

LEGEND

- RW - RIGHT OF WAY
- STE - SIGHT TRIANGLE EASEMENT
- PDE - PRIVATE DRAINAGE EASEMENT
- CP - CALCULATED POINT
- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- 20' RIGHT OF WAY
- PRIVATE STORM DRAIN EASEMENT
- SIGHT TRIANGLE
- SETBACKS

"R1" ZONING DIMENSIONAL STANDARDS

Min. Lot Size	15,000 sq ft
Min. Front Setback	20'
Min. Int. Sideyard Setback	5' (15' Total)
Min. Rear Setback	20'

PLANNED RESIDENTIAL COMMUNITY

REVIEW OFFICERS CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, Jonathan Marshall, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed, meets all statutory requirements for recording.

DATE: 1/17/08
REVIEW OFFICER: Jonathan Marshall
By: Colleen Nelson

CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION

I hereby certify that the City Council accepted the offer of dedication shown on this plat at a meeting of the City Council on Nov. 9, 2007.

Kim G. Deacon
City Clerk - Interim
Date: 1-17-08

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS
CITY OF CONCORD

BEDFORD FARMS, PH. 1, MAP 1
NAME OF SUBDIVISION

LANGLEY DRIVE SE
NAME OF STREET IN SUBDIVISION

NIBLOCK DEVELOPMENT CORP.
SUBDIVIDER

I hereby certify to the best of my knowledge, and belief, that all streets, storm drainage, water and sewer work to be performed on this subdivision has been checked by me or my authorized representative and conforms with lines, grades, cross-sections, dimensions and material requirements which are shown on and indicated in the plans which have been reviewed and approved by the Concord Subdivision Administrator or the North Carolina Department of Transportation.

I also acknowledge that falsification of the above certifications may subject me to civil suit and/or criminal prosecution under the General Statutes, including but not limited to, G.S. 14-100 and G.S. 136-102.8 and the Code of Ordinances of the City of Concord.

Richard D. Dyer
REGISTERED PROFESSIONAL ENGINEER
NCE 18906 1/10/08
REGISTRATION NO. DATE

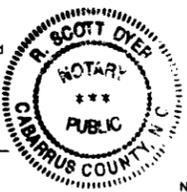
LINE	BEARING	DISTANCE
L1	N 78°18'35" E	5.28'
L2	N 78°18'35" E	1.81'
L3	S 82°15'59" W	5.97'
L4	N 78°28'57" E	5.87'
L5	N 04°24'42" E	48.63'
L6	S 09°24'43" W	31.26'

NORTH CAROLINA
CABARRUS COUNTY

I, R. Scott Dyer, a notary public for said county and state, do hereby certify that Paul Campbell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand official seal, this 10th day of Jan, 2008

My Commission expires: 10/20/2011
R. Scott Dyer
Notary Public



I, David R. Garrott, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 529, page 677, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, page N/A; that the ratio of precision as calculated is 1:123,612; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 10th day of January, A.D., 2008.

- I also certify to one or more of the following as indicated:
- A. That this plat is of a survey that creates a subdivision of land within the area of county or municipality that has an ordinance that regulates parcels of land;
 - B. That this plat is of 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 contained in A through D above.

David R. Garrott 1/10/08
David R. Garrott, PLS #3568

Owner: Niblock Development Corp.
300 McGill Avenue
Concord, NC 28027

I hereby certify that all fees for Bedford Farms, Ph. 1, Map 1 Subdivision have been paid, or that the fees are not applicable.

Paul Campbell 1/10/08
Finance Director Date



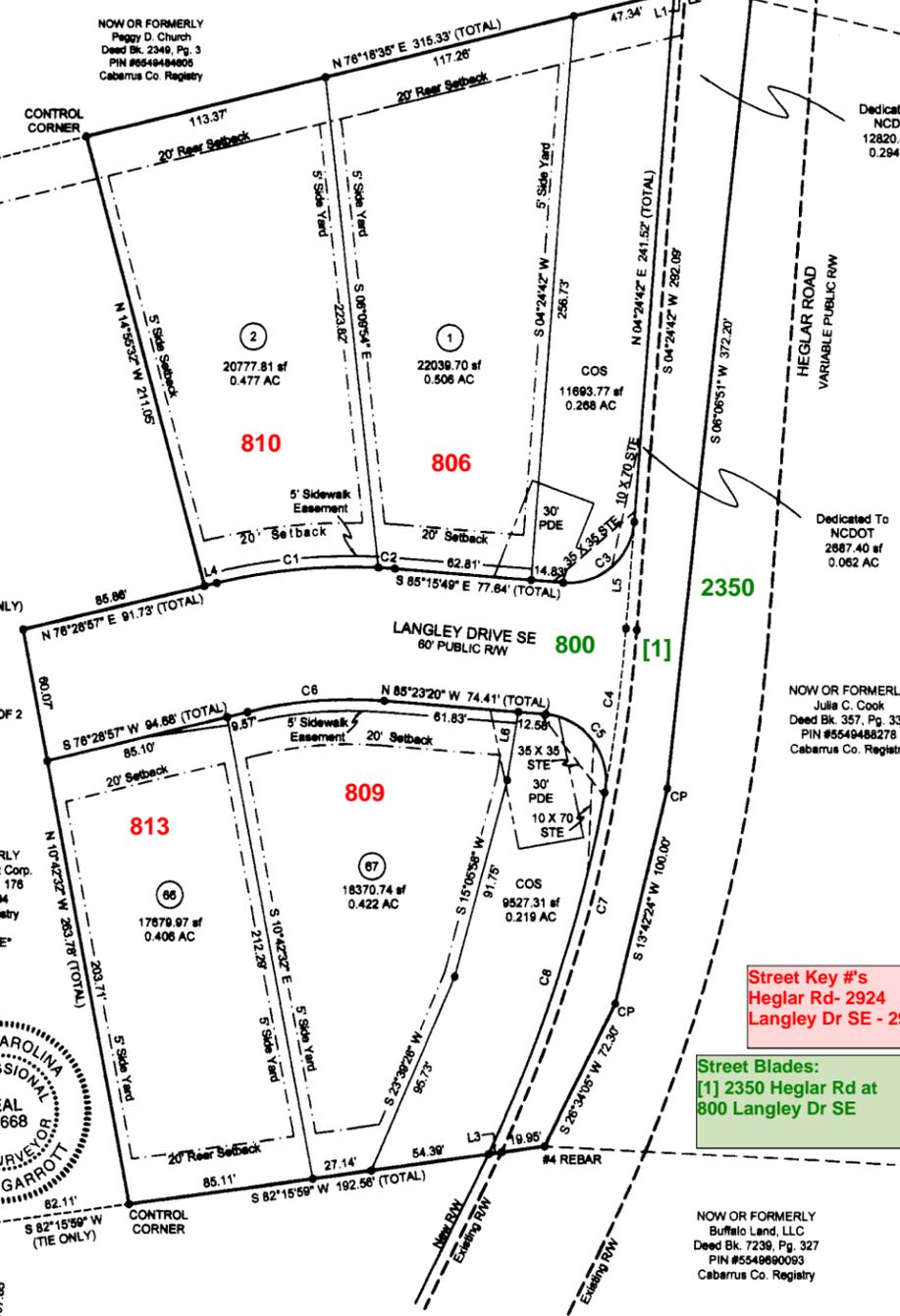
NOW OR FORMERLY
Niblock Development Corp.
Deed Bk. 6796, Pg. 178
PIN #5549471994
Cabarrus Co. Registry

NOW OR FORMERLY
Peggy D. Church
Deed Bk. 2349, Pg. 3
PIN #5549484805
Cabarrus Co. Registry

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Cabarrus Co. Registry

NOW OR FORMERLY
Aree L. Camoll
Deed Bk. 5752, Pg. 228
Map Bk. 45, Pg. 99
PIN #5549484080
Cabarrus Co. Registry

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	280.00'	74.70'	74.44'	N 84°42'48" E
C2	280.00'	7.57'	7.57'	S 86°13'22" E
C3	30.00'	47.29'	42.55'	N 49°34'27" E
C4	865.64'	74.57'	74.53'	S 07°23'59" W
C5	30.00'	50.26'	44.59'	N 37°23'24" W
C6	200.00'	63.28'	63.02'	S 85°32'48" W
C7	670.00'	245.09'	243.73'	S 14°41'13" W
C8	865.64'	172.28'	171.78'	N 18°01'22" E



Street Key #'s
Heglar Rd - 2924
Langley Dr SE - 2923

Street Blades:
[1] 2350 Heglar Rd at
800 Langley Dr SE

NOW OR FORMERLY
Buffalo Land, LLC
Deed Bk. 7239, Pg. 327
PIN #5549690093
Cabarrus Co. Registry

NOW OR FORMERLY
Julia C. Cook
Deed Bk. 357, Pg. 335
PIN #5549488278
Cabarrus Co. Registry

Dedicated To
NCDOT
12820.42 sf
0.294 AC

Dedicated To
NCDOT
2687.40 sf
0.062 AC

NOW OR FORMERLY
Buffalo Land, LLC
Deed Bk. 7239, Pg. 327
PIN #5549690093
Cabarrus Co. Registry

CERTIFICATE OF FINAL PLAT APPROVAL

I hereby certify that this plat is in compliance with the City of Concord Code of Ordinances. This final plat for Bedford Farms, Ph. 1, Map 1 Subdivision was approved by the Concord Planning & Zoning Commission/Administrator with the concurrence of the Development Review Committee at their meeting on 1-17-08, 2008.

Date: 1-18-08
Development Services Director: Margaret Pearson

I hereby certify that all streets, storm drainage systems, water and sewer systems and other improvements have been designed and installed, or their installation guaranteed, in an acceptable manner and according to specification and standards of Concord and the State of North Carolina in Bedford Farms, Ph. 1, Map 1 Subdivision.

Steve Hyde 1/18/08
Director of Engineering Date

I hereby certify that the electric distribution system has been designed and installed in an acceptable manner and in accordance with the Code of Ordinances of the City of Concord.

W.A. Seaman 1-17-08
Director of Electric Systems Date

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the City of Concord, and that I hereby submit this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate to public use all areas shown on this plat as easements, open space and/or parks except those specifically indicated as private, and that I will maintain all such areas until accepted by the City of Concord, and further that I hereby guarantee that I will correct defects or failure of improvements in such areas for a period of one year commencing after final acceptance of required improvements.

William D. Dyer 1/10/08
Owner Date

NORTH CAROLINA
CABARRUS COUNTY

I, Kimberly B. Brewer, a notary public for said county and state, do hereby certify that William Dyer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand official seal, this 10th day of Jan, 2008

My Commission expires: March 12, 2011
Kimberly B. Brewer
Notary Public

- NOTES:**
- Deed Reference - Deed Bk. 529, Pg. 677 Owner: Jerry C. Walter & Wf. Judy Recorded in Cabarrus County Registry
 - Deed Reference - Deed Bk. 6796, Pg. 178 Owner: Niblock Development, Corp. Recorded in Cabarrus County Registry
 - Map Reference - Boundary Survey for Niblock Development Corp. of 116.891 AC, Heglar Rd. January 17, 2008 Performed by: David R. Garrott, PLS
 - * 1/2" rebar set at all corners unless otherwise noted.
 - * Pin #5549471994
 - * Zoned: RL
 - * Traverse adjusted by the Compass Rule Method.
 - * Property may be subject to Rights of Way and Easements of record.
 - * Total Acreage = 3.040 AC.
 - * Total Acreage in Langley Drive = 0.387 AC.
 - * Acreage in lots = 1.810 AC.
 - * Acreage in Common Open Space = 0.487 AC. (All Common Open Space is passive).
 - * Acreage in 80' Public Sanitary Sewer Easement = 2.018 AC.
 - * The property is not located within a flood hazard area per Flood Insurance Rate Map 37026C0088 D, dated Nov. 2, 1994.
 - * 273.83 linear feet in Langley Drive
 - * City sewer and water available to property.
 - * A 35 X 35 and a 10 X 70 Sight Triangle is located at all intersections.
 - * Total number of lots = 4.
 - * Total number of lots before subdivision = 1.
 - * Common Open Spaces to be owned and maintained by Home Owners Association.
 - * Area in road right-of-ways dedicated to the City of Concord.
 - * All storm structures are located within the road right-of-ways unless otherwise shown with a PDE.
 - * No NCGS Monument within 2000 feet of property.
 - * Stub street shown on plat is intended for future roadway connections.

NORSTAR LAND SURVEYING, INC.
192-A N. CHURCH STREET
CONCORD, NC 28025
PH 704 721 6651
FAX 704 721 6653

PREPARED FOR: Niblock Development Corp.
Bedford Farms, Ph. 1, Map 1
CITY OF CONCORD TWP. NO. 11 CABARRUS CO., NC
FINAL PLAT

DATE: June 28, 2007
SCALE: 1" = 50'
NLS NO.: 07020
DRAWN BY: S. Kimrey
CHECKED BY: D. Garrott

BY	REVISION	DATE

SHEET 1 OF 2