

Planning and Zoning Commission

NORTH CAROLINA High Performance Living

**DATE:** April 18, 2023

**REZONING CASE #:** Z-09-23

**DESCRIPTION:** Administrative Zoning Map Amendment

Un-zoned to R-CO (Residential County Originated)

**APPLICANT:** City of Concord - Administrative

**LOCATION:** Brandon Ridge Phases 2 and 3

PIN#s: Multiple PIN's

**AREA:** +/- 47.95 acres

**PREPARED BY:** George Daniels, Senior Planner

#### SUMMARY OF REQUEST

This is an administrative zoning request for a portion of the Brandon Ridge subdivision (Phases 2 and 3). The purpose of this zoning amendment is to assign City of Concord zoning to an area that is currently un-zoned. The request is for R-CO (Residential County Originated) zoning.

The area of this zoning request is fully developed as a single-family residential development, consisting of 243 separate parcels (234 homes and 9 common open space lots). The total land area is 47.95 acres

#### **BACKGROUND**

Before annexation the Brandon Ridge subdivision was zoned Cabarrus County Medium Density Residential (MDR). Due to an agreement between Craft Homes, Cabarrus County and the City of Concord the Brandon Ridge subdivision was annexed in two phases with the effective dates of annexation delayed.

Phase 1 of the Brandon Ridge Subdivision was annexed by City Council on April 14, 2005 (Ord# 05-22), and the effective date was set for June 30, 2007. At the July 17, 2007 Planning and Zoning Commission meeting, case Z-22-07 was presented as an administrative zoning map amendment for Phase 1, and the zoning was adopted as R-CO (Residential County Originated).

Phases 2 and 3, the subject of this zoning request, were annexed together by the City Council on November 10th, 2005 (Ord# 05-100), and the effective date was set for November 30, 2007.

According to our records, phases 2 and 3 of Brandon Ridge were never brought to the Planning and Zoning Commission to have City of Concord zoning assigned.

R-CO (Residential County Originated) is a zoning district that was created with the adoption of the updated Unified Development Ordinance (UDO) on July 12, 2007. This zoning district was created for cases where an existing development, or an area that has approved plans, is annexed and there is not a compatible zoning district in the City of Concord. Setbacks and lot dimension standards will follow what is specified on the recorded plats, allowing the subject property to transition from Cabarrus County to City of Concord while avoiding the creation of non-conforming lots.

#### SURROUNDING ZONING AND LAND USES

To the northeast of the Brandon Ridge subdivision the zoning is Cabarrus County MDR (Medium Density Residential), this area is developed as the Southbrook mobile home park. To the east the zoning is Cabarrus County LDR (Low Density Residential). The land to the east consists of an undeveloped parcel and a portion of the St Andrews Place single family subdivision. On the west side the rezoning area is the Ramsgate subdivision, this is zoned RM-2 (Residential Medium Density).

<b>Existing Zoni</b>	Existing Zoning and Land Uses (Subject Parcel)							
Current Zoning of Subject Property	Zonin	g Within 500 Feet	Land Uses(s) of Subject Property	Land Uses within 500 Feet				
	North	County MDR (Medium Density Residential)		North	Mobile homes			
Un-zoned	South	R-CO (Residential County Originated) & County LDR (Low Density Residential)	Single Family Residential	South	Single-family residential			
	East	County LDR (Low Density Residential)		East	Vacant & single family residential			
	West	RM-2 (Residential Medium Density)		West	Single family residential			

#### COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as "Suburban Neighborhood" for which R-CO (Residential County Originated) is as a corresponding zoning district.

#### From the 2030 Land Use Plan – "Suburban Neighborhood":

The Suburban Neighborhood (SN) Future Land Use category includes single-family areas that are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from low-density single-family homes to denser formats of smaller single-family homes. In areas designated Suburban Neighborhood, homes are typically oriented interior to the neighborhood and are typically buffered from surrounding development by transitional uses or landscaped areas. Single-family attached dwellings are an option for infill development within the suburban neighborhood future land use category. These neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers and employment base needed to support these centers. Lots at intersections of collector and arterial streets within or at the edges of suburban neighborhoods may support small-scale, neighborhood serving, pedestrian-oriented commercial or service uses such as coffee shops, cafes, beauty salons and light retail. Pedestrian oriented uses exclude uses with drive-in, drive-through or automobile related services.

#### SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately +/- 47.95 acres and currently has no zoning category assigned
- The subject property was annexed into the City on November 10, 2005, and the effective date was set for November 30, 2007.
- The proposed zoning is consistent with the 2030 Land Use Plan as R-CO (Residential County Originated) is a corresponding zoning classification to the Suburban Neighborhood land use category.
- Because the area is un-zoned it is necessary that a City of Concord zoning district is assigned. The zoning amendment is reasonable and in the public interest as it is consistent with the existing surrounding residential development, and first phase of the Brandon Ridge subdivision. The R-CO district would allow for a transition into City of Concord zoning and would avoid the creation of any non-conforming lots.

#### PROCEDURAL CONSIDERATIONS

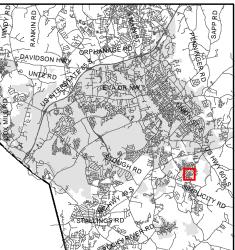
This particular case is a rezoning, which under the CDO, is legislative in nature. Legislative hearings do not require the swearing or affirming of witnesses prior to testimony at the public hearing. As the request is not a Conditional District no conditions may be applied.

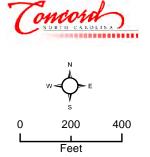


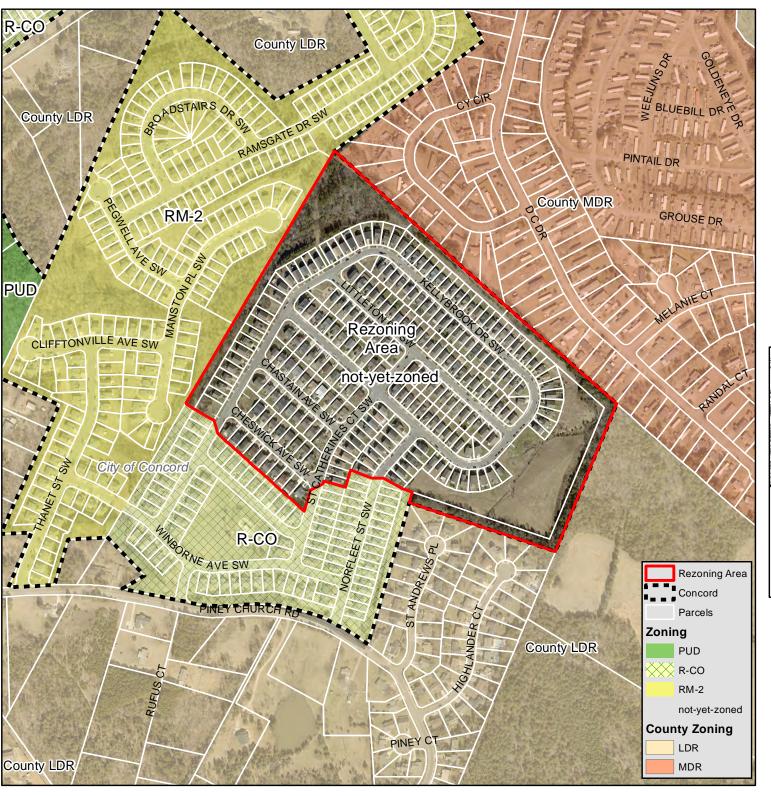
#### Z-09-23 AERIAL

Administrative Zoning
Amendment
Unzoned
to
R-CO (Residential County
Originated)

Brandon Ridge Phases 2 & 3



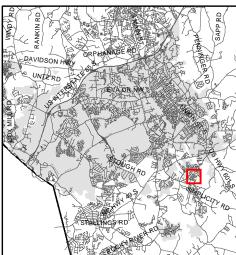


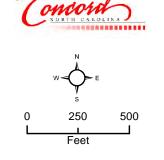


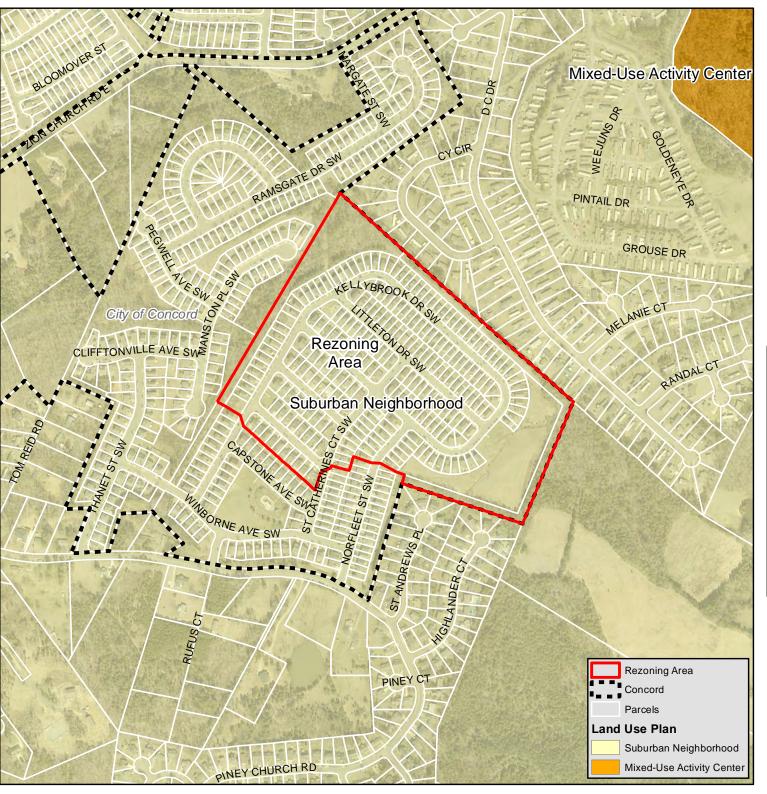
# **Z-09-23 ZONING**

Administrative Zoning
Amendment
Unzoned
to
R-CO (Residential County
Originated)

Brandon Ridge Phases 2 & 3



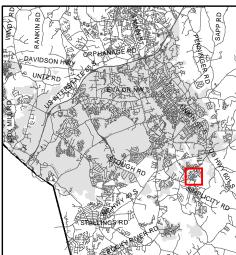


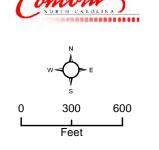


#### Z-09-23 LAND USE PLAN

Administrative Zoning
Amendment
Unzoned
to
R-CO (Residential County
Originated)

Brandon Ridge Phases 2 & 3





( IN FEET )

1 inch = 100 ft.

☐ = Concrete Monument

= Found Monumentation

PSDE = Public Storm Drain Easement

5538-38-8012 5538-47-6873

1" = 100"

Checked By

5500+ SF LOTS NT 30'

FRONT

INTERIOR

4510-5499 SF LOTS

20'&30'

FRONT

REAR

CORNER LOT SIDE 15' CORNER LOT SIDE 15'

INTERIOR

EXCEPT LOTS 205, 206, 231

297 & 232 HAVE 13' ON SIDE

IZO UVERHILL DRIVE, SUITE 105 MOORESVILLE. NC 28117

Prelim. Plat Approval

11/18/02

AUGUST 12, 2005

Date

PHONE: 704.662.0100 FAX: 704.662.0101 WWW.CHASHSELLS.COM

Drwg. No

1 of 2

046133

File Name

046133-FWAL\_PHASE 2

# SURVEYOR'S CERTIFICATE:

I, JIMMY N. FAIRES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3877 PAGE 19); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY SHOWN AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK 3877, PAGE 19; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL.

THIS 12TH DAY OF AN CAST ARD, 2005.

JIMMY N. FAIRES, PLS LASII LICENSE NUMBER: 1-4311

# CERTIFICATE OF ROAD MAINTENANCE

A. I (WE) HEREBY CERTIFY THAT I (WE) WILL MAINTAIN THE ROADS TO STANDARDS SET FORTH BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION UNTIL THE RESPECTIVE GOVERNMENTAL AGENCY TAKES OVER THIS RESPONSIBILITY. (THIS MOES NOT INCLUDE REMOVAL OF SNOW OR ICE).

DATE

OWNER/DEVELOPER

ROAD MAINTENANCE SHALL HEREBY BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND ROADS SHALL BE MAINTAINED TO THE MINIMUM STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION UNTIL THE RESPECTIVE GOVERNMENTAL AGENCY TAKES OVER THIS RESPONSIBILITY. THE ROAD MAINTENANCE AGREEMENT IS RECORDED IN DEED BOOK PAGE OF THE CABARRUS COUNTY REGISTER OF DEEDS.

DATE

OWNER/DEVELOPER

### REVIEW OFFICER:

STATE OF NORTH CAROLINA CABARRUS COUNTY

CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING. THIS DOES NOT CONSTITUTE CERTIFICATION AS TO COMPLIANCE WITH ANY OR ALL LOCAL ORDINANCES OF ALL APPLICABLE LOCAL JURISDICTIONS.

### FILING STATEMENT

FILED FOR REGISTRATION ON LO DAY OF August A.D. 2005 AT 907 O'CLOCK AM, AND REGISTERED IN THE

OFFICE OF THE REGISTER OF DEEDS, CABARRUS COUNTY, NORTH CAROLINA.

BOOK 47 AND PAGE 52

LINDA F. MCABEE REGISTER OF DEEDS

BYX Lephoni Shifford ASSISTANT/DEPUTY

### CERTIFICATE OF WATER AND SEWER CONNECTION FEE PAYMENT

I HEREBY CERTIFY THAT THE FEES FOR THE BRANDON RIDGE SUBDIVISION SHALL BE PAID AT THE FOLLOWING TIME. PURSUANT TO THE "AGREEMENT IN PARTIAL SETTLEMENT AND COMPROMISE OF LITIGATION" ENTERED IN CRAFT DEVELOPMENT LLC ET AL. V. THE CITY OF CONCORD, ET AL., CABARRUS COUNTY SUPERIOR COURT 03 CVS 2400 ON AUGUST 17, 2004, THE WATER AND SEWER CONNECTION FEES FOR EACH LOT SHOWN ON THIS PLAT SHALL BE DUE AND PAYABLE WHEN THE CURRENT OWNER(S) APPLIES TO THE CITY OF CONCORD FOR A PERMANENT WATER METER AND TAP.

FINANCE DIRECTOR

### ERIFICATE OF APPROVAL OF AND STREET DRAMAGE PLANS

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROADS CONTRACTION STANDARDS CERTIFICATION

\*PPROVED

DATE

DISTRICT ENGINEER

### CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER() OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHED MINIMUM BUILDING LINES, AND DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS AND OTHER SITES TO THE PUBLIC USE EXCEPT AS NOTED FURTHER, I (WE) CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE PLATTING JUDISDICTION OF CABARRUS COUNTY.

Cull diso

OWNER/DEVELOPER

LINE TABLE

BOOK 47 PAGE 52

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	111.00	S3075'58"E	L41	110.00	N41"52'14"E	L81	110.00	N41"52'14"E
L2	110.38	N3075'58"W	L.42	110.00	N41°52'14"E	L82	110.00	N41"52'14"E
L3	41.00	N59°52'46"E	L43	110.00	N41°52'14"E	L83	110.00	N41"52'14"E
L4	110.38	S3015'58"E	L44	110.18	N41°52'14"E	L84	110.00	N41"52'14"E
L5	41.00	N59'44'02"E	L45	110.49	N41°52'14"E	L85	110.00	N41°52'14"E
L6	110.38	S3015'58"E	L46	110.80	N41°52'14"E	L86	110.00	N41"52'14"E
L7	41.00	N59'44'02"E	L47	111.10	N41°52'14"E	L87	111.70	S34"15'57"E
L8	110.38	S3015'58"E	L48	111.41	N41°52'14"E	L88	111.00	S3075'58"E
L9	46.44	N62"19"01"E	L49	111.72	N41°52'14"E	L89	111.00	S3075'58"E
L10	108.95	S26'21'01"E	L50	111.98	N41°52'14"E	L90	111.00	S30"15'58"E
L11	57.54	N65'56'52"E	L51	95.34	N27'27'11"E	L91	110.00	N48*07'46"W
L12	112.45	S14'48'48"E	L52	110.18	S41°52'14"W	L92	110.00	N48°07'46"W
L13	58.08	N78'33'01"E	L53	110.18	S41°52'14"W	L93	110.00	N48*07'46"W
L14	114.90	S0316'35"E	L54	110.00	S41*52'14"W	L94	110.00	N48'07'46"W
L15	58.12	S85'39'13"E	L55	110.00	S41"52'14"W	L95	110.00	N48*07'46"W
L16	113.01	S0875'38"W	L56	110.00	S41°52'14"W	L96	110.92	N48°07'46"W
L17	57.71	S73'37'33"E	L57	110.00	S41"52'14"W	L97	111.33	N56"1'26"W
L18	110.64	S19*47'51"W	L58	110.00	S41°52'14"W	L98	107.84	N63°40'10"W
L19	58.07	S69°00'55"E	L59	110.32	S41°52'14"W	L99	110.71	N71°08'53"W
L20	115.30	S31°20'04"W	L60	110.04	S41*52'14"W	L100	110.00	N73°47'45"W
L21	110.00	S4218'01"W	L61	110.00	S41"52'14"W	L101	80.00	S48°07'46"E
L22	110.00	S4278'01"W	L62	110.00	S41*52'14"W	L102	93.72	S59'44'02"W
L23	110.00	S42"18'01"W	L63	110.00	S41*52'14"W	L103	74.38	S59*44'02"W
L24	110.00	S4278'01"W	L64	110.00	S41"52'14"W	L104	26.63	S59'44'02"W
L25	110.00	S4278'01"W	L65	110.00	S41"52'14"W	L105	41.00	S16"12'15"W
L26	110.00	S4278'01"W	L66	110.00	S41"52'14"W	L106	26.45	. S16"12'15"W
L27	110.00	S42"18'01"W	L67	110.00	S41°52'14"W	L107	10.39	S36'37'37"W
L28	110.00	S41"52'14"W	L68	110.00	S41"52'14"W	L108	34.85	S36'37'37"W
L29	110.00	S41°52'14"W	L69	14.36	S30'33'31"W	L109	9.91	S35'25'16"W
L30	110.00	S41"52'14"W	L70	110.00	N41'52'14"E	L110	37.39	S35°25'16"W
L31	110.00	S41°52'14"W	L71	110.00	N41°52'14"E	L111	30.32	S18"11'50"W
L32	110.00	S41"52'14"W	L72	110.00	N41'52'14"E	L112	17.20	N16"12'15"E
L33	110.00	S41*52'14"W	L73	110.00	S41°52'14"W	L113 TIE	50.00	N59"26'29"W
L34	110.00	S41°52'14"W	L74	110.00	S41"52'14"W	L114 TIE	53.39	N21°20'16"E
L35	110.00	S41°52'14"W	L75	110.00	S41°52'14"W	L115 TIE	49.85	N41°52'14"E
L36	110.00	N41°52'14"E	L76	9.40	S59°44'02"W	L116	75.58	N30'33'31"E
L37	110.00	N41°52'14"E	L77	110.00	N41°52'14"E	L124 TIE	50.00	N4218'01"E
L38	110.00	N41*52'14"E	L78	110.00	N41°52'14"E	L125 TIE	55.04	N66'34'23"E
L39	110.00	N41°52'14"E	L79	110.00	N41°52'14"E	L126 TIE	78.64	S55'41'05"W
L40	110.00	N41"52'14"E	L80	110.00	N41°52'14"E	L127 TIE	67.83	N16*56'00"W

### CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	53.05	30.00	S81"12'52"W	46.40	C22	35.92	5050.00	S47°54'13"E	35.92
C2	28.07	25.00	N15°57'45"W	26.62	C23	1.96	5050.00	S48*07'06"E	1.96
C3	50.47	25.00	N74°02'15"E	42.33	C24	37.05	5000.00	S47°55'02"E	37.05
C4	41.20	30.00	S08'47'08"E	38.04	C25	0.45	5000.00	S47°42'09"E	0.45
C5	53.05	30.00	S8172'52"W	46.40	C26	33.49	175.00	N5310'57"W	33.44
C6	43.70	30.00	N06'23'52"W	39.94	C27	35.24	175.00	N64°26'02"W	35.18
C7	85.42	445.00	S29"50'05"W	85.29	C28	35.24	175.00	N75°58'15"W	35.18
C8	63.15	445.00	S2016'12"W	63.10	C29	35.24	175.00	N87'30'28"W	35.18
С9	47.12	30.00	N86*52'14"E	42.43	C30	35.24	175.00	S80°57'19"W	35.18
C10	41.20	30.00	S08'47'08"E	38.04	C31	35.24	175.00	S69°25'06"W	35.18
C11	53.05	30.00	S8172'52"W	46.40	C32	11.96	175.00	S61'41'30"W	11.96
C12	47.12	30.00	N03°07'46"W	42.43	C33	12.22	175.00	S57°44'02"W	12.21
C13	47.12	30.00	N86°52'14"E	42.43	C34	31.16	175.00	S50°37'57"W	31.12
C14	41.20	30.00	S08'47'08"E	38.04	C35	4.27	175.00	S44*49'55"W	4.27
C15	63.65	125.00	S45'08'46"W	62.96	C36	41.46	175.00	S37'20'45"W	41.36
C16	37.77	30.00	N84"11'52"W	35.32	C37	18.25	395.00	S17°31'41"W	18.25
C17	47.12	30.00	N03°07'46"W	42.43	C38	51.56	395.00	S22'35'29"W	51.52
C18	47.12	30.00	S86"52'14"W	42.43	C39	51.56	395.00	S30'04'12"W	51.52
C19	56.48	30.00	S05'48'08"W	48.50	C40	50.50	395.00	S37"28'19"W	50.47
C20	86.31	125.00	S79'30'53"W	84.61	C41	5.07	395.00	S41°30'09"W	5.07
C21	68.51	125.00	N65°00'14"W	67.65	C42	47.12	30.00	S86"52'14"W	42.43
L					C43	47.12	30.00	S03°07'46"E	42.43

THE INTENT OF THIS PLAT IS TO REVISE THE PREVIOUSLY RECORDED PLAT THIS PLAT SUPERCEDES THE PREVIOUSLY RECORDED PLAT.

DATE:	REVISION:
8/12/05	ADDED 13' SET BACK ON LOTS 205,206,231,231,297

REVISION TO FINAL PLAT FOR

#### BRANDON RIDGE SUBDIVISION PHASE II SHEET 2 OF 2

NUMBER 11 TOWNSHIP, CABARRUS COUNTY, N.C.

OWNER/DEVELOPER:

CRAFT DEVELOPMENT 2649 BREKONRIDGE CENTRE DRIVE, SUITE 107 MONROE, NORTH CAROLINA 28110

704-289-3362



# CHAS. H. SELLS, INC.

CONSULTING ENGINEERS, SURVEYORS, AND PHOTOGRAMMETRISTS 128 OVERHILL DRIVE, SUITE 105 MOORESVILLE, NC 28117 PHONE: 704.662.0100 FAX: 704.662.0101 WWW.CHASHSELLS.COM

Tax Parcel Numbers 5538-38-8012 5538-47-6873	5538-38-8012		Field Book N/A	Job No. <b>046133</b>
Scale	Checked By	Date	Drwg. No.	File Name
1" = 100'	JNF	AUGUST 12, 2005	2 of 2	048133-FINAL_PHASE 2

# CERTIFICATE OF APPROVAL BY THE SUBDIVISION ADMINISTRATOR

1, J. Marchael, SUBDIVISION ADMINISTRATOR OF CABARRUS COUNTY HEREBY APPROVE THE FINAL PLAT OF THE SUBDIVISION ENTITLED BRANDON RIDGE SUBDIVISION ON THE DAY OF MONTH, OF THE SYSTYEAR.

50' LOCAL RESIDENTIAL STREET

HAVE 13' ON SIDE

5538-48-2191

1" = 100'

SKM

Checked By

11/18/02

Date

AUGUST 12, 2005

Drwg. No.

1 of 2

046133

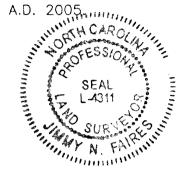
File Name

046133-FINAL\_PHASE 3

# SURVEYOR'S CERTIFICATE:

I, JIMMY N. FAIRES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3877 PAGE 19); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY SHOWN AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK 3877, PAGE 19; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. WITNESS MY ORIGINAL SIGNATURE, 

JIMMY N. FAIRES, PLS LICENSE NUMBER: L-4311



# REVIEW OFFICER:

STATE OF NORTH CAROLINA CABARRUS COUNTY

J. Marshall \_, REVIEW OFFICER OF CABARRUS COUNTY. CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING.

J. Marshell by: Karnie Gwalder 10/12/05

### FILING STATEMENT

FILED FOR REGISTRATION ON 12 DAY OF Oct. A.D. 2005 AT 9:08 O'CLOCK AM, AND REGISTED IN THE OFFICE OF THE REGISTER OF DEEDS, CABARRUS COUNTY, NORTH CAROLINA,

BOOK 47 AND PAGE 96

LINDA F. MCABEE REGISTER OF DEEDS

\_ASSISTANT/DEPUTY Coth X. Januarjan

THE INTENT OF THIS PLAT IS TO REVISE THE PREVIOUSLY RECORDED PLAT. THIS PLAT SUPERCEDES THE PREVIOUSLY RECORDED PLAT, RECORDED IN PLAT BOOK 47. PAGE 53.

ВООК 47 PAGE 96

### LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	21.00	S1672'15"W	L32	121.87	N58*07'30"E	L63	110.00	N41"52'14"E
L2	110.00	S48'07'46"E	L33	110.97	N46'35'17"E	L64	65.00	N41°52'14"E
L3	110.00	S48°07'46"E	L34	110.00	N41"52"14"E	L65	65.00	N41'52'14"E
L4	110.00	S48'07'46"E	L35	110.00	N41°52'14"E	L66	100.00	N41*52*14"E
L5	110.00	S48'07'46"E	L36	110.00	N41°52'14"E	L67	55.00	S48°07'46"E
L6	110.00	S48'07'46"E	L37	110.00	N41"52'14"E	L68	59.17	S48°07'46"E
L7	110.00	S41°52'14"W	L38	110.00	N41"52'14"E	L69	113.71	S04*45'00"E
L8	110.00	S38*35'28"₩	L39	59.42	S18*03'35*E	L72 TIE	72.19	N27"38'11"W
L9	110.00	S27*03'15**W	L40	58.21	S16"24"36"E	L73 TIE	4.73	N16'00'54"E
L10	110.00	S15°00'47"W	L41	58.29	S02*06'26"E	L75	111.10	S5811'19 <b>"</b> E
L11	110.00	S03*28'34"W	L42	57.90	S12'58'37"W	L76	110.33	S48'07'46"E
L12	110.00	S08'33'55"E	L43	57.43	S18'38'22"W	L77	110.00	S48'07'46"E
L13	110.00	S20'06'08"E	L44	63.81	S32'58'49"W	L78	110.00	S48*07'46"E
L14	110.00	S32'08'36"E	L45	41.00	S41'52'14"W	L79	110.00	S48°07'46"E
L15	110.00	S43'40'49"E	L46	110.00	N41"52'14"E	L80	110.00	S48*07'46"E
L16	57.29	S52'05'17"W	L47	110.00	N41"52"14"E	L81	80.00	S48"07'46"E
L17	59.79	S63*52'38*W	L48	110.00	N41°52'14"E	L82	30.32	N1871'50"E
L18	57.29	S75'39'59"W	L49	110.00	N41"52'14"E	L83	27.48	N35"25'16"E
L19	59.79	S87*27'20"W	L50	110.00	N41°52'14"E	L84	9.91	N35"25'16"E
L20	57.29	N80*45'20"W	L51	100.00	N41"52'14"E	L85	45.24	N36°37'37"E
L21	59.79	N68'57'59"W	L52	100.00	N41"52"14"E	L86	110.00	N41"52'14"E
L22	57.29	N57"10'38"W	L53	19.28	S34"25'21"E	L87 TIE	50.00	N41"52'14"E
L23	45.58	N48*42'58"W	L54	22.93	S34"25'21"E	L88 TIE	55.04	N66"34'23"E
L24	41.00	N48*07'46"W	L55	41.00	S48'07'46"E	L89 TIE	53.39	N21"20'16"E
L25	110.00	S48*07'46"E	L56	50.90	S48'07'46"E	L90 TIE	50.37	N48*51'51"E
L26	110.75	S48'07'46"E	L57	110.04	N88"29"27"E	L91	110.00	N41"52'14"E
L27	111.31	S6471'24"E	L58	114.11	N41°52'14"E	L92	110.00	S41*52'14"W
L28	109.90	S75*43'37"E	L59	110.00	N41*52'14"E	L93	110.00	N41"52'14"E
L29	114.44	S87"5'50"E	L60	110.00	N41*52'14"E	L94	110.00	N41"52'14"E
L30	115.39	N81"11'57"E	L61	110.00	N41"52'14"E	L95 TIE	55.25	W*00'81'68N
L31	113.51	N69"39'43"E	L62	110.00	N41'52'14"E	L96	82.00	S48*07'46*E

### CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	CURVE	LENGTH	RADIUS	BEARING	CHORD
C2	47.13	30.00	S28 <b>°</b> 47 <b>'</b> 45 <b>"</b> E	42.43	C19	32.86	175.00	N31°11'23"E	32.81
C2	47.12	30.00	S86 <b>*</b> 52 <b>'</b> 14"W	42.43	C20	35.24	175.00	N20°02'29"E	35.18
C3	10.02	175.00	S49'46'09"E	10.01	C21	35.24	175.00	N08°30'16"E	35.18
C4	35.24	175.00	S57*10'38"E	35.18	C22	35.24	175.00	N03°01'57"W	35.18
C5	36.78	175.00	S68 <b>'</b> 57'59"E	36.71	C23	35.24	175.00	N14°34'10"W	35.18
C6	35.24	175.00	S80*45'20"E	35.18	C24	35.24	175.00	N26*06'23"W	35.18
C7	36.78	175.00	N87 <b>*</b> 27 <b>'</b> 20 <b>"</b> E	36.71	C25	35.24	175.00	N37*38'36"W	35.18
C8	35.24	175.00	N75 <b>'</b> 39'59"E	35.18	C26	14.41	175.00	N45°46'14"W	14.41
C9	36.78	175.00	N63 <b>*</b> 52'38"E	36.71	C27	10.74	125.00	N45°40'05"W	10.74
C10	35.24	175.00	N52 <b>°</b> 05'17"E	35.18	C28	90.76	125.00	N22°24'26"W	88.77
C11	13.59	175.00	N44'05'42"E	13.59	C29	89.85	125.00	N18 <b>'</b> 59'07"E	87.93
C12	10.74	125.00	S50*35'27"E	10.74	C30	5.00	125.00	N40°43'27"E	5.00
C13	94.70	125.00	S74°45'25"E	92.46	C31	47.12	30.00	N03*07'46"W	42.43
C14	85.90	125.00	N63*51'03"E	84.22	C32	12.95	255.00	S40°24'54"W	12.95
C15	5.00	125.00	N43°01'00"E	5.00	C33	35.79	255.00	S34°56'22"W	35.76
C16	47.12	30.00	N03*07'46"W	42.43	C34	34.87	255.00	S27*00'06"W	34.84
C17	47.12	30.00	N86*52'14"E	42.43	C35	46.14	205.00	S35°25'21"W	46.04
C18	16.19	175.00	N39*13'12"E	16.19					

THE INTENT OF THIS PLAT IS TO REVISE THE PREVIOUSLY RECORDED PLAT. THIS PLAT SUPERCEDES THE PREVIOUSLY RECORDED PLAT BOOK 47, PAGE 53

	DATE:	REVISION:
and the same	8/12/05	REVISION: ADDED 13' SET BACK ON LOTS 82, 218 & 272
	9/28/05	REVISED AREA OF COMMON OPEN SPACE

#### REVISION OF PLAT BOOK 47, PAGE 53 BRANDON RIDGE SUBDIVISION PHASE III

SHEET 2 OF 2 NUMBER 11 TOWNSHIP, CABARRUS COUNTY, N.C.

OWNER/DEVELOPER:

CRAFT DEVLOPMENT 2649 BREKONRIDGE CENTRE DRIVE, SUITE 107 MONROE, NORTH CAROLINA 28110 704-289-3362



# CHAS. H. SELLS, INC.

CONSULTING ENGINEERS, SURVEYORS, AND PHOTOGRAMMETRISTS 128 OVERHILL DRIVE, SUITE 105 MOORESVILLE, NC 28117 PHONE: 704.662.0100 FAX: 704.662.0101 WWW.CHASHSELLS.COM

1110NE. 704.002.0100 1AX. 704.002,0101 WWW.01A313EEE3.00M							
Parcel Numbers 338—38—8012 338—47—6873	Drawn By <b>SKM</b>	Prelim. Plat Approval 11/18/02	Field Book N/A	Job No. <b>046133</b>			
Scale	Checked By	Date	Drwg. No.	File Name			
NO SCALE	JNF	AUGUST 12, 2005	2 of 2	046133-FINAL_PHASE 3			

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER() OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISHED MINIMUM BUILDING LINES, AND DEDICATE ALL ROADS. ALLEYS, WALKS, PARKS AND OTHER SITES TO THE PUBLIC USE EXCEPT AS NOTED. FURTHER, I (WE) CERTIFY THE LAND AS SHOWN HEREON

IS WITHIN THE PLATTING JURISDICTION OF CABARRUS COUNTY.

10/11/05

DATE

OWNER/DEVELOPER