

**LEGEND**

- CONCRETE MONUMENT FOUND
- EXISTING MONUMENTATION (AS DESCRIBED)
- SET #5 REBAR W/ CAP
- NO POINT SET
- UTILITY POLE
- TELEPHONE PEDESTAL
- COMMUNICATIONS BOX
- DB. DEED BOOK
- MB. MAP BOOK
- PG. PAGE
- PIN PARCEL IDENTIFICATION NUMBER
- BOUNDARY LINE (AS SURVEYED)
- - - BOUNDARY LINE (BY DEED OR PLAT)
- - - RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- - - TIE LINE
- - - OVERHEAD UTILITY LINE
- - - FENCE LINE
- - - TOP BANK OF CREEK / RIVER
- - - CENTER OF DITCH / DRAIN
- - - CENTERLINE OF ROAD
- - - VEGETATION LINE

**SITE DATA**

TOTAL DEEDED ACREAGE	62.112
TOTAL EXISTING LOTS (TAX PINs)	1
TOTAL NEW LOTS	5
LOT 1 ACREAGE	10.268
LOT 2 ACREAGE	10.260
LOT 3 ACREAGE	15.150
LOT 4 ACREAGE	15.109
LOT 5 ACREAGE	11.325
UNDEEDED AREA WITHIN 30' ROAD	0.420
DEEDED AREA WITHIN 30' ROAD (INCLUDED IN LOT 1 ACREAGE)	0.429

**CAROLINA ACRES, LLC**  
 PIN: 5539-30-554  
 DB: 17256 PG: 176

**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 WITH MY (OUR) FREE CONSENT, ESTABLISHING ANY LINES AND FEATURES SHOWN ON THIS PLAT.

OWNER	DATE
OWNER	DATE

**CURVE TABLE**

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	240.71'	2745.13'	S41°21'59"W	240.63'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S41°15'26"W	26.25'
L2	S41°15'26"W	177.45'
L3	S41°49'51"W	197.16'
L4	S46°42'00"W	320.37'
L5	S46°19'02"W	129.33'
L6	S45°43'29"W	70.30'
L7	S45°43'29"W	85.70'
L8	S44°34'43"W	478.13'
L9	S44°34'43"W	342.26'
L10	S39°09'30"W	100.19'
L11	S39°09'30"W	188.31'
L12	S39°47'47"W	143.99'
L13	S46°33'22"W	30.21'

I, NICHOLAS J. BARNES, CERTIFY THAT THIS PLAT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEEDS RECORDED IN DEED BOOKS SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THE POSITIONAL ACCURACY IS 0.06"; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A PLANNIMETRIC SURVEY TO THE ACCURACY OF CLASS A STANDARD; AND ALL HORIZONTAL COORDINATES ARE BASED ON NC GRID NAD 83(2011) EPOCH 2010.00; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); AND THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY ESTABLISHING THE HORIZONTAL DATUM:

1. CLASS OF SURVEY: HORIZONTAL CLASS A
2. HORIZONTAL POSITIONAL ACCURACY: 0.06"
3. TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC (RTK) & REAL TIME KINEMATIC NETWORK (RTN)
4. DATES OF SURVEY: OCTOBER 10, 2024 - OCTOBER 31, 2024
5. DATUM / EPOCH: NAD 83 (2011) EPOCH 2010.00
6. PUBLISHED / FIXED-CONTROL USED: NATIONAL SPATIAL REFERENCE SYSTEM (NRSR) NC NETWORK
7. GEOD MODEL: GEOD18
8. COMBINED GRID FACTOR: 0.999846743
9. UNITS: US SURVEY FT

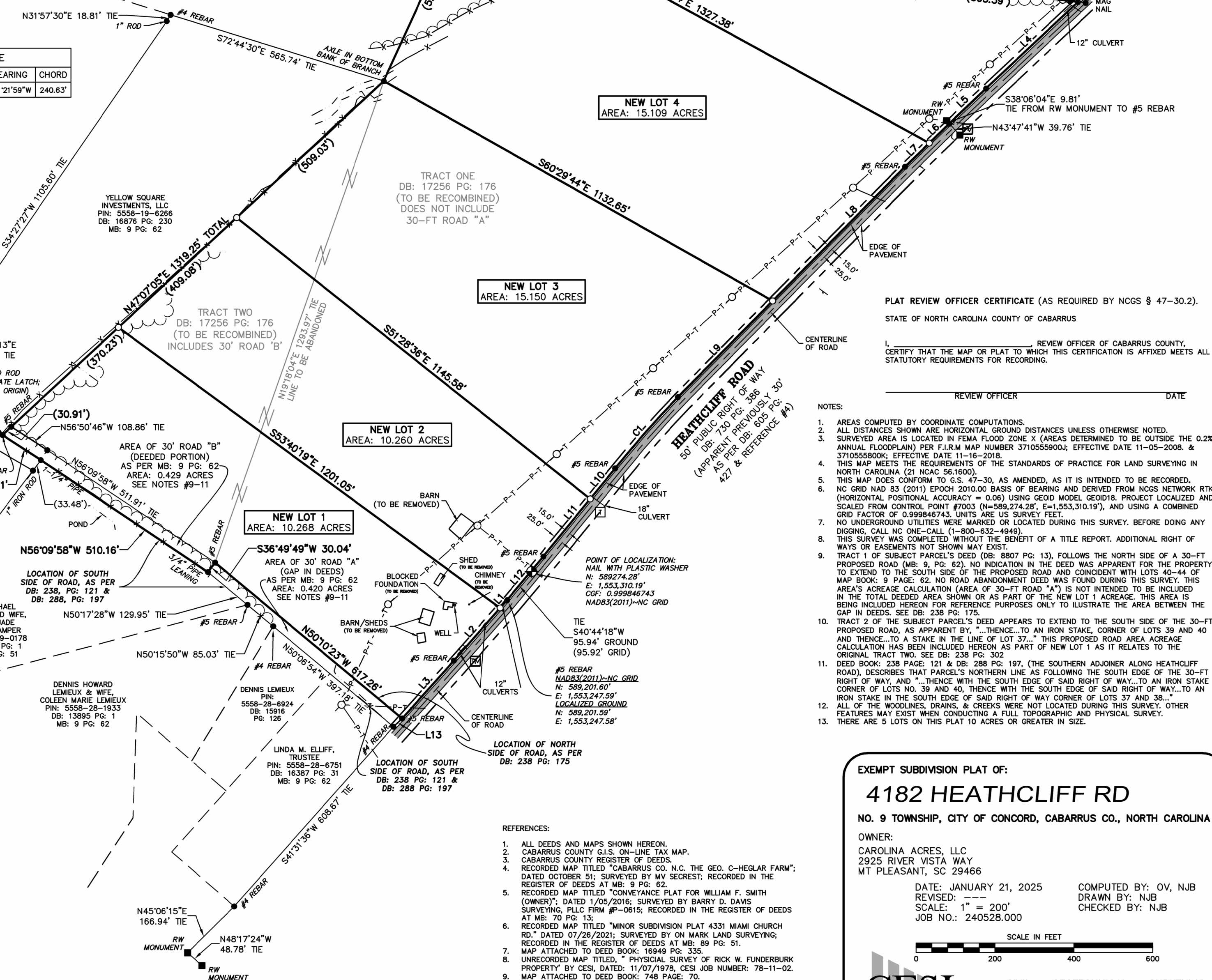
AND THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE AND SEAL ON THIS 21st DAY OF JANUARY, 2025.

**PRELIMINARY PLAT  
 NOT FOR RECORDATION,  
 CONVEYANCES OR SALES.**

PROFESSIONAL LAND SURVEYOR

L-5336



MELISSA SMITH PROTHOROE & HUSBAND, PAUL AMOS PROTHOROE  
 PIN: 5559-41-1101  
 DB: 11906 PG: 188

DARRELL KENNETH FURR  
 PIN: 5559-21-4172  
 DB: 8848, PG: 123

JOEY D. JOHNSON, TRUSTEE  
 PIN: 5558-09-9644  
 DB: 16949 PG: 335  
 MB: 9 PG: 62 & REF. #7

NOW/FORMERLY CRAIG W. CLINE and wife, JOY P. CLINE  
 PIN: 5558-10-5466  
 DB: 1967 PG: 215  
 MB: 9 PG: 62

YELLOW SQUARE INVESTMENTS, LLC  
 PIN: 5558-19-6266  
 DB: 16876 PG: 230  
 MB: 9 PG: 62

TRACT ONE DB: 17256 PG: 176 (TO BE RECOMBINED) DOES NOT INCLUDE 30'-FT ROAD "A"

TRACT TWO DB: 17256 PG: 176 (TO BE RECOMBINED) INCLUDES 30' ROAD "B"

AREA OF 30' ROAD "A" (DEEDED PORTION) AS PER MB: 9 PG: 62 AREA: 0.429 ACRES SEE NOTES #9-11

AREA OF 30' ROAD "B" (DEEDED PORTION) AS PER MB: 9 PG: 62 AREA: 0.429 ACRES SEE NOTES #9-11

POINT OF LOCALIZATION: NAIL WITH PLASTIC WASHER N: 589,201.60 E: 1,553,310.19 CGP: 0.999846743 NAD83(2011)-NC GRID

#5 REBAR NAD83(2011)-NC GRID N: 589,201.59 E: 1,553,247.58'

LINDA M. ELLIFF, TRUSTEE  
 PIN: 5558-28-6751  
 DB: 16367 PG: 31  
 MB: 9 PG: 62

DENNIS HOWARD LEMIEUX & WIFE, COLEEN MARIE LEMIEUX  
 PIN: 5558-28-1933  
 DB: 13895 PG: 1  
 MB: 9 PG: 62

DENNIS LEMIEUX  
 PIN: 5558-28-6924  
 DB: 15916 PG: 126

**PLAT REVIEW OFFICER CERTIFICATE (AS REQUIRED BY NCGS § 47-30.2).**  
 STATE OF NORTH CAROLINA COUNTY OF CABARRUS

I, \_\_\_\_\_ REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

- NOTES:**
1. AREAS COMPUTED BY COORDINATE COMPUTATIONS.
  2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
  3. SURVEYED AREA IS LOCATED IN FEMA FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN) PER F.I.R.M. MAP NUMBER 3710555900A; EFFECTIVE DATE 11-05-2008. & 3710555800K; EFFECTIVE DATE 11-16-2016.
  4. THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
  5. THIS MAP DOES CONFORM TO G.S. 47-30, AS AMENDED, AS IT IS INTENDED TO BE RECORDED.
  6. NC GRID NAD 83 (2011) EPOCH 2010.00 BASIS OF BEARING AND DERIVED FROM NCGS NETWORK RTK (HORIZONTAL POSITIONAL ACCURACY = 0.06) USING GEOD MODEL GEOD18, PROJECT LOCALIZED AND SCALED FROM CONTROL POINT #7003 (N=589,274.28', E=1,553,310.19'), AND USING A COMBINED GRID FACTOR OF 0.999846743. UNITS ARE US SURVEY FEET.
  7. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED DURING THIS SURVEY. BEFORE DOING ANY DIGGING, CALL NC ONE-CALL (1-800-832-4949).
  8. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. ADDITIONAL RIGHT OF WAYS OR EASEMENTS NOT SHOWN MAY EXIST.
  9. TRACT 1 OF SUBJECT PARCEL'S DEED (DB: 8807 PG: 13), FOLLOWS THE NORTH SIDE OF A 30'-FT PROPOSED ROAD (MB: 9, PG: 62); NO INDICATION IN THE DEED WAS APPARENT FOR THE PROPERTY TO EXTEND TO THE SOUTH SIDE OF THE PROPOSED ROAD AND COINCIDENT WITH LOTS 40-44 OF MAP BOOK: 9 PAGE: 62. NO ROAD ABANDONMENT DEED WAS FOUND DURING THIS SURVEY. THIS AREA'S ACREAGE CALCULATION (AREA OF 30'-FT ROAD "A") IS NOT INTENDED TO BE INCLUDED IN THE TOTAL DEEDED AREA SHOWN OR AS PART OF THE NEW LOT 1 ACREAGE. THIS AREA IS BEING INCLUDED HEREON FOR REFERENCE PURPOSES ONLY TO ILLUSTRATE THE AREA BETWEEN THE GAP IN DEEDS. SEE DB: 238 PG: 175.
  10. TRACT 2 OF THE SUBJECT PARCEL'S DEED APPEARS TO EXTEND TO THE SOUTH SIDE OF THE 30'-FT PROPOSED ROAD, AS APPARENT BY "...THENCE...TO AN IRON STAKE, CORNER OF LOTS 39 AND 40 AND THENCE...TO A STAKE IN THE LINE OF LOT 37..." THIS PROPOSED ROAD AREA ACREAGE CALCULATION HAS BEEN INCLUDED HEREON AS PART OF NEW LOT 1 AS IT RELATES TO THE ORIGINAL TRACT TWO. SEE DB: 238 PG: 302.
  11. DEED BOOK: 238 PAGE: 121 & DB: 288 PG: 197, (THE SOUTHERN ADJOINER ALONG HEATHCLIFF ROAD), DESCRIBES THAT PARCEL'S NORTHERN LINE AS FOLLOWING THE SOUTH EDGE OF THE 30'-FT RIGHT OF WAY, AND "...THENCE WITH THE SOUTH EDGE OF SAID RIGHT OF WAY...TO AN IRON STAKE CORNER OF LOTS NO. 39 AND 40, THENCE WITH THE SOUTH EDGE OF SAID RIGHT OF WAY...TO AN IRON STAKE IN THE SOUTH EDGE OF SAID RIGHT OF WAY CORNER OF LOTS 37 AND 38..."
  12. ALL OF THE WOOLINES, DRAINS, & CREEKS WERE NOT LOCATED DURING THIS SURVEY. OTHER FEATURES MAY EXIST WHEN CONDUCTING A FULL TOPOGRAPHIC AND PHYSICAL SURVEY.
  13. THERE ARE 5 LOTS ON THIS PLAT 10 ACRES OR GREATER IN SIZE.

**EXEMPT SUBDIVISION PLAT OF:**  
**4182 HEATHCLIFF RD**  
 NO. 9 TOWNSHIP, CITY OF CONCORD, CABARRUS CO., NORTH CAROLINA

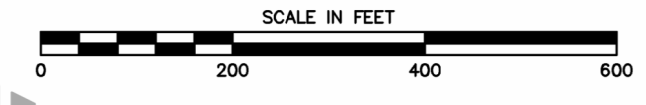
OWNER:  
 CAROLINA ACRES, LLC  
 2925 RIVER VISTA WAY  
 MT PLEASANT, SC 29466

DATE: JANUARY 21, 2025  
 REVISED: ---  
 SCALE: 1" = 200'  
 JOB NO.: 240528.000

COMPUTED BY: OV, NJB  
 DRAWN BY: NJB  
 CHECKED BY: NJB



CIVIL - GEOTECHNICAL - SURVEYING  
 N.C. FIRM LICENSE NO. C-0263  
 45 SPRING STREET SW CONCORD (704) 786-5404  
 CONCORD, NC 28025  
 ACAD FILE: 240528-000 DIVISION.DWG  
 © CESI 2025



- REFERENCES:**
1. ALL DEEDS AND MAPS SHOWN HEREON.
  2. CABARRUS COUNTY G.I.S. ON-LINE TAX MAP.
  3. CABARRUS COUNTY REGISTER OF DEEDS.
  4. RECORDED MAP TITLED "CABARRUS CO. N.C. THE GEO. C-HEGLAR FARM"; DATED OCTOBER 51; SURVEYED BY MV SECREST; RECORDED IN THE REGISTER OF DEEDS AT MB: 9 PG: 62.
  5. RECORDED MAP TITLED "CONVEYANCE PLAT FOR WILLIAM F. SMITH (OWNER)"; DATED 1/05/2016; SURVEYED BY BARRY D. DAVIS SURVEYING, PLC FIRM #0615; RECORDED IN THE REGISTER OF DEEDS AT MB: 70 PG: 13.
  6. RECORDED MAP TITLED "MINOR SUBDIVISION PLAT 4331 MIAMI CHURCH RD." DATED 07/26/2021; SURVEYED BY ON MARK LAND SURVEYING; RECORDED IN THE REGISTER OF DEEDS AT MB: 89 PG: 51.
  7. MAP ATTACHED TO DEED BOOK: 16949 PG: 335.
  8. UNRECORDED MAP TITLED, "PHYSICAL SURVEY OF RICK W. FUNDERBURK PROPERTY" BY CESI, DATED: 11/07/1978, CESI JOB NUMBER: 78-11-02.
  9. MAP ATTACHED TO DEED BOOK: 748 PAGE: 70.
  10. RIGHT OF WAY DEED LOCATED AT DEED BOOK: 730 PAGE: 386.
  11. UNRECORDED MAP TITLED, "BOUNDARY SURVEY OF: 4182 HEATHCLIFF RD" BY CESI, DATED: 11/04/2024, JOB NUMBER: 240528.000.