

B/C 53 pg 74 @ 3:43 pm 9-10-07 GF

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 6 DAY OF Sept, A.D., 2007.



STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS  
Joseph E. Whaley Jr.  
REVIEW OFFICER OF  
CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
Joseph E. Whaley Jr. 9/10/07  
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.  
9/10/07 DATE  
Sue B. Chum 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.  
9/10/07 DATE  
Sue B. Chum DIRECTOR OF ELECTRICAL SYSTEMS

CERTIFICATE OF FINAL PLAT APPROVAL  
(E) I HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE CANNON CROSSING SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION / ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 9-10-07.  
9-10-07 DATE  
Joseph E. Whaley Jr. DEVELOPMENT SERVICES DIRECTOR

F. CERTIFICATE OF FEE PAYMENT  
I HEREBY CERTIFY THAT ALL FEES FOR THE CANNON CROSSING MAP 7 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.  
9/10/07 DATE  
Tom New FINANCE DIRECTOR

- LEGEND  
ECM - EXISTING CONCRETE CONTROL CORNER MONUMENT  
COS - COMMON OPEN SPACE  
LF - LINEAR FEET  
LME - LANDSCAPE AND MONUMENT EASEMENT  
MB - MAP BOOK  
PDE - PUBLIC DRAINAGE EASEMENT  
PSDE - PRIVATE STORM DRAINAGE EASEMENT  
R/W - RIGHT-OF-WAY  
SF - SQUARE FEET  
UE - PUBLIC UTILITY EASEMENT (UE)  
25'X25' ST - 25'X25' SIGHT TRIANGLE EASEMENT  
YW&H - YARBROUGH-WILLIAMS AND HOULE  
BFE - BASE FLOOD ELEVATION (100 YEAR FLOOD ELEVATION)  
FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY  
C.G.F. - COMBINED GRID FACTOR  
XSECT - FEMA FLOOD CROSS SECTION

NOTES  
COMMON OPEN SPACE AND RECREATIONAL AREA TO BE OWNED AND MAINTAINED BY THE CANNON CROSSING HOMEOWNERS ASSOCIATION OF CABARRUS INC.  
THIS PROPERTY MAY BE SUBJECT TO RECORDED AND UNRECORDED EASEMENTS AND R/W NOT OBSERVED.  
AREAS WERE CALCULATED BY COORDINATE METHOD.  
ALL RIGHTS-OF-WAY SHOWN SHALL BE PUBLIC AND DEDICATED RIGHTS-OF-WAY, MAINTAINED BY THE CITY OF CONCORD.  
PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PERMANENT STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.  
ALL UTILITY RIGHT-OF-WAYS ARE TO BE 20' WIDE UNLESS OTHERWISE NOTED.  
THIS PROPERTY IS SHOWN ON FEMA FIRM PANELS 37025C 0075D DATED NOVEMBER 2, 1994 FOR CABARRUS COUNTY.  
MINIMUM SIGHT DISTANCE EASEMENTS:  
CITY STREET CORNER: 1/2 OF THE R/W ON EACH STREET  
STATE ROADS: 10'X70'  
CITY DRIVEWAYS: 10'X10'  
IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.  
STATEMENT OF ACTIVE OPEN SPACE  
ACTIVE OPEN SPACE IMPROVEMENTS AS DEFINED IN 6.5.3.6.4 OF THE CONCORD UDO SHALL BE REQUIRED FOR THIS PLAT AND SHALL EQUAL A TOTAL MINIMUM FINANCIAL INVESTMENT OF 200% OF THE PRE-DEVELOPMENT TAX VALUE FOR THE AMOUNT OF DEDICATED LAND FROM THE PARCEL FROM WHICH THE OPEN SPACE IS BEING DEDICATED AS REQUIRED.

OFFICE REGISTER OF DEEDS  
CABARRUS COUNTY, NC  
FILED FOR REGISTRATION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007.  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M  
AND REGISTERED IN RECORD BOOK \_\_\_\_\_ NO. \_\_\_\_\_ PAGE \_\_\_\_\_  
DEPUTY REGISTER OF DEEDS

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.  
OWNER: *Robert A. ...*

NORTH CAROLINA  
CABARRUS COUNTY  
JOSEPH E. WHALEY JR.  
NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT *Robert A. ...* PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.  
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 7 DAY OF Sept, 2007.  
MY COMMISSION EXPIRES: 12-29-08  
JOSEPH E. WHALEY JR.  
NOTARY PUBLIC

CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION  
I HEREBY CERTIFY THAT THE CITY COUNCIL ACCEPTED THE OFFERS OF DEDICATION SHOWN ON THIS PLAT BY RESOLUTION AT A MEETING OF THE CITY COUNCIL HELD ON Dec. 14, 2006.  
9/10/07 DATE  
Sue B. Chum DATE CITY CLERK

NOTES  
A 20' RADIUS IS DEDICATED AT ALL INTERSECTIONS.  
A 25' RADIUS IS DEDICATED AT ALL INTERSECTIONS OF 50' RADIUS CUL-DE-SACS R/W LINE AND STREET R/W LINE.  
THIS PROPERTY IS NOT LOCATED WITHIN 2000' OF AN NCGS CONTROL MONUMENT.

RECREATIONAL AREAS - PER CITY OF CONCORD CODE CANNON CROSSING SUBDIVISION IS REQUIRED TO HAVE 2.55 ACRES OF RECREATIONAL AREAS.  
THE COMMON OPEN SPACE AREA (35.56 ACRES) SHALL BE USED FOR ACTIVE AND PASSIVE RECREATION AND SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION.  
TOTAL AREA OF DEVELOPMENT = 113.272 ACRES  
TOTAL AREA OF COMMON OPEN SPACE (COS) = 35.555 ACRES  
TOTAL PERCENTAGE OF COMMON OPEN SPACE (COS) = 32.83%  
COMMON OPEN SPACE AREAS TO BE LEFT UNDISTURBED. ACTIVE RECREATION AREAS MAY BE DISTURBED TO INSTALL IMPROVEMENTS. OTHER AREAS MAY ONLY BE DISTURBED UPON APPROVAL BY THE SUBDIVISION ADMINISTRATOR.  
CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THIS SITE.  
SANITARY SEWER AND DOMESTIC WATER BY THE CITY OF CONCORD WILL BE AVAILABLE TO EACH LOT.  
RIVER/STREAM OVERLAY ZONE (RSOZ) BUFFER DETERMINED BY CABARRUS COUNTY REQUIREMENTS.  
STREET TREES TO BE INSTALLED PER CITY OF CONCORD REQUIREMENTS.  
STUB STREETS SHOWN ON PLAT ARE INTENDED FOR FUTURE ROADWAY CONNECTIONS.

PROPERTY ZONED RM-1  
LOT SIZES RANGE FROM 8,415 SF TO 20,399 SF  
LOTS ARE SUBJECT TO THE FOLLOWING SETBACKS:  
BUILDING SETBACKS 70' WIDTH 90' WIDTH  
FRONT SETBACK 20' 30'  
REAR SETBACK 20' 30'  
SIDE YARD 5' 5'

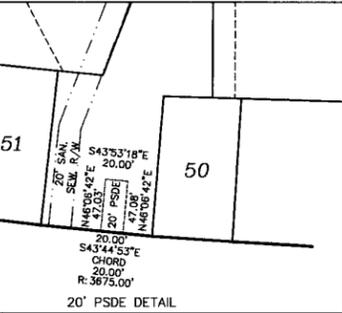
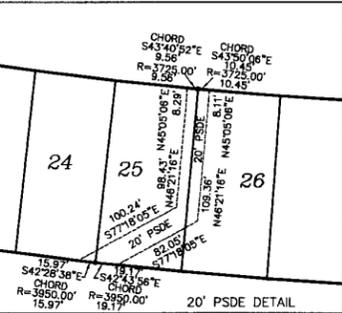
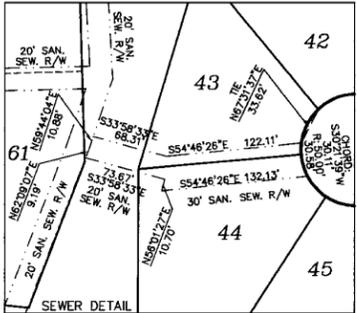
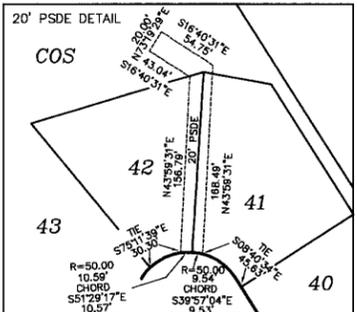
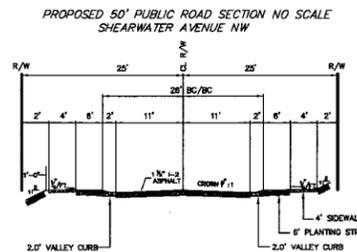
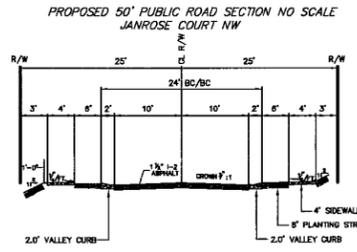
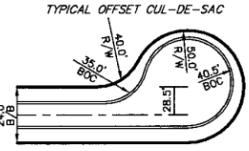
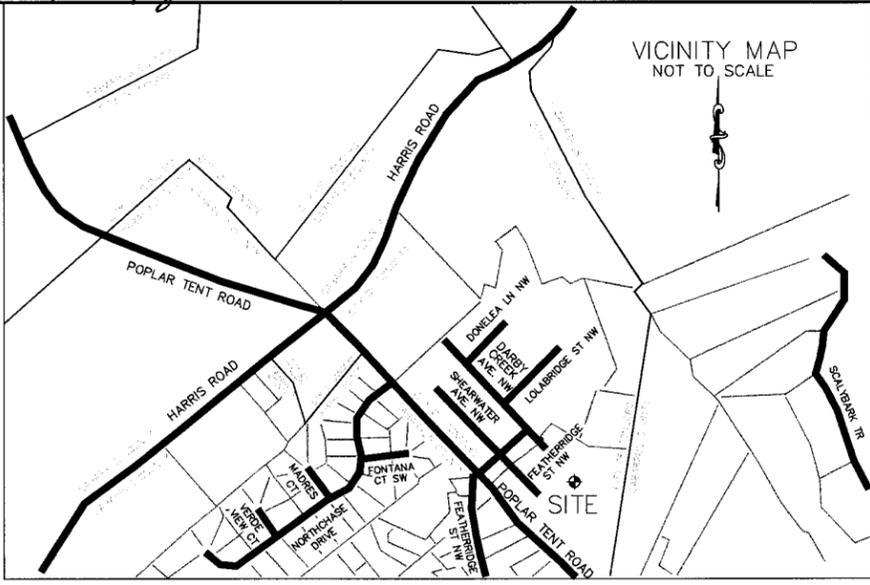
4220 SQUARE FEET AVERAGE IMPERVIOUS AREA FOR THESE LOTS.  
LANDSCAPE EASEMENT TO BE MAINTAINED BY THE CANNON CROSSING HOMEOWNERS ASSOCIATION OF CABARRUS INC.

LINEAR FEET IN STREETS  
SHEARWATER AVENUE NW - 1130.45 LF  
JANROSE COURT NW - 376.21 LF  
AREA IN LOTS - 9,780 ACRES  
AREA IN R/W - 3,350 ACRES  
AREA IN COMMON OPEN SPACE (RECREATIONAL AREA) - 2,803 ACRES  
TOTAL AREA THIS PLAT - 15,933 ACRES  
36 LOTS RECORDED ON THIS PLAT.

40 LOTS RECORDED ON CANNON CROSSING MAP 1.  
21 LOTS RECORDED ON CANNON CROSSING MAP 2.  
12 LOTS RECORDED ON CANNON CROSSING MAP 3.  
25 LOTS RECORDED ON CANNON CROSSING MAP 4.  
8 LOTS RECORDED ON CANNON CROSSING MAP 5.  
106 LOTS RECORDED TOTAL IN CANNON CROSSING AT THIS TIME.

THESE LOTS A PORTION OF TAX PARCEL # 4681-12-3652  
THESE LOTS A PORTION OF DEED: 5737-329

DEDICATION OF COMMON OPEN SPACE  
THE CANNON CROSSING HOMEOWNERS ASSOCIATION OF CABARRUS, INC. IN RECORDING THIS PLAT AS A PORTION OF CANNON CROSSING HAS DESIGNATED CERTAIN PARTS AS "COMMON OPEN SPACES" FOR USE BY THE HOMEOWNERS OR TENANTS OF CANNON CROSSING FOR PARKING RECREATIONAL AND OTHER RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO CANNON CROSSING. DECLARATION TO BE RECORDED IN THE CABARRUS COUNTY REGISTRY PRIOR TO THE SALE OF ANY LOTS, AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN.



SHEET TITLE: MAJOR PLAT - 15.933 ACRES  
PROJECT: CANNON CROSSING MAP 7  
CITY OF CONCORD, TOWNSHIP #3, CABARRUS COUNTY, N.C.  
OWNER: RHEIN INTERESTS OF CHARLOTTE, L.L.C.  
OWNER/DEVELOPER: RHEIN INTERESTS OF CHARLOTTE, L.L.C.  
5200 77 CENTER DR., SUITE 141  
CHARLOTTE, N.C. 28217  
DEED: 5737-329  
PROJECT NO.:  
SCALE: 1"=100'  
DATE: 05/10/2007  
DRAWN BY: YWH  
CHECKED BY: JEW  
ZONED: RM-1  
DRAWING NO.:  
YARBROUGH-WILLIAMS & HOULE, INC.  
Planning • Surveying • Engineering  
730 Windsor Oak Court (28278) P.O. Box 7007 (28241)  
Charlotte, North Carolina  
704.596.1990 704.566.0506(fax)  
SHT 2 OF 2 SHTS