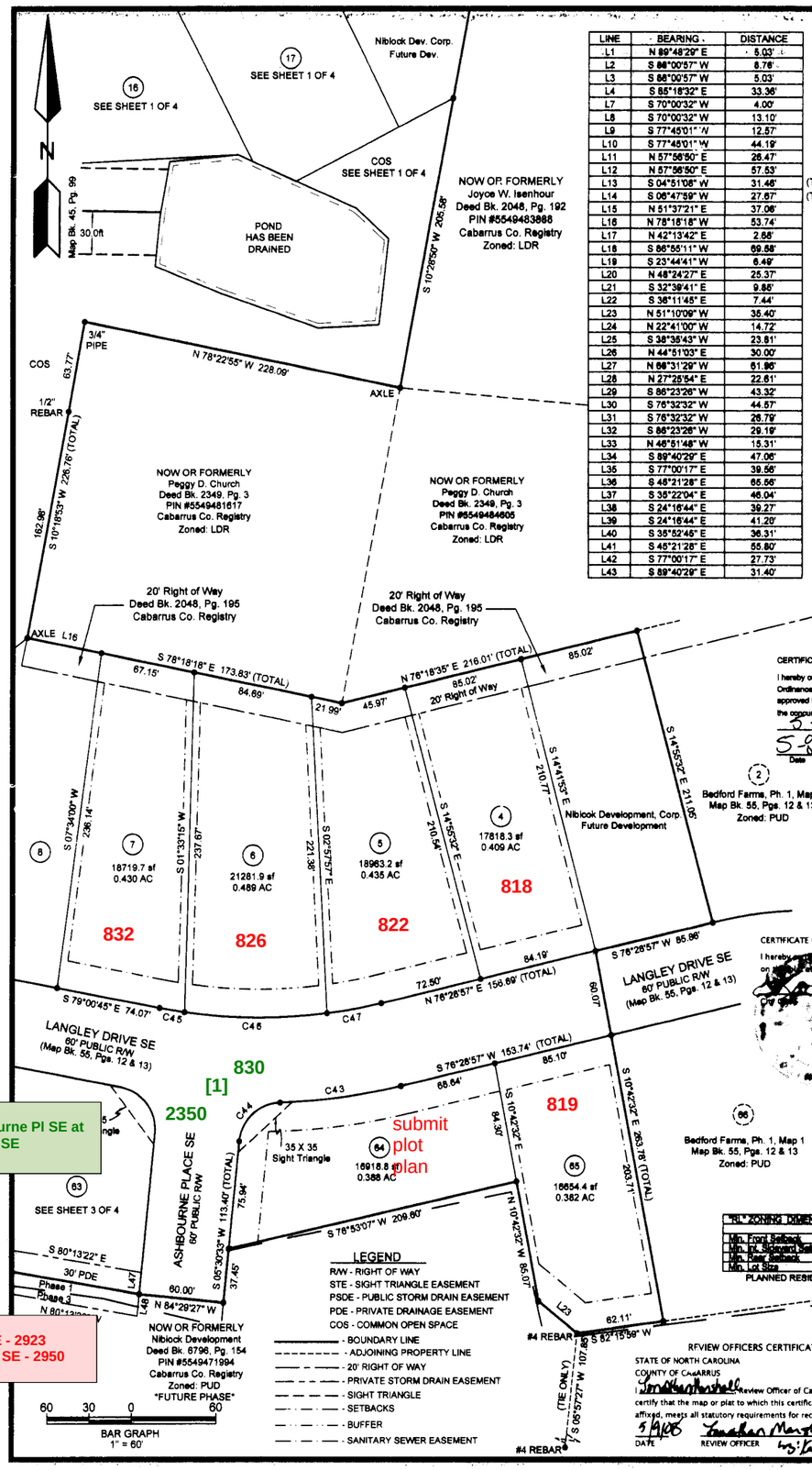
Book 55 Page 100




Street Blades:
[1] 2350 Ashbourne Pl SE at 830 Langley Dr SE

Street Key #'s
Langley Dr SE - 2923
Ashbourne Pl SE - 2950

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 89°48'29" E | 5.03' |
| L2 | S 88°00'57" W | 8.76' |
| L3 | S 88°00'57" W | 5.03' |
| L4 | S 85°18'32" E | 33.36' |
| L7 | S 70°00'32" W | 4.00' |
| L8 | S 70°00'32" W | 13.10' |
| L9 | S 77°45'01" W | 12.57' |
| L10 | S 77°45'01" W | 44.19' |
| L11 | N 57°56'50" E | 26.47' |
| L12 | N 57°56'50" E | 57.53' |
| L13 | S 04°51'06" W | 31.46' |
| L14 | S 06°47'59" W | 27.67' |
| L15 | N 51°37'21" E | 37.06' |
| L16 | N 78°18'18" W | 53.74' |
| L17 | N 42°13'42" E | 2.68' |
| L18 | S 86°55'11" W | 69.58' |
| L19 | S 23°44'41" W | 6.49' |
| L20 | N 48°24'27" E | 25.37' |
| L21 | S 32°39'41" E | 9.85' |
| L22 | S 36°11'45" E | 7.44' |
| L23 | N 51°10'09" W | 35.40' |
| L24 | N 22°41'00" W | 14.72' |
| L25 | S 38°35'43" W | 23.81' |
| L26 | N 44°51'03" E | 30.00' |
| L27 | N 66°31'29" W | 61.96' |
| L28 | N 27°26'54" E | 22.61' |
| L29 | S 86°23'26" W | 43.32' |
| L30 | S 76°32'32" W | 44.57' |
| L31 | S 76°32'32" W | 26.79' |
| L32 | S 86°23'26" W | 29.19' |
| L33 | N 46°51'48" W | 15.31' |
| L34 | S 89°40'29" E | 47.06' |
| L35 | S 77°00'17" E | 39.56' |
| L36 | S 46°21'28" E | 65.56' |
| L37 | S 35°22'04" E | 46.04' |
| L38 | S 24°16'44" E | 39.27' |
| L39 | S 24°16'44" E | 41.20' |
| L40 | S 35°52'45" E | 36.31' |
| L41 | S 46°21'28" E | 55.80' |
| L42 | S 77°00'17" E | 27.73' |
| L43 | S 89°40'29" E | 31.40' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|---|---|---|---|---|
| C1 | 280.00' | 78.87' | 78.57' | S 61°19'06" W |
| C2 | 280.00' | 111.80' | 110.35' | N 51°13'19" E |
| C3 | 200.00' | 101.89' | 100.79' | N 20°36'48" E |
| C4 | 30.00' | 5.28' | 5.27' | N 00°58'39" E |
| C5 | 30.00' | 19.96' | 19.59' | N 23°07'03" W |
| C6 | 60.00' | 10.67' | 10.66' | S 36°58'49" E |
| C7 | 60.00' | 33.41' | 32.98' | S 02°46'02" W |
| C8 | 60.00' | 40.92' | 40.13' | S 38°15'22" W |
| C9 | 60.00' | 48.84' | 47.50' | S 61°06'41" W |
| C10 | 60.00' | 34.84' | 34.35' | S 58°56'13" E |
| C11 | 60.00' | 45.61' | 44.52' | S 20°31'29" E |
| C12 | 60.00' | 55.45' | 53.50' | S 27°43'52" W |
| C13 | 30.00' | 25.23' | 24.49' | S 30°06'47" W |
| C14 | 280.00' | 8.64' | 8.64' | S 06°58'11" W |
| C15 | 280.00' | 85.73' | 85.35' | S 17°22'06" W |
| C16 | 280.00' | 90.17' | 89.72' | S 36°45'01" W |
| C17 | 280.00' | 94.80' | 94.27' | S 57°07'52" W |
| C18 | 30.00' | 46.93' | 42.29' | N 21°04'15" W |
| C19 | 430.00' | 54.20' | 54.16' | N 82°16'33" W |
| C20 | 430.00' | 69.55' | 69.47' | S 54°01'54" E |
| C21 | 30.00' | 47.70' | 42.83' | S 87°35'32" W |
| C22 | 220.00' | 147.93' | 145.16' | S 08°37'40" W |
| C23 | 220.00' | 104.35' | 103.38' | S 24°13'24" E |
| C24 | 280.00' | 276.64' | 265.53' | S 01°22'08" E |
| C25 | 30.00' | 39.12' | 36.41' | N 04°41'10" E |
| C26 | 30.00' | 47.70' | 42.83' | N 87°35'32" E |
| C27 | 280.00' | 48.36' | 48.29' | S 47°17'59" W |
| C28 | 30.00' | 46.55' | 42.02' | S 02°24'28" E |
| C29 | 370.00' | 108.53' | 108.14' | S 56°51'11" E |
| C30 | 370.00' | 88.84' | 88.62' | S 72°06'04" E |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|---|---|---|---|---|
| C31 | 270.00' | 35.18' | 35.16' | N 85°42'49" E |
| C32 | 270.00' | 53.96' | 53.81' | N 55°11'38" E |
| C33 | 30.00' | 47.12' | 42.43' | S 03°24'27" W |
| C34 | 280.00' | 43.25' | 43.20' | S 37°10'04" E |
| C35 | 220.00' | 14.52' | 14.51' | S 39°42'08" E |
| C36 | 30.00' | 47.12' | 42.43' | S 86°35'33" E |
| C37 | 200.00' | 57.46' | 57.26' | N 40°10'38" E |
| C38 | 200.00' | 28.63' | 28.61' | N 27°50'45" E |
| C39 | 30.00' | 44.26' | 40.35' | N 36°45'06" W |
| C40 | 30.00' | 40.44' | 37.45' | S 62°21'58" W |
| C41 | 280.00' | 80.69' | 80.36' | S 32°38'06" W |
| C42 | 280.00' | 31.23' | 31.21' | S 44°57'59" W |
| C43 | 430.00' | 86.55' | 86.40' | S 82°14'55" W |
| C44 | 30.00' | 43.20' | 39.56' | S 46°45'43" W |
| C45 | 370.00' | 17.94' | 17.94' | S 80°24'06" E |
| C46 | 370.00' | 101.15' | 100.84' | S 89°37'21" E |
| C47 | 370.00' | 39.15' | 39.14' | N 79°30'51" E |
| C48 | 30.00' | 7.43' | 7.41' | N 39°45'54" W |
| C49 | 220.00' | 44.14' | 44.07' | S 33°38'19" W |
| C50 | 220.00' | 10.20' | 10.20' | S 40°42'54" W |
| C51 | 69.69' | 65.82' | 63.40' | S 71°20'56" E |
| C52 | 39.69' | 40.28' | 38.57' | S 70°53'46" E |
| C53 | 430.00' | 15.24' | 15.23' | S 48°23'00" E |
| C54 | 280.00' | 31.04' | 31.02' | S 30°06'39" W |
| C55 | 280.00' | 42.79' | 42.75' | S 37°39'53" W |
| C56 | 280.00' | 15.00' | 15.00' | S 31°12'29" E |
| C57 | 270.00' | 30.33' | 30.31' | N 72°39'52" E |
| C58 | 270.00' | 10.13' | 10.13' | N 76°57'27" E |
| C59 | 60.00' | 19.48' | 19.40' | S 22°29'13" E |
| C60 | 200.00' | 97.62' | 96.65' | S 56°01'33" W |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L45 | S 25°35'27" E | 31.60' |
| L46 | N 25°35'27" W | 30.27' |
| L47 | N 05°30'33" E | 15.04' |
| L48 | N 09°46'38" E | 15.00' |
| L49 | S 21°16'12" W | 15.31' |
| L50 | N 59°40'05" E | 34.68' |
| L51 | S 38°32'45" E | 30.18' |
| L52 | S 59°40'05" W | 39.52' |

| "RL" ZONING DIMENSIONAL STANDARDS | |
|---|---|
| Min. Front Setback | 20' |
| Min. Sidewalk Setback | 6' Min., 18' Total |
| Min. Rear Setback | 20' |
| Min. Lot Size | 15,000 |

PLANNED RESIDENTIAL COMMUNITY

## LEGEND

R/W - RIGHT OF WAY
STE - SIGHT TRIANGLE EASEMENT
PSDE - PUBLIC STORM DRAIN EASEMENT
PDE - PRIVATE DRAINAGE EASEMENT
COS - COMMON OPEN SPACE
- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- 20' RIGHT OF WAY
- PRIVATE STORM DRAIN EASEMENT
- SIGHT TRIANGLE
- SETBACKS
- BUFFER
- SANITARY SEWER EASEMENT

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 2 Subdivision was approved by the Concord Planning & Zoning Commission/Administrator with the concurrence of the Development Review Committee at their meeting on 5-8, 2008.

5-8-2008 — Date — Development Services Director

FILING STATEMENT

Filed for registration on _____ day of _____, A.D. 2008 at _____ o'clock __m, and registered in the office of the Register of Deeds, Cabarrus County, North Carolina in Book _____, page _____.

Linda F. McAbee, Register of Deeds

By: _____ Assistant/Deputy

CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION

I hereby certify that the City Council accepted the offers of dedication shown on this plat at a meeting of the City Council on Dec 13, 2007.

City Clerk — 5/08/08 — Date

CERTIFICATE OF FEE PAYMENT

I hereby certify that all fees for Bedford Farms, Ph. 1, Map 2 Subdivision have been paid, or that the fees are not applicable.

Finance Director — 5/8/08 — Date

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.

5/9/08 — DATE — REVIEW OFFICER — by: [illegible]

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS
CITY OF CONCORD

BEDFORD FARMS, PH. 1, MAP 2
NAME OF SUBDIVISION

LANGLEY DRIVE SE, ASHBOURNE PL. SE, BAXTER PL SE., & FAIRPORT DR. SE
NAME OF STREET IN SUBDIVISION

_____
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 my 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. 136-102.6 and the Code of Ordinances of the City of Concord.

REGISTERED PROFESSIONAL ENGINEER

NCPE 18906 — 4/28/08
REGISTRATION NO. DATE

_____
SUBDIVIDER

NORTH CARLOTA PROFESSIONAL SEAL 18906 ENGINEER PAUL D. CAMPBELL

NORTH CAROLINA
Cabarrus COUNTY

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

WITNESS my hand and official seal, this the 28th day of April, 2008.

My Commission expires: 10/1/2012

R. Scott Dyer — Notary Public

NORTH CAROLINA PROFESSIONAL SEAL L-3668 LAND SURVEYOR DAVID R. GARROTT

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 5th day of Feb., A.D., 2008.

I also certify to one or more of the following as indicated:

X A. That this plat is of a survey that creates a subdivision of land within the 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 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, PLS #3668 — 2/5/08

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 2 Subdivision.

Director of Engineering — 5/8/08 — 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.

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.

Owner — 4-28-08 — Date

NORTH CAROLINA
Cabarrus COUNTY

I, Cindy Brenda Helms, a notary public for said county and state, do hereby certify that Mark C. Niblock personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand official seal, this the 28 day of April 2008.

My Commission expires: Sept 12, 2012

Cindy Brenda Helms — Notary Public

NOTES:

* Deed Reference - Deed Bk. 529, Pg. 677 Owner: Jerry C. Walker & W. Judy Recorded in Cabarrus County Registry
* Deed Reference - Deed Bk. 6796, Pg. 176 Owner: Niblock Development, Corp. Recorded in Cabarrus County Registry
* Map Reference - Boundary Survey for Niblock Development Corp. of 118.891 AC, Heglar Rd. Dated: January 17, 2006 Performed by: David R. Garrott, PLS
* 1/2" rebar set at all corners unless otherwise noted.
* Pin #5549471994, #5549376874, #5549289485 & #5549388885
* Zoned: RL
* Traverse adjusted by the Compass Rule Method.
* Property may be subject to Rights of Way and Easements of record.
* Total Acreage = 36.806 AC.
* Total Acreage in Langley Drive = 1.673 AC.
* Total Acreage in Ashbourne Place = 0.200 AC.
* Total Acreage in Baxter Place = 0.797 AC.
* Total Acreage in Fairport Drive = 3.354 AC.
* Acreage in lots = 17.2374 AC.
* Acreage in Common Open Space = 8.936 AC.
* Acreage in Future Development = 4.128 AC.
* The property is not located within a flood hazard area per Flood Insurance Rate Map 3702SCO068 D, dated Nov. 2, 1994.
* 1092.57 linear feet in Langley Drive
* 2348.00 linear feet in Fairport Drive
* 580.49 linear feet in Baxter Place
* 169.47 linear feet in Ashbourne Pl.
* City sewer and water available to property.
* A 35 X 35 Sight Triangle is located at all intersections.
* Total number of lots = 49
* Total number of lots before subdivision= 4.
* 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 streets shown on plat are intended for future roadway connections.


NORSTAR LAND SURVEYING, INC.
192-A N. CHURCH STREET
CONCORD, NC 28025
PH 704 721 6851
FAX 704 721 6653


PREPARED FOR: Niblock Development Corp. Owner: Niblock Dev. Corp. 300 McGill Ave. Concord, NC 28027

# Bedford Farms, Ph. 1, Map 2

CITY OF CONCORD TWSP. #11 CABARRUS CO., NC

FINAL PLAT

| | |
|---|---|
| DATE | JULY 17, 2007 |
| SCALE | 1" = 60' |
| NLS NO. | 07020 |
| DRAWN BY | S. KIMREY |
| CHECKED BY | D. Garrott |

| DATE | REVISION | BY |
|---|---|---|
| | | |

SHEET 4 OF 4