

LEGEND table listing symbols for concrete monuments, utility poles, easement lines, and various boundary types.

SITE DATA table showing total deed acreage (62.112), total existing lots (1), and total new lots (5).

SETBACK TABLE showing front yard (75'), side yard (20'), and rear yard (30') setbacks.

CERTIFICATE OF APPROVAL BY THE SUBDIVISION ADMINISTRATOR, signed by Sue Moore on 2-24-25.

BAISIS OF BEARING: NAD 83 (2011) EPOCH 2010.00

SOIL SUITABILITY ANALYSIS CERTIFICATE (NO EVALUATION PERFORMED)

I UNDERSTAND THAT ALL OF THE LOTS CREATED BY THIS PLAT MUST BE EVALUATED BY THE CABARRUS HEALTH ALLIANCE FOR SOIL SUITABILITY...

PROPERTY OWNER signature and date 2-19-25.

OWNER CERTIFICATE header.

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON...

PROPERTY OWNER signature and date 2-19-25.

CURVE TABLE with columns for Curve, Length, Radius, Bearing, and Chord.

NOW/FORMERLY CRAIG W. CLINE and wife JOY P. CLINE, PIN: 5558-19-6286, DB: 1967 PG: 215, MB: 9 PG: 62, ZONED: AO.

JOEY D. JOHNSON, TRUSTEE, PIN: 5558-09-9644, DB: 16949 PG: 335, MB: 9 PG: 62 & REF: #7, ZONED: AO.

YELLOW SQUARE INVESTMENTS, LLC, PIN: 5558-19-6286, DB: 16876 PG: 230, MB: 9 PG: 62, ZONED: AO.

GREG MICHAEL STAMPER AND WIFE BRANDY JADE HINSON STAMPER, PIN: 5558-29-0178, DB: 13234 PG: 1, MB: 89 PG: 51, ZONED: AO.

DENNIS HOWARD LEMUEUX & WIFE COLEEN MARIE LEMUEUX, PIN: 5558-28-1933, DB: 13895 PG: 1, MB: 9 PG: 62, ZONED: AO.

LINDA M. ELLIFF, TRUSTEE, PIN: 5558-28-6751, DB: 16387 PG: 51, MB: 9 PG: 62, ZONED: AO.

LINE TABLE with columns for Line, Bearing, and Distance.

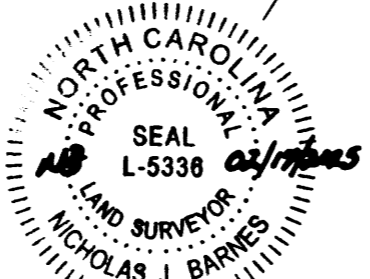
NICHOLAS J. BARNES, CERTIFY THAT THIS PLAT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION...

- 1. CLASS OF SURVEY: HORIZONTAL CLASS A
2. HORIZONTAL POSITIONAL ACCURACY: 0.06'
3. TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC (RTK) & REAL TIME KINEMATIC NETWORK (RTN)
4. DATES OF SURVEY: OCTOBER 10, 2024 - OCTOBER 31, 2024
5. DATUM / EPOCH: NAD 83 (2011) EPOCH 2010.00
6. PUBLISHED / FIXED-CONTROL USED: NATIONAL SPATIAL REFERENCE SYSTEM (NRS) NC NETWORK
7. GEOID MODEL: GEOID18
8. COMBINED GRID FACTOR: 0.999846743
9. UNITS: US SURVEY FT

AND 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.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 17th DAY OF FEBRUARY, 2025.

PROFESSIONAL LAND SURVEYOR L-5336 seal and signature of Nicholas J. Barnes.



RIGHT OF WAY DATA table showing total deed acreage inside RW (0.573) and acreage for lots 1 through 5.

- REFERENCES:
1. ALL DEEDS AND MAPS SHOWN HEREON.
2. CABARRUS COUNTY G.L.S. ON-LINE TAX MAP.
3. CABARRUS COUNTY REGISTER OF DEEDS.
4. RECORDED MAP TITLED "CABARRUS CO. N.C. THE GEO. C-HEGLAR FARM", SURVEYING, PLIC FIRM #P-0615; SURVEYED BY BARRY D. DAVIS DATED OCTOBER 31, SURVEYED BY MY SECRET; RECORDED IN THE REGISTER OF DEEDS AT MB: 9 PG: 62.
5. RECORDED MAP TITLED "CONVEYANCE PLAT FOR WILLIAM F. SMITH (OWNER)", DATED 1/05/2016; SURVEYED BY BARRY D. DAVIS SURVEYING, PLIC FIRM #P-0615; RECORDED IN THE REGISTER OF DEEDS AT MB: 70 PG: 13.
6. RECORDED MAP TITLED "MINOR SUBDIVISION PLAT 4331 MIAMI CHURCH RD." DATED 07/26/2021; SURVEYED BY ON MARK LAND SURVEYING; RECORDED IN THE REGISTER OF DEEDS AT MB: 89 PG: 51.
7. MAP ATTACHED TO DEED BOOK: 16949 PG: 335.
8. UNRECORDED MAP TITLED "PHYSICAL SURVEY OF RICK W. FUNDERBURK PROPERTY" BY CESI, DATED: 11/07/1978, CESI JOB NUMBER: 78-11-02.
9. MAP ATTACHED TO DEED BOOK: 748 PAGE: 70.
10. RIGHT OF WAY DEED LOCATED AT DEED BOOK: 730 PAGE: 386.
11. UNRECORDED MAP TITLED "BOUNDARY SURVEY OF: 4182 HEATHCLIFF RD" BY CESI, DATED: 11/04/2024, JOB NUMBER: 240528.000.
12. USGS TOPOGRAPHIC QUADRANGLE MAPS

FILED Feb 24, 2025 12:21 pm CABARRUS COUNTY NC WAYNE NIXON REGISTER OF DEEDS EXCISE TAX \$0.00

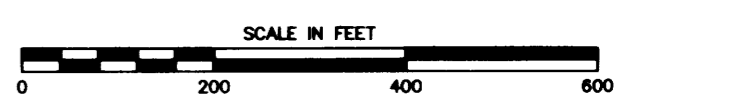
- 1. AREAS COMPUTED BY COORDINATE COMPUTATIONS.
2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. SURVEYED AREA IS LOCATED IN FEMA FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN) PER F.I.R.M. MAP NUMBER 3710559900; EFFECTIVE DATE 11-05-2008. & 3710555000; EFFECTIVE DATE 11-16-2018.
4. THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
5. THIS MAP DOES CONFORM TO G.S. 47-30, AS AMENDED, AS IT IS INTENDED TO BE RECORDED.
6. NC GRID HAD 83 (2011) EPOCH 2010.00 BASIS OF BEARING AND DERIVED FROM MCGS NETWORK RTK (HORIZONTAL POSITIONAL ACCURACY = 0.06) USING GEOD MODEL GEOD18. PROJECT LOCALIZED AND SCALED FROM CONTROL POINT #7003 (N=589,274.28', E=1,553,310.19'), AND USING A COMBINED GRID FACTOR OF 0.999846743. UNITS ARE US SURVEY FEET.
7. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED DURING THIS SURVEY. BEFORE DOING ANY DIGGING, CALL NC ONE-CALL (1-800-632-4849).
8. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. ADDITIONAL RIGHT OF WAYS OR EASEMENTS NOT SHOWN MAY EXIST.
9. TRACT 1 OF SUBJECT PARCEL'S DEED (DB: 8807 PG: 13), FOLLOWS THE NORTH SIDE OF A 30-FT PROPOSED ROAD (MB: 9, PG: 62). NO INDICATION IN THE DEED WAS APPARENT FOR THE PROPERTY TO EXTEND TO THE SOUTH SIDE OF THE PROPOSED ROAD AND COINCIDENT WITH LOTS 40-44 OF MAP BOOK: 9 PAGE: 62. NO ROAD ABANDONMENT DEED WAS FOUND DURING THIS SURVEY. THIS AREA'S ACREAGE CALCULATION (AREA OF 30-FT ROAD "A") IS NOT INTENDED TO BE INCLUDED IN THE TOTAL DEEDED AREA SHOWN OR AS PART OF THE NEW LOT 1 ACREAGE. THIS AREA IS BEING INCLUDED HEREON FOR REFERENCE PURPOSES ONLY TO ILLUSTRATE THE AREA BETWEEN THE GAP IN DEEDS. SEE DB: 238 PG: 175.
10. TRACT 2 OF THE SUBJECT PARCEL'S DEED APPEARS TO EXTEND TO THE SOUTH SIDE OF THE 30-FT PROPOSED ROAD, AS APPARENT BY "...THENCE...TO AN IRON STAKE, CORNER OF LOTS 39 AND 40 AND THENCE...TO A STAKE IN THE LINE OF LOT 37...". THIS PROPOSED ROAD AREA ACREAGE CALCULATION HAS BEEN INCLUDED HEREON AS PART OF NEW LOT 1 AS IT RELATES TO THE ORIGINAL TRACT TWO. SEE DB: 238 PG: 302.
11. DEED BOOK: 238 PAGE: 121 & DB: 288 PG: 197, (THE SOUTHERN ADJOINER ALONG HEATHCLIFF ROAD), DESCRIBES THAT PARCEL'S NORTHERN LINE AS FOLLOWING THE SOUTH EDGE OF THE 30-FT RIGHT OF WAY, AND "...THENCE WITH THE SOUTH EDGE OF SAID RIGHT OF WAY...TO AN IRON STAKE CORNER OF LOTS NO. 39 AND 40, THENCE WITH THE SOUTH EDGE OF SAID RIGHT OF WAY...TO AN IRON STAKE IN THE SOUTH EDGE OF SAID RIGHT OF WAY CORNER OF LOTS 37 AND 38...".
12. ALL OF THE WOODLINES, DRAINS, & CREEKS WERE NOT LOCATED DURING THIS SURVEY. OTHER FEATURES MAY EXIST WHEN CONDUCTING A FULL TOPOGRAPHIC AND PHYSICAL SURVEY.
13. THERE ARE 5 LOTS ON THIS PLAT 10 ACRES OR GREATER IN SIZE.
14. DRAIN IS SHOWN ON USGS QUAD MAP AS AN INTERMITTENT STREAM BUT DOES NOT FOLLOW THE SAME COURSE AS CURRENT FIELD LOCATION. POSSIBLY SUBJECT TO CABARRUS COUNTY STREAM BUFFER.
15. APPROXIMATE LOCATION OF END OF CREEK SHOWN ON USGS QUAD MAP. ON-SITE STREAM BUFFER IS POSSIBLE FOR THE AREA WEST OF LINE.
16. APPROVAL BY THE SUBDIVISION ADMINISTRATOR IS CONDITIONED UPON THE PLAT BEING REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF SUCH APPROVAL AND RECEIPT OF RECORD PRESENTED TO THE PLANNING DEPARTMENT.

EXEMPT SUBDIVISION PLAT OF: 4182 HEATHCLIFF RD

NO. 9 TOWNSHIP, CITY OF CONCORD, CABARRUS CO., NORTH CAROLINA

OWNER: CAROLINA ACRES, LLC 2925 FIVER VISTA WAY MT PLEASANT, SC 29466

DATE: FEBRUARY 17, 2025 COMPUTED BY: OV, NJB
REVISED: --- DRAWN BY: NJB, MDB
SCALE: 1" = 200' CHECKED BY: NJB
JOB NO.: 240528.000



CIVIL - GEOTECHNICAL - SURVEYING
N.C. FIRM LICENSE NO. C-0263
45 SPRING STREET SW CONCORD (704) 786-5404
CONCORD, NC 28025
CAD FILE: 240528-000 DIVISION.DWG