENTS FOR STORM DRAINAGE, WHETHER INDICATED AS PRIVATE OR PUBLIC, ARE NOT MADE TO THE CITY OF CONCORD BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT UNLESS SPECIFICALLY DESIGNATED A DRAINAGE EASEMENT TO THE CITY OF CONCORD.

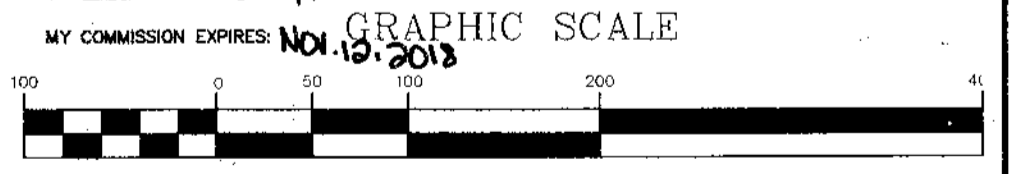
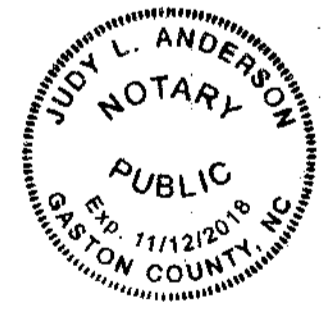
BY: [Signature] 7/21/17
OWNER DATE

NORTH CAROLINA CABARRUS COUNTY

I, Judy L. Anderson, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Kristin Brown PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE 21 DAY OF July, 2017.

MY COMMISSION EXPIRES: NOV 12, 2018



CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS.

I HEREBY CERTIFY THAT ALL PUBLICLY MAINTAINED STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND OTHER PUBLICLY MAINTAINED IMPROVEMENTS AND ANY PRIVATELY MAINTAINED WATER QUALITY "BEST MANAGEMENT PRACTICE" SHOWN ON THIS PLAT 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.

DATE: 8/21/17 M.S. Lind
DIRECTOR OF ENGINEERING

I HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE HALLSTEAD PHASE 2 MAP 1, SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION/ADMINISTRATOR ON August 17, 2017.

DATE: 8/23/17 [Signature]
DIRECTOR OF DEVELOPMENT SERVICES

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 April 13, 2017.

DATE: 8/23/17 [Signature]
CITY CLERK

SEE SHEET 2 OF 2 FOR NOTES, DETAILS, VICINITY MAP AND LINE & CURVE TABLES

SHEET TITLE
RECORD PLAT - 3.647 ACRES

PROJECT
HALLSTEAD PHASE 2 MAP 1
CITY OF CONCORD, TOWNSHIP #11, CABARRUS COUNTY, N.C.
OWNER: D R HORTON INC.

YWBH
YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering

730 Windsor Oak Court, P.O. Box 1198
Charlotte, North Carolina, 28273 Pineville, North Carolina, 28134
704.556.1990 704.556.0505(fax)

REGISTRATION #C-0475

PROJECT NO.
SCALE
DATE
DRAWN BY
CHECKED BY
DRAWING NO.
SHT 1 OF 2 SHTS

FILED Aug 14, 2017 09:02 am
BOOK 00074
PAGE 0043 THRU 0043
INSTRUMENT # 21864
REGISTER EXCISE TAX \$0.00
OF DEEDS

NOW OR FORMERLY WEST LAND INVESTMENTS LLC TRACT II DEED:7705-298 CABARRUS COUNTY PIN #5539-4233-7900 ZONED LI

REBAR FOUND

OPUS G NAD 83 NC GRID (2011)(EPOCH:2010.0000) N 991215.622 E 1533878.943 NAVD 88(GEOD12B) ELEV = 595.76

#21865

Book 74 Page 44

I, JOSEPH E. WHALEY JR., STATE THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK XXXX, PAGE XXXX; THAT THE RATIO OF PRECISION AS CALCULATED IS IN EXCESS OF 1:10000 WITH A MAXIMUM FIELD ERROR OF ANGULAR CLOSURE OF 7 1/2 SEC. PER ANGLE; THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 21 DAY OF JULY, A.D., 2017.

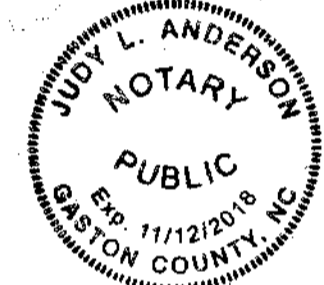
Handwritten signature

STATE OF NORTH CAROLINA COUNTY OF CABARRUS

GREG BELK, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. DATE: 08/24/2017

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, AND/OR OPEN SPACE AND/OR PARKS EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND I FURTHER DEDICATE ALL SANITARY SEWER, STORMWATER DRAINAGE AND WATER LINES THAT ARE LOCATED IN ANY PUBLIC UTILITY EASEMENT OR RIGHT OF WAY AND CERTIFY 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. ANY STREETS INDICATED AS PRIVATE SHALL BE OPEN TO PUBLIC USE, BUT SHALL BE PRIVATELY MAINTAINED. SAID DEDICATION SHALL BE IRREVOCABLE PROVIDED DEDICATIONS OF EASEMENTS FOR STORM DRAINAGE, WHETHER INDICATED AS PRIVATE OR PUBLIC, ARE NOT MADE TO THE CITY OF CONCORD BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT UNLESS SPECIFICALLY DESIGNATED A DRAINAGE EASEMENT TO THE CITY OF CONCORD. DATE: 7/24/17

JUDY L. ANDERSON, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT KRISTIN BICKMAN PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. DATE: 7/24/17



WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 21 DAY OF JULY, 2017.

MY COMMISSION EXPIRES: Nov. 12, 2018

- LEGEND: ECM - EXISTING CONCRETE CONTROL CORNER MONUMENT, COS - COMMON OPEN SPACE, LF - LINEAR FEET, LME - LANDSCAPE AND MONUMENT EASEMENT, MB - MAP BOOK, PDE - PUBLIC DRAINAGE EASEMENT (MAINTAINED BY CITY OF CONCORD), PSDE - PRIVATE STORM DRAINAGE EASEMENT (MAINTAINED BY HOMEOWNERS), S' PUE - 5' PUBLIC UTILITY EASEMENT, R/W - RIGHT-OF-WAY, SF - SQUARE FEET, ST - 25'X25' SIGHT TRIANGLE EASEMENT, ST2 - 35'X35' SIGHT TRIANGLE EASEMENT, ST3 - 10'X70' SIGHT TRIANGLE EASEMENT, SAN, SEW, ESMT. - SANITARY SEWER EASEMENT, SL - SEWER LINE, S' RY - 5' REARYARD, YW&H - YARBROUGH-WILLIAMS AND HOULE, FLOOD PROTECTION ELEVATION (BASE FLOOD ELEVATION PLUS TWO FOOT)

NOTES: ALL CURBS SHALL HAVE A MINIMUM 25' RADIUS AT THE BACK OF CURB UNLESS OTHERWISE NOTED. ALL R/W SHALL HAVE A MINIMUM 25' RADIUS UNLESS OTHERWISE NOTED. ALL COLLECTORS TO HAVE A 30' MINIMUM RADIUS. DEVELOPER WILL PROVIDE STREET SIGNS. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED. PER NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).

THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED. THE SIDE WILL BE MAINTAINED BY THE OWNERS, HIS HEIRS OR ASSIGNS, FOR WHAT PURPOSE AT NO EXPENSE TO THE DEPARTMENT OF TRANSPORTATION.

THE DEVELOPER SHALL MAKE A DILIGENT EFFORT TO PRESERVE AREAS OF REQUIRED BUFFERS WHERE SIGNIFICANT VEGETATION EXISTS. THESE AREAS SHALL REMAIN UNDISTURBED EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE THE ABOVE ITEMS OF THIS SECTION.

THE SUBDIVISION WILL FOLLOW GUIDELINES FOR CUSTOMIZED DEVELOPMENT AS PER THE CCZO.

THE OUTER BOUNDARIES OF CLUSTER NEIGHBORHOODS MUST MEET THE SETBACK REQUIREMENTS OF A 50' BUFFERYARD ALONG ZION CHURCH ROAD EAST AND ALONG COMMON TRACT LINES WITH EXISTING RESIDENTIAL DEVELOPMENT PER SECTION 5-11. MANMADE BUFFERS SHALL MEET THE LANDSCAPING STANDARDS OF A LEVEL 3 BUFFERYARD AS SET FORTH IN CHAPTER 9, TABLE 4 OF THE CCZO PER SECTION 5-9-2.

BOUNDARY INFORMATION PREPARED BY YARBROUGH-WILLIAMS & HOULE, INC.

WATER CONNECTION, WASTEWATER CONNECTION AND METER FEES WILL BE PAID AT THE TIME THE ZONING CLEARANCE PERMIT IS REQUESTED FOR EACH LOT.

ANY ORNAMENTAL VEGETATION, TREES AND ASSOCIATED IRRIGATION SYSTEM(S) LOCATED WITHIN THE PUBLIC ROAD/STREET RIGHTS-OF-WAY SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

THE SUBDIVISION WILL BE SERVED BY PUBLIC WATER AND GRAVITY SANITARY SEWER SERVICE FROM THE CITY OF CONCORD. A 2' WIDE SIDEWALK EASEMENT WILL BE IN PLACE WHERE SIDEWALKS ABUTS RIGHT-OF-WAY.

WHERE THE SIDEWALK CROSSES A DRIVEWAY, THE SIDEWALK SHALL BE 6" THICK. HANDICAP RAMPS SHALL BE PLACED AT ALL INTERSECTIONS AND AT THE END OF EACH SIDEWALK. SIDEWALK AND ACCESSIBLE RAMPS WILL BE PROVIDED AT ALL MINI PARKS ALONG PUBLIC STREETS.

SUBJECT PROPERTY LOCATED IN FEMA FLOOD ZONE A, AE AND X. SUBJECT PROPERTY DOES FALL IN FEMA FLOODPLAIN. MAP NUMBER: 37025C1200. EFFECTIVE DATE: NOVEMBER 2, 1994.

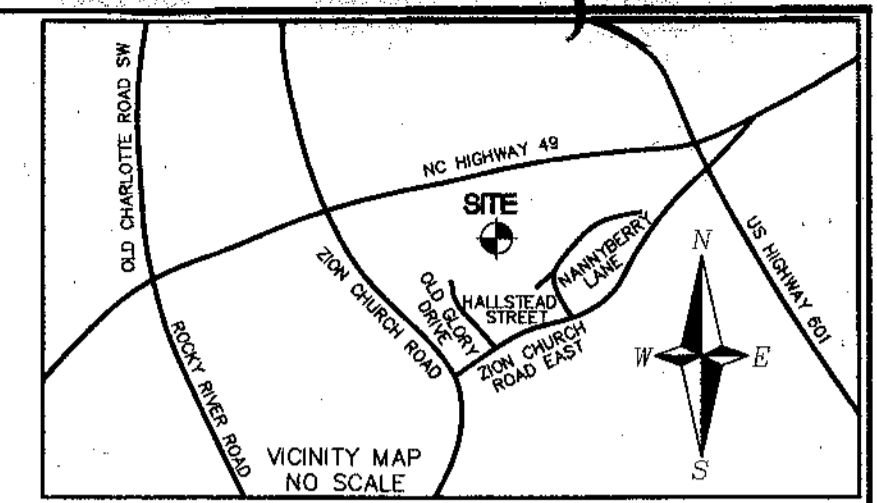
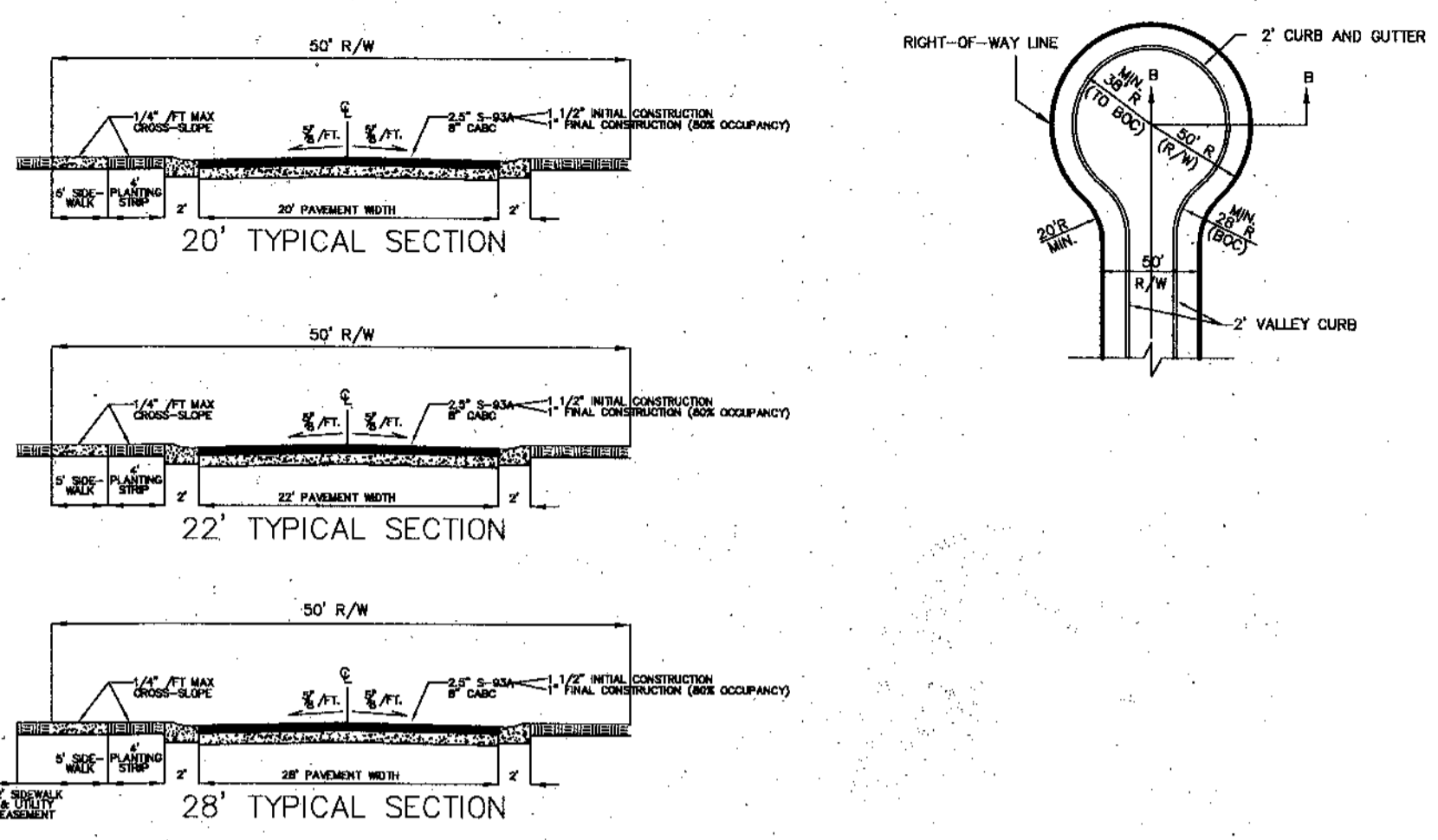
ANY DEVELOPMENT, CONSTRUCTION OR FILL ACTIVITY WILL OCCUR IN COMPLIANCE WITH THE CABARRUS COUNTY FLOOD PREVENTION ORDINANCE. MINIMUM SIZE FOR FIRE SERVICE WATER MAINS IN RESIDENTIAL DEVELOPMENTS SHALL BE 8 INCHES.

ALL 6 INCH WATER MAINS SHALL BE LOOPED. ALL DEAD END MAINS SHALL BE 8 INCHES. ALL NEWLY INSTALLED FIRE HYDRANTS SHALL BE 1000 FEET INTERVALS IN RESIDENTIAL AREAS.

THE HALLSTEAD HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON OPEN SPACE. ALL STREET RIGHT OF WAY SHOWN SHALL BE PUBLIC.

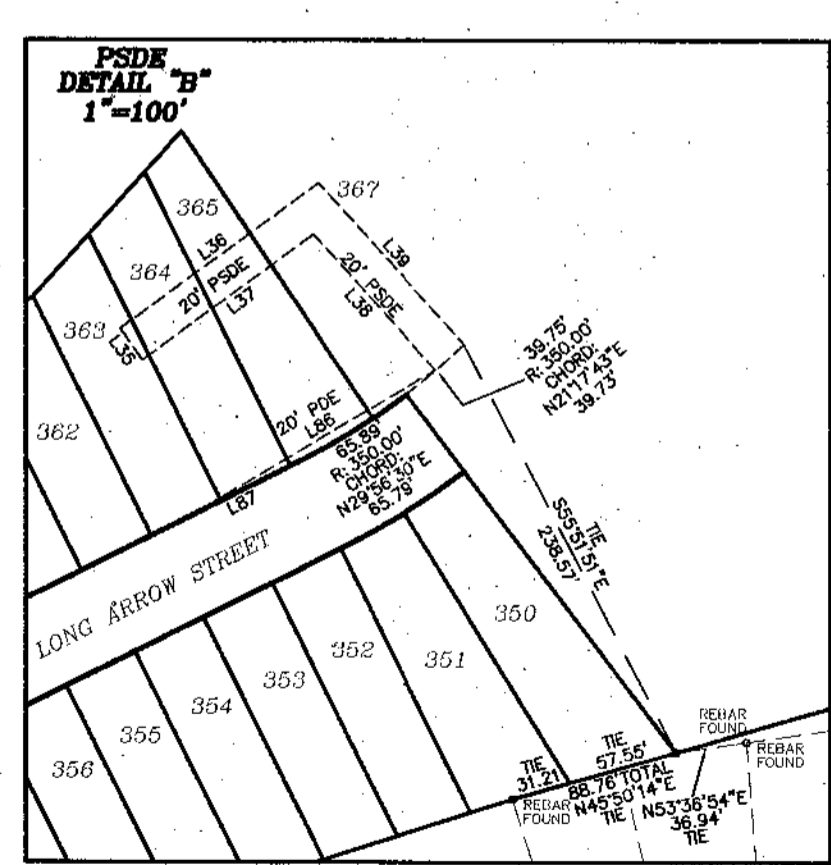
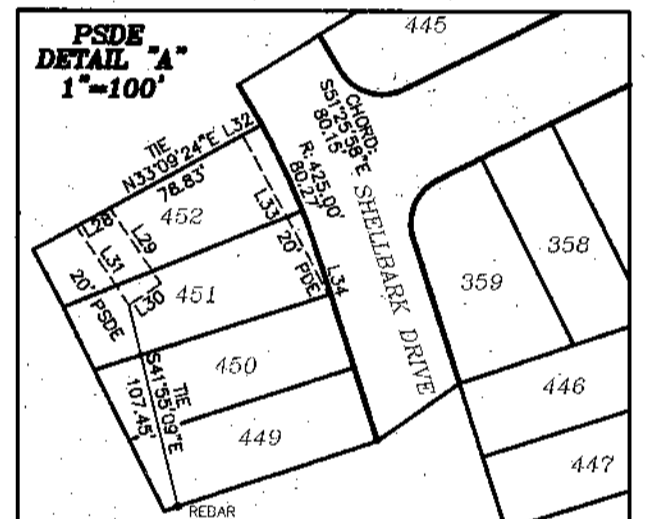
DEDICATION OF COMMON OPEN SPACE THE HALLSTEAD PHASE 2 HOMEOWNERS ASSOCIATION OF CABARRUS, INC. IN RECORDING THIS PLAT AS A PORTION OF HALLSTEAD PHASE 2 HAS DESIGNATED CERTAIN PARTS AS "COMMON OPEN SPACES" FOR USE BY THE HOMEOWNERS OR TENANTS OF HALLSTEAD PHASE 2 FOR PARKING, RECREATIONAL AND OTHER RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO HALLSTEAD PHASE 2. DECLARATION TO BE RECORDED IN THE CABARRUS COUNTY REGISTRY PRIOR TO THE SALE OF ANY LOTS, AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN. THIS SUBDIVISION HAS "SUPPLEMENTAL DEVELOPMENT STANDARDS" ATTACHED PER A SETTLEMENT AGREEMENT BETWEEN CABARRUS COUNTY AND THE CITY OF CONCORD. THEY ARE LOCATED ON THE HALLSTEAD CONSTRUCTION PLANS. UTILITY CONNECTION FEES DUE AT TIME OF ISSUANCE OF RESIDENTIAL ZONING CLEARANCE PERMIT. NO NCCS TRAVERSE WAS FOUND TO BE WITHIN 2000'. IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTED. THIS PROPERTY SUBJECT TO ALL OTHER RIGHTS-OF-WAY EASEMENTS OF RECORD NOT DISCLOSED IN THE FIELD WHICH WOULD BE DISCLOSED BY A FULL TITLE SEARCH. AREAS WERE CALCULATED BY COORDINATE METHOD. PROPERTY ZONED HDR LOTS ARE SUBJECT TO THE FOLLOWING SETBACKS: RIVER/STREAM OVERLAY ZONE (RSOZ) BUFFER DETERMINED BY CITY OF CONCORD REQUIREMENTS. BUILDING SETBACKS: FRONT SETBACK 20', SIDEYARD SETBACK *FLEXIBLE, SIDEYARD (CORNER LOTS) *FLEXIBLE, REAR YARD SETBACK *FLEXIBLE. *FLEXIBLE - SETBACKS IDENTIFIED AS FLEXIBLE ABOVE CAN BE MOVED WITHIN THE LOT AS LONG AS THE MINIMUM REQUIRED SEPARATION IS MAINTAINED ALONG A COMMON PROPERTY LINE. LINEAR FEET IN STREETS: SHELLBARK DRIVE - 197.68', LANG ARROW STREET - 423.07'. DEVELOPMENT DATA (PHASE ONE & TWO): SITE AREA 155.55 AC, GROSS SITE AREA 155.55 AC, COMMON OPEN SPACE 46.67 AC (30%), COMMON OPEN SPACE REQUIRED: 51.00 AC (33%), ZONING: HDR, PARCEL I.D.#: 5539-21-4468, TOTAL # OF PHASE 2 LOTS: 268, AREA IN STREET R/W - 0.680 ACRES, AREA IN COS - 00.000 ACRES (00.00%), AREA IN LOTS - 2.957 ACRES, TOTAL AREA - 3.647 ACRES, 23 LOTS RECORDED ON THIS PLAT.

CUL-DE-SAC DETAIL

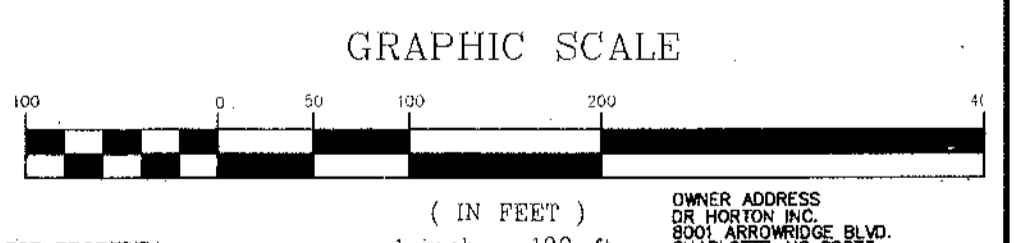


LINE TABLE with columns: LINE, LENGTH, BEARING. Lists lines L1 through L87 with their respective lengths and bearings.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. Lists curves C1 through C46 with their respective radii, lengths, chords, bearings, and delta angles.



FILED Aug 24, 2017 09:02 am FILED CABARRUS COUNTY NC WAYNE NIXON REGISTER OF DEEDS. PAGE 0044 THRU 0044 INSTRUMENT # 21865 EXCISE TAX \$0.00



SEE SHEET 1 OF 2 FOR PROPERTY SHEET TITLE: RECORD PLAT - 3.647 ACRES. PROJECT: HALLSTEAD PHASE 2 MAP 1, CITY OF CONCORD, TOWNSHIP #11, CABARRUS COUNTY, N.C., OWNER: D R HORTON INC. DRAWING NO.: 252-90. SHEET 2 OF 2 SHTS. YARBROUGH-WILLIAMS & HOULE, INC. Planning • Surveying • Engineering. 730 Windsor Oak Court, Charlotte, North Carolina, 28273. P.O. Box 1198, Pineville, North Carolina, 28134. 704.556.1990 / 704.556.6505(fax). Registration #C-0475