Filed 6-22-07 2:30 pm Bk 52 Pg 102 (LA)

NOTES

THIS PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS AND/OR RIGHTS-OF-WAY NOT OBSERVED.

#4 REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

AREA COMPUTED BY COORDINATE METHOD.

TOTAL ACREAGE ENCOMPASSED BY THIS MAP IS 22.830 ACRES.

TOTAL NUMBER OF LOTS INCLUDED ON THIS MAP IS 50

NO DEVELOPMENTAL STUMP HOLES REPORTED TO THIS FIRM WITHIN LOTS WHICH MAKE UP THIS MAP.

NO NGS OR NCGS HORIZONTAL TRAVERSE WITHIN 2000 FEET.

UNADJUSTED RATIO OF PRECISION IS 1:18,601

SUBJECT TRACT TAX ID: A PORTION OF TAX PARCEL 4589-49-2245.

SUBJECT TRACT DEED REFERENCE: DB 7227 PG 295.

THIS PROPERTY IS ZONED PUD

A PORTION OF SUBJECT TRACT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY AGENCY FLOOD INSURANCE RATE MAP NO. 3702500075 D WITH AN EFFECTIVE DATE OF NOVEMBER 2, 1994.

CITY WATER AND SEWER SERVICE IS AVAILABLE TO ALL LOTS SHOWN HEREON.

A 30' RADIUS IS DEDICATED AT ALL INTERSECTIONS.

STUB STREET SHOWN ON PLAT IS INTENDED FOR FUTURE ROADWAY CONNECTIONS.

A 25' RADIUS IS DEDICATED AT THE INTERSECTIONS OF 50' RADIUS CUL-DE-SACS R/W LINE AND STREET R/W LINE.

THE TOTAL NUMBER OF LOTS PRIOR TO THIS SUBDIVISION IS ONE.

WATER'S EDGE AS SHOWN HEREON FIELD SURVEYED BY ESP ASSOCIATES, PA. IN OCTOBER, 2004.

RSOD BOUNDARY DETERMINED 120 FEET PER UDO ARTICLE 4.15.2.2.

A FLOOD PLAIN DEVELOPMENT CERTIFICATE MUST BE COMPLETED WITH ANY DISTURBANCE WITHIN A SPECIAL FLOOD HAZARD AREA. FOR HABITABLE STRUCTURES WITHIN A FLOOD PLAIN, AN ELEVATION CERTIFICATE IS REQUIRED. ANY DEVELOPMENT THAT IS WITHIN THE 100-YEAR FLOODPLAIN ELEVATION WILL REQUIRE A FLOOD-PROOFING CERTIFICATE.

LEGEND

BFE = BASE FLOOD ELEVATION
DB = DEED BOOK
MB = MAP BOOK
NAD 83 = NORTH AMERICAN DATUM OF 1983
NCGS = NORTH CAROLINA GEODETIC SURVEY
PG = PAGE
R/W = RIGHT-OF-WAY
SIP = SET #4 REBAR
Ⓢ = SANITARY SEWER MANHOLE
SSRW = SANITARY SEWER RIGHT-OF-WAY
TCE = TEMPORARY CONSTRUCTION EASEMENT
TOB = TOP OF BANK
ZONE AE = FLOOD ZONE WITH BASE FLOOD ELEVATIONS DETERMINED
ZONE X = AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEE FROM 100 YEAR FLOOD
STE = SIGHT TRIANGLE EASEMENT
PSDE = PRIVATE STORM DRAINAGE EASEMENT
PDE = PERMANENT STORM DRAINAGE EASEMENT
RSOD = RIVER STREAM OVERLAY DISTRICT
SY = SIDE YARD
RY = REAR YARD
MBS = MINIMUM BUILDING SETBACK
COS = COMMON OPEN SPACE
UE = UTILITY EASEMENT

= FLOODWAY IN ZONE AE
= 100 YEAR FLOODPLAIN
= ZONE X
= PSDE/PDE
= SSRW
= BOUNDARY & R/W
= ADJOINER
= LOT LINES
= PSDE
= SSRW
XSECT 35 = ESP FLOOD STUDY CROSS-SECTION LINE
= RSOD BUFFER LINE

THE ESTIMATED AMOUNT OF IMPERVIOUS AREA IS 370,304 SF OR 8.501 ACRES +/- FOR THIS SECTION OF THE SUBDIVISION.

THIS DRAWING AND/OR THE DESIGN SHOWN ARE THE PROPERTY OF ESP ASSOCIATES, P.A. THE REPRODUCTION, ALTERATION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

ESP ASSOCIATES, P.A.

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC

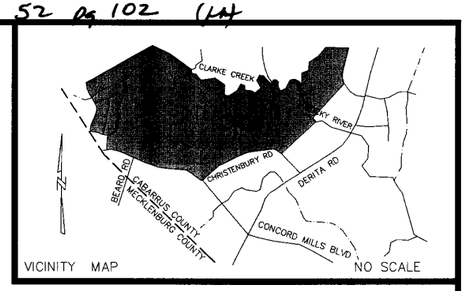
FILED FOR REGISTRATION ON THE _____ DAY OF _____ AT _____ O'CLOCK_____.

AND REGISTERED IN RECORD BOOK NO. _____ PAGE _____.

_____
REGISTER OF DEEDS

DESCRIPTION	LOT AREA	# OF LOTS	COMMON AREA	STREET DEDICATION	TOTAL
LOTS	13.371 AC	50			
COS			6.731 AC		
TOTAL R/W				2.728 acres	
CAMDEN TOWN DRIVE NW				699 LF*	
ASHLEY GREEN COURT NW				1476 LF*	
MAPLE GROVE LANE NW				165 LF *	
TOTAL	13.371 AC	50	6.731 AC	2.728 AC	22.830 AC

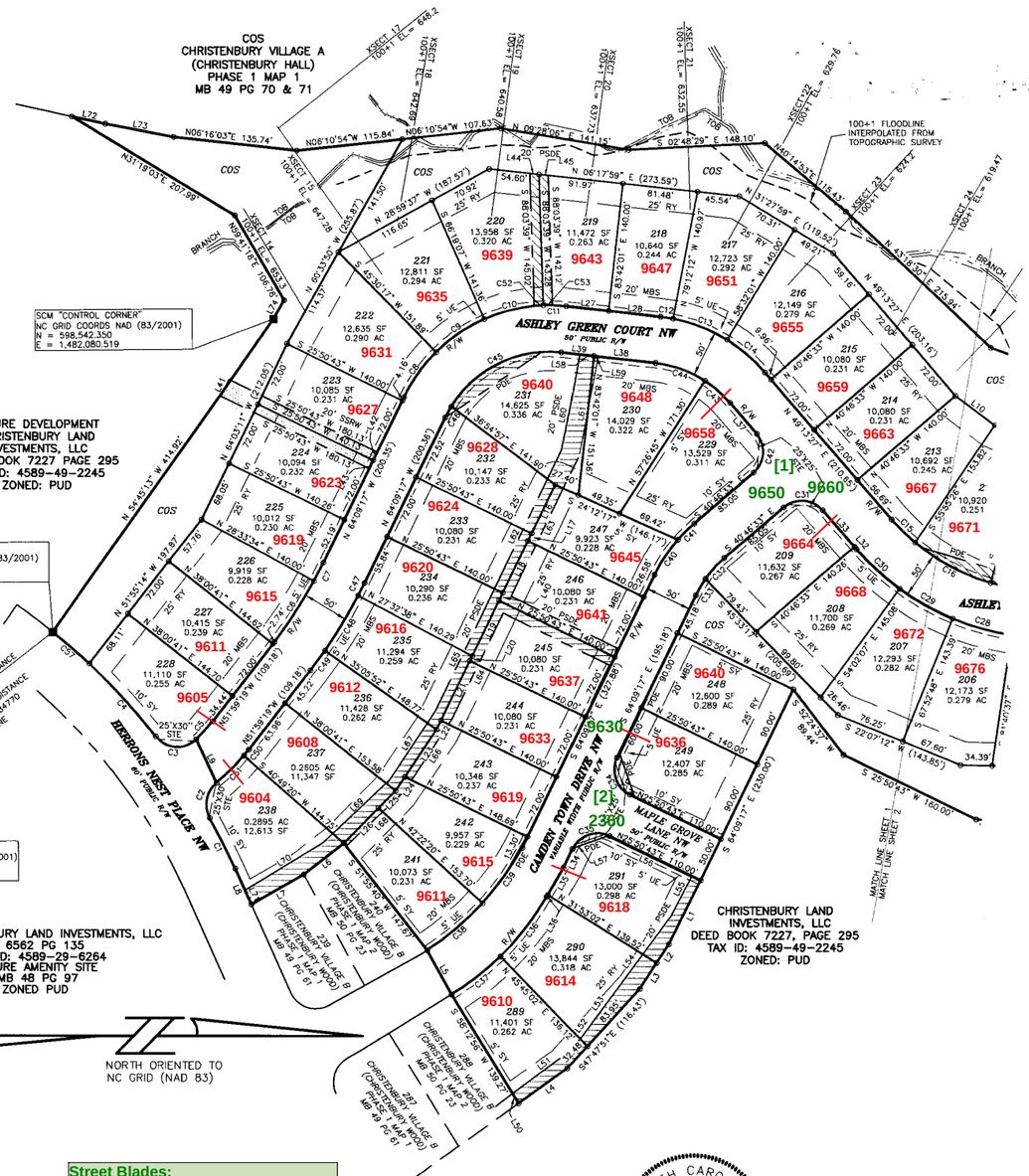
* AREA INCLUDED IN R/W AREA



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 Lothitz 6/14/2007
REVIEW OFFICER DATE



LINE	LENGTH	BEARING
L1	77.32	S 63°42'34" E
L2	24.37	S 56°54'27" E
L3	33.77	S 56°54'27" E
L4	65.29	S 35°37'53" E
L5	54.83	S 61°08'21" W
L6	55.44	S 37°56'46" E
L7	66.08	S 29°37'08" E
L8	42.97	S 65°36'48" W
L9	51.95	S 64°44'29" W
L10	53.57	N 16°59'22" E
L11	44.15	N 23°36'47" E
L12	43.39	N 11°51'16" W
L13	49.29	N 11°51'16" W
L14	33.36	S 16°49'10" E
L15	80.01	S 16°49'10" E
L16	58.81	N 64°09'17" W
L17	9.40	N 64°09'17" W
L18	62.60	N 64°09'17" W
L19	66.16	N 64°09'17" W
L20	5.84	N 64°09'17" W
L21	72.00	N 64°09'17" W
L22	10.77	N 64°09'17" W
L23	61.84	N 56°04'50" W
L24	17.83	N 56°04'50" W
L25	26.42	N 45°25'09" W
L26	53.69	N 45°25'09" W
L27	46.36	N 06°17'59" E
L28	56.71	N 06°17'59" E
L29	13.62	N 17°42'23" W
L30	6.11	S 17°42'23" E
L31	7.51	S 17°42'23" E
L32	3.25	S 49°13'27" W
L33	53.00	S 49°13'27" W
L34	22.69	N 64°09'17" W
L35	34.21	N 60°05'39" W
L36	2.46	N 60°05'39" W

LINE	LENGTH	BEARING
L37	44.40	N 49°13'27" E
L38	67.44	N 06°17'59" E
L39	35.63	N 06°17'59" E
L40	9.40	N 64°09'17" W
L41	20.00	N 64°09'17" W
L42	10.00	S 64°09'17" E
L43	10.00	S 64°09'17" E
L44	10.10	N 06°17'59" E
L45	10.10	N 06°17'59" E
L46	34.51	S 81°30'16" E
L47	20.00	N 08°29'44" E
L48	34.65	S 81°30'16" E
L49	26.41	S 89°35'04" E
L50	12.38	S 58°12'56" E
L51	82.11	S 37°42'05" E
L52	24.54	S 53°49'38" E
L53	58.63	S 53°34'36" E
L54	95.62	S 53°38'28" E
L55	47.65	S 62°19'31" E
L56	101.98	N 25°50'43" E
L57	39.06	N 19°09'17" W
L58	15.38	N 06°17'59" E
L59	4.68	N 06°17'59" E
L60	105.19	N 79°11'14" W
L61	106.77	N 79°11'14" W
L62	176.90	S 64°18'13" E
L63	166.95	S 64°18'13" E
L64	128.49	S 64°09'17" E
L65	137.13	S 64°09'17" E
L66	93.49	S 56°23'41" E
L67	89.82	S 56°23'41" E
L68	85.84	S 43°10'57" E
L69	99.50	S 43°10'57" E
L70	99.81	S 31°21'16" E
L71	16.80	N 65°36'48" E
L72	37.22	N 12°24'18" E
L73	75.49	N 10°50'56" E
L74	23.46	N 60°03'26" W

PSDE

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	61.49	700.00	S 63°05'49" W	61.47	5°01'56"
C2	42.05	30.00	S 79°15'47" E	38.69	80°18'45"
C3	49.77	30.00	N 04°20'44" E	44.26	95°03'14"
C4	107.45	700.00	S 47°28'29" W	107.35	8°47'42"
C5	26.90	175.00	N 47°35'06" W	26.87	8°48'25"
C6	78.36	475.00	N 56°42'53" W	78.27	9°27'07"
C7	22.50	475.00	N 62°47'52" W	22.50	2°42'51"
C8	60.05	175.00	S 54°19'30" E	59.75	19°39'34"
C9	63.57	175.00	S 34°05'18" E	63.22	20°48'50"
C10	66.41	175.00	S 12°48'37" E	66.01	21°44'32"
C11	25.16	175.00	S 02°10'49" W	25.14	8°14'20"
C12	13.73	175.00	S 08°32'53" W	13.73	4°29'48"
C13	63.13	175.00	S 21°07'53" W	62.79	20°40'12"
C14	54.24	175.00	S 40°20'43" W	54.02	17°45'28"
C15	36.01	225.00	N 44°38'20" E	35.97	9°10'14"
C16	93.72	225.00	N 28°07'16" E	93.04	23°51'53"
C17	89.35	225.00	N 04°48'44" E	88.77	22°45'12"
C18	43.75	225.00	N 12°08'08" W	43.69	11°08'31"
C19	21.03	25.00	N 41°48'05" W	20.41	48°11'23"
C20	23.51	50.00	S 52°25'34" E	23.29	26°56'25"
C21	56.33	50.00	S 06°40'51" E	53.40	64°33'01"
C22	71.80	50.00	S 66°43'52" W	65.79	82°16'24"
C23	29.09	50.00	N 55°27'50" W	28.68	33°20'14"
C24	60.46	50.00	N 04°09'21" W	56.84	69°16'42"
C25	21.03	25.00	S 06°23'18" W	20.41	48°11'23"
C26	58.48	275.00	N 11°36'51" W	58.37	12°11'05"
C27	66.45	275.00	N 01°24'02" E	66.29	13°50'41"
C28	66.22	275.00	N 15°13'17" E	66.05	13°47'49"
C29	66.45	275.00	N 29°02'33" E	66.29	13°50'41"
C30	63.64	275.00	N 42°35'40" E	63.50	13°15'34"
C31	47.12	30.00	S 04°13'27" W	42.43	90°00'00"

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C32	30.61	125.00	S 47°47'26" E	30.53	14°01'46"
C33	20.40	125.00	S 59°28'48" E	20.38	9°20'58"
C34	47.12	30.00	N 70°50'43" E	42.43	90°00'00"
C35	47.12	30.00	S 19°09'17" E	42.43	90°00'00"
C36	81.99	296.46	N 52°10'18" W	81.72	15°50'42"
C37	67.49	296.46	N 37°43'39" W	67.35	13°02'37"
C38	79.04	306.24	N 40°14'02" W	78.82	14°47'17"
C39	74.31	306.24	N 54°14'44" W	74.13	13°54'08"
C40	46.37	175.00	S 56°33'52" E	46.23	15°10'51"
C41	25.04	175.00	S 44°52'29" E	25.02	8°11'53"
C42	47.12	30.00	N 85°46'33" W	42.43	90°00'00"
C43	36.37	125.00	S 40°53'21" W	36.24	16°40'13"
C44	57.28	125.00	S 19°25'37" W	56.78	26°15'16"
C45	140.14	125.00	S 25°49'01" E	132.91	64°14'00"
C46	13.57	125.00	S 61°02'39" E	13.57	6°13'16"
C47	15.56	525.00	N 63°18'20" W	15.56	1°41'55"
C48	69.22	525.00	N 58°40'45" W	69.17	7°33'14"
C49	26.70	525.00	N 53°26'43" W	26.69	2°54'49"
C50	8.54	225.00	N 50°54'05" W	8.54	2°10'27"
C51	42.05	225.00	N 44°27'38" W	41.99	10°42'27"
C52	10.01	175.00	S 03°34'37" E	10.00	3°16'33"
C53	10.01	175.00	S 00°18'04" E	10.00	3°16'33"
C54	31.68	50.00	S 20°48'16" E	31.15	36°18'11"
C55	10.07	50.00	N 77°54'03" W	10.05	11°32'13"
C56	10.07	50.00	N 66°21'50" W	10.05	11°32'13"
C57	52.44	700.00	S 40°55'52" W	52.43	4°17'32"

ESP Associates, P.A.
4601 Corporate Dr. NW
Suite 165
Concord, NC 28027
phone 704.793.9855
fax 704.793.9865
www.espassociates.com

Street Blades:
[1] 9660 Ashley Green Ct NW at 9650 Camden Town Dr NW

[2] 2360 Maple Grove Ln NW at 9630 Camden Town Dr NW

Street Key #'s
Ashley Green Ct NW- 2768
Camden Town Dr NW - 2766
Maple Grove Ln NW - 2900

NORTH CAROLINA PROFESSIONAL SEAL L-3607 LAND SURVEYOR SCOTT L. HUNTER
3-6-07

BAR SCALE 1"=100'
0 25 50 100 200

FINAL PLAT OF
CHRISTENBURY VILLAGE B
(CHRISTENBURY WOOD) PHASE 2 MAP 1
OWNER: CHRISTENBURY LAND INVESTMENTS, LLC

LOCATED IN CITY OF CONCORD
NO. 2 TOWNSHIP
CABARRUS COUNTY
NORTH CAROLINA

CHRISTENBURY LAND INVESTMENTS, LLC
1910 SOUTH BLVD. SUITE 200
CHARLOTTE, NC 28203

PROJECT NO. SF05.B22
SCALE 1"=100'
DATE 12-15-2006
DRAWN BY LJJ
CHECKED BY SLH
DATE SURVEYED DEC-2006
DRAWING NO. SF05 VILBPH2

SHEET 1 OF 2