

SURVEYOR'S CERTIFICATION
 I, Christopher S. Sparks certify that this map was drawn by me from an actual survey made by me deed description recorded in Book 782 Page 94, etc.) (other); that the ratio of precision as calculated by latitudes and departures is 1:110,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book Page _____ that this map was prepared in accordance with the standards of practice for land surveying in North Carolina
 Witness my hand and seal this 30th day of March, AD 2021.
 This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

PRELIMINARY
 NOT FOR CONVEYANCES
 RECORDATION OR SALES

Professional Land Surveyor
 Registration Number _____

- Notes:
1. Iron pins at all lot corners unless otherwise noted.
 2. Property may be subject to recorded or unrecorded rights-of-way or easements not observed.
 3. Property is not located within 2000' of a NCGS monument.
 4. City sewer and water is available.
 5. This property does not lie within a Special Flood Hazard per FEMA #371056200K, dated November 16th, 2018.
 6. This property does not lie within a regulated watershed.
 7. Total Site Acreage = 0.707 Acres (30,801 Sq. Ft.)

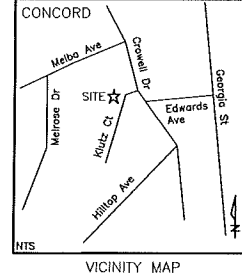
- LEGEND**
- BOUNDARY LINE
 - RIGHT-OF-WAY
 - SETBACKS
 - PROPERTY ADJOINERS
 - EASEMENT
 - N.I.P. NEW IRON PIN
 - E.I.P. EXISTING IRON PIN
 - P/L PROPERTY LINE
 - P.P. POWER POLE
 - L.P. LIGHT POLE
 - F.H. FIRE HYDRANT
 - MANHOLE
 - WATER VALVE
 - CATCH BASIN
 - WATER METER

LINE BEARING	DISTANCE
L1 S 11°02'28" E	132.47'
L2 S 03°45'04" E	156.80'
L3 N 82°31'41" W	114.37'
L4 N 59°06'33" E	139.07'
L5 N 80°47'52" E	135.89'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	287.57'	4.16'	4.16'	N 12°39'10" W	0°49'46"
C2	700.00'	4.75'	4.75'	S 06°38'39" E	0°23'20"
C3	700.00'	33.58'	33.58'	S 09°04'31" E	2°44'56"
C4	30.00'	29.68'	28.48'	S 24°34'54" W	56°20'31"
C5	130.44'	7.06'	7.06'	S 54°44'27" W	3°08'05"
C6	130.44'	117.21'	113.31'	S 27°28'50" W	61°29'07"
C7	95.44'	64.26'	63.05'	N 25°04'29" E	58°54'31"
C8	20.00'	36.71'	31.77'	S 83°03'23" E	1°05'09'45"
C9	2927.74'	146.57'	146.57'	S 30°55'51" E	0°54'41"

ZONING

ZONED: RC
 24' FRONT YARD
 5' REAR YARD (20' DUPLEX LOT)
 7' SIDE YARD (20' DUPLEX LOT)
 MINIMUM LOT SIZE 5,000 SF (1.5 X FOR DUPLEX LOT)
 MINIMUM LOT WIDTH 50' (1.5 X FOR DUPLEX LOT)
 MINIMUM LOT DEPTH 100'
 MAXIMUM BUILDING HEIGHT 35'



CERTIFICATE OF OWNERSHIP AND OFFER OF 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 PLAN AS STREETS, SIDEWALKS, GREENWAYS, RIGHTS OF WAY, EASEMENTS, AND/OR OPEN SPACE AND/OR PARKS EXCEPT ANY OF THOSE 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: _____ OWNER _____ DATE _____

EXCEPTION PLAT CERTIFICATION
 It is hereby certified that this map is exempt from City of Concord approval as a subdivision plat and is in compliance with the City of Concord Development Ordinance regulations.

Development Services Director _____ DATE _____

STATE OF NORTH CAROLINA
 CABARRUS COUNTY

I, _____ Review Officer of Cabarrus County, North Carolina certify that this map or plat to which this certification is affixed meets all statutory requirements for recording.

REVIEW OFFICER _____ DATE _____

OWNER
 GLENN ALLEN WISE &
 IRIS LORD WISE
 5900 IRISH POTATO ROAD
 KANNAPOLIS, NC 28081

SPARKS SURVEYING, PLLC
 4485 NEEDMORE RD.
 WOODLEAF, N.C. 27054
 PHONE(704) 577-8429
 P-2041

EXEMPT PLAT
 OF
 138, 140, 142, 144, 218 & 154
 CROWELL DRIVE SW
 CONCORD N.C. 28025

DB 782 PG 94 & DB 2027 PG 47
 PARCEL #5620840903
 NUMBER 12 TOWNSHIP CABARRUS COUNTY, N.C.

DESCRIPTION:
 RECORD PLAT

Scale: 1" = 30' Date: 3/30/2021

