

- NOTES:
1. TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD.
  2. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
  3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
  4. NC GRID NAD 83 (2011) EPOCH 2010.00 BASIS OF BEARING DERIVED FROM NGS NETWORK RTK BETWEEN 11-14-2023 AND 12-19-2023 (HORIZONTAL POSITIONAL ACCURACY = 0.07") USING GEOD MODEL GEOD18. PROJECT LOCALIZED HOLDING CONTROL PT. #1004, NAIL (N=600,472.65', E=1,554,654.59'), AND USING A COMBINED GRID FACTOR OF 0.99984867. UNITS ARE US SURVEY FEET.
  5. NO UNDERGROUND UTILITIES WERE LOCATED WITH THIS SURVEY. BEFORE DOING ANY DIGGING, CALL NC ONE-CALL (1-800-632-4949).
  6. AREA IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 371056500K; MAP REVISED NOVEMBER 16, 2018. A PORTION OF THE SURVEYED PROPERTY FALLS WITHIN A PANEL NOT PRINTED AS SHOWN ON MAP NUMBER 37025CND0E; MAP REVISED NOV. 16, 2018.
  7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT WERE NOT FOUND OR PROVIDED TO THE SURVEYOR.
  8. ZONING INFORMATION TAKEN FROM CABARRUS COUNTY GIS.

- REFERENCES:
1. ALL DEEDS AND MAPS SHOWN HEREON.
  2. MAP TITLED "BOUNDARY SURVEY OF D. RAY McEACHERN PROPERTY" BY CONCORD ENGINEERING & SURVEYING, INC.; LAST REVISED 01-23-1991; JOB NO.: 90-03-50.
  3. MAP TITLED "BOUNDARY SURVEY OF PART OF: M & F PROPERTIES" BY CONCORD ENGINEERING & SURVEYING, INC.; LAST REVISED 10-04-1999; JOB NO.: 99-09-33.
  4. NC DIVISION OF HIGHWAYS PLANS; PROJECT 8.1661003 R-2533B; CABARRUS COUNTY HIGHWAY PLANS VOL. 55.
  5. MAP TITLED "PROPERTY OF RONAS NEAL HESS and wife, WANDA KAY ELLER HESS" BY CHARLES D. BROWN; DATED 06-24-1985; ATTACHED TO DB. 593 PG. 240.
  6. MAP TITLED "BOUNDARY SURVEY OF 4.00 ACRES & 30' RIGHT OF WAY THE PROPERTY OF FRED L. HEINTZ, JR. & FRED L. HEINTZ, III" BY EDWARD R. BUCKNER; DATED SEPTEMBER 15, 1990; ATTACHED TO DB. 779 PG. 106.
  7. MAP TITLED "BOUNDARY SURVEY OF 4.02 ACRES & 30' RIGHT OF WAY THE PROPERTY OF DAVID W. HUGHES and wife, JOY H. HUGHES" BY EDWARD R. BUCKNER; LAST REVISED SEPTEMBER 22, 1990; ATTACHED TO DB. 769 PG. 18.
  8. MAP TITLED "CONVEYANCE PLAT OF 1.44 ACRES TRACT "B" ON COLD SPRINGS RD. FOR DAVID W. HUGHES and wife JOY H. HUGHES" BY HARRISBURG SURVEYING; DATED MARCH 5, 1992; ATTACHED TO DB. 859 PG. 439.

LINE	LENGTH	BEARING
L1	73.92'	S 21°25'25" E
L2	71.83'	S 68°49'11" W

BASIS OF BEARING  
NC GRID NAD 83 (2011)  
EPOCH 2010.00

SITE CALCULATIONS

NUMBER OF CURRENT PARCELS	..... 2
NUMBER OF RESULTING PARCELS	..... 2
TOTAL AREA	..... 9.983 ACRES
AREA IN PARCELS	..... 9.983 ACRES

SUBJECT PROPERTY ZONED RL PER CABARRUS CO. GIS:  
PER CONCORD DEVELOPMENT ORDINANCE  
TABLE 7.6.2B:

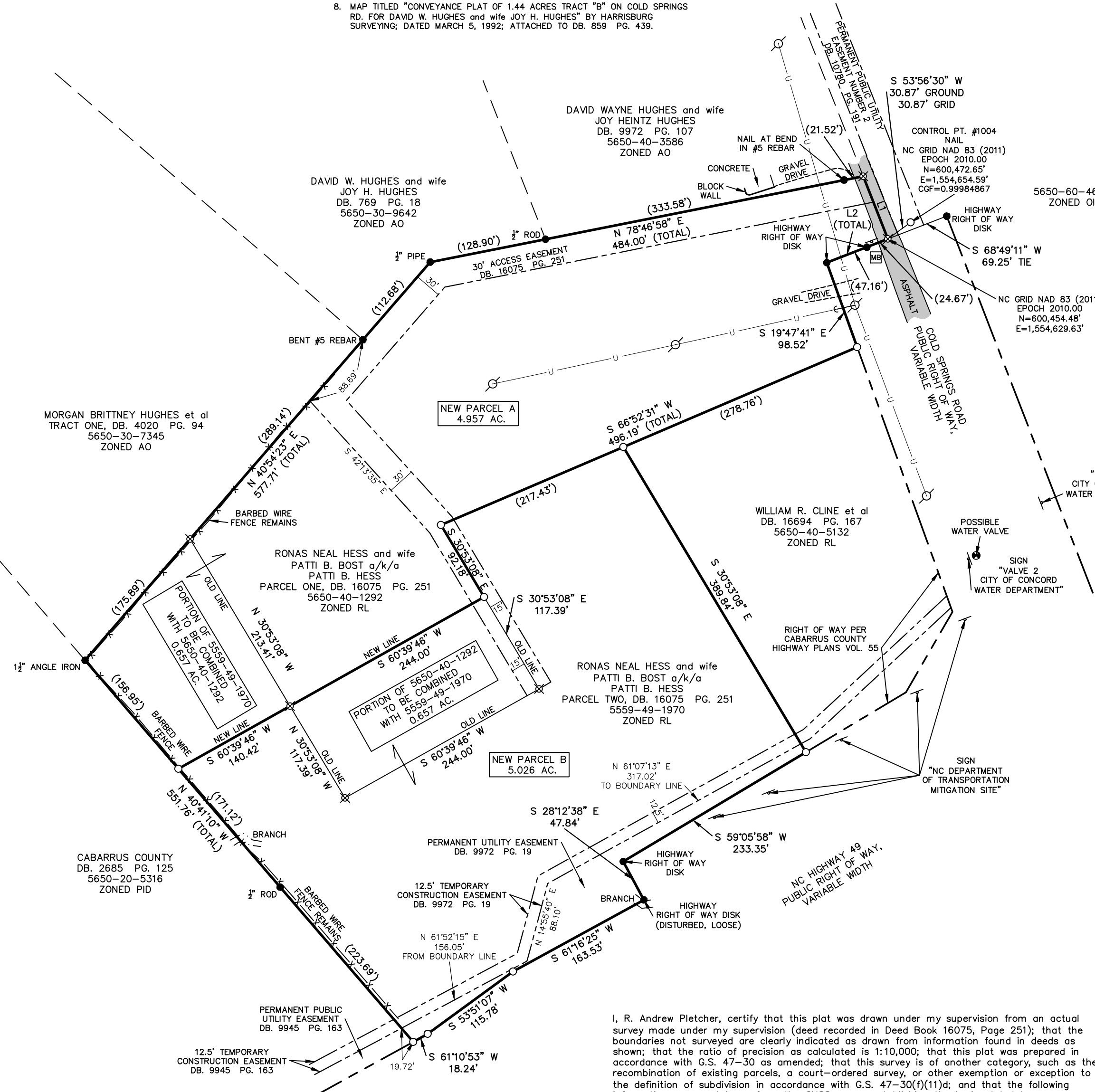
ZONE RL:  
MIN. FRONT SETBACK = 35'  
MIN. INTERIOR SIDE SETBACK = 15'  
MIN. REAR SETBACK = 30'

NEW PARCEL A

5650-40-1292 REMAINING	..... = 4.300 AC.
PORTION OF 5559-49-1970 TO BE COMBINED WITH 5650-40-1292	..... = 0.657 AC.
TOTAL	..... = 4.957 AC.

NEW PARCEL B

5559-49-1970 REMAINING	..... = 4.369 AC.
PORTION OF 5650-40-1292 TO BE COMBINED WITH 5559-49-1970	..... = 0.657 AC.
TOTAL	..... = 5.026 AC.



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 PLAN 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.

BY: \_\_\_\_\_ DATE \_\_\_\_\_

OWNER \_\_\_\_\_

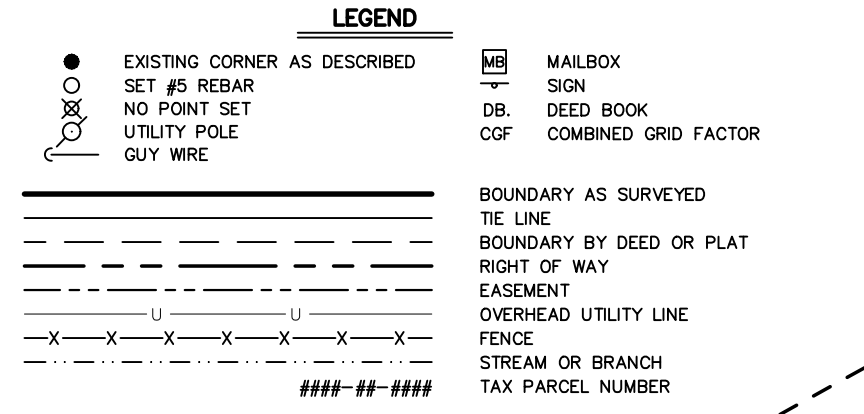
NORTH CAROLINA \_\_\_\_\_ COUNTY \_\_\_\_\_

I, \_\_\_\_\_, a notary public for said county and state, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public



CERTIFICATE OF FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE RONAS NEAL HESS AND WIFE PATTI B. BOST a/k/a PATTI B. HESS RECOMBINATION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION / ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON \_\_\_\_\_ 20\_\_.

DATE \_\_\_\_\_ PLANNING AND NEIGHBORHOOD SERVICES DIRECTOR OR DESIGNEE \_\_\_\_\_

CERTIFICATE OF EXEMPTION 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.

DATE \_\_\_\_\_ DIRECTOR OF PLANNING AND NEIGHBORHOOD DEVELOPMENT OR DESIGNEE \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

I, \_\_\_\_\_, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

I, R. Andrew Pletcher, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed recorded in Deed Book 16075, Page 251); 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 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended; that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision in accordance with G.S. 47-30(f)(11)d; and that the following information was used to perform the GNSS survey establishing the horizontal datum.

- 1) Class of survey: Horizontal Class A
- 2) Horizontal positional accuracy: 0.07"
- 3) Type of GNSS field procedure: Real-time Kinematic (RTK) network
- 4) Dates of survey: November 14, 2023 to December 19, 2023
- 5) Datum / Epoch: NAD 83 (2011) EPOCH 2010.00
- 6) Published / Fixed-control used: National Spatial Reference System (NSRS) NC Network
- 7) Geoid Model: GEOD18
- 8) Combined grid factor: 0.99984867
- 9) Units: US Survey ft

Witness my original signature, license number and seal this the 20th day of December, 2023.

**PRELIMINARY PLAT**  
**NOT FOR RECORDATION,**  
**CONVEYANCES OR SALES**

R. Andrew Pletcher, PLS L-4190

RECOMBINATION SURVEY FOR PROPERTY OF:  
**Ronas Neal Hess and wife Patti B. Bost a/k/a Patti B. Hess**

CITY OF CONCORD, NUMBER 11 TOWNSHIP, CABARRUS COUNTY, NC

FOR:  
CFO Management Corporation  
2924 Oberlin Road  
Raleigh, NC 27608

DATE: 12-20-2023  
SCALE: 1" = 100'  
ACAD FILE: 230720-000.dwg  
JOB NO.: 230720.000

COMPUTED BY: RAP  
DRAWN BY: RAP  
CHECKED BY: RAP

SCALE IN FEET  
0 100 200 300

CESI  
Civil - Geotechnical - Surveying  
45 SPRING STREET SW CONCORD (704) 786-5404  
CONCORD, NC 28025 FAX (704) 786-7454  
N.C. FIRM LICENSE NO. C-0263  
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