Book 44 Page 87

NOTES:
1. NO NCGS MONUMENT FOUND WITHIN 2000 FEET
2. AREA'S BY COORDINATE GEOMETRY
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES
4. CURRENT ZONING – RV (Platted under R2.7 Single Family Standards)
5. MINIMUM BUILDING SETBACK REQUIREMENTS: (For R2.7 Standards)

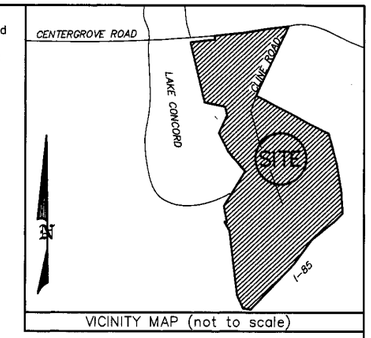
   FRONT YARD – 25' (FYSB)
   REAR YARD INTERIOR – 20' (RY)
   REAR YARD EXTERIOR – 20' (RY)
   SIDE YARD – 6' (SY)
   SIDE YARD CORNER – 25' (SY)
6. ALL STORM DRAINAGE AND SANITARY SEWER EASEMENTS ARE CONSIDERED AS BEING CENTERED ON PIPE, MAN HOLE, STRUCTURE, OR DITCH LINE
7. REBAR SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
8. P.I.N. 5623-83-1725
9. ALL PSSE & WLE ARE DEDICATED TO THE CITY OF CONCORD BY THE RECORDING OF THIS PLAT

NORTH CAROLINA PROFESSIONAL SEAL L-3750 LAND SURVEYOR JEFFERY S. GORDON

6/17/04

HARBOUR TOWNE, MAP 2
SHEET 2 OF 3
PLAT BOOK 37, PAGE 8

I have consulted the Federal Emergency Management Agency flood map and determined that the property shown IS NOT in a 100-year flood hazard zone. Map # 37025C0040 D. Effective Date: Nov. 2, 1994.



VICINITY MAP (not to scale)

HARBOUR TOWNE, MAP 4
SHEET 1 OF 2
PLAT BOOK 39, PAGE 61

Review Officer Certificate

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

6-21-04
Date

Review Officer

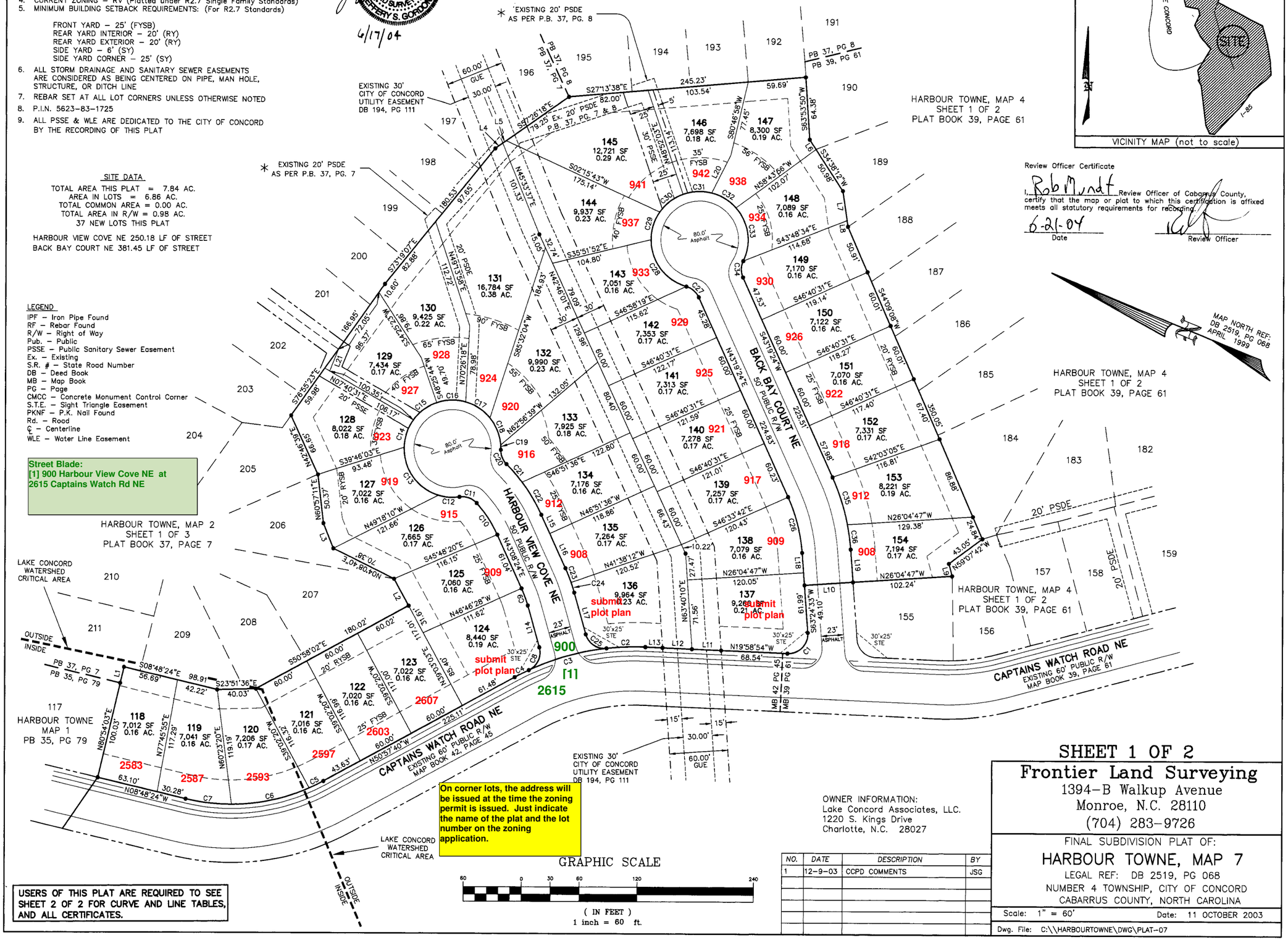
SITE DATA

TOTAL AREA THIS PLAT = 7.84 AC.
AREA IN LOTS = 6.86 AC.
TOTAL COMMON AREA = 0.00 AC.
TOTAL AREA IN R/W = 0.98 AC.
37 NEW LOTS THIS PLAT

HARBOUR VIEW COVE NE 250.18 LF OF STREET
BACK BAY COURT NE 381.45 LF OF STREET

LEGEND
IPF – Iron Pipe Found
RF – Rebar Found
R/W – Right of Way
Pub. – Public
PSSE – Public Sanitary Sewer Easement
Ex. – Existing
S.R. # – State Road Number
DB – Deed Book
MB – Map Book
PG – Page
CMCC – Concrete Monument Control Corner
S.T.E. – Sight Triangle Easement
PKNF – P.K. Nail Found
Rd. – Road
℄ – Centerline
WLE – Water Line Easement

Street Blade:
[1] 900 Harbour View Cove NE at 2615 Captains Watch Rd NE



On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.

USERS OF THIS PLAT ARE REQUIRED TO SEE SHEET 2 OF 2 FOR CURVE AND LINE TABLES, AND ALL CERTIFICATES.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

OWNER INFORMATION:
Lake Concord Associates, LLC.
1220 S. Kings Drive
Charlotte, N.C. 28027

NO.	DATE	DESCRIPTION	BY
1	12-9-03	CCPD COMMENTS	JSG

SHEET 1 OF 2

Frontier Land Surveying
1394-B Walkup Avenue
Monroe, N.C. 28110
(704) 283-9726

FINAL SUBDIVISION PLAT OF:
HARBOUR TOWNE, MAP 7
LEGAL REF: DB 2519, PG 068
NUMBER 4 TOWNSHIP, CITY OF CONCORD
CABARRUS COUNTY, NORTH CAROLINA

Scale: 1" = 60' Date: 11 OCTOBER 2003

Dwg. File: C:\\HARBOURTOWNE\DWG\PLAT-07