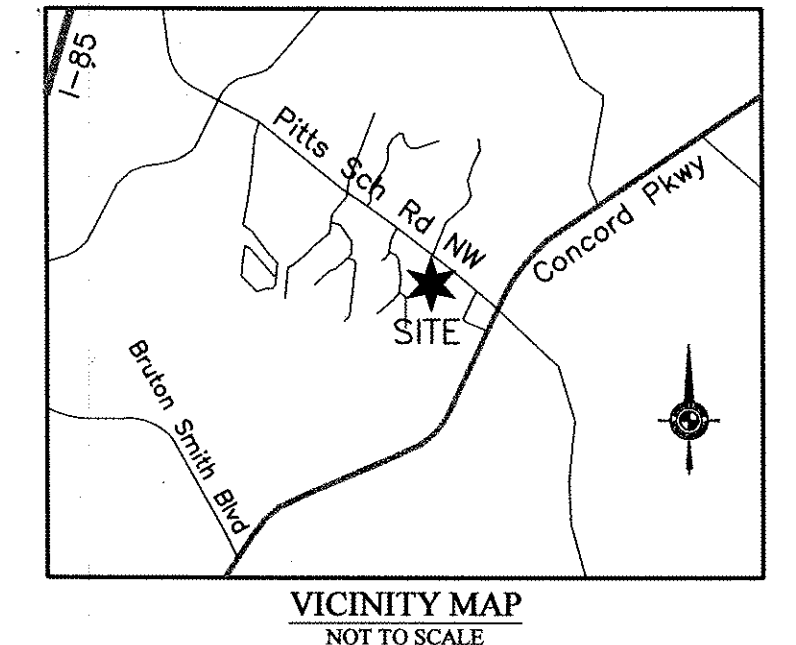
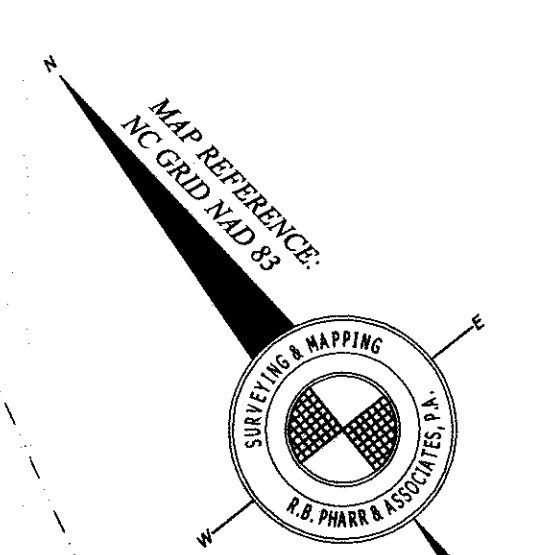


LINE	BEARING	DISTANCE
L1	S37°28'52"E	33.55'
L2	S45°57'48"W	18.02'



### PITTS SCHOOL ROAD

NO RECORDED RIGHT-OF-WAY FOUND OR PROVIDED. NCDOT CLAIMS MAINTENANCE FROM BACK OF ROADSIDE DITCH TO BACK OF ROADSIDE DITCH, PER TODD FURR AT NCDOT, DIVISION 10, DISTRICT 1.

- NOTES:**
- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
  - ALL CORNERS MONUMENTED AS SHOWN.
  - NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
  - THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
  - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREBY.
  - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
  - THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
  - NO PARKING EXISTS ON SUBJECT PROPERTY.

#### SURVEYOR'S DESCRIPTION:

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED, LYING AND BEING IN THE CITY OF CONCORD, CABARRUS COUNTY, STATE OF NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD BEING THE COMMON CORNER OF LOT 3 AND LOT 4, PINCREST SUBDIVISION AS RECORDED IN MAP BOOK 38, PAGE 80 IN THE CABARRUS COUNTY PUBLIC REGISTRY (THE "REGISTRY"), SAID IRON ALSO BEING ON THE NORTHERLY LINE OF LOT 10, RIDGE CROSSING SUBDIVISION, PHASE I, MAP II AS RECORDED IN MAP BOOK 36, PAGE 93 IN THE REGISTRY; THENCE WITH AND ALONG THE SOUTHERLY LINE OF SAID LOT 3, PINCREST N 74°51'15" E A DISTANCE OF 31.49 FEET TO AN EXISTING IRON ROD, SAID IRON ROD BEING THE NORTHEASTERLY CORNER OF THE AFORESAID RIDGE CROSSING SUBDIVISION, PHASE I, MAP II AS RECORDED IN MAP BOOK 36, PAGE 93 IN THE REGISTRY; THENCE CONTINUING WITH THE SAID SOUTHERLY LINES OF LOT 1 TO 3, PINCREST SUBDIVISION N 75°02'10" E A DISTANCE OF 417.11 FEET TO A NEW NAIL IN PITTS SCHOOL ROAD; THENCE WITHIN PITTS SCHOOL ROAD FOR THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- S 51°13'24" E A DISTANCE OF 144.92 FEET TO A NEW NAIL;
- S 51°23'24" E A DISTANCE OF 1037.46 FEET TO A NEW NAIL;
- S 45°57'48" W A DISTANCE OF 2.08 FEET TO A NEW NAIL;
- S 45°58'08" E A DISTANCE OF 40.54 FEET TO A NEW NAIL;
- S 48°53'25" E A DISTANCE OF 4.90 FEET TO A NEW NAIL BEING THE NORTHWEST CORNER OF THE PROPERTY OF CHARLES S. MAUNEY AND MARGARET C. MAUNEY (NOW OR FORMERLY) AS DESCRIBED IN DEED BOOK 679, PAGE 89 IN THE REGISTRY; THENCE WITH AND ALONG THE NORTHEASTERLY BOUNDARY OF SAID PROPERTY OF CHARLES S. MAUNEY AND MARGARET C. MAUNEY FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- S 40°08'08" W A DISTANCE OF 264.24 FEET TO A NEW IRON ROD;
- S 37°28'52" E (PASSING AN EXISTING IRON ROD AT 3.65 FEET) A DISTANCE OF 122.74 FEET TO AN EXISTING IRON PIPE, SAID POINT BEING A CORNER OF THE PROPERTY OF 4 KIDS LLC (NOW OR FORMERLY) AS DESCRIBED IN DEED BOOK 8417, PAGE 277 IN THE REGISTRY; THENCE WITH AND ALONG THE BOUNDARY OF SAID PROPERTY OF 4 KIDS LLC FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- S 37°49'33" E A DISTANCE OF 40.94 FEET TO AN EXISTING IRON ROD;
- S 48°16'24" W A DISTANCE OF 130.66 FEET TO A NEW IRON ROD;
- S 28°49'32" W A DISTANCE OF 531.23 FEET TO AN EXISTING IRON ROD BEING THE NORTHWEST CORNER OF THE PROPERTY OF CURTIN REALTY AND INVESTMENTS LLC AS DESCRIBED IN DEED BOOK 10686, PAGE 244 IN THE REGISTRY; THENCE WITH AND ALONG THE WESTERLY BOUNDARY OF SAID CURTIN REALTY AND INVESTMENTS LLC AND THE PROPERTY OF THOMAS G. GRAVES AND BETTY T. GRAVES AS DESCRIBED IN DEED BOOK 559, PAGE 106 IN THE REGISTRY; THENCE WITH AND ALONG THE WESTERLY BOUNDARY OF SAID CURTIN REALTY AND INVESTMENTS LLC S 28°49'32" W A DISTANCE OF 257.57 FEET TO AN EXISTING IRON PIPE, SAID POINT BEING THE COMMON CORNER OF SAID PROPERTY OF CURTIN REALTY AND INVESTMENTS LLC AND THE PROPERTY OF THOMAS G. GRAVES AND BETTY T. GRAVES AS DESCRIBED IN DEED BOOK 496, PAGE 317 IN THE REGISTRY; THENCE WITH AND ALONG THE WESTERLY BOUNDARY OF SAID PROPERTY OF THOMAS G. GRAVES AND BETTY T. GRAVES S 08°17'17" W A DISTANCE OF 28.43 FEET TO AN EXISTING IRON ROD, SAID POINT BEING THE COMMON CORNER OF SAID PROPERTY OF THOMAS G. GRAVES AND BETTY T. GRAVES AS DESCRIBED IN DEED BOOK 496, PAGE 317 IN THE REGISTRY; THENCE WITH AND ALONG THE WESTERLY BOUNDARY OF SAID PROPERTY OF BETTY T. GRAVES S 28°49'32" W A DISTANCE OF 114.88 FEET TO A NEW IRON ROD, SAID POINT BEING THE SOUTHEASTERLY MOST CORNER OF THE RIDGE CROSSING SUBDIVISION, PHASE III, MAP I AS RECORDED IN MAP BOOK 28, PAGE 97 IN THE REGISTRY; THENCE WITH AND ALONG THE EASTERLY BOUNDARY OF SAID RIDGE CROSSING SUBDIVISION AS RECORDED IN MAP BOOKS 28, PAGE 97 AND BOOK 27, PAGE 47 IN THE REGISTRY; THENCE WITH A DISTANCE OF 102.34 FEET TO A DEAD TREE; THENCE WITH A LINE WITHIN RIDGE CROSSING SUBDIVISION, AS RECORDED IN MAP BOOKS 27, PAGE 47 AND BOOK 26, PAGE 93 N 08°17'17" W A DISTANCE OF 1135.09 FEET TO THE POINT OF BEGINNING;

HAVING AN AREA OF 1,652,858 SQUARE FEET, 37.9381 ACRES AS SHOWN ON A SURVEY PREPARED BY R. B. PHARR & ASSOCIATES, P.A. DATED MAY 29, 2014 (MAP FILE W-4579), LESS AND EXCEPT

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED, LYING AND BEING IN THE CITY OF CONCORD, CABARRUS COUNTY, STATE OF NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD ON THE SOUTH SIDE OF PITTS SCHOOL ROAD, SAID POINT BEING S 45°57'48" W A DISTANCE OF 20 FEET FROM A CORNER OF THE PROPERTY OF ARTHUR LEE BLACKWELDER JR. (NOW OR FORMERLY) AS DESCRIBED IN DEED BOOK 5683, PAGE 199 IN THE REGISTRY AS THE COMMON CORNER OF TRACTS I AND 2; THENCE WITHIN SAID PROPERTY OF ARTHUR LEE BLACKWELDER JR. FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- S 45°10'22" W A DISTANCE OF 300.00 FEET TO A NEW IRON ROD;
- S 51°16'33" W A DISTANCE OF 300.00 FEET TO AN EXISTING IRON ROD;
- S 41°01'22" E A DISTANCE OF 300.00 FEET TO A NEW IRON ROD;
- THENCE S 51°16'33" E A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING;

HAVING AN AREA OF 89,729 SQUARE FEET 2.0599 ACRES, AS SHOWN ON A SURVEY PREPARED BY R. B. PHARR & ASSOCIATES, P.A. DATED MAY 29, 2014 (MAP FILE W-4579).

**TOTAL AREA: 1,562,857 SQ. FT. 35.8782 ACRES**

- LEGEND:**
- BFP - BACK FLOW PREVENTOR
  - CG - CURB & GUTTER
  - CB - CATCH BASIN
  - CI - CURB INLET
  - CMP - CORRUGATED METAL PIPE
  - CP - CALCULATED POINT
  - CPP - CORRUGATED PLASTIC PIPE
  - C/O - CLEAN OUT
  - D.B. - DEED BOOK
  - DI - DROP INLET
  - DIP - DUCTILE IRON PIPE
  - ECM - EXISTING CONCRETE MONUMENT
  - EIP - EXISTING IRON PIPE
  - EIR - EXISTING IRON ROD
  - EMM - EXISTING METAL MONUMENT
  - EN - EXISTING NAIL
  - EOG - EDGE OF GRAVEL
  - EOP - EDGE OF PAYEMENT
  - EU - END UNKNOWN
  - FC - FIRE CONNECTION
  - FI - FIRE HYDRANT
  - FP - FLAG POLE
  - FF - FIRE VALVE
  - GDP - GUARD POST
  - GLT - GROUND LIGHT
  - GM - GAS METER
  - GP - GATE POST
  - GV - GAS VALVE
  - GW - GUY WIRE
  - HVAC - HEATING, VENTILATION, AIR COND.
  - IR - IRRIGATION CONTROL VALVE
  - JBX - JUNCTION BOX
  - LMP - LAMP POST
  - LP - LIGHT POLE
  - (M) - MEASURED
  - MBX - MAIL BOX
  - M.B. - MAP BOOK
  - MW - MONITORING WELL
  - N.G.S. - NATIONAL GEODETIC SURVEY
  - NIR - NEW IRON ROD
  - NW - NEW NAIL
  - O/HANG - OVERHANG
  - PB - POWER BOX
  - PIN - PARCEL IDENTIFICATION NUMBER
  - PM - POWER METER
  - PMH - POWER MANHOLE
  - PP - POWER POLE
  - PG - PAGE
  - PVC - PLASTIC PIPE
  - (R) - RECORDED
  - R/W - RIGHT-OF-WAY
  - RCF - REINFORCED CONCRETE PIPE
  - RW - RETAINING WALL
  - SB - BILLBOARD
  - SDM - STORM DRAIN MANHOLE
  - SMP - MULTI-POST SIGN
  - SSM - SANITARY SEWER MANHOLE
  - T - TOTAL
  - TB - TELEPHONE BOX
  - TERR - TERRACOTTA PIPE
  - TM - TELEPHONE MANHOLE
  - TSP - TRAFFIC SIGNAL BOX
  - TVB - CABLE TV BOX
  - WB - WATER BOX
  - WM - WATER METER
  - WSP - WATER SPIGOT
  - WV - WATER VALVE

**LINE LEGEND:**

EASEMENT	---
FENCE	---
GUARD RAIL	---
PROPERTY LINE	---
RIGHT-OF-WAY (NOT SURVEYED)	---
RIGHT-OF-WAY (NOT SURVEYED)	---
SETBACK	---
CABLE TV LINE	---
FIBER OPTIC LINE	---
GAS LINE	---
POWER LINE	---
POWER LINE (UNDERGROUND)	---
SANITARY SEWER PIPE	---
STORM DRAIN PIPE	---
STORM DRAIN PIPE > 12"	---
TELEPHONE LINE	---
TELEPHONE LINE (UNDERGROUND)	---
WATER LINE	---
WOOD FENCE	---

- GPS CERTIFICATION:**
- I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
- CLASS OF SURVEY: A1 (10,000)
  - POSITIONAL ACCURACY: NORTH=0.0055, EAST=0.010, VERT.=0.015
  - TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC, ONLINE POSITION USER SERVICE
  - DATES OF SURVEY: 05/22/2014
  - DATUM/EPOCH: NAD 83, NAVD 88
  - PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "7 JS 66"
  - GEOID MODEL: GEOID3(CONUS)
  - COMBINED GRID FACTORS: 0.99984885
  - UNITS: US SURVEY FEET

**ZONING:**

ZONING RESTRICTIONS AS PER ZONING ORDINANCE. SUBJECT PROPERTY ZONED: RM-2 & I-1

**RM-2 RESIDENTIAL MEDIUM DENSITY**  
 MINIMUM SETBACK: 25'  
 MINIMUM SIDE YARD: 10'  
 MINIMUM REAR YARD: 25'

**I-1 LIGHT INDUSTRIAL DISTRICT**  
 MINIMUM SETBACK: 30'  
 MINIMUM SIDE YARD: -  
 MINIMUM REAR YARD: -

FOR FURTHER INFORMATION CONTACT THE CITY OF CONCORD ZONING DEPARTMENT AT 704-926-5152.

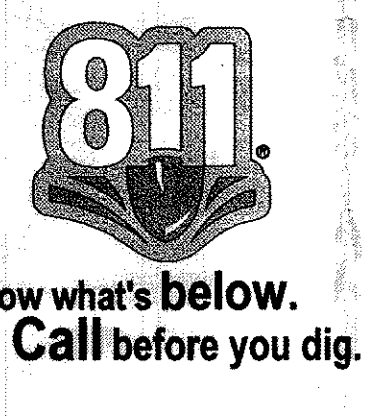
- UTILITIES:**
- POWER: CITY OF CONCORD (704) 926-5555
  - TELEPHONE: WINDSTREAM (1-877-807-9463)
  - WATER & SEWER: CITY OF CONCORD WASTE WATER (704) 926-5551
  - GAS: PUBLIC SERVICE (1-877-576-3427)
  - CABLE TELEVISION: TIME WARNER CABLE (1-800-892-2253)

**ALTA/ACSM CERTIFICATION:**

TO: PITTS BAPTIST CHURCH:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11(a), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 29, 2014.

SIGNED: Andrew B. Baker  
 DATE: 11/14/14  
 Andrew B. Baker, PLS 1-4542  
 email: abaker@tpharr.com



CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO.:	TITLE:
JB	NM		1" = 80'	MAY 29, 2014	2014-05-29	PITTS BAPTIST CHURCH

**FLOOD CERTIFICATION**

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 18, 2009. MAP NUMBER: 37105050001; ZONE "X"

THIS IS TO CERTIFY THAT ON THE 29th DAY OF MAY 2014, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THIS PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREBY. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 36) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS PER THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

