

I, JOHN SUTHER, PLS. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 16483 PAGE 0124); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE LISTED REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 31 ST DAY OF MAY, 2024.

- I ALSO CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED:
- ___ A. THAT THIS PLAT IS 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;
 - ___ B. THAT THIS PLAT IS A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 - ___ C. THAT THIS PLAT IS OF AN EXISTING PARCEL(S) OF LAND;
 - D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
 - ___ E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINING IN A THROUGH D ABOVE



JOHN SUTHER, PLS # L-5471

SURVEY NOTES:

- THIS PROPERTY IS SUBJECT TO THE MAINTENANCE OF ANY PUBLIC UTILITIES EVIDENT AND NOT EVIDENT AND TO ANY RIGHTS-OF-WAY, EASEMENTS, OR AGREEMENTS OF RECORD PRIOR TO OR AT THE DATE OF SURVEY.
- THE CLIENT ACKNOWLEDGES THAT NO TITLE SEARCH OR OPINION OF TITLE OR OWNERSHIP IS IMPLIED OR CERTIFIED BY THE INFORMATION SHOWN ON THIS PLAT, AND THAT NO INVESTIGATION HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS, TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- THE CLIENT ACKNOWLEDGES THAT THIS PROPERTY MAY BE SUBJECT TO THE DEVELOPMENT RESTRICTIONS AS DESCRIBED IN THE CURRENT "COUNTY OF CABARRUS" DEVELOPMENT ORDINANCES.

STATEMENT OF PURPOSE:

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PARCEL 5558639886 INTO (2) TRACTS THROUGH THE EXEMPT PLAT PROCESS OF CABARRUS COUNTY. ALL TRACTS ARE GREATER THAN 10 ACRES.
- NUMBER OF NEW TRACTS (2)
- EXISTING ACREAGE (111,378 +/-) AC
- ACREAGE SHOWN BY EXISTING DEED & PLAT LOTS
- NEW TRACT ACREAGE:
 - 5.1. TRACT 1 - 101.368 +/- ACRES
 - 5.2. TRACT 2 - 10.010 +/- ACRES

SETBACKS		
FRONT SETBACK		50
SIDE SETBACK		20
REAR SETBACK		30

LINE	BEARING	DISTANCE
L1	N 37°56'29" E	39.35'
L2	S 37°54'25" E	65.63'
L3	S 40°54'57" E	54.60'
L4	S 46°40'32" E	63.61'
L5	S 53°15'34" E	87.76'
L6	S 59°00'21" E	161.19'
L7	S 61°32'14" E	145.36'

LEGEND

ABBREVIATIONS

- RCP REINFORCED CONCRETE PIPE
- HDPE HIGH DENSITY POLY. PIPE
- CMP CORRUGATED METAL PIPE
- DB/DP DEED BOOK / DEED PAGE
- R/W RIGHT OF WAY
- AC ACRE(S)
- CL CENTERLINE

SYMBOLS

- AXLE
- SURVEY SPIKE SET
- CONCRETE MONUMENT
- MAG NAIL
- PIPE
- CALC. POINT
- CALC. IN TREE
- REBAR FOUND
- BENCHMARK
- GEODETIC MONUMENT
- REBAR SET
- SANITARY MANHOLE
- MANHOLE
- WATER
- HVAC
- WATER VALVE
- FIRE HYDRANT
- GAS
- POWER POLE
- BOUNDARY LINE
- BOUNDARY BY DEED
- RIGHT-OF-WAY
- EASEMENT LINE
- CL UN-NAMED TRIB
- OVERHEAD POWER
- SETBACKS
- TOP OF STREAM BANK
- CL ROAD
- EXISTING BUILDINGS
- EXISTING STORM
- EXISTING DIRT ROAD
- EOP

REFERENCES:

- ALL DEEDS AND MAPS SHOWN HEREON
- DEED BOOK / PAGE - 499 / 46
- DEED BOOK / PAGE - 774 / 188
- DEED BOOK / PAGE - 773 / 69
- DEED BOOK / PAGE - 673 / 1
- DEED BOOK / PAGE - 772 / 43
- MAP TITLED "REANELL REID HEIRS" BY CONCORD ENGINEERING DATED 6.16.1982 MAP BOOK - 19 PAGE - 37
- MAP TITLED "BOUNDARY SURVEY FOR ROSA REID BOST HEIRS" BY CONCORD ENGINEERING DATED 01.07.1987 MAP BOOK 21 PAGE 51

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. The lots on this plat have not been evaluated by the Cabarrus Health Alliance for suitability as part of the subdivision review process.

Date _____ Property Owner _____

OWNER CERTIFICATE
 I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (We) hereby adopt this plan of division of my (our) property of my (our) free consent, establishing any lines and features shown on this plat.

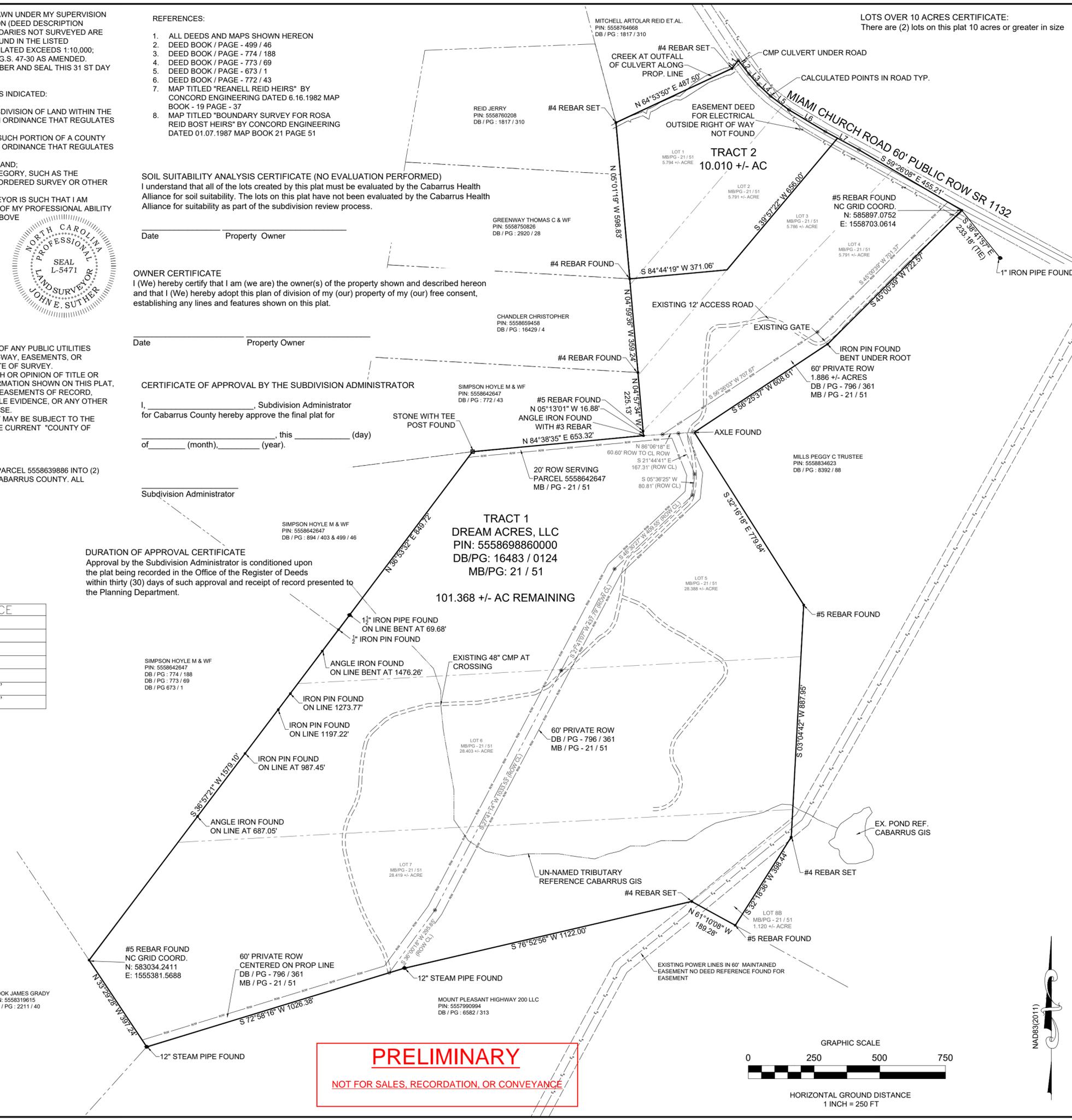
Date _____ Property Owner _____

CERTIFICATE OF APPROVAL BY THE SUBDIVISION ADMINISTRATOR

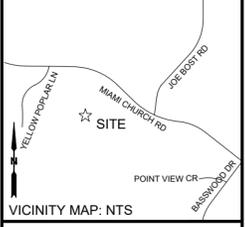
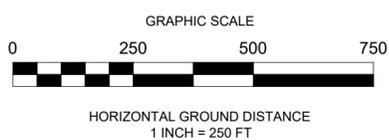
I, _____, Subdivision Administrator for Cabarrus County hereby approve the final plat for _____ this _____ (day) of _____ (month), _____ (year).

Date _____ Subdivision Administrator _____

DURATION OF APPROVAL CERTIFICATE
 Approval by the Subdivision Administrator is conditioned upon the plat being recorded in the Office of the Register of Deeds within thirty (30) days of such approval and receipt of record presented to the Planning Department.



PRELIMINARY
 NOT FOR SALES, RECORDATION, OR CONVEYANCE



AN EXEMPT SUBDIVISION FOR
 DREAM ACRES LLC
 9635 SOUTHERN PINE BLVD, STE. A115
 CHARLOTTE, NC 28273

SUBJECT PROPERTY INFO:
 PARCEL ID(S): 5558639886
 DEED BOOK & PAGE: DB: 16483 PG: 0124

CURRENT ZONING: AO
PROPERTY LOCATION: #9 TOWNSHIP CABARRUS COUNTY

OWNER INFORMATION: DREAM ACRES LLC
 9635 SOUTHERN PINE BLVD, A115
 CHARLOTTE, NC 28273

DATE OF SURVEY: 06.27.2023

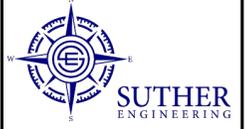
DRAWN BY: BAA
CHECKED BY: JES

PLAN NOTES:

- PLAN NORTH IS BASED ON NAD83(2011)
- AREAS COMPUTED USING THE COORDINATE METHOD
- ANY TRAVERSE ADJUSTMENTS WERE PERFORMED USING THE LEAST SQUARES ADJUSTMENT METHOD
- GEODETIC MONUMENTS WERE SURVEYED AS SHOWN
- ALL DISTANCES ARE GROUND HORIZONTAL UNLESS OTHERWISE NOTED
- PROPERTY MAY BE SUBJECT TO BURDENS OR BENEFITS NOT SHOWN ON MAP
- NO UNDERGROUND UTILITIES WERE LOCATED WITH THIS SURVEY, BEFORE DIGGING CALL NC ONE-CALL (1-800-632-4949)
- ZONING DISTRICTS NOTED ARE PER GIS INFORMATION AVAILABLE TO THE PUBLIC
- THE SUBJECT PARCEL(S) AND ANY ADJOINING PROPERTY OWNERS NAMES, DEEDS OF RECORD, AND TAX PARCEL IDENTIFICATIONS REFLECT THOSE AVAILABLE TO THIS SURVEYOR AS OF THE DATE OF THE SURVEY SHOWN

REVISION ISSUE

ISSUE NO.	DESCRIPTION	DATE
00	BOUNDARY	06.27.2023
01	EXEMPT	05.31.2024



FIRM No. P-1946
 1316 S. MAIN ST. STE D
 KANNAPOLIS, NC 28081