

VICINITY MAP NOT TO SCALE

REFERENCES:

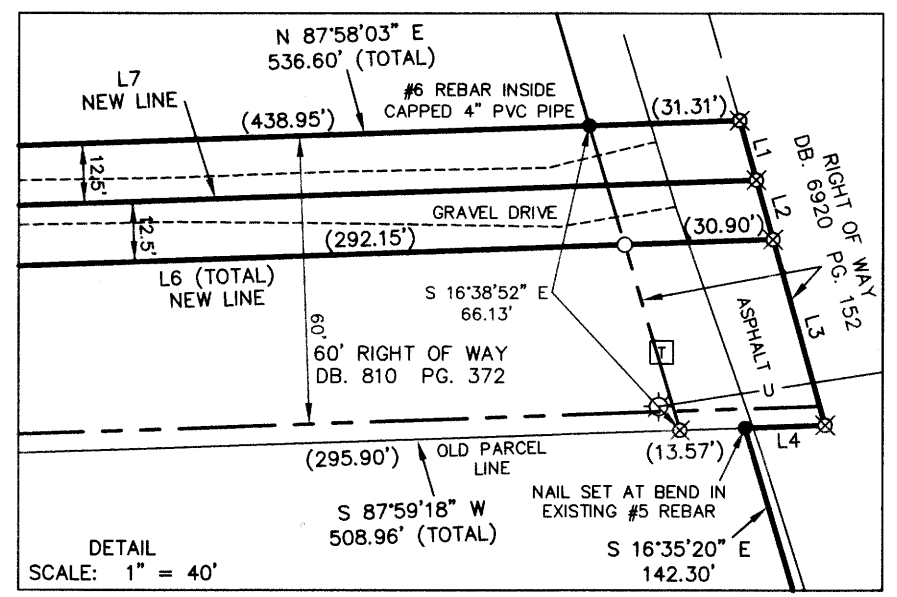
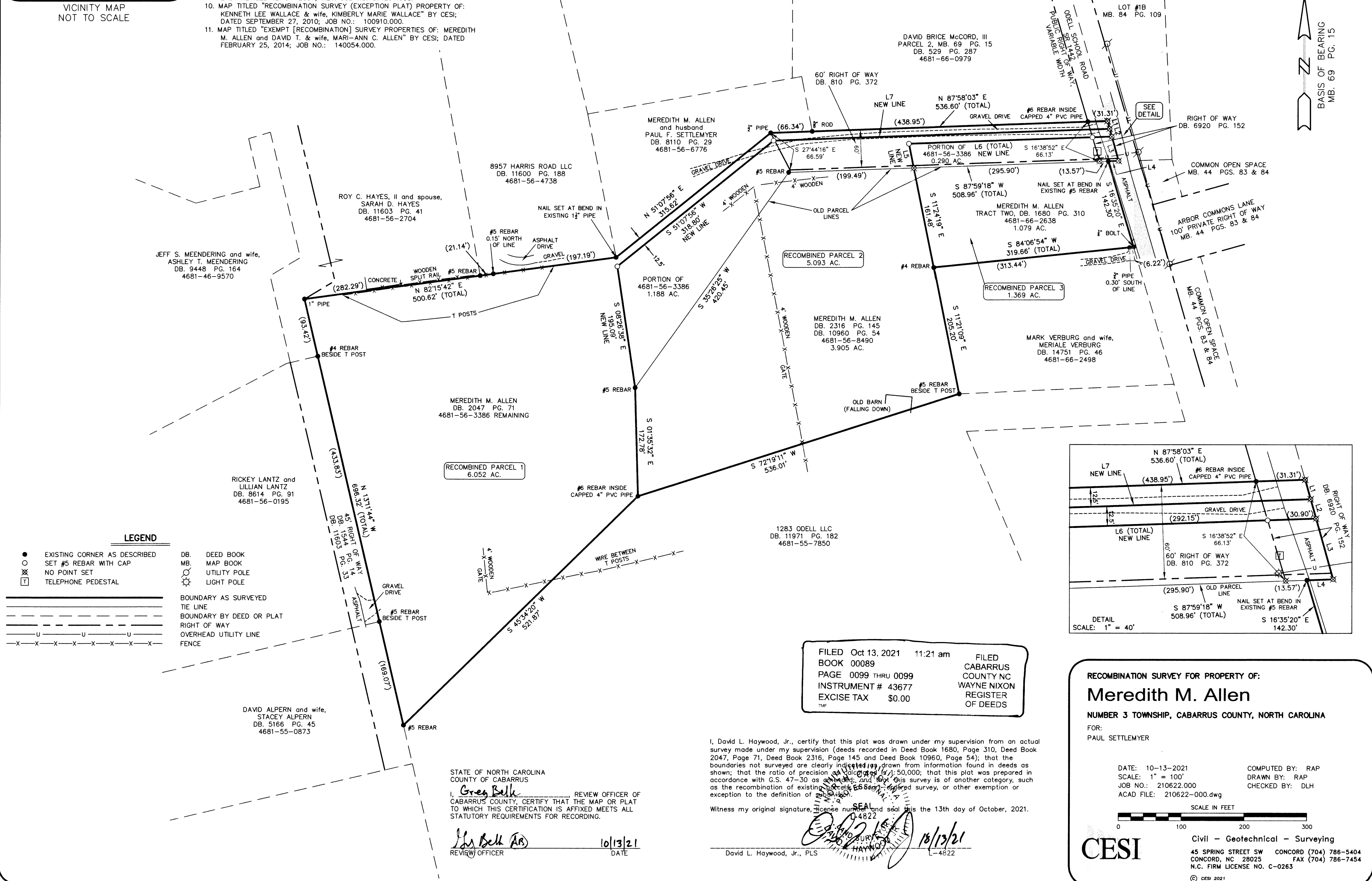
1. ALL DEEDS AND MAPS SHOWN HEREON.
2. MAP TITLED "DIVISION OF PROPERTY OF R.C. HARRIS ESTATE" BY BROWN ENGINEERING CO., LAST REVISED DEC. 10, 1953; MB. 10 PG. 28.
3. MAP TITLED "FINAL PLAT OF PEGGY CLEVELAND SUBDIVISION" BY CONCORD ENGINEERING & SURVEYING, INC.; DATED 08-26-1991; JOB NO.: 91-08-20; MB. 25 PG. 5.
4. MAP TITLED "ARBOR OAKS SUBDIVISION" BY CAROLINAS DESIGN GROUP, PLLC; DATED FEBRUARY 3, 2004; MB. 43 PGS. 84 & 85.
5. MAP TITLED "REVISED FINAL PLAT OF ARBOR OAKS SUBDIVISION" BY ESP ASSOCIATES, P.A.; DATED MAY 17, 2004; MB. 44 PGS. 83 & 84.
6. MAP TITLED "MINOR SUBDIVISION OF PROPERTY OF DAVID B. MCCORD, III" BY CESI; DATED 08-25-2015; JOB NO.: 150204.000; MB. 69 PG. 15.
7. MAP TITLED "EXEMPTION PLAT OF LOT #1 PEGGY CLEVELAND SUBDIVISION" BY SPARKS SURVEYING PLLC; DATED 06-11-2020; MB. 84 PG. 109.
8. MAP TITLED "UPDATE OF DIVISION OF ALLEN H. HARRIS ESTATE" BY CONCORD ENGINEERING & SURVEYING, INC.; LAST REVISED 10-12-1998; REVISED JOB NO. 97-05-01.
9. MAP TITLED "BOUNDARY AND LOCATION SURVEY PROPERTY OF: MARY-MARGARET H. CLEVELAND" BY CONCORD ENGINEERING & SURVEYING, INC.; LAST REVISED 12-04-2007; REV. JOB NO. 071204.000.
10. MAP TITLED "RECOMBINATION SURVEY (EXCEPTION PLAT) PROPERTY OF: KENNETH LEE WALLACE & wife, KIMBERLY MARIE WALLACE" BY CESI; DATED SEPTEMBER 27, 2010; JOB NO.: 100910.000.
11. MAP TITLED "EXEMPT [RECOMBINATION] SURVEY PROPERTIES OF: MEREDITH M. ALLEN and DAVID T. & wife, MARI-ANN C. ALLEN" BY CESI; DATED FEBRUARY 25, 2014; JOB NO.: 140054.000.

NOTES:

1. TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD.
2. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. NO UNDERGROUND UTILITIES WERE LOCATED WITH THIS SURVEY. BEFORE DOING ANY DIGGING, CALL NC ONE-CALL (1-800-632-4949).
5. AREA IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 3710468100K; MAP REVISED NOVEMBER 16, 2018.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT WERE NOT FOUND OR PROVIDED TO THE SURVEYOR.

LINE	LENGTH	BEARING
L1	12.87'	S 15°46'27" E
L2	12.87'	S 15°46'27" E
L3	40.15'	S 15°46'27" E
L4	18.70'	S 87°59'18" W
L5	39.41'	S 11°24'19" E
L6	323.05'	S 87°58'03" W
L7	535.49'	S 87°58'03" W

RECOMBINED PARCEL	REMAINDER OF TAX PARCEL
RECOMBINED PARCEL 1	PARCEL 4681-56-3386 6.052 AC.
RECOMBINED PARCEL 2	TAX PARCEL 4681-56-8490 = 3.905 AC. AND PORTION OF TAX PARCEL 4681-56-3386 = 1.188 AC. TOTAL = 5.093 AC.
RECOMBINED PARCEL 3	TAX PARCEL 4681-66-2638 = 1.079 AC. AND PORTION OF TAX PARCEL 4681-56-3386 = 0.290 AC. TOTAL = 1.369 AC.



LEGEND

- EXISTING CORNER AS DESCRIBED
- SET #5 REBAR WITH CAP
- ⊗ NO POINT SET
- TELEPHONE PEDESTAL
- DB. DEED BOOK
- MB. MAP BOOK
- UTILITY POLE
- LIGHT POLE
- BOUNDARY AS SURVEYED
- TIE LINE
- BOUNDARY BY DEED OR PLAT
- RIGHT OF WAY
- OVERHEAD UTILITY LINE
- FENCE

FILED Oct 13, 2021 11:21 am
BOOK 00089
PAGE 0099 THRU 0099
INSTRUMENT # 43677
EXCISE TAX \$0.00

FILED
CABARRUS
COUNTY NC
WAYNE NIXON
REGISTER
OF DEEDS

RECOMBINATION SURVEY FOR PROPERTY OF:
Meredith M. Allen
NUMBER 3 TOWNSHIP, CABARRUS COUNTY, NORTH CAROLINA
FOR:
PAUL SETTLEMYER

DATE: 10-13-2021
SCALE: 1" = 100'
JOB NO.: 210622.000
ACAD FILE: 210622-000.dwg

COMPUTED BY: RAP
DRAWN BY: RAP
CHECKED BY: DLH

SCALE IN FEET
0 100 200 300

CESI
Civil - Geotechnical - Surveying
45 SPRING STREET SW CONCORD (704) 786-5404
CONCORD, NC 28025 FAX (704) 786-7454
N.C. FIRM LICENSE NO. C-0263
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STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

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

Greg Bell
REVIEW OFFICER

10/13/21
DATE

I, David L. Haywood, Jr., certify that this plot was drawn under my supervision from an actual survey made under my supervision (deeds recorded in Deed Book 1680, Page 310, Deed Book 2047, Page 71, Deed Book 2316, Page 145 and Deed Book 10960, Page 54); that the boundaries not surveyed are clearly indicated as drawn from information found in deeds as shown; that the ratio of precision of this survey is 1:50,000; that this plot was prepared in accordance with G.S. 47-30 as amended; and that this survey is of another category, such as the recombination of existing surveys, or other exemption or exception to the definition of a survey.

Witness my original signature, license number and seal this the 13th day of October, 2021.

David L. Haywood, Jr.
David L. Haywood, Jr., PLS