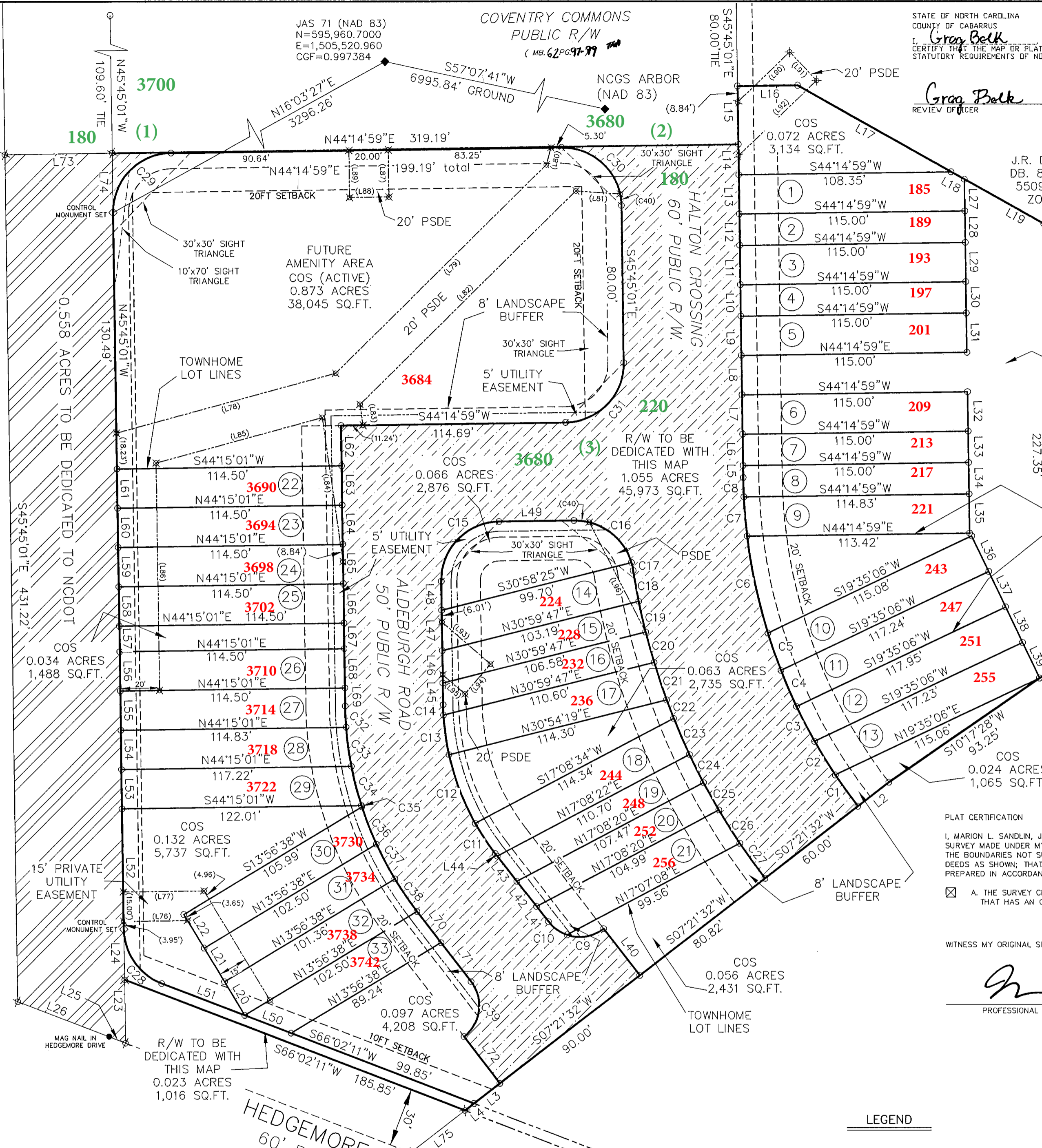


VICINITY MAP

PITTS SCHOOL ROAD
PUBLIC MAINTENANCE R/W



STATE OF NORTH CAROLINA
COUNTY OF CABARRUS
I, Greg Balk, 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.
Greg Balk by: Martena Lowder 2-28-13
REVIEW OFFICER DATE

J.R. DEVELOPERS
DB. 8336 PG. 60
5509-44-6088
ZONED C-2

CODDLE CREEK
DEVELOPMENT GROUP LLC
DB. 7497 PG. 93
5509-52-1990
ZONED C-2

PLAT CERTIFICATION
I, MARION L. SANDLIN, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL
SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEEDS AS SHOWN); THAT
THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN
DEEDS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:71,898; THAT THIS MAP WAS
PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT
 A. THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY
THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 30TH DAY OF MAY, A.D., 2012.
Marion L. Sandlin, Jr.
PROFESSIONAL LAND SURVEYOR LICENSE NO. L-2941
SHEET 1 OF 2
SEE SHEET 2 FOR TABLES AND NOTES

SITE DATA	
TOTAL ACREAGE	5.096
ACREAGE IN PITTS SCHOOL ROAD R/W	0.557
ACREAGE IN EX. HEDGEMORE R/W	0.118
ACREAGE IN LOTS	1.611
ACREAGE IN C.O.S.	1.731
ACTIVE C.O.S.	(0.873)
PASSIVE C.O.S.	(0.857)
ACREAGE IN STREET R/W	1.079
HALTON CROSSING	(0.518)
ALDEBURG ROAD	(0.538)
HEDGEMORE DR.	(0.023)
TOTAL LINEAR FEET OF STREETS	938
HALTON CROSSING	(479)
ALDEBURG ROAD	(459)
LOTS IN PHASE	33

PROPOSED IMPERVIOUS AREA FOR RESIDENTIAL TOWNHOMES PHASE 1 IS 116,465 SQ. FT. AS PER MATT LOWDER WITH TRIANGLE SITE DESIGN

Street Blades

- (1) 3700 Coventry Commons Ave SW & 180 Pitts School Rd SW
- (2) 3680 Coventry Commons Ave SW & 180 Halton Crossing Dr SW
- (3) 220 Halton Crossing Dr SW & 3680 Aldeburgh Rd SW

Street Keys:
Coventry Commons Ave SW - 3032
Halton Crossing Dr SW - 3033
Aldeburgh Rd SW - 3034
Pitts School Rd SW - 1880

LEGEND	
	CONCRETE MONUMENT SET
	NO POINT SET
	SET IRON PIN (#5 REBAR)
	EXISTING IRON PIN (AS DESCRIBED)
	PRIVATE STORM DRAINAGE EASEMENT
	COMMON OPEN SPACE
	TIE LINE
	TOWNHOME LOT LINES BOUNDARY AS SURVEYED
	BOUNDARY BY DEED OR PLAT
	RIGHT OF WAY
	EASEMENT

MAJOR SUBDIVISION FINAL PLAT FOR:
JACOB'S LANDING RESIDENTIAL TOWNHOMES PHASE 1 (SHEET 1 OF 2)
NO. 2 TOWNSHIP, CITY OF CONCORD, CABARRUS COUNTY, NORTH CAROLINA

FOR:
J.R. DEVELOPERS LLC
275 S. BENNETT STREET
SOUTHERN PINES, NC 28387

DATE: 5-30-2012
SCALE: 1" = 40'
JOB NO.: 080719.005
ACAD.: JL-TOWNHOMES-PH1.dwg
COMPUTED BY: RCW
DRAWN BY: RCW
CHECKED BY: MLS

SCALE IN FEET

CE&S
LAND DEVELOPMENT SERVICES
N.C. FIRM LICENSE NO. C-0263
45 SPRING STREET SW CONCORD (704) 786-5404
CONCORD, NC 28025 FAX (704) 786-7454
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