DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED ..... (DISTRICT ENGINEER) (BE)

DATE 11-3-06

NORTH CAROLINA – DAVIDSON COUNTY

PLANNING DEPARTMENT / REVIEW OFFICER
FINAL SUBDIVISION PLAT APPROVAL

This is to certify that this plat meets the recording requirements of the Unified Development Ordinance Subdivision Regulations for Davidson County.

I, Scott Thomas, Review Officer of Davidson County, certify that the map or plat of which this certification is affixed meets all statutory requirements for recording.

Approved _____ Review Officer

This the 3 day of NOV 2006 DAVIDSON COUNTY NORTH CAROLINA

I, David B. Coe, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (description recorded in DB xxx PG xxx), that the boundaries not surveyed are clearly indicated as such, that the ratio of precision as calculated is 1 : 10,000+, and that this plat was prepared in accordance with G.S. 47–30 as amended. Witness my original signature, registration number and seal this 1.31 day of NOV in the year of our Lord 2006.

David B. Coe
NC PLS #3320

NORTH CAROLINA PROFESSIONAL SEAL L-3320 LAND SURVEYOR DAVID BRADLEY COE

I, David B. Coe, PLS #3320, certify to one or more of the following as indicated:

_X_ a. That this plat creates a subdivision within the area of a county or municipality which has an ordinance regulating parcels of land.
___ b. That this plat is of a survey located in such portions of a county or municipality which is unregulated as to an ordinance regulating parcels of land.
___ c. That this plat is of a survey of an existing parcel or parcels 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 a 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 contained in a. through d. above.

David B. Coe, PLS #3320

FILED FOR REGISTRATION AT .....O'CLOCK AM ☐ PM ☐
....., 20 ..... AND RECORDED IN
PLAT BOOK..... AT PAGE .....
Filing Fee Paid.
by .....
DEPUTY–ASSISTANT

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR DAVIDSON COUNTY NORTH CAROLINA, AND THAT SUCH PLAT HAS BEEN APPROVED ACCORDING TO THE PROCEDURES FOR APPROVAL OF SUBDIVISIONS.

DATE SUBDIVISION ADMINISTRATOR/CHAIRMAN PLANNING BOARD

ANY DEVELOPMENT OR CONSTRUCTION ON THE LOTS SHOWN ON THIS PLAT MUST MEET ALL THE BUILDING AND DEVELOPMENT REGULATIONS OF THE APPROPRIATE GOVERNMENT AGENCY.

DATE SUBDIVISION ADMINISTRATOR / CHAIRMAN PLANNING BOARD

NC GRID

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(we) hereby certify that I(we) am(are) the owner(s) of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Davidson and that I(we) hereby adopt this plan of subdivision with my(our) free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

MEADOWLANDS DEVELOPMENT, LLC
date owner

11-3-06
date manager

Curve	Radius	Chord Bearing and Distance		Arc Length
C1	325.00'	N 7°-01'-30" W	14.95'	14.96'
C2	20.00'	N 48°-29'-56" W	25.79'	28.03'
C3	325.00'	N 0°-26'-51" W	59.58'	59.66'
C4	25.00'	N 17°-23'-47" W	18.90'	19.38'
C5	45.00'	N 6°-50'-27" W	48.70'	51.46'
C6	45.00'	N 59°-32'-26" E	49.83'	52.81'
C7	45.00'	S 53°-13'-20" E	49.83'	52.81'
C8	45.00'	S 14°-48'-41" W	50.87'	54.06'
C9	25.00'	S 27°-01'-09" W	18.90'	19.38'
C10	14.00'	S 44°-01'-29" E	21.08'	23.87'
C11	205.00'	N 63°-49'-14" E	162.30'	166.87'
C12	48.00'	N 65°-24'-23" E	40.43'	41.73'
C13	48.00'	S 61°-33'-49" E	45.25'	47.12'
C14	48.00'	S 3°-47'-06" E	47.50'	49.68'
C15	48.00'	S 54°-45'-42" W	46.39'	48.41'
C16	48.00'	N 80°-01'-20" W	26.98'	27.35'
C17	25.00'	S 85°-43'-16" W	25.44'	26.69'
C18	255.00'	S 61°-07'-53" W	53.22'	53.31'
C19	255.00'	S 78°-14'-48" W	98.41'	99.03'
C20	14.00'	S 47°-05'-30" W	18.84'	20.66'
C21	275.00'	S 1°-45'-57" E	63.00'	63.14'
C22	1025.00'	N 87°-13'-54" W	50.91'	50.92'

WILLIAM COX DB 1396 PG 1831

WILLIAM COX DB 1396 PG 1831

WALTER SUTCAVAGE DB 1720 PG 1080

DENNIS BUTNER DB 739 PG 1424

COMMON AREA RECORDED AT PB 47 PG 99

NOLAN REID PB 16 PG 175

WADE RUSSELL DB 611 PG 760 DB 831 PG 986

COMMON AREA

COMMON AREA

9.209 Ac.+/– COMMON AREA

30' SANITARY SEWER EASEMENT and WALKING TRAIL per PB 48 PG 47

"NORWOOD HILLS" PB 48 PG 47

TURTLE BAY CT. 50' R/W (public)

HEATHERWOOD DRIVE 50' R/W (public)

MEADOWLANDS DRIVE 50' (public) as recorded at PB 47 PG 99

control corner

S 86°-53'-16" E 896.43' (total)

209.25' 469.65'

271 37261 Sq.Ft. 0.855 Ac.+/–

270 35957 Sq.Ft. 0.825 Ac.+/–

272 19998 Sq.Ft. 0.459 Ac.+/–

269 19285 Sq.Ft. 0.443 Ac.+/–

273 19917 Sq.Ft. 0.457 Ac.+/–

268 18740 Sq.Ft. 0.430 Ac.+/–

274 19927 Sq.Ft. 0.457 Ac.+/–

267 21236 Sq.Ft. 0.488 Ac.+/–

275 19938 Sq.Ft. 0.458 Ac.+/–

276 19949 Sq.Ft. 0.458 Ac.+/–

277 19959 Sq.Ft. 0.458 Ac.+/–

278 19970 Sq.Ft. 0.458 Ac.+/–

279 19981 Sq.Ft. 0.459 Ac.+/–

280 25652 Sq.Ft. 0.589 Ac.+/–

266 24036 Sq.Ft. 0.552 Ac.+/–

265 21399 Sq.Ft. 0.491 Ac.+/–

264 19150 Sq.Ft. 0.440 Ac.+/–

263 20597 Sq.Ft. 0.473 Ac.+/–

262 26969 Sq.Ft. 0.619 Ac.+/–

261 27563 Sq.Ft. 0.633 Ac.+/–

260 25567 Sq.Ft. 0.587 Ac.+/–

259 31213 Sq.Ft. 0.717 Ac.+/–

S 72°-38'-44" E 112.80'

S 44°-15'-18" E 112.80'

S 11°-28'-41" E 146.98'

S 28°-08'-49" W 157.38'

S 63°-09'-24" W 112.10'

S 7°-15'-42" W 460.87' (total)

N 4°-48'-42" W 452.88' (total)

S 4°-48'-41" W 244.46' (total)

S 3°-09'-33" W 247.65'

N 2°-31'-09" E 90.27'

N 50°-34'-19" W 101.93'

N 74°-15'-54" E 129.39'

S 30°-15'-00" W 128.64'

N 10°-55'-17" E 185.43'

N 74°-02'-21" W 132.09'

S 84°-52'-06" E 151.49'

N 26°-41'-01" E 89.51'

N 12°-22'-02" W 86.95'

S 85°-48'-31" E 97.12'

N 4°-11'-29" W 155.00'

N 85°-48'-31" W 454.86' (total)

N 85°-51'-25" W 51.21'

N 8°-20'-35" W 58.16'

S 8°-20'-35" E 69.23'

N 85°-11'-19" W 205.46'

199 N 68°-19'-14" W 106.20'

200 N 41°-53'-12" E 39.49'

N 65°-37'-24" E 99.84'

205 Chord = N 11°-50'-48" E 41.67' Radius = 45.00' Arc Length = 43.32' Tangent = 23.51' Delta = 55°-09'-47"

206 20' public drainage easement per PB 48 PG 47

224 Chord = N 2°-41'-15" E 20.66' Radius = 45.00' Arc Length = 20.85' Tangent = 10.62' Delta = 26°-32'-48"

225

Chord = N 1°-20'-55" W 35.21' Radius = 45.00' Arc Length = 36.17' Tangent = 19.13' Delta = 46°-03'-22"

20' sanitary sewer easement

public drain esmt & sanitary sewer easement common area

common area sanitary sewer esmt

30' sanitary sewer easement

20' public drainage esmt.

50' min. bld. line negative access

10x70 sight esmt.

20x30 sign esmt.

40' bld setback

30' bld setback

50' bld setback

60' bld setback

TOTAL AREA SUBDIVIDED: 22.576 Ac.+/–
TOTAL AREA OF ROADS: 1.563 Ac.+/–

Note: Building Setbacks
Front: per plat
Rear: 20'
Side: 10'
Street Side: 20'

Street Address: 000

NOTE: 10' UTILITY & DRAINAGE EASEMENT ALONG ALL PROPERTY LINES

Owner\Developer
MEADOWLANDS DEVELOPMENT, LLC.
PO BOX 10
BETHANIA, NC. 27010
336–922–4000

VICINITY (no scale)

site

Meadowlands Dr

Friendship–Ledford

100 50 0 100

48 9.5
8.51
11-3-06

PLAT MAP OF MEADOWLANDS, Section One
HEATHERWOOD

1" = 100'	AREA BY COORDINATES	
18 OCT 2006	PRECISION 1 : 10,000 +	

DAVIDSON CO. NC. ABBOTTS CREEK TOWNSHIP TAX MAP 12A P/O TAX LOT 1
REF: DB 1413 PG 685

COE FORESTRY & SURVEYING
P.O. BOX 36
Wallburg, NC 27373 (336) 769–4673

Job # HEATHERWOOD