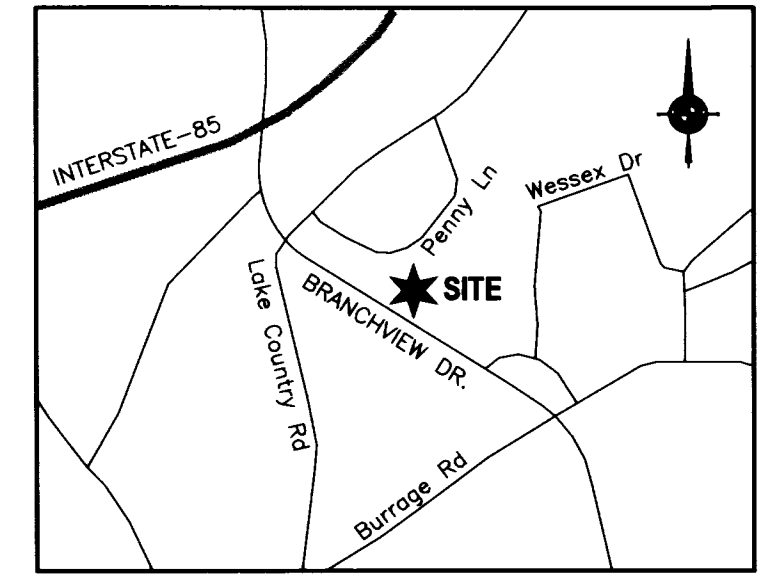
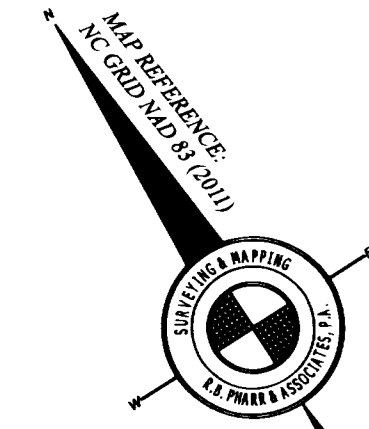


OWNER: SCG-NORTH BRANCH STATION, LLC  
3715 NORTHSIDE PARKWAY  
NORTHCREEK SUITE 650  
ATLANTA, GA 30327

# EXEMPT SUBDIVISION PLAT

OWNER: SCG-NORTH BRANCH STATION, LLC  
960 BRANCHVIEW DRIVE NE  
CITY OF CONCORD, CABARRUS COUNTY, NORTH CAROLINA  
DEED BOOK REFERENCE: 16986-97  
TAX PARCEL NO: 56224091640000  
TOTAL AREA: 85,804 SQ. FT. OR 1.9698 ACRES

Cabarrus Meals on Wheels Inc.  
D.B. 14845, PG. 74  
PIN: 56224094780000  
LOT 2A  
Division of Lot 2, CABARRUS PROFESSIONAL PARK  
M.B. 27, PG. 49



**LEGEND**  
C&G - CURB AND GUTTER  
C/L - CENTERLINE  
D.B. - DEED BOOK  
ECM - EXISTING CONCRETE MONUMENT  
EIP - EXISTING IRON PIPE  
EIR - EXISTING IRON ROD  
EN - EXISTING NAIL  
EOP - EDGE OF PAVEMENT  
M.B. - MAP BOOK  
N.G.S. - NATIONAL GEODETIC SURVEY  
NIR - NEW IRON ROD  
PG. - PAGE  
R/W - RIGHT-OF-WAY  
(T) - TOTAL  
PROPERTY LINE  
PROPERTY LINE (NOT SURVEYED)  
RIGHT-OF-WAY  
RIGHT-OF-WAY (NOT SURVEYED)  
EASEMENT  
SETBACK

FILED Apr 14, 2025 09:15 am  
BOOK 00105  
PAGE 0011 THRU 0011  
INSTRUMENT # 07747  
EXCISE TAX \$0.00

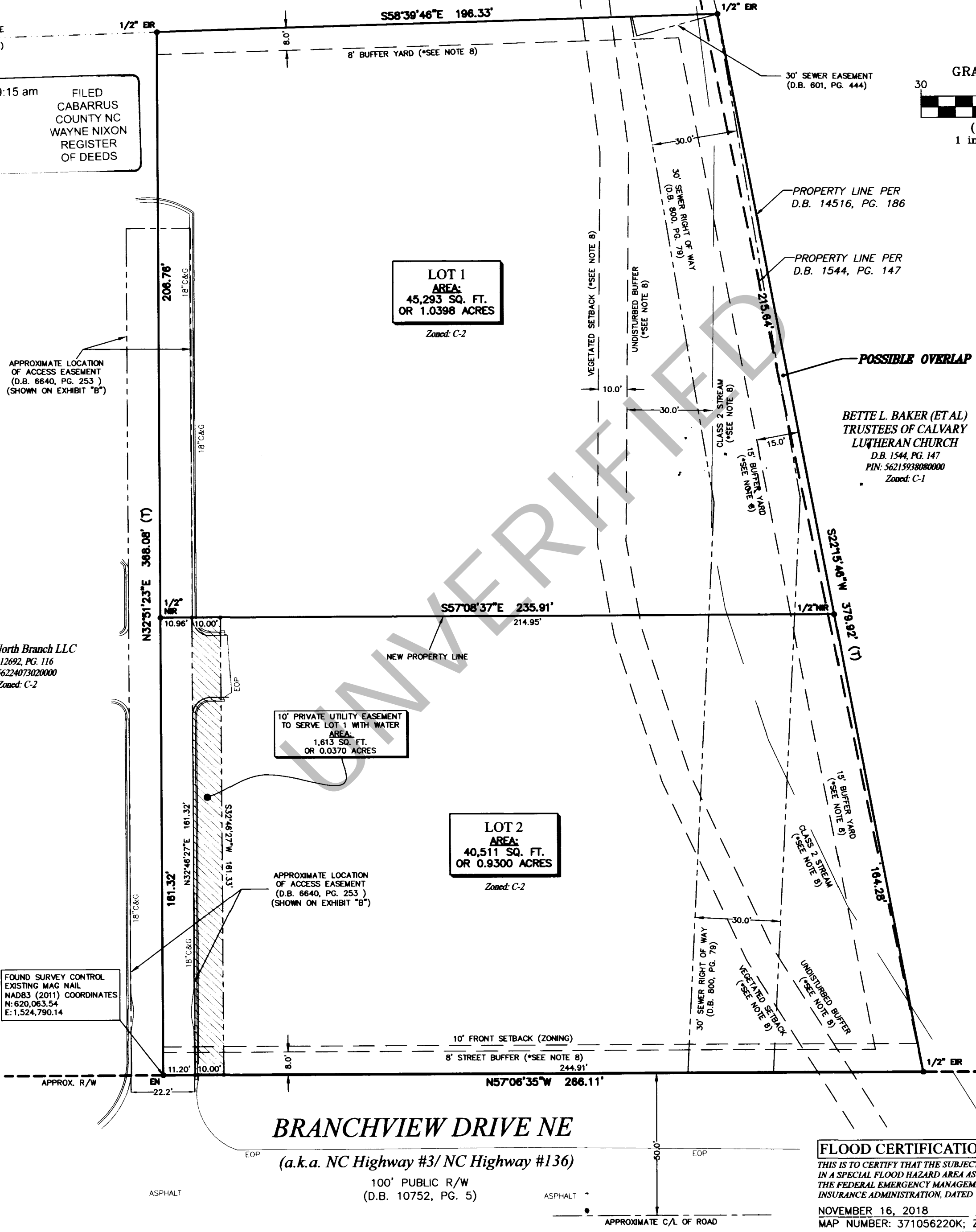
**ZONING DATA**  
SUBJECT PROPERTY ZONED: C-2(GENERAL COMMERCIAL DISTRICT)  
ZONING INFORMATION SHOWN HEREON PER NYS ZONING REPORT PROJECT NUMBER 7202400214, DATED MARCH 11, 2024.  
MINIMUM LOT WIDTH: 50'  
MINIMUM LOT DEPTH: 100'  
MINIMUM FRONT SETBACK: 10' MINIMUM  
MINIMUM SIDE YARD: NO REQUIREMENT NOTED  
MINIMUM REAR YARD: NO REQUIREMENT NOTED  
MAXIMUM BUILDING HEIGHT: 48'  
MAX IMPERVIOUS AREA PER LOT = 80%  
LOT 1 MAX IMPERVIOUS AREA = 36,234 SQ. FT. OR 0.8318 ACRES  
LOT 2 MAX IMPERVIOUS AREA = 32,409 SQ. FT. OR 0.7440  
FOR FURTHER INFORMATION CONTACT THE CITY OF CONCORD PLANNING DEPARTMENT AT 704-920-5152.

**GPS STATEMENT**  
1. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.  
2. GPS CONTROL SHOWN HEREON WAS SET BY USE OF THE NORTH CAROLINA REAL TIME NETWORK UTILIZING NAD83(2011) HORIZONTAL DATUM AND NAVD88 VERTICAL DATUM.  
INSTRUMENT USED: CARLSON BRX-7  
METHOD USED: REAL TIME KINEMATIC  
COMBINED SCALE FACTOR: 1.0000000000  
FIELD WORK WAS COMPLETED ON 02/21/2024

**NOTES**  
1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO (2) NEW PARCELS AND TO CREATE A 10' PRIVATE UTILITY EASEMENT TO SERVE LOT 1. ALL AS SHOWN HEREON.  
2. ALL CORNERS MONUMENTED AS SHOWN.  
3. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.  
4. BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.  
5. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.  
6. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.  
7. IN THE ABSENCE OF ANY KNOWN OFFICIAL DOCUMENTATION (E.G. NCDOT RIGHT-OF-WAY [R/W] TAKING DEED, HIGHWAY MAP, ETC.), THE NCDOT R/W WIDTH IS PRESUMED TO BE THE NOMINAL WIDTH OF THE ROAD, BYWAY OR HIGHWAY INCLUSIVE OF THE SHOULDERS CURRENTLY MAINTAINED BY NCDOT. MOREOVER, SAID WIDTH HAS FURTHER BEEN DEFINED BY THE NCDOT AS THE WIDTH FROM BACK-OF-DITCH ON ONE SIDE OF A GIVEN ROAD TO THE BACK-OF-DITCH ON THE OPPOSITE SIDE OF SAID ROAD. FURTHERMORE, THE PHYSICAL PRESENCE OF PUBLIC UTILITIES OCCUPYING SUCH CLAIMED MAINTENANCE WIDTH PROVIDES FURTHER EVIDENCE SUPPORTING THE EXISTENCE OF SAID PRESCRIPTIVE R/W WIDTH.  
8. ALL SETBACKS, BUFFERS, AND STREAM LINES SHOWN HEREON WERE PROVIDED FROM AN ALLEY, WILLIAMS, CARMEN & KING, INC. SITE PLAN TITLED 960 BRANCHVIEW DR, DATED APRIL 1, 2024.

SCGIX-North Branch LLC  
D.B. 12692, PG. 116  
PIN: 56224073020000  
Zoned: C-2

FOUND SURVEY CONTROL  
EXISTING MAG NAIL  
NAD83 (2011) COORDINATES  
N: 620,063.54  
E: 1,524,790.14



### CERTIFICATE OF OWNERSHIP AND OFFER OF DEDICATION

I HEREBY CERTIFY THAT I AM 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 OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT UNLESS SPECIFICALLY DESIGNATED A DRAINAGE EASEMENT TO THE CITY OF CONCORD.

OWNER(S) [Signature] DATE 4/7/25  
Wanda Blandford  
NOTARY PUBLIC  
DeKalb County GEORGIA  
Commission Expires 11/18/2027

### CERTIFICATE OF EXEMPT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION IS EXEMPT FROM THE CITY OF CONCORD SUBDIVISION ORDINANCE AND THAT THE RESULTING LOTS MEET THE MINIMUM STANDARDS OF THE CONCORD DEVELOPMENT ORDINANCE.  
DIRECTOR OF PLANNING AND NEIGHBORHOOD DEVELOPMENT OR DESIGNEE [Signature] DATE 4/9/25

### PLAT REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS  
I, Andrew Barrier REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
Andrew Barrier (RKS) DATE 4-14-25  
REVIEW OFFICER

### SURVEY CERTIFICATE

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS  
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION SHOWN IN D.B. 16986, PG. 97); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT, THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 6TH DAY OF FEBRUARY, A.D., 2024.  
C. Clark Neilson DATE March 27, 2025  
C. CLARK NEILSON, PLS L-3212



**FLOOD CERTIFICATION**  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED NOVEMBER 16, 2018  
MAP NUMBER: 371056220K; ZONE X

CREW:	DRAWN:	REVISED:
RBP	MMM	
R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSE NO: C-1471 969 E. 7TH ST., #100 CHARLOTTE, N.C. 28204 TEL. (704) 376-2186		
SCALE: 1" = 30'	DATE: JAN 13, 2025	JOB NO. 96376