

VICINITY MAP  
(Not to Scale)

**LEGEND**

C.O.S.	COMMON OPEN SPACE
U/E	PUBLIC UTILITY EASEMENT
RF	#4 REBAR FOUND
RS	#4 REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PC	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
PSDE	PRIVATE STORM DRAIN EASEMENT
●	REBAR SET OR FOUND
○	COMPUTED POINT
□	COMMON OPEN SPACE
▨	WETLANDS

**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 Feb 9, 2017  
Jim J. Deason 4/12/17  
 CITY CLERK DATE

- NOTES**
- AREA CALCULATED BY COORDINATE COMPUTATION.
  - THERE IS A 5' UTILITY EASEMENT THAT RUNS PARALLEL TO THE R/W ACROSS ALL LOTS.
  - USERS OF THIS PLAT MUST SEE SHEET 2 & 3 OF 3
  - ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM CABARRUS COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
  - IRON RODS AT ALL CORNERS UNLESS NOTED.
  - THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
  - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
  - LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CONCORD.
  - BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
  - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
  - NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
  - TOTAL AREA THIS PLAT 602,013 SF / 13.82 ACRES  
 AREA IN R/W = 78,209 SF / 1.79 ACRES  
 AREA IN LOTS = 341,400 SF / 7.83 ACRES  
 AREA IN C.O.S. = 182,404 SF / 4.19 ACRES  
 TOTAL LOTS CREATED THIS PLAT = 36  
 ORIGINAL PARCEL #55181413360000
  - UTILITY CONNECTION FEES DUE AT TIME OF ISSUANCE OF RESIDENTIAL ZONING CLEARANCE PERMIT.
  - THIS PLAT IS SUBJECT TO A SANITARY SEWER EASEMENT AS RECORDED AT PLAT BOOK 86 PAGE 30 OF CABARRUS COUNTY PUBLIC REGISTRY.

**SITE NOTES:**

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED RV  
 FRONT: 20' FEET  
 SIDE YARD: 7' FEET  
 REAR YARD: 5' FEET

**FLOOD NOTE:**  
 NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP - COMMUNITY PANEL 3710551800J, DATED: NOVEMBER 5, 2008.

**PLAT REVIEW OFFICER CERTIFICATE**  
 STATE OF NORTH CAROLINA  
 CABARRUS COUNTY  
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 (PDS) 06/13/2017  
 REVIEW OFFICER DATE



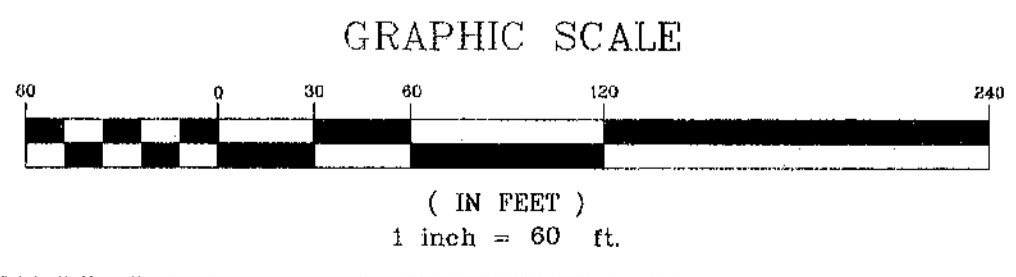
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 73°50'37" E	36.17'
L2	N 01°55'04" E	15.54'
L3	N 01°55'04" E	29.79'
L4	S 69°25'40" E	15.00'
L5	S 63°55'52" E	89.38'

AREA DEDICATED AS PUBLIC R/W  
 94,720 SF  
 2.17 ACRES

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	525.00'	10.71'	10.71'	S 20°01'12" W	11°07'
C2	525.00'	39.19'	39.18'	N 17°17'51" E	4°16'35"
C3	475.00'	64.56'	64.51'	N 19°03'10" E	7°47'14"
C4	30.00'	6.66'	6.64'	S 29°18'17" W	12°43'00"
C5	30.00'	42.10'	38.73'	N 75°51'58" E	80°24'21"
C6	30.00'	42.10'	38.73'	S 23°43'41" E	80°24'21"
C7	30.00'	3.71'	3.71'	N 20°01'13" E	7°05'27"
C8	525.00'	65.92'	65.88'	S 19°58'07" W	7°11'39"
C9	525.00'	11.11'	11.11'	S 15°45'55" W	1°12'44"
C10	475.00'	34.80'	34.59'	S 17°14'48" W	4°10'25"
C11	475.00'	10.54'	10.54'	S 19°58'07" W	1°16'16"



**CERTIFICATE OF OWNERSHIP AND OFFER OF DEDICATION**  
 I HEREBY CERTIFY THAT I AM THE 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 ANY OF THOSE USES 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 OWNER 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] DATE: 6/12/17

**CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS**  
 CITY OF CONCORD  
 ROBERTA CROSSING  
 NAME OF SUBDIVISION  
 ROBERTA CROSSING DRIVE, RICHARDSON WAY, GREENBERRY DRIVE  
 NAME OF STREETS IN SUBDIVISION  
 RIVER ROCK CONSTRUCTION NC 1, LLC  
 SUBDIVIDER  
 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.

SIGNED: [Signature]  
 REGISTERED PROFESSIONAL ENGINEER  
 REGISTRATION NO. 016910 DATE 6.12.2017

NORTH CAROLINA  
 CABARRUS COUNTY  
 I, Patricia Lyons A NOTARY PUBLIC  
 PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED  
 THAT DUE EXECUTION OF THE FOREGOING INSTRUMENT,  
JUNE WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 12 DAY OF  
2017.  
 MY COMMISSION EXPIRES: SEPT 13, 2017 NOTARY PUBLIC

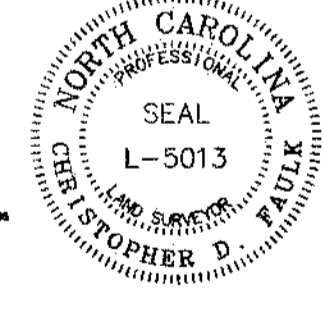
**Street Blades:**  
 860 Pitts School Rd SW &  
 5300 Roberta Crossing Dr SW  
**Keys:**  
 Pitts School Rd SW - 2491  
 Roberta Crossing Dr SW - 3119

I HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE ROBERTA CROSSING SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION/ADMINISTRATOR ON June 8, 2017  
6/12/17 DATE DEVELOPMENT SERVICES DIRECTOR

**CERTIFICATE OF STREETS, WATER, AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS.**  
 I HEREBY CERTIFY THAT ALL PUBLICALLY MAINTAINED STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND OTHER PUBLICALLY 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.  
6/13/17 DATE M. Sue Hilde DIRECTOR OF ENGINEERING

%, CHRISTOPHER D. FAULK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 12266, PAGE 191); 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 21st DAY OF DECEMBER, A.D., 2016.

Christopher D. Faulk  
 PROFESSIONAL LAND SURVEYOR L-5013



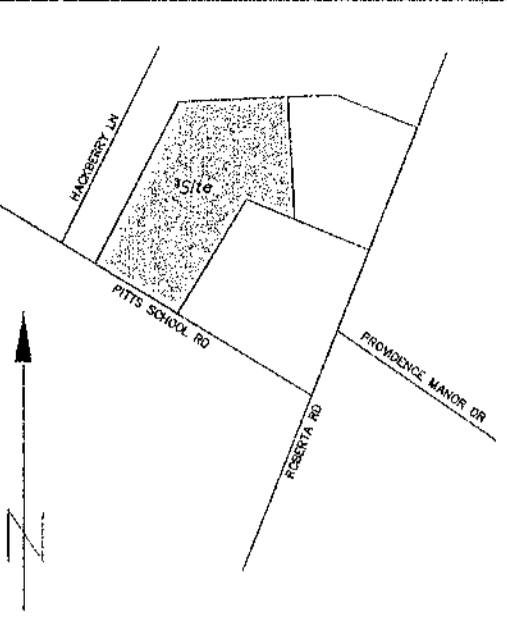
4400 N STUART ANDREW BLVD  
 CHARLOTTE, NC 28217  
 P (704) 334-1325  
 F (704) 334-1330  
 NC REG. 1178 & SC REG 0246

**FINAL PLAT**

AT PROPERTY KNOWN AS  
 ROBERTA CROSSING, PHASE 1 MAP 1  
 PID # 55181413360000  
 DB 12266 PG 191  
 CITY OF CONCORD  
 TOWNSHIP #2, CABARRUS COUNTY, NC  
 FOR: RIVER ROCK CONSTRUCTION NC 1, LLC

Job No.: 021-16-5802	Drawn: CGS	Checked: CDF	Date: 12/21/16
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I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 12266, PAGE 191; 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 21st DAY OF DECEMBER, A.D., 2016.

*Christopher D. Faulk*  
PROFESSIONAL LAND SURVEYOR L-5013

NORTH CAROLINA, CABARRUS COUNTY

I, *Alicia J. Broadway*, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT *Robert Paul Hogan* PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 18th DAY OF JUNE, 2017.

MY COMMISSION EXPIRES May 23, 2021

*Alicia J. Broadway*  
NOTARY PUBLIC Alicia J. Broadway

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS  
CITY OF CONCORD

ROBERTA CROSSING  
NAME OF SUBDIVISION

ROBERTA CROSSING DRIVE, RICHARDSON WAY, GREENBERRY DRIVE  
NAME OF STREETS IN SUBDIVISION

RIVER ROCK CONSTRUCTION NC 1, LLC  
SUBDIVIDER

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.

SIGNED: *[Signature]*  
REGISTERED PROFESSIONAL ENGINEER

REGISTRATION NO. 016910 DATE 6.12.2017

NORTH CAROLINA  
COUNTY

I, *Patricia Lyons*, A NOTARY PUBLIC, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 12th DAY OF JUNE, 2017.

MY COMMISSION EXPIRES: SEPT 13, 2017

NOTARY PUBLIC  
**PATRICIA LYONS**  
Notary Public, North Carolina  
Cabarrus County  
My Commission Expires  
**September 13, 2017**

VICINITY MAP  
(Not to Scale)

LINE	BEARING	DISTANCE
L6	S 20°36'15" W	65.00'
L7	S 20°36'15" W	16.40'
L9	S 88°55'37" E	65.00'
L10	N 88°55'37" W	36.06'
L11	N 20°36'15" E	16.24'
L12	N 20°36'15" E	65.00'
L13	S 20°36'15" W	44.46'
L14	S 20°36'15" W	20.54'
L15	S 26°26'33" W	53.86'
L16	N 48°15'41" E	49.45'
L17	S 73°45'31" W	48.96'
L18	N 88°55'37" W	57.91'
L19	N 88°55'37" W	65.00'

NOTES

- AREA CALCULATED BY COORDINATE COMPUTATION.
- THERE IS A 5' UTILITY EASEMENT THAT RUNS PARALLEL TO THE R/W ACROSS ALL LOTS.
- USERS OF THIS PLAT MUST SEE SHEET 2 & 3 OF 3
- ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM CABARRUS COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
- IRON RODS AT ALL CORNERS UNLESS NOTED.
- THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AN RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
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- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
- TOTAL AREA THIS PLAT 602,013 SF / 13.92 ACRES  
AREA IN R/W = 78,209 SF / 1.79 ACRES  
AREA IN LOTS = 341,400 SF / 7.83 ACRES  
AREA IN C.O.S. = 182,404 SF / 4.19 ACRES  
TOTAL LOTS CREATED THIS PLAT = 36  
ORIGINAL PARCEL #55181413360000
- UTILITY CONNECTION FEES DUE AT TIME OF ISSUANCE OF RESIDENTIAL ZONING CLEARANCE PERMIT.
- THIS PLAT IS SUBJECT TO A SANITARY SEWER EASEMENT AS RECORDED AT PLAT BOOK 68 PAGE 30 OF CABARRUS COUNTY PUBLIC REGISTRY.

SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED RV  
FRONT: 20' FEET  
SIDE YARD: 7' FEET  
REAR YARD: 5' FEET

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

I HEREBY CERTIFY THAT ALL PUBLICALLY MAINTAINED STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND OTHER PUBLICALLY 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.

*[Signature]*  
DATE 6/13/17  
DIRECTOR OF ENGINEERING

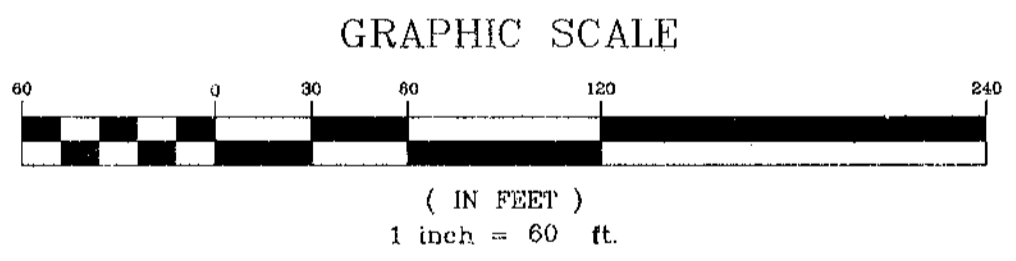
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C12	300.00'	70.04'	69.88'	S 27°17'33" W	13°22'35"
C13	30.00'	45.86'	41.52'	S 09°48'36" E	87°34'53"
C14	225.00'	85.09'	64.86'	S 61°53'17" E	16°34'29"
C15	225.00'	48.37'	48.27'	S 76°20'01" E	12°18'59"
C16	25.00'	27.62'	26.24'	S 65°51'23" W	63°18'13"
C17	60.00'	80.44'	57.91'	N 63°03'40" E	57°42'48"
C18	60.00'	47.05'	45.85'	N 65°37'10" W	44°55'32"
C19	60.00'	47.05'	45.85'	N 20°41'38" W	44°55'32"
C20	60.00'	47.05'	45.85'	S 24°13'55" W	44°55'32"
C21	60.00'	47.05'	45.85'	S 69°09'27" W	44°55'32"
C22	60.00'	52.06'	50.44'	N 63°31'27" W	49°42'40"
C23	25.00'	20.55'	19.97'	S 62°12'45" E	47°05'15"
C24	275.00'	60.50'	60.38'	N 79°27'13" W	12°36'17"
C25	275.00'	60.50'	60.38'	N 66°50'56" W	12°36'17"
C26	275.00'	45.88'	45.83'	N 55°46'02" W	9°33'31"
C27	30.00'	39.66'	36.83'	S 88°51'36" E	75°44'40"
C28	300.00'	56.55'	56.47'	N 58°40'09" E	10°48'03"
C29	300.00'	60.59'	60.49'	N 69°51'17" W	11°34'21"
C33	250.00'	43.28'	43.22'	S 86°06'50" W	9°55'05"
C34	250.00'	95.68'	95.10'	S 70°11'26" W	21°55'44"
C35	250.00'	95.68'	95.10'	N 48°15'41" E	21°55'44"
C36	250.00'	72.84'	72.58'	N 28°57'02" E	16°41'34"

Street Blades:  
820 Richardson Way SW &  
5350 Roberta Crossing Dr SW

Keys:  
Richardson Way Sw - 3120  
Roberta Crossing Dr SW - 3119

LEGEND

C.O.S.	COMMON OPEN SPACE
U/E	PUBLIC UTILITY EASEMENT
RF	#4 REBAR FOUND
RS	#4 REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
PSDE	PRIVATE STORM DRAIN EASEMENT
●	REBAR SET OR FOUND
○	COMPUTED POINT
[Pattern]	COMMON OPEN SPACE
[Pattern]	WETLANDS



**METROLINA ENGINEERING & SURVEYING ASSOCIATES**

4400-N STUART ANDREW BLVD  
CHARLOTTE, NC 28217

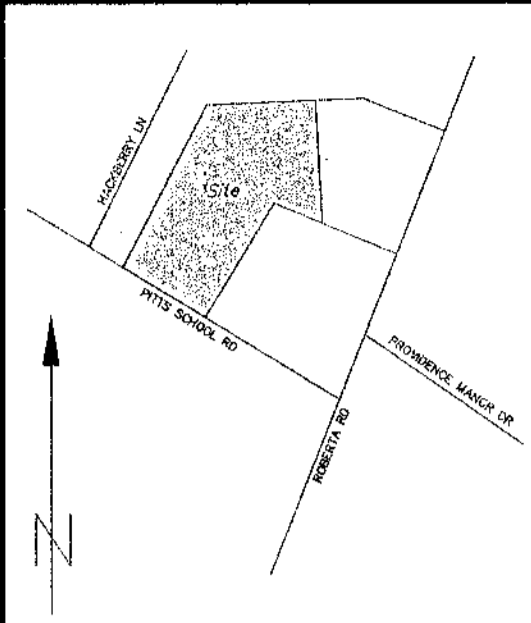
P (704) 334-1325  
F (704) 334-1330  
NC REG-1178 & 30-002046

**FINAL PLAT**

AT PROPERTY KNOWN AS  
ROBERTA CROSSING, PHASE 1 MAP 1  
PID # 55181413360000  
DB 12266 PG 191  
CITY OF CONCORD  
TOWNSHIP #2, CABARRUS COUNTY, NC  
FOR: RIVER ROCK CONSTRUCTION NC 1, LLC

Job No.:	Drawn:	Checked:	Date:
021-16-5802	CGS	CDF	12/21/16





VICINITY MAP  
(Not to Scale)

LINE	BEARING	DISTANCE
WP1	S 16°49'00" E	28.68'
WP2	S 11°58'56" E	34.32'
WP3	S 61°42'49" E	26.20'
WP4	S 00°59'41" W	10.22'
WP5	N 74°55'28" E	1.40'
WP6	S 71°21'33" W	23.61'
WP7	S 22°08'43" W	5.71'
WP8	N 62°20'07" W	10.14'
WP9	S 27°43'04" W	14.43'
WP10	S 27°43'04" W	226.37'
WP11	S 27°43'04" W	200.79'
WP12	N 20°06'11" E	65.40'
WP13	N 07°14'11" E	103.47'
WP14	N 16°49'00" W	13.44'

NOTES

- AREA CALCULATED BY COORDINATE COMPUTATION.
- THERE IS A 5' UTILITY EASEMENT THAT RUNS PARALLEL TO THE R/W ACROSS ALL LOTS.
- USERS OF THIS PLAT MUST SEE SHEET 2 & 3 OF 3.
- ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM CABARRUS COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
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SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED RV  
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 SIDE YARD: 7' FEET  
 REAR YARD: 5' FEET

FLOOD NOTE:

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710551800J, DATED: NOVEMBER 5, 2008.

PLAT REVIEW OFFICER CERTIFICATE

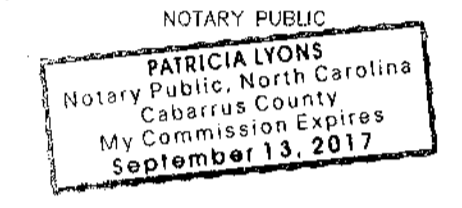
STATE OF NORTH CAROLINA  
 CABARRUS COUNTY  
 Greg Belk, REVIEW OFFICER OF CABARRUS COUNTY,  
 CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION  
 IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 Greg Belk (PDG) 06/13/2017  
 REVIEW OFFICER DATE

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS  
 CITY OF CONCORD

ROBERTA CROSSING  
 NAME OF SUBDIVISION  
 ROBERTA CROSSING DRIVE, RICHARDSON WAY, GREENBERRY DRIVE  
 NAME OF STREETS IN SUBDIVISION  
 RIVER ROCK CONSTRUCTION NC 1, LLC  
 SUBDIVIDER  
 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.

SIGNED: [Signature]  
 REGISTERED PROFESSIONAL ENGINEER  
 REGISTRATION NO. 016910 DATE 6.12.2017

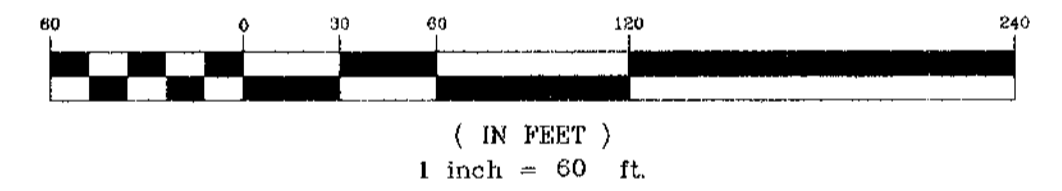
NORTH CAROLINA COUNTY Cabarrus  
 Patricia Lyons, A NOTARY PUBLIC  
 FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT [Signature] PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT DUE EXECUTION OF THE FOREGOING INSTRUMENT.  
 WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 12 DAY OF JUNE, 2017.  
 MY COMMISSION EXPIRES: SEPT 13, 2017



LEGEND

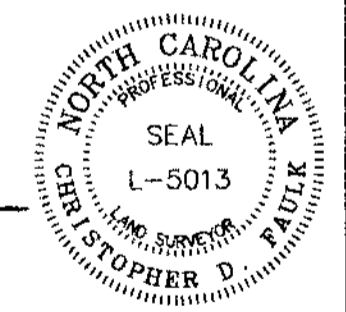
- C.O.S. COMMON OPEN SPACE
- U/E PUBLIC UTILITY EASEMENT
- RF #4 REBAR FOUND
- RS #4 REBAR SET
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- MB MAP BOOK
- DE DEED BOOK
- PG PAGE
- FS FRONT SETBACK
- RY REAR YARD
- SY SIDE YARD
- PSDE PRIVATE STORM DRAIN EASEMENT
- RE REBAR SET OR FOUND
- CP COMPUTED POINT
- COMMON OPEN SPACE
- WETLANDS

GRAPHIC SCALE



"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 12266, PAGE 191; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:110,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 21st DAY OF DECEMBER, A.D., 2016.

[Signature]  
 PROFESSIONAL LAND SURVEYOR L-5013



SHEET 3 OF 3

CERTIFICATE OF OWNERSHIP AND OFFER OF DEDICATION

I HEREBY CERTIFY THAT I AM THE 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 ANY OF THOSE USES 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 OWNER 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] OWNER  
 DATE: 6/13/17

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
WP15	25.66'	30.61'	28.82'	S 33°10'18" E	88°21'18"
WP16	266.82'	60.48'	80.35'	S 05°29'18" E	12°59'17"
WP17	33.79'	12.89'	12.81'	S 00°03'49" E	21°51'42"
WP18	32.04'	46.17'	42.28'	S 23°16'11" E	82°33'33"
WP19	29.00'	31.74'	30.18'	S 30°21'34" E	62°42'30"
WP20	29.00'	20.10'	19.70'	S 20°50'55" W	39°42'27"
WP21	52.27'	23.57'	23.37'	N 53°37'15" E	25°50'13"
WP22	36.00'	30.92'	29.98'	S 46°45'08" W	49°12'50"
WP23	32.00'	53.35'	47.38'	S 69°54'18" W	95°31'10"
WP24	5.30'	6.34'	5.97'	S 72°31'50" W	68°28'07"
WP25	25.50'	80.11'	51.00'	N 62°16'56" W	180°00'00"
WP26	226.02'	20.32'	20.31'	N 24°38'45" E	5°09'03"
WP27	223.00'	14.75'	14.75'	S 23°48'31" W	3°47'21"
WP28	352.01'	29.53'	29.52'	N 23°17'56" E	4°48'26"
WP29	201.56'	33.84'	33.80'	N 15°18'44" E	9°37'13"
WP30	199.59'	33.79'	33.75'	N 12°04'40" E	9°41'56"
WP31	25.66'	20.66'	20.11'	S 30°18'26" W	46°08'30"
WP32	25.66'	26.54'	25.37'	N 83°00'52" E	59°16'23"

METROLINA  
 ENGINEERING &  
 SURVEYING  
 ASSOCIATES  
 4400 N STUART ANDREW BLVD  
 CHARLOTTE, NC 28217  
 P (704) 334-1325  
 F (704) 334-1330  
 NC 01-1179 & 30 NC 0296

**FINAL PLAT**

AT PROPERTY KNOWN AS  
 ROBERTA CROSSING, PHASE 1 MAP 1  
 PID # 55181413360000  
 DB 12266 PG 191  
 CITY OF CONCORD  
 TOWNSHIP #2, CABARRUS COUNTY, NC  
 FOR: RIVER ROCK CONSTRUCTION NC 1, LLC

Job No:	Drawn:	Checked:	Date:
021-16-5802	CGS	CDF	12/21/16