

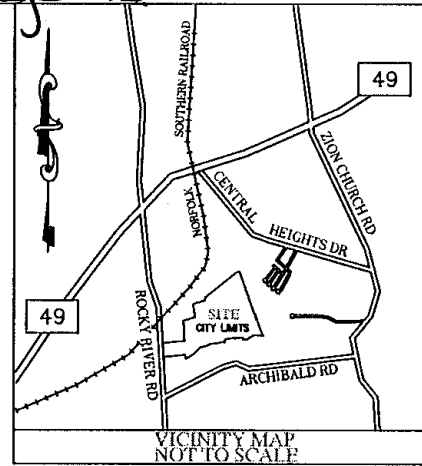
- NOTES:
1. ALL DATA BASED ON THE NORTH CAROLINA GRID SYSTEM.
  2. CURRENT ZONING IS RL, PROPERTY IS TAX PARCEL 5528-65-7257. CURRENT DEED INFORMATION IS FOUND IN DB 6318 PG 190, PB 54 PG 110.
  3. DASHED LINES INDICATE LINES NOT SURVEYED.
  4. PROPERTY SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH.
  5. ALL PSDE AND SDE EASEMENTS ARE CENTERED ON CREEK OR PIPE.
  6. ACREAGE ON THIS PLAT IS 26.491 ACRES.  
R/W ACREAGE THIS PLAT IS 2.458 ACRES.  
NET ACREAGE THIS PLAT IS 24.033 ACRES.  
OPEN SPACE THIS PLAT IS 0.356 ACRES.  
TEMP. SS ACCESS ESMT. THIS PLAT IS 0.259 ACRES.
  7. #5 REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  8. 30'X30' AND 10'X70' SIGHT TRIANGLES TYPICAL AT ALL STREET INTERSECTIONS.
  9. AREAS COMPUTED BY COORDINATE METHOD.
  10. TOTAL OF 25 LOTS SHOWN ON THIS PLAT.  
THE TOTAL NUMBER OF LOTS FOR THE ENTIRE HEARTHWOOD SUBDIVISION IS 107 LOTS. PHASE 1 HAS 37 LOTS (2 ARE FUTURE DEVELOPMENT), PHASE 2 HAS 29 LOTS, AND PHASE 3 HAS 41 LOTS.
  11. DEDICATED OPEN SPACE IS PORTION OF ENTIRE APPROVED PLAN.
  12. STREETS ARE DEDICATED TO THE CITY OF CONCORD AS PUBLIC R/W. CHIMNEY SWEEP LANE SW IS 201 LF ON THIS PLAT, MATCHSTICK PLACE SW IS 671 LF ON THIS PLAT, AND AFTERGLOW AVENUE IS 802 LF ON THIS PLAT.
  13. WATER AND SEWER ARE PROVIDED BY THE CITY OF CONCORD.
  14. SANITARY SEWER EASEMENT BEARINGS AND DISTANCES ARE BASED ON THE EASEMENT CENTERLINE.
  15. EXISTING SANITARY SEWER EASEMENTS ARE REFERENCED IN DB 5697 ON PG 317-328, AND DB 6217 ON PG 186.
  16. THE ROAD SYSTEM ON THIS PLAT INCLUDES ONE OR MORE STUB ROADS THAT ARE INTENDED TO BE CONNECTED TO ADJACENT PROPERTY AT SUCH TIME THAT THE PROPERTY IS DEVELOPED. THE INTERCONNECTION OF NEIGHBORHOODS WITH A ROAD NETWORK ENSURES THE EFFICIENT FLOW AND DISPERSAL OF TRAFFIC AND PROVIDES FOR ADDITIONAL POINTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.
  17. THERE IS A 5' UTILITY EASEMENT BEHIND ALL STREET RIGHT-OF-WAYS.
  18. PRIOR TO SUBDIVISION, THIS PARCEL CONSISTED OF 1 LOT.
  19. TEMPORARAY SANITARY SEWER ACCESS EASEMENT AS RECORDED IN DB 9628 PG 281 TO BE ABANDONED WITH THE RECORDING OF THIS MAP. SANITARY SEWER ACCESS EASEMENT FROM CHIMNEY SWEEP LANE WILL REPLACE THE ACCESS EASEMENT THAT IS BEING ABANDONED.

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

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

4/12/13  
DATE

Greg Bell  
REVIEW OFFICER  
By: Andrew Barrier



I hereby certify that this plat is in compliance with the City of Concord Code of Ordinances. This final plat for Hearthwood Subdivision was approved by the Concord Planning Zoning Commission Administrator with the concurrence of the Development Review Committee at the meeting on April 11, 2013.  
Margaret Pearson (NEA) 4/12/13  
Development Services Director

LINE	LENGTH	BEARING
L1	7.99	S47°17'54"E
L2	94.31	N45°01'17"E
L3	22.55	N06°57'00"W
L4	109.43	S44°53'04"W
L5	26.22	S01°44'44"E
L6	17.55	N57°34'18"W
L7	60.00	N32°08'00"W
L8	15.00	N89°23'00"W
L9	15.00	N89°23'00"W
L10	58.40	N12°55'25"W
L11	116.98	N12°55'25"W
L12	28.09	N03°15'42"E
L13	67.17	N03°15'42"E
L14	54.82	N01°31'52"E
L15	1.62	S60°16'10"W
L16	5.71	S87°12'32"E
L17	18.16	S23°04'05"E
L18	69.10	N82°47'49"E
L19	53.93	N03°15'42"E
L20	3.86	N03°15'42"E
L21	8.60	S22°00'46"E
L22	6.19	S15°54'17"E
L23	6.54	S21°30'19"E
L24	60.09	S12°55'25"E
L25	6.27	N57°34'18"W
L26	18.53	N57°34'18"W
L27	22.38	S19°34'13"E
L28	60.01	S32°25'42"E

STREAM/SEWER CENTERLINES

LINE	LENGTH	BEARING
L29	191.81	N33°38'59"E
L30	425.00	N23°29'45"E
L31	132.80	N18°47'20"E
L32	227.48	N18°47'20"E
L33	136.57	N03°33'07"W
L34	70.79	N53°39'45"W
L35	41.50	N05°45'17"E
L36	27.58	S31°33'48"W
L37	142.71	S66°36'19"W
L38	90.02	S45°54'28"W
L39	31.72	S87°52'09"E
L40	4.80	N70°43'05"E
L41	137.28	N71°29'31"W
L42	224.00	S79°17'37"W
L43	94.00	S29°57'47"W
L44	150.00	S69°42'59"W
L45	92.90	S88°13'27"E
L46	111.00	S38°16'39"W
L47	258.66	S07°42'42"W

TEMP. SS ACCESS ESMT.

LINE	LENGTH	BEARING
L48	60.06	S57°12'16"E
L49	219.65	S57°12'16"E
L50	22.45	N05°45'17"E
L51	229.67	S57°12'16"E

CURVE	LENGTH	RADIUS	TANG	CHORD	BEARING	DELTA
C1	5.55	280.00	2.77	5.55	N58°08'20"W	1°08'05"
C2	11.18	280.00	5.59	11.18	N56°25'41"W	2°17'14"
C3	291.53	280.00	160.54	278.54	N25°27'25"W	59°39'19"
C4	46.87	30.00	29.75	42.25	N49°07'51"E	89°31'12"
C5	72.70	265.00	36.58	72.47	S86°01'53"W	15°43'07"
C6	93.91	265.00	47.45	93.42	S68°01'10"W	20°18'19"
C7	14.05	265.00	7.03	14.05	S56°20'53"W	3°02'14"
C8	227.22	205.00	126.87	215.76	S89°37'08"W	63°30'17"
C9	163.54	205.00	86.40	159.24	N35°46'27"W	45°42'32"
C10	10.28	370.00	5.14	10.27	N12°07'40"W	1°35'28"
C11	94.24	370.00	47.38	93.99	N04°02'07"W	14°35'38"
C12	12.25	25.00	6.25	12.13	N17°17'52"E	28°04'21"
C13	46.29	60.00	24.36	45.15	S09°14'04"W	44°11'58"
C14	51.32	60.00	27.35	49.77	S37°22'08"E	49°00'26"
C15	50.72	60.00	26.99	49.23	S86°05'30"E	48°26'18"
C16	49.80	60.00	26.43	48.38	N45°54'42"E	47°33'18"
C17	61.14	60.00	33.52	58.53	N07°03'24"W	58°22'54"
C18	27.41	60.00	13.95	27.17	N49°20'06"W	26°10'31"
C19	28.67	25.00	16.15	27.13	S29°34'03"E	65°42'36"
C20	115.88	430.00	58.30	115.53	N04°27'32"W	15°26'28"
C21	5.58	430.00	2.79	5.58	N12°33'05"W	0°44'39"
C22	65.50	265.00	32.92	65.33	N20°00'05"W	14°09'41"
C23	130.21	265.00	66.45	128.90	N41°09'30"W	28°09'09"
C24	32.76	265.00	16.40	32.74	N58°46'32"W	7°04'57"
C25	36.87	30.00	21.17	34.59	S27°06'28"E	70°25'05"
C26	60.02	340.00	30.09	59.94	N03°02'39"E	10°06'51"
C27	116.67	340.00	58.92	116.10	N11°50'37"W	19°39'41"
C28	111.07	340.00	56.03	110.58	N31°01'58"W	18°43'01"
C29	101.95	340.00	51.36	101.57	N48°58'53"W	17°10'50"
C30	5.55	340.00	2.77	5.55	N58°02'20"W	0°56'04"
C31	33.26	340.00	16.64	33.24	N61°18'30"W	5°36'16"
C32	99.71	205.00	50.86	98.73	S43°55'59"W	27°52'02"
C33	91.91	265.00	46.42	91.45	S44°53'35"W	19°52'23"

- LEGEND:
- - IRON PIPE SET
  - - IRON FOUND AS NOTED
  - N/F - NOW OR FORMERLY
  - SDE - PUBLIC STORM DRAIN EASEMENT
  - PSDE - PRIVATE STORM DRAIN EASEMENT
  - SSE - SANITARY SEWER EASEMENT
  - SAE - SEWER ACCESS EASEMENT
  - ▨ - SAE
  - STE - SIGHT TRIANGLE EASEMENT
  - FND - FOUND
  - PID - PARCEL ID
  - R/W - RIGHT-OF-WAY
  - SB - SETBACK
  - - CONTROL CORNER (CC)

REV. 1 04-09-13

FINAL PLAT OF HEARTHWOOD PHASE 3 MAP 1 CITY OF CONCORD PIN NUMBER 5528-65-7257 TOWNSHIP 1, CABARRUS COUNTY, NORTH CAROLINA DATED DECEMBER 12, 2012		1188 JOB NO. .12-12-12 DATE RJH SURVEYED BY
SURVEYED AND MAPPED FOR: ORLEANS HOMEBUILDERS 700 FOREST POINTE CIRCLE, SUITE 102 CHARLOTTE, NC 28273 PHONE: 704-357-6632		1" = 100' SCALE PREPARED BY MPL
R. Joe Harris & Associates, P.L.L.C. Engineering & Land Surveying 1698 W. HWY 160, SUITE 130, FORT MILL, SC Phone: (803) 802-1799		CHECKED BY KMG SHEET 2 OF 2

