



DATE: June 23rd 2020
CASE #: V-01-20
ACCELA #: CN-VAR-2020-00001
DESCRIPTION: Variance Request from front setbacks (CDO Table 7.6.2.B)
APPLICANT/OWNERS: Century Communities Southeast, LLC
LOCATION: 827 Oak Manor Dr. SE
PIN#s: 5640-27-9784
AREA: .234 acres
ZONING: Residential Medium Density (RM-1)
PREPARED BY: Scott Sherrill, AICP – Development Review Manager

Application Summary:

The subject property is located at 827 Oak Manor Dr SE in the Pleasant Oaks subdivision. The .234 acre property is zoned RM-1 (Residential Medium Density). The lot has a structure under roof on site.

Due to a surveyor error while the home was under construction, the structure is 1’ over the required front setback.

The applicant requests that the Board of Adjustment grant a variance for 1’ required front yard setback of 25’. The applicant is requesting that the front setback of this lot only be modified to 24’. At the closest point, the garage is setback 24.14 ft from the front property line.

Background information regarding Case V-01-20 is as follows (based on application review):

- The subject property is currently developed as a single family residential lot in the Pleasant Oaks subdivision.
- The subject property is located at 827 Oak Manor Dr SE
- The property is zoned RM-1 (Residential Medium Density)
- The applicant is requesting a variance for 1’ required front yard setback of 25’ (Table 7.6.2.B)
- The applicant is requesting that the front setback of this lot be modified to 24’

Exhibits

- A. Subject Property Map
- B. Application
- C. Plot Plan
- D. Original Approved Final Plat
- E. Revised Approved Final Plat
- F. Photographs

Potential Board's Conclusions of Fact (based on staff's findings of fact):

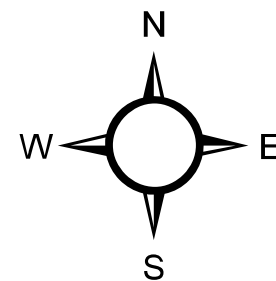
1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
 - In order for this house to fall inside the front setback, the front of the garage would have to be modified in such a way that the garage would be rendered unusable for parking.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
 - The hardship is particular to this lot due to the location of the home.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
 - The hardship resulted from a surveying mistake while the house was already under construction.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.
 - All of the homes in this community have garages that are usable for parking. The granting of the variance would be consistent with other homes. In addition, the granting of the variance would not adversely affect public safety and would provide substantial justice to the future homeowner.

Subject Property Map

V-01-20

Century
Communities
Southeast, LLC

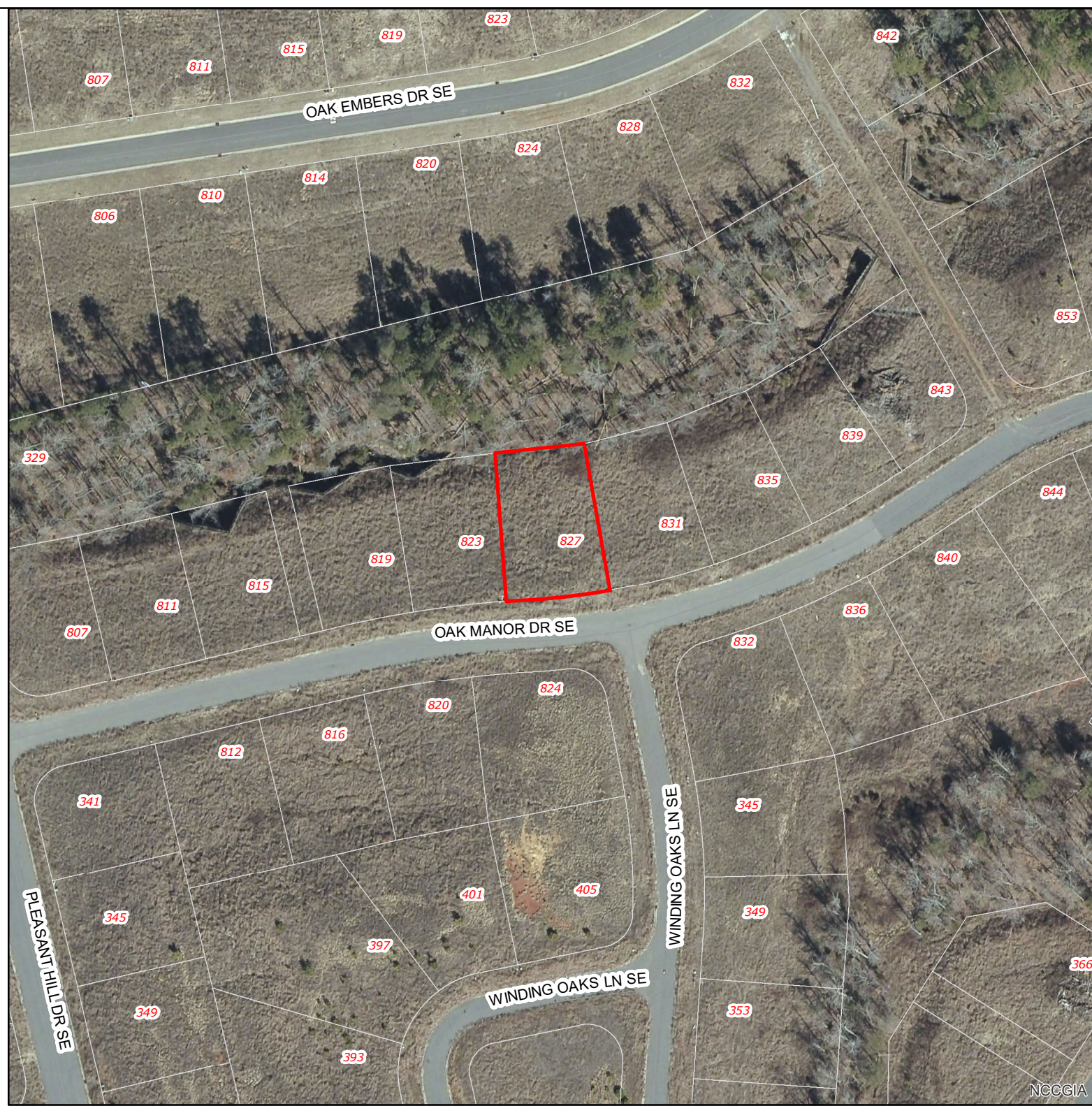
Variance Request



Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.





(Please type or print)

Note: A variance is not a right. It may be granted to an applicant, only if the applicant establishes compliance with the hardship criteria established in NCGS § 160A-388(d).

Applicant Name, Address, Telephone number: CENTURY COMMUNITIES SOUTHEAST, LLC
7401 CARMEL EXECUTIVE PARK DRIVE SUITE 310
CHARLOTTE, NC 28226

Owner Name, Address, Telephone number: _____
CONTACT: CEDRIC COMBO

704-780-5160

Project Location/Address:
827 OAK MANOR DRIVE SE, CONCORD, NC 28025

P.I.N.: 5640279784000

Area of Subject Property (acres or square feet):
10208 SQUARE FEET

Lot Width: +/- 85' Lot Depth: +/- 125'

Current Zoning Classification: RM-1

Existing Land Use: RESIDENTIAL

Description of Use Requested:
SINGLE-FAMILY RESIDENCE



Variance Request

I, CEDRIC COMBO (CENTURY COMMUNITIES), hereby petition the Board of Adjustment for a variance from the literal provisions of the City of Concord Development Ordinance because under the interpretation given to me by the Zoning Administrator, I am prohibited from using the parcel of land described in this application, in the manner that I have proposed. I request a variance from the following provisions of this Ordinance:

7.6.2-B (MINIMUM FRONT SETBACK - ZONING DISTRICT RM-1). WE REQUEST A 1.0'

VARIANCE FROM THE REQUIRED FRONT YARD SETBACK OF 25'. WE ARE REQUESTING

THAT THE FRONT SETBACK OF THIS LOT ONLY BE MODIFIED TO 24'.

So that the above-mentioned property can be used in a manner described herein:

SINGLE-FAMILY RESIDENTIAL

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

ALL OF THE HOMES IN THIS COMMUNITY HAVE GARAGES THAT ARE USABLE FOR

PARKING. THE GRANTING OF THE VARIANCE WOULD BE CONSISTENT WITH OTHER HOMES.

IN ADDITION, THE GRANTING OF THE VARIANCE WOULD NOT ADVERSELY AFFECT PUBLIC

SAFETY AND WOULD PROVIDE SUBSTANTIAL JUSTICE TO THE FUTURE HOMEOWNER.

The Board of Adjustment is not empowered to grant a variance without an affirmative finding of fact on all four (4) criteria above. Each finding of fact shall be supported by substantial evidence in the record of proceedings before the Board.

Under the State Enabling Act, the Board is required to take the evidence presented by the applicant and reach three (3) conclusions before it issues a variance. Below, indicate facts supporting these conclusions:

1. That there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Ordinance:

THE PRACTICAL DIFFULTY ARRISES FROM MODIFYING THE GARAGE WHICH, AS A RESULT,
WOULD RENDER THE GARAGE UNUSABLE FOR PARKING, THUS LIMITING THE USE.
THE UNNECESSARY HARDSHIP IS A RESULT OF A SURVEYING ERROR AND HAVING TO
MODIFY THE HOME WOULD PUNISH THE OWNER UNFAIRLY.

2. That the variance is in harmony with the general purposes and intent of the Ordinance and preserves its spirit:

BECAUSE THE LOCATION OF THE HOME DOES NOT ADVERSELY AFFECT THE HOMES THAT
ARE NEXT TO, OR ACROSS THE STREET FROM IT. FURTHER, IT PRESERVES THE
AVAILABILITY TO PARK IN THE GARAGE, KEEPING IT IN HARMONY WITH THE OTHER
HOMES.

3. That in granting the variance, the public safety and welfare have been assured and substantial justice has been done:

IN GRANTING THE VARIANCE, IN NO WAY, THE PUBLIC SAFETY AND WELFARE WILL NOT BE
ADVERSELY AFFECTED. FURTHER, THE GRANTING OF THE VARIANCE DOES NOT IN ANY WAY
RESTRICT ACCESS OF EMERGENCY OR PUBLIC SERVICES. SUBSTANTIAL JUSTICE WILL BE
DONE BY NOT PUNISHING THE CURRENT OWNER AND FUTURE OWNERS FROM AN ERROR
COMMITTED BY OTHERS.

The Board may also impose reasonable conditions upon the granting of any variance to insure that the public health, safety, and general welfare shall be protected and substantial justice has been done.

**Calls or conversations with Board members prior to the meeting cannot be considered in the final decision and may result in the Board Member's recusal due to a conflict of interest. If adjacent property owners are to testify on behalf of the applicant, they must be present. Petitions and written consent may be accepted by the Board, but they cannot be used as a basis for the decision.

Certification

I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Planning & Neighborhood Development Department.

Date: 3-16-20

Applicant Signature: 

DESCRIPTION OF LOT 52 PLEASANT OAKS PHASE 2 (REVISED)

827 OAK MANOR DRIVE SE

CONCORD, NC 28025

BEGINNING AT AN IRON REBAR LOCATED AT THE SOUTHWESTERN CORNER OF LOT 52 ON THE RIGHT OF WAY OF OAK MANOR DRIVE SE, SAID CORNER BEING THE SAME IN COMMON WITH THE SOUTHEASTERN CORNER OF LOT 51, AS SHOWN ON PLEASANT OAKS PHASE 2 REVISION (LOTS 50-53 ONLY); THENCE ALONG THE WESTERN PROPERTY LINE COMMON WITH LOT 51 N 04-14-34 W 124.37' TO AN IRON REBAR; THENCE N 83-20-08 E 19.77' TO AN IRON REBAR SET AT AN ANGLE POINT ON THE NORTHERN PROPERTY LINE; THENCE N 84-00-44 E 55.21' TO AN IRON REBAR AT THE NORTHEASTERN CORNER OF LOT 52 COMMON WITH OPEN SPACE; THENCE ALONG THE EASTERN PROPERTY LINE OF LOT 52 COMMON WITH OPEN SPACE S 10-00-15 E 126.08' TO AN IRON REBAR ON THE RIGHT OF WAY OF OAK MANOR DRIVE SE COMMON WITH OPEN SPACE; THENCE ALONG THE RIGHT OF WAY OF OAK MANOR DRIVE SE FOLLOWING A CURVE TO THE RIGHT WITH A RADIUS OF 620.00' AND HAVING A BEARING AND CHORD OF S 84-16-15 W 52.56' TO A POINT OF CURVATURE; THENCE ALONG THE RIGHT OF WAY OF OAK MANOR DRIVE SE FOLLOWING A CURVE TO THE LEFT WITH A RADIUS OF 930.00' AND HAVING A BEARING AND CHORD OF S 85-37-12 W 35.06' TO THE POINT OF BEGINNING; SAID AREA CONTAINED BEING 10,208 SQUARE FEET +/- OR +/- 0.234 ACRES.

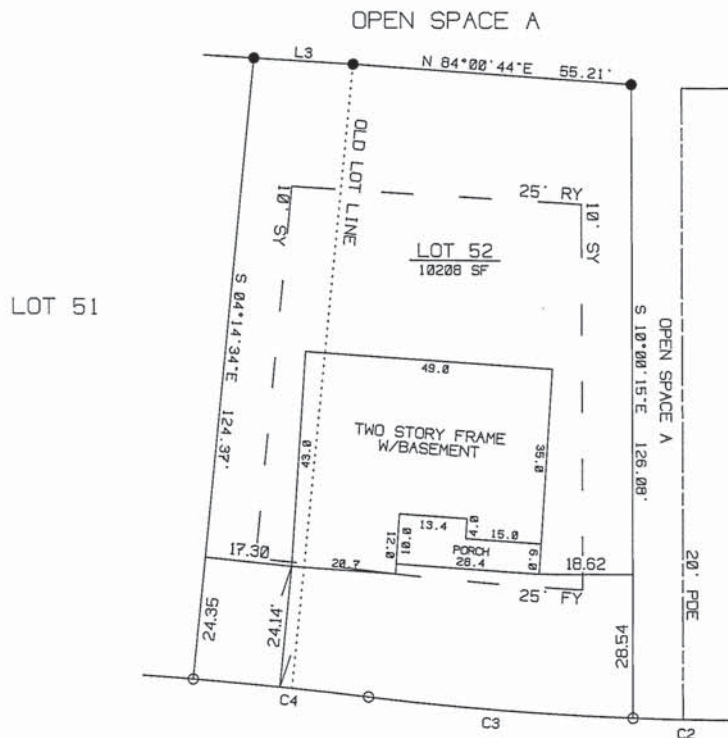
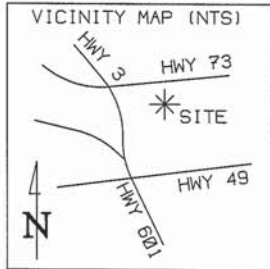
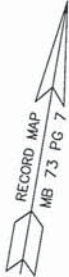
"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM REFERENCED MAP; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY EXCEEDS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)."

FILE: PL05053REV

SIGNED



T. ANSON JENKINS NCPLS L-4608
DATE: MARCH 13TH, 2020



OAK MANOR DRIVE SE

60' PUBLIC R/W

NOTE: U.G. UTILITIES IN AREA SERVING OTHER PROPERTIES. THIS PROPERTY SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD. SEE RECORDED PLAT FOR FURTHER NOTES.

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- BC - BACK OF CURB
- CM - CONCRETE MONUMENT
- PSDE - PUBLIC STORM DRAIN EASEMENT
- S.T. - SIGHT TRIANGLE
- FY - FRONT YARD
- SY - SIDE YARD
- RY - REAR YARD
- FPE - FLOOD PROTECTION ELEVATION



SCALE: 1 INCH = 30' FEET

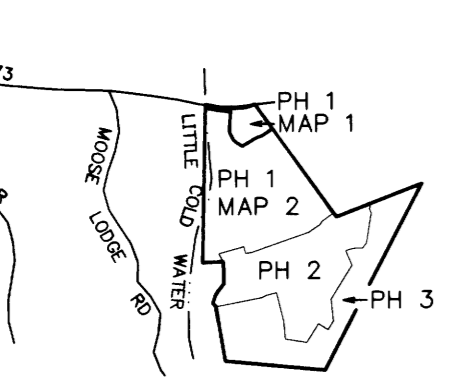
FOUNDATION SURVEY

OF
827 OAK MANOR DRIVE SE
LOT 52 OF PLEASANT OAKS SE (REVISED)
TOWNSHIP #11, CITY OF CONCORD, CABARRUS COUNTY, N.C.
PROPERTY OF CENTURY COMMUNITIES

MAP REFERENCED
RECORDED IN BOOK T80
AT PAGE T80

JENKINS & LOWERY PLS PA
3409 OLD CHARLOTTE HWY
MONROE, NC 28110
PHONE: (704) 821-3350
NC FIRM # C-3167

Vicinity Map
1" = 2000'



NOTES (CON'T)
5) As of the date (DEC/2015) of this Survey a portion of this property (LOT 147) along Little Cold Water Creek does lie in a Special Flood Hazard Zone.
Reference: Map # 3710564000J
Published by: Federal Emergency Management Agency
MAP REVISED: NOVEMBER 5, 2008
6) CITY OF CONCORD SANITARY SEWER AND WATER SERVICE TO BE PROVIDED.
7) CENTERLINE OF ROADS THIS MAP 3516.27 LINEAR FEET. SEE TABLE BELOW FOR INDIVIDUAL STREET LENGTHS
LINEAR FOOTAGE ROADS
Pleasant Hill Dr. SE - 487.97
Oak Haven Lane SE - 1390.41
Park Place SE - 1237.65
Emergency/Pedestrian Access - 400.24
8) SEE SHEET 2 OF 2 FOR CURVE TABLES AND CENTERLINE OF ROAD METES AND BOUNDS.
9) APPROXIMATE IMPERVIOUS SURFACE PH. 2 AS DESIGNED: 100,306 SQ. FT. (2.3 ACRES)

NOTES (CON'T)
10) LOTS 47, 114, 131, 139, 144, OPEN SPACE "D" ARE SUBJECT TO 20' PDE'S CENTERED ON ASBUILT DRAINAGE STRUCTURES AS SHOWN.
11) LOTS 52, 53, 103, 104, 135, 136, 137, 143, 146, & 147 ARE SUBJECT TO 20' PDE'S CENTERED ON COMMON PROPERTY LINE AS SHOWN.
12) LOTS 145, 146, ARE SUBJECT TO SEWER EASEMENT CENTERED ON SEWER LINE ASBUILT AS SHOWN.
13) PROPOSED UTILITY DEDICATIONS PH. 2: 1593.13 LIN. FT.
14) ORIGINAL PRELIMINARY PLAT APPROVAL BY CABARRUS COUNTY ON 2/17/2005.
15) ZONING CLASSIFICATION: MDR TRADITIONAL DEVELOPMENT OPTION UNIFIED DEVELOPMENT ORDINANCE. ZONING DISTRICT: RM - 1 FRONT: 25', SIDE: 10', & REAR: 25'
16) OPEN SPACE A, B, C, D AND E ARE PASSIVE.
17) 40' EMERGENCY/PEDESTRIAN ACCESS BETWEEN PH. 1 & PH. 2 IS SUBJECT TO A WATERLINE EASEMENT.
18) ALL LOTS AND OPEN SPACE AREAS SUBJECT TO A PUBLIC UTILITY EASEMENT 5 FT. IN WIDTH BEHIND THE EXISTING ROAD RIGHT OF WAY SEE 12/28/2016 REVISION

NOTES SPECIFIC TO THIS PAGE:
1) No opinion of title is implied or certified by the information shown on this plat. Subject and adjoining property owners names, deeds of record, and tax parcel identifications reflect those available to this surveyor as of the date of survey shown.
2) "GS 47-30 ... mapping requirements.
(c) ... (the name of owner shall be shown for indexing purposes only and is not to be construed as title certification)"
3) This property is subject to the maintenance of any public utilities not evident and to any rights-of-way, easements, or agreements of record prior to or at date of survey.
4) PARENT TRACT ORIGINALLY 3 LOTS OF RECORD LOTS 14, 15, AND 29 OF "PROPERTY OF MRS. J.P. COOK" MBK 4, PG. 13
5) 100 YEAR FLOOD PLAIN SHOWN PER F.I.R.M. PANEL REFERENCED. LOT 147, PHASE 2 SUBJECT TO 100 YEAR FLOOD PLAIN

EASEMENT LINES
Line Bearing Distance
L30 N 9° 21' 53" W 5.85'
L31 N 25° 32' 25" W 72.06'
L32 N 4° 46' 11" W 24.11'

APPROX. LOC. 100 YEAR FLOOD PLAIN PER REF'D F.I.R.M. PANEL

LEGEND:
n.i.p. = New Iron Pin, (SET)
e.i.p. = Existing Iron Pipe, as described (FOUND)
e.i.r. = Existing Iron Rod, as described (FOUND)
cp = Computed Point / No Physical Monu.
NEW IRON PINS SET AT ALL NEW PROPERTY CORNERS UNLESS NOTED OTHERWISE.
LINE LEGEND
ST--- = SIGHT TRIANGLE EASEMENT
- - - - = SMALL DASH
--- = CENTERLINE NEW ROAD
- - - - = MINIMUM BUILDING SETBACK LINE
- - - - = PROPOSED LINES OF FUTURE DEV.
- - - - = DASH - 3 DOT - STREAM
- - - - = WETLAND BOUNDARY
- - - - = EASEMENT/RIGHT OF WAY
PDE = PRIVATE DRAINAGE EASEMENT
SS ESMT = SANITARY SEWER EASEMENT
ADJ = ADJOINING PROPERTY LINES
SOLID = NEW OR EXISTING SURVEYED PROPERTY LINES
- - - - = 100 YEAR FLOOD PLAIN (SEE NOTE 4)
- - - - = PUBLIC UTILITY EASEMENT 5 FT BEHIND ROAD R/W

PLAT REVIEW OFFICER CERTIFICATE
State of North Carolina, Cabarrus County
I, Greg Buek Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
5/3/17 Greg Buek
Date / Review Officer

REVISION CHART

DATE	INITIALS	EXPLANATION
7/7/2016	RG	STREET NAME CORRECTIONS
12/28/2016	RG	PUBLIC UTILITY EASEMENT 5 FT BEHIND ROAD R/W

Mel G. Thompson & Associates, PA
PROFESSIONAL LAND SURVEYORS
303 South Main Street
Kannapolis, N.C. 28081
Telephone (704) 938-4661
Corporate License # (C-0686)

Subject Property

Area Impacted by Plat Revision



FILED Mar 03, 2017 10:30 am
BOOK 00073
PAGE 0007 THRU 0007
INSTRUMENT # 05382
EXCISE TAX \$0.00

FILED CABARRUS COUNTY NC WAYNE NIXON REGISTER OF DEEDS
Tax Ref. : pin # 5640 27 8578
Deed Ref. : Dbk 9939, Pg. 271
PLAT PREPARED : DECEMBER 30, 2015
Scale : 1" = 100'
Job # 15 08 12

State of North Carolina, Cabarrus County
I, Ruby A. Goodwin, certify that this plat was drawn by me from an actual survey made under my supervision; that the ratio of precision is 1 : 10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in documents of record as shown hereon; that this plat was prepared in accordance with G.S. 47 - 30 as amended.
Witness my original signature, registration number and seal this 17th day of May, 2017
Ruby A. Goodwin
Ruby A. Goodwin, P.L.S. (L-3485)
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-3485 RUBY A. GOODWIN
I, Ruby A. Goodwin, Professional Land Surveyor No. L-3485, certify that this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
Ruby A. Goodwin
Ruby A. Goodwin, Professional Land Surveyor No. L-3485

PLAT REVISION SUPERSEDES
MBK 70, PG. 80 &
MBK 71, PG. 58
FINAL PLAT OF SUBDIVISION
BOUNDARY SURVEY AND DIVISION
26.044 Acres
BEING 47 NEW LOTS - 14,555 ACRES
LOTS 47 - 60, 103 - 104,
114, & 122 - 151
"PLEASANT OAKS"
PHASE 2
RIGHTS OF WAY - 4.636 ACRES
TOTAL OPEN SPACE - 6.853 ACRES
PROPERTY OF
GEOSAM CAPITAL US, LLC
a Delaware limited liability company
2180 Satellite Blvd, Suite 400
Duluth, GA 30097
Located : Twp #11, Cabarrus Co.
City of Concord, NC
non-contiguous territory
annexed, 6/30/2005
Tax Ref. : pin # 5640 27 8578
Deed Ref. : Dbk 9939, Pg. 271
PLAT PREPARED : DECEMBER 30, 2015
Scale : 1" = 100'
Job # 15 08 12
SHEET 1 OF 2

- NOTES:
- THIS PROPERTY IS SUBJECT TO THE MAINTENANCE OF ANY PUBLIC UTILITIES NOT EVIDENT AND TO RIGHTS-OF-WAYS, EASEMENTS, OR AGREEMENTS OF RECORD PRIOR TO OR AT DATE OF SURVEY.
 - CITY OF CONCORD SANITARY SEWER AND WATER SERVICE TO BE PROVIDED.
 - TOTAL NUMBER OF LOTS - 4
 - TOTAL AREA OF MAP - 41,016 SF (0.942 ACRES)
 - THIS PROPERTY IS NOT LOCATED WITHIN 2000' OF ANY NCGS CONTROL MONUMENT.
 - NO OBSERVABLE EVIDENCE OF THIS AREA BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - THE PASSIVE OPEN SPACE "A" SHOWN BETWEEN LOTS 49 AND 50 IS NOW LOCATED BETWEEN LOTS 52 AND 53.
 - MINIMUM BUILDING SETBACKS ARE SHOWN PER CITY OF CONCORD UNIFIED DEVELOPMENT ORDINANCE: ZONING DISTRICT RM-1 FRONT: 25', SIDE: 10', & REAR: 25'
 - ALL LOTS AND OPEN SPACE AREAS SUBJECT TO A PUBLIC UTILITY EASEMENT 5 FT IN WIDTH BEHIND THE EXISTING ROAD RIGHT OF WAY.
 - FOR FURTHER NOTES, CERTIFICATIONS AND APPROVALS PLEASE REFER TO PLEASANT OAKS PHASE 2 MAP RECORDED IN THE CABARRUS COUNTY REGISTER OF DEEDS OFFICE IN BOOK 73 PAGES 7/8.

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, SIDEWALKS, GREENWAYS, RIGHTS-OF-WAY, EASEMENTS, 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 AN AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT UNLESS SPECIFICALLY DESIGNATED A DRAINAGE EASEMENT TO THE CITY OF CONCORD.

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 PLEASANT OAKS SUBDIVISION PH. 2, MAP 2 REVISION (LOTS 50-53 ONLY) WAS APPROVED BY THE CONCORD PLANNING AND ZONING COMMISSION/ADMINISTRATOR, WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON FEBRUARY 23RD, 2017.

DEVELOPMENT SERVICES DIRECTOR / DATE

PLAT REVIEW OFFICER CERTIFICATE

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 FOR RECORDING.

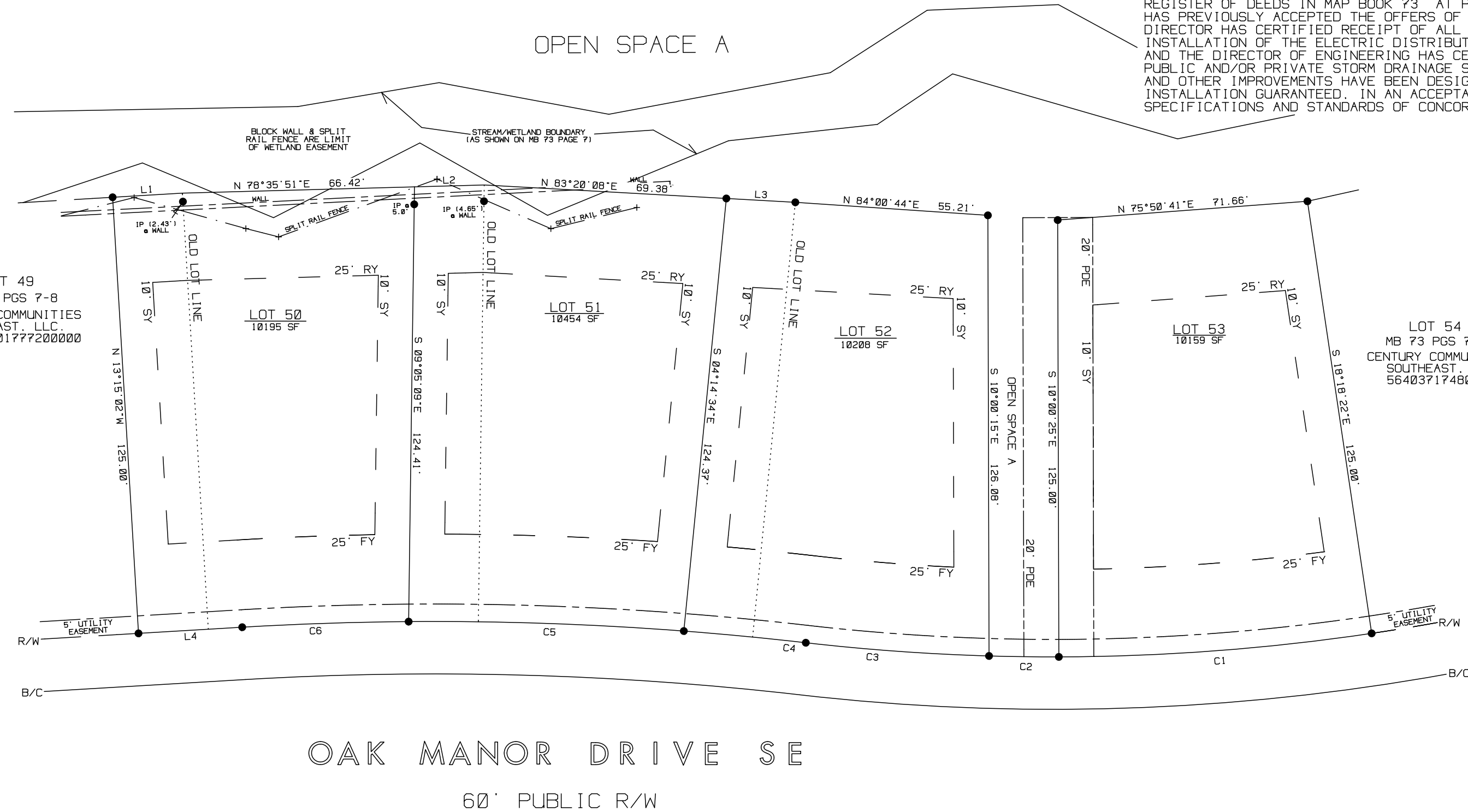
DATE / REVIEW OFFICER

CERTIFICATION NOTES

PER PHASE 2 OF PLEASANT OAKS MAP RECORDED IN THE CABARRUS COUNTY REGISTER OF DEEDS IN MAP BOOK 73 AT PAGES 7/8, THE CITY COUNCIL HAS PREVIOUSLY ACCEPTED THE OFFERS OF DEDICATION; THE FINANCE DIRECTOR HAS CERTIFIED RECEIPT OF ALL FEES; THE DESIGN AND INSTALLATION OF THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN APPROVED; AND THE DIRECTOR OF ENGINEERING HAS CERTIFIED THAT ALL STREETS, PUBLIC AND/OR PRIVATE STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA.

FEMA FLOOD HAZARD STATEMENT

AT THE DATE (MARCH/2020) OF THIS SURVEY, NO PORTION OF THE PROPERTY SHOWN LIES WITHIN ANY FEMA FLOOD HAZARD AREA. MAP #3710564000K EFFECTIVE 11/16/2018



I, T. ANSON JENKINS, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN MAP BOOK 73 PAGES 7 AND 8 AS SHOWN HEREON; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 6TH DAY OF APRIL, 2020, A.D.

T. ANSON JENKINS, NCPLS L-4608

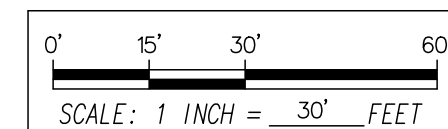
I, T. ANSON JENKINS, PROFESSIONAL LAND SURVEY NO. L-4608, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

T. ANSON JENKINS, NCPLS L-4608

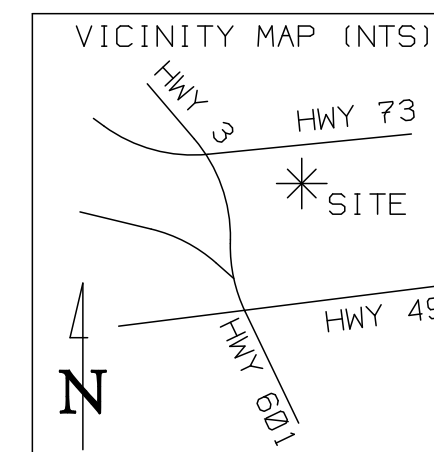


LINE	BEARING	DISTANCE
L1	N 76°44'58"E	20.00'
L2	N 76°35'51"E	19.96'
L3	N 83°20'08"E	19.77'
L4	S 76°44'56"W	20.72'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	620.00'	89.83'	89.75'	S 75°50'41"W
C2	620.00'	19.98'	19.98'	S 80°55'07"W
C3	620.00'	52.57'	52.56'	S 84°16'15"W
C4	930.00'	35.06'	35.06'	S 85°37'12"W
C5	930.00'	78.81'	78.78'	S 82°06'44"W
C6	930.00'	47.64'	47.64'	S 78°13'02"W



**JENKINS AND LOWERY
LAND SURVEYING**
3409 OLD CHARLOTTE HIGHWAY
MONROE, NC 28110
704-821-3350
FIRM LICENSE # C-3167



- LEGEND**
- STORM DRAIN EASEMENT
 - - - SETBACK
 - OLD LOT LINE
 - - - 5' UTILITY EASEMENT
 - IRON PIN
 - R/W - RIGHT OF WAY
 - FY - FRONT YARD SETBACK
 - RY - REAR YARD
 - SY - SIDE YARD
 - SF - SQUARE FEET
 - R/W - RIGHT OF WAY
 - PDE - PRIVATE DRAINAGE EASEMENT
 - PB - POWER BOX/PEDESTAL
 - TB - TELECOMMUNICATIONS BOX
 - WM - WATER METER
 - SL - SEWER LATERAL

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO REVISE LOTS 50-53 ONLY. THIS PLAT SUPERCEDES LOTS 50-53 RECORDED IN MAP BOOK 73 PAGES 7-8.

**PLEASANT OAKS PHASE 2 - REVISED
LOTS 50-53 ONLY**

TOWNSHIP NO. 11, CITY OF CONCORD, CABARRUS COUNTY, N.C.

REVISED: 04/16/20	DRAWN BY: TAJ	FILE: PL05053REV
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