Book 50 Pg 82

* I, JOSEPH E. WHALEY JR., STATE THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ( DEED DESCRIPTION RECORDED IN BOOK 4999, PAGE 270; THAT THE RATIO OF PRECISION AS CALCULATED IS IN EXCESS OF 1:10000 WITH A MAXIMUM FIELD ERROR OF ANGULAR CLOSURE OF 7 1/2 SEC. PER ANGLE; THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 18 DAY OF July ,A.D.,2006.

NORTH CAROLINA PROFESSIONAL SEAL L-3664 LAND SURVEYOR JOSEPH E. WHALEY JR.

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.

Jonathan Marshall by David Whitley 10/2/2006
REVIEW OFFICER DATE

CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS.

(C) 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 THE CANNON CROSSING SUBDIVISION.

9/29/06 Sue B Hyde
DATE DIRECTOR OF ENGINEERING

(D) ~~I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD IN THE CANNON CROSSING SUBDIVISION.~~

~~DATE~~ ~~DIRECTOR OF ELECTRICAL SYSTEMS~~

(E) IT IS HEREBY CERTIFIED THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL, OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

10-2-06 Maxwell Brown
DATE DIRECTOR OF DEVELOPMENT SERVICES

F. CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE CANNON CROSSING MAP 3 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

9-29-06 Dan Hixi
DATE FINANCE DIRECTOR

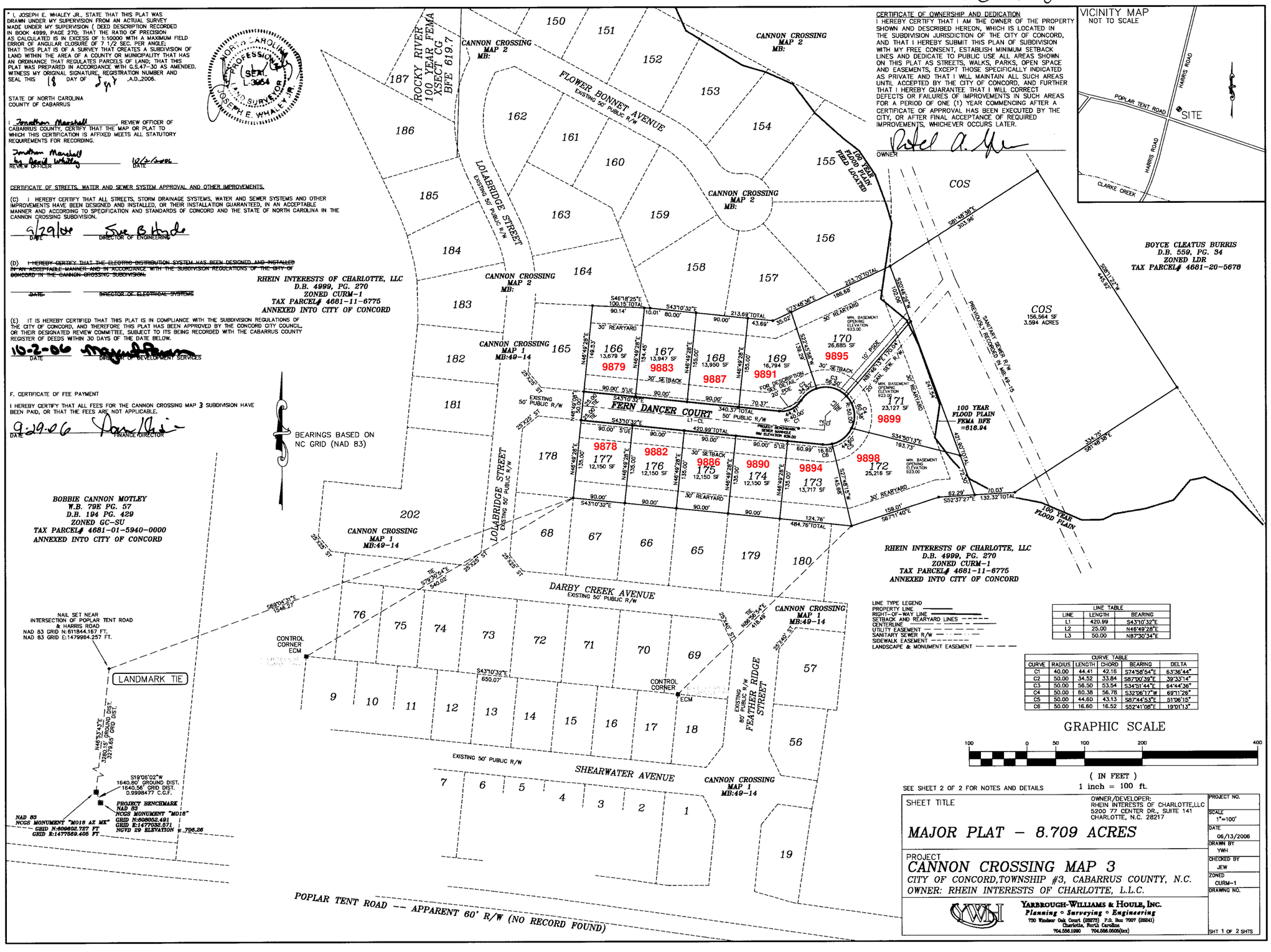
CERTIFICATE OF OWNERSHIP AND DEDICATION

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 SETBACK LINES AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, 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 FAILURES OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE (1) YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

Patel A. Gu
OWNER

VICINITY MAP
NOT TO SCALE




LINE TYPE LEGEND
PROPERTY LINE
RIGHT-OF-WAY LINE
SETBACK AND REARYARD LINES
CENTERLINE
UTILITY EASEMENT
SANITARY SEWER R/W
SIDEWALK EASEMENT
LANDSCAPE & MONUMENT EASEMENT

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 420.99 | S43°10'32"E |
| L2 | 25.00 | N46°49'28"E |
| L3 | 50.00 | N87°30'34"E |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
| C1 | 40.00 | 44.41 | 42.15 | S74°58'54"E | 63°36'44" |
| C2 | 50.00 | 34.52 | 33.84 | S87°00'39"E | 39°33'14" |
| C3 | 50.00 | 56.50 | 53.54 | S34°51'44"E | 64°44'36" |
| C4 | 50.00 | 60.38 | 56.78 | S32°06'17"W | 69°11'26" |
| C5 | 50.00 | 44.60 | 43.13 | S87°44'53"E | 51°06'15" |
| C6 | 50.00 | 16.60 | 16.52 | S52°41'08"E | 19°01'13" |

GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1 inch = 100 ft.

SEE SHEET 2 OF 2 FOR NOTES AND DETAILS

SHEET TITLE

# MAJOR PLAT – 8.709 ACRES

OWNER/DEVELOPER:
RHEIN INTERESTS OF CHARLOTTE,LLC
5200 77 CENTER DR., SUITE 141
CHARLOTTE, N.C. 28217

PROJECT
## CANNON CROSSING MAP 3
CITY OF CONCORD,TOWNSHIP #3, CABARRUS COUNTY, N.C.
OWNER: RHEIN INTERESTS OF CHARLOTTE, L.L.C.

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ◦ Surveying ◦ Engineering
730 Windsor Oak Court (28273) P.O. Box 7007 (28241)
Charlotte, North Carolina
704.556.1990 704.556.0505(fax)

| | |
|---|---|
| PROJECT NO. | |
| SCALE | 1"=100' |
| DATE | 06/13/2006 |
| DRAWN BY | YWH |
| CHECKED BY | JEW |
| ZONED | CURM-1 |
| DRAWING NO. | |
| | SHT 1 OF 2 SHTS |