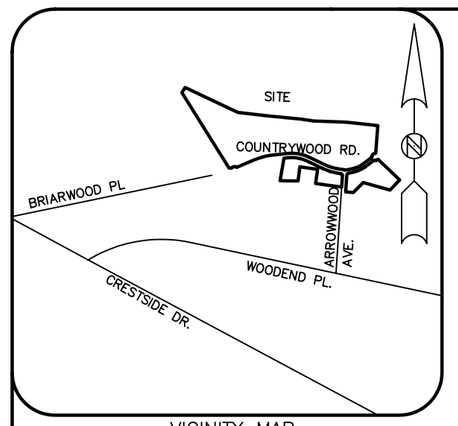


VICINITY MAP
NOT TO SCALE

CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE PRESERVE AT COLDWATER CREEK SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

DATE FINANCE DIRECTOR

CERTIFICATE OF FINAL PLAT APPROVAL

BY AUTHORITY OF THE CITY OF CONCORD SUBDIVISION REGULATIONS, THIS FINAL PLAT FOR THE PRESERVE AT COLDWATER CREEK SUBDIVISION IS HEREBY APPROVED.

DATE DIRECTOR OF PLANNING

DATE CITY ENGINEER

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S 48°33'24" E	125.00	22.91	22.88
C1	S 56°44'51" E	349.10	0.01	0.01
C2	S 37°33'50" E	125.00	25.05	25.01
C3	N 20°05'31" W	486.00	89.20	89.08
C4	S 19°10'45" E	821.89	118.09	117.99
C5	S 28°10'29" E	821.89	151.20	150.99
C6	S 65°06'56" E	401.67	168.13	166.91
C7	N 89°41'24" W	25.00	31.89	29.77
C8	N 53°56'38" W	25.00	21.28	20.64
C9	S 34°02'12" E	50.00	11.45	11.43
C10	S 64°20'55" E	50.00	39.02	38.03
C11	N 77°18'52" W	50.00	33.05	32.45
C12	N 36°58'44" W	50.00	37.35	36.49
C13	S 39°05'23" E	25.00	20.82	20.23
C14	N 59°33'01" W	787.95	93.52	93.47
C15	N 51°51'17" W	787.95	118.14	118.03
C16	N 46°59'05" W	787.95	15.81	15.81
C17	N 45°19'44" W	546.00	20.18	20.18
C18	N 38°23'34" W	546.00	112.02	111.82
C19	S 38°03'23" E	257.70	25.03	25.02
C19	N 23°37'00" W	546.00	169.60	168.92
C20	S 48°01'48" E	125.00	22.87	22.84
C20	S 17°29'54" E	761.89	72.96	72.93
C21	S 24°34'48" E	761.89	115.38	115.27
C22	S 32°36'36" E	761.89	98.18	98.11
C23	S 54°56'03" E	447.37	22.11	22.10
C24	S 72°38'51" E	351.67	55.40	55.34
C25	S 62°28'46" E	351.67	69.42	69.31
C26	N 78°45'01" E	25.00	21.13	20.50
C27	N 80°22'58" W	50.00	78.26	70.51
C28	N 40°07'09" W	486.05	106.24	106.03
C29	N 29°28'22" W	486.05	74.38	74.31
C30	N 10°04'28" E	25.00	38.03	34.47

BASIS OF BEARING
NC GRID NAD83

FILING STATEMENT

FILED FOR REGISTRATION ON_____DAY OF_____ A.D.

2006 AT _____O'CLOCK ___M, AND REGISTERED IN THE

IN BOOK _____ PAGE _____.

LINDA F. McABEE REGISTER OF DEEDS

BY _____
ASSISTANCE / DEPUTY

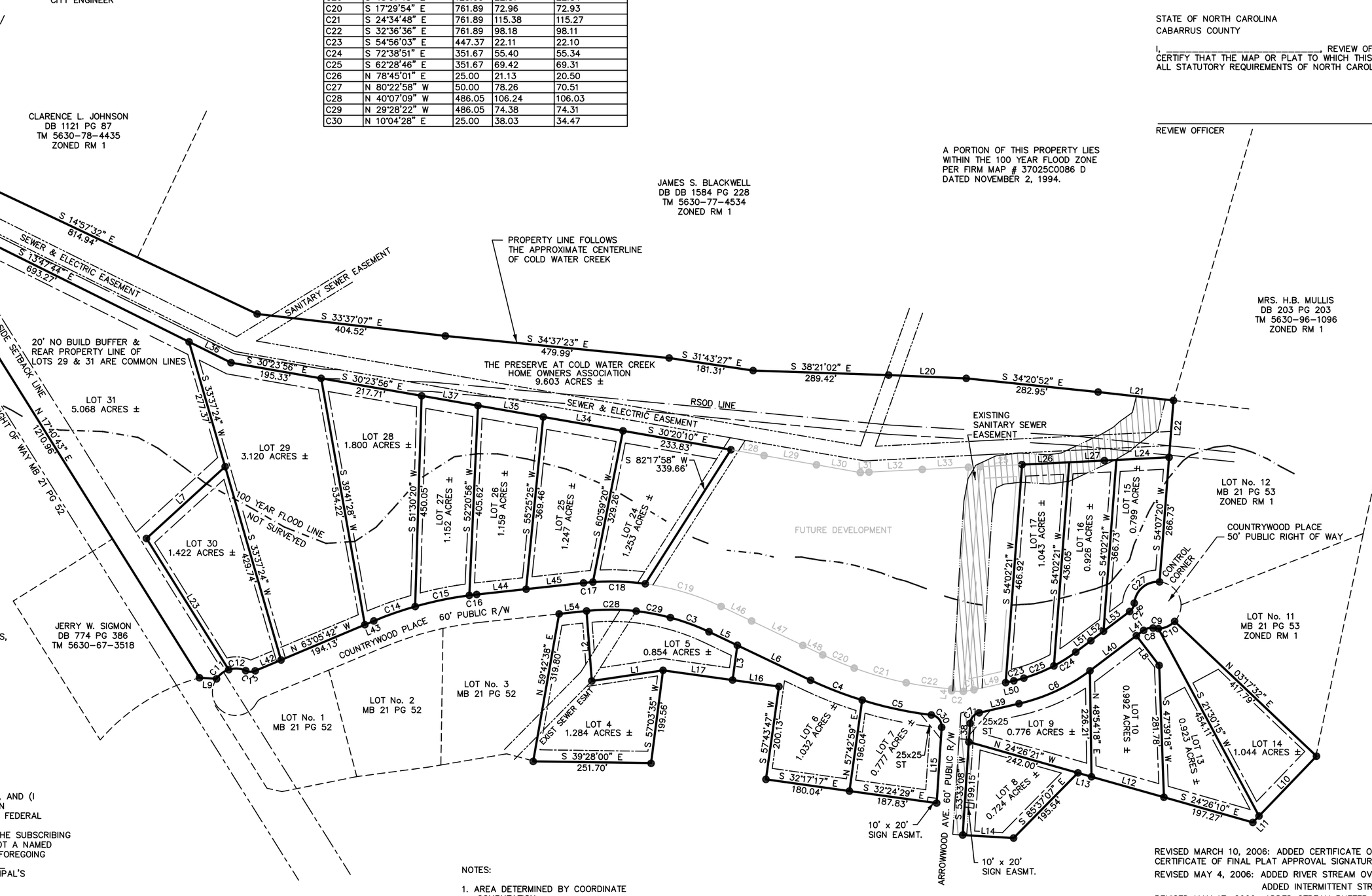
CERTIFICATION STATEMENT

LINDA F. McABEE
REGISTER OF DEEDS
CABARRUS COUNTY, NORTH CAROLINA

STATE OF NORTH CAROLINA
CABARRUS COUNTY

I, _____, 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.

REVIEW OFFICER DATE



NUMBER	DIRECTION	DISTANCE
L1	N 48°45'06" W	153.70'
L2	N 45°26'08" W	149.92'
L3	N 57°31'25" E	74.92'
L4	S 54°02'21" W	4.25'
L5	N 14°45'21" W	67.06'
L6	N 14°45'21" W	173.38'
L7	S 82°39'32" E	227.46'
L8	S 12°21'45" W	79.96'
L9	S 36°41'18" E	36.51'
L10	S 86°24'59" E	177.10'
L11	S 86°24'59" E	19.06'
L12	S 24°26'00" E	160.74'
L13	S 24°25'59" E	30.09'
L14	S 36°53'18" E	108.86'
L15	N 53°33'08" E	162.02'
L16	S 32°17'55" E	100.00'
L17	S 32°17'55" E	149.96'
L18	N 17°40'43" E	30.88'
L19	N 81°51'41" E	85.77'
L20	S 37°50'16" E	165.89'
L21	S 33°51'59" E	161.84'
L22	S 54°07'20" W	121.78'
L23	S 17°40'43" W	330.61'
L24	S 43°05'47" E	112.69'
L25	S 43°04'45" E	89.42'
L26	S 43°05'01" E	100.78'
L27	S 43°05'47" E	100.78'
L28	S 30°14'27" E	71.89'
L29	S 30°14'27" E	113.57'
L30	S 30°14'27" E	95.12'
L31	S 43°04'45" E	18.50'
L32	S 43°04'45" E	113.88'
L33	S 43°04'45" E	98.70'
L34	S 30°23'32" E	172.82'
L35	S 30°23'32" E	141.46'
L36	S 13°49'50" E	100.00'
L37	S 30°23'32" E	122.02'
L38	S 53°37'38" W	39.91'
L39	N 53°07'46" W	87.16'
L40	N 77°24'11" W	124.39'
L41	N 76°11'18" W	19.18'
L42	N 63°05'42" W	59.81'
L43	N 62°57'02" W	20.81'
L44	N 46°27'27" W	106.16'
L45	N 46°27'27" W	123.25'
L46	N 14°45'21" W	72.23'
L47	N 14°45'21" W	121.21'
L48	N 14°45'21" W	47.00'
L49	N 52°59'51" W	69.45'
L50	N 52°59'51" W	17.86'
L51	N 77°12'10" W	40.25'
L52	N 77°12'10" W	33.72'
L53	N 77°12'10" W	69.82'
L54	N 46°23'12" W	58.80'

CERTIFICATE OF OWNERSHIP AND 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, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND 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 A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

OWNER DATE

NORTH CAROLINA
CABARRUS COUNTY

I CERTIFY THAT_____ PERSONALLY APPEARED BEFORE ME THIS DAY, AND (I HAVE PERSONAL KNOWLEDGE OF THE IDENTITY OF THE SUBSCRIBING WITNESS(S) (I HAVE SEEN SATISFACTORY EVIDENCE OF THE SUBSCRIBING WITNESS'S IDENTITY, BY A CURRENT STATE OR FEDERAL IDENTIFICATION AND WITH THE SUBSCRIBING WITNESS'S PHOTOGRAPH IN THE FORM OF _____) (A CREDIBLE WITNESS HAS SWORN TO THE IDENTITY OF THE SUBSCRIBING WITNESS(S); AND CERTIFIED TO ME UNDER OATH OR BY AFFIRMATION THAT HE OR SHE IS NOT A NAMED PARTY TO THE FOREGOING DOCUMENT, HAS NO INTEREST IN THE TRANSACTION, SIGNED THE FOREGOING DOCUMENT AS A SUBSCRIBING WITNESS, AND EITHER (I) WITNESSED SIGN THE FOREGOING DOCUMENT OR (II) WITNESSED THE PRINCIPAL ACKNOWLEDGE THE PRINCIPAL'S SIGNATURE ON THE ALREADY SIGNED DOCUMENT.

DATE:_____ (NOTARY'S PRINTED OR TYPED NAME), NOTARY PUBLIC

(OFFICIAL SEAL) MY COMMISSION EXPIRES:

I, RODRICK ALLEN SUTTON., CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEEDS AS SHOWN); THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES WAS 1:79,125+; 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 CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

☐ THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

☐ THIS SURVEY IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF JUNE, 2006.

NORTH CAROLINA PROFESSIONAL SEAL 3228 LAND SURVEYOR RODRICK A. SUTTON

100 YEAR FLOOD LINE DIGITALLY IMPORTED FROM THE CABARRUS COUNTY GIS DATA FILE. INDIVIDUAL LOTS MAY NEED A ELEVATION CERTIFICATE PRIOR TO A BUILDING PERMIT BEING ISSUED. NO FLOOD SURVEY WAS PERFORMED BY THE SURVEYOR. DIGITALLY IMPORTED LINE IS FOR A GENERAL REFERENCE ONLY. A FLOOD STUDY MAY BE REQUIRED TO DETERMINE THE FLOOD ELEVATIONS OF INDIVIDUAL LOTS.

LEGEND

- PROPERTY LINE
- TIE LINE
- DEED LINE NOT SURVEYED
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- RIVER STREAM OVERLAY DISTRICT BUFFER (RSOD)
- 20' NO BUILD BUFFER LINE
- STREAM BUFFER 30' FROM TOP OF BANK
- INTERMITTENT STREAM BUFFER ZONE
- PROPERTY CORNER
- TM TAX MAP
- DB PG DEED BOOK & PAGE

NOTES:

1. AREA DETERMINED BY COORDINATE COMPUTATION
2. BASIS OF BEARINGS NC GRID NAD 83 NCGS FISH HOUSE & BINGO.
3. TRAVERSE ADJUSTED BY THE LEAST SQUARE METHOD OF ADJUSTMENT.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT OF WAY OR EASEMENT OF RECORD PRIOR TO THE DATE OF THIS SURVEY.
5. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6. THIS PROPERTY HAS NOT BEEN ABSTRACTED BY THE SURVEYOR. THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY, EASEMENTS, MINIMUM BUILDING SETBACK LINES, ETC., ARE TO BE VERIFIED BY THE OWNER OR OWNERS AGENT PRIOR TO CONVEYANCE, DESIGN OR CONSTRUCTION.
7. THIS SURVEY CREATES A DIVISION OF LAND IN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE REGULATING PARCELS OF LAND.
8. LOTS WITH EXISTING WATER SERVICE & SEWER CLEANOUT 5,6,7,8,9,10,13,15,17,18,21,23,24,25,27,29.
9. SIDE SETBACK LINES SHALL SERVE AS A 10' STORM DRAINAGE AND UTILITY EASEMENT ON EACH LOT.
10. SANITARY SEWER AND ELECTRIC EASEMENTS SHOWN WERE TAKEN FROM PLAT RECORDED IN BOOK 21 PAGES 52 & 53. THESE EASEMENTS HAVE NO SPECIFIED WIDTH. IT IS THEREFORE ASSUMED THESE EASEMENTS ARE OF A BLANKET NATURE. THE SEWER AND ELECTRIC EASEMENT THAT IS WITHIN THE HOMEOWNERS ASSOCIATION PROPERTY AT THE REAR DOES NOT ENCROACH ONTO ANY NEW LOT. THE SEWER EASEMENT BETWEEN LOTS 18 & 19 IS DEFINED BY THE PROPERTY LINES. THE SANITARY SEWER EASEMENT ACROSS LOTS 4,5,23,24 HAS NO WIDTH SPECIFIED ON PREVIOUSLY RECORDED PLAT.
11. THE STORM DRAINAGE EASEMENTS SHOWN ON PLAT RECORDED IN BOOK 21 PAGES 52 & 53 HAVE BEEN OMITTED FROM THIS PLAT A 20' PRIVATE STORM/UTILITY EASEMENT WILL BE RESERVED AS A PART OF THIS PLAT. THIS EASEMENT IS DEFINED AS BEING 10' FROM AND PARALLEL TO EACH SIDE PROPERTY LINE. ALSO SHOWN AS THE SIDE SETBACK LINES.
12. RIVER STREAM OVERLAY FORMULA IS SLOPE x 2.4 + 50'.
13. INTERMITTENT STREAMS SCALED FROM USGS SOILS MAP AND FIELD VERIFIED STREAM BANKS.

ZONING RM 1
SETBACKS:
FRONT: 25'
SIDES: 10' UNLESS JOINED BY AN EASEMENT LINE
REAR: 25'

43.334 ACRES TOTAL
9.603 ACRES IN OPEN SPACE

SCALE IN FEET
200 0 200 400

REVISED MARCH 10, 2006: ADDED CERTIFICATE OF FEE PAYMENT & CERTIFICATE OF FINAL PLAT APPROVAL SIGNATURE BLOCKS.
REVISED MAY 4, 2006: ADDED RIVER STREAM OVERLAY FORMULA
ADDED INTERMITTENT STREAM NOTE AND LOCATION.
REVISED MAY 17, 2006: ADDED STREAM BUFFER ON ARROWOOD AVE.
REMOVED STREAM BUFFER CROSSING COUNTRYWOOD PL.
REVISED MAY 24, 2006: CHANGED LOTS 18-23 TO FUTURE DEVELOPMENT
REVISED JUNE 1, 2006: REMOVED EXTRA PLANNING DIRECTOR SIGNATURE BLOCK.

MINOR PLAT OF:

THE PRESERVE

AT COLDWATER CREEK (aka boxwood estates)

CITY OF CONCORD, NO. 12 TOWNSHIP, CABARRUS CO., N.C.

SURVEY FOR:
COLDWATER CREEK INVESTMENTS, LLC
P.O. BOX 33604
CHARLOTTE, NC 28233
(704) 987-1833

A DIVISION OF
MB 21 PG 52 & 53

DATE: JUNE 1, 2006
SCALE: 1" = 200'
JOB NO.: 06034

COMPUTED BY: C.A. BYRD
DRAWN BY: C.A. BYRD
CHECKED BY: R.A. SUTTON

AccuTech Surveying & Mapping, LLP
546 Newell Street NW
Concord, NC 28027
Tele: (704) 784-3286
Fax: (704) 784-3581

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