BK 62 PG 22

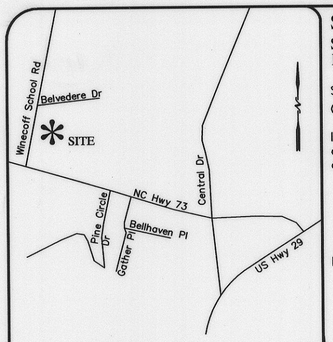
Sheet 1 of 2

See Sheet 2 for line tables and notes

State of North Carolina
Cabarrus County

I, GREG D. BELK, review officer of Cabarrus County, certify that the map or plot to which this certification is affixed meets all statutory requirements of North Carolina general statutes for recording.

Greg D. Belk — Review Officer — 8-24-12 — date



Not To Scale

Vicinity Map

LEGEND

●	Existing Property Corner
○	Set Property Corner 1/2" Rebar
⊠	Computed Point Not Set
———	Property line as Surveyed
— — —	Property line by deed or plat
— · —	Building setback Line
— · —	(PDE) Private Drainage Easement
———	Water line
———	Tie line
———	ste Sight Triangle Easement
———	5' Landscape Buffer
———	5' Utility Easement MB 59 PG 18

Date of Survey:	July 28, 2008
Ref. Deed Book:	D.B. 7636 Pg. 30
Ref. Plat Book:	P.B. 51 Pg. 97
Tax Parcel Number:	5611-77-0364
Drawn By: C.A. Byrd	Checked By: R.A. Sutton
AccuTech Project Number:	10116

NOTES

All distances are horizontal unless otherwise noted.

All acreage is by coordinate method.

No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility.

The location and/or existence of utility service lines to the property surveyed are unknown and are not shown.

This property does not lie within a 100 year flood zone REF FEMA Map 3710561000J Effective Date: 11-05-2008

This property is Zoned RC.
Setbacks are as follows: 20' Front, 7' Sides and 5' Rear.

This survey does not constitute a title search by Surveyor. Surveyor has made no investigation or independent search for easements or record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

A 5' utility easement is to be dedicated to the City of Concord along all front property lines MB 59 PG 18.

The streets, utility, site, storm easements, & common areas were previously recorded in MB 59 PG 18.

Blanket Right of way to Windstream DB 8721 PG 273

Blanket Right of way to Time Warner DB 8217 PG 305 and DB 8300 PG 264

I, Rodrick A. Sutton., certify that this map was drawn from an actual survey made under my supervision that the error of closure as calculated by latitudes and departures was 1:62,215+; the boundaries not surveyed are shown as broken lines plotted from information found in deeds as shown; That this map was prepared in accordance with G.S. 47-30 as amended; That the angular error of closure was 04" per turn; and that

- ☐ This survey is of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision
- ☐ This survey is of an existing parcel or parcels of and does not create a new street or change a street.
- ☐ This survey is an exception to the definition of subdivision.
- ☒ This survey creates a subdivision of land within an area of a municipality that has an ordinance regulating parcels of land.

Witness my hand and official seal this 24th day of August 2012

Rodrick A. Sutton

Professional Land Surveyor — License No. L-3228

NORTH CAROLINA PROFESSIONAL SEAL 3228 LAND SURVEYOR RODRICK A. SUTTON

Site Data:
Total Area 12.701 Acres ±
Area in Lots 9.929 Acres ±
Total Number of Lots 54
Area in Lots this map 7.68 Acres ±
Total Number of Lots this map 41

NCGS "COFF"
NAD 83 Localized
N: 617,384.683
E: 1,515,958.339

Grid Tie
N 06°43'55" W 184.41' Grid
N 06°43'55" W 184.43' Ground

Control Corner
1/2" Rebar
N: 617,201.524
E: 1,515,979.958

Control Corner
1/2" Rebar

1/2" Iron Pipe

Elaine M. Rodgers
DB 244 PG 202
Parcel ID 5611-67-2664
Zoned RC

Elaine M. Rodgers
DB 402 PG 224
Parcel ID 5611-67-5498
Zoned RC

Harold R. Atwell
DB 419 PG 189
Parcel ID 5611-67-5606
Zoned RC

David W. Cranford
DB 2888 PG 8
Parcel ID 5611-66-1851
Zoned RC

American South Mgmt. Co., LLC
DB 1684 PG 163
Parcel ID 5611-67-9924
Zoned RC

The future right of way of Winecoff School Rd. is a 35' offset form the existing centerline

5' Rear setback line shall serve as a landscape buffer

7' Rear setback line shall serve as a landscape buffer

See Sheet 2 of 2 for 20' private storm easement details.

Winecoff School Road
Public Right of Way Width Varies

Winecoff Woods Drive NW 60' Public Right of Way

Elaine Place NW 60' Public Right of Way

Soothing Court NW 60' Public Right of Way

Tie Line
N 79°10'54" E
404.20'

NC Grid Nad 83 (2006)

Rear Property Line is RSOD

20' RSOD No Build Line

Future Development

Hertfordshire Phase II & III Lot No. 49 MB 26 PG 42 Zoned RC

Hertfordshire Phase II & III Lot No. 50 MB 26 PG 42 Zoned RC

Hertfordshire Phase II & III Lot No. 33 MB 26 PG 42 Zoned RC

Hertfordshire Phase II & III Lot No. 34 MB 26 PG 42 Zoned RC

Hertfordshire Phase I Lot No. 11 MB 26 PG 42 Zoned RC

Hertfordshire Phase I Lot No. 10 MB 26 PG 42 Zoned RC

Number/Date	Description of Revision
1	
2	
3	
4	
5	
6	
7	

60 Feet to the Inch
60 0 30 60 120 240

Final Subdivision Plat of:

The Villas at Winecoff

Phase One Map 5

State of North Carolina
City of Concord
Cabarrus County
Number Four Township

Owner/Developer
The Villas at Winecoff, LLC
9450 Moss Plantation Avenue
Suite 204
Concord, NC 28027

AccuTech Surveying & Mapping, LLP

546 Newell Street NW
Concord, NC 28025
Telephone (704) 784-3286
Fax (704) 784-3581
accutech@accutechsurveying.com

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Corner lots labeled TBD - addresses to be determined at time of permitting based on house orientation