

**Street Blades:**  
 [1] 2750 Sunberry Ln NW at 2670 Torrington Ln NW  
 [2] 2630 Sunberry Ln NW at 2700 Torrington Ln NW

**LEGEND**

- CM CONCRETE MONUMENT
- B/B BACK OF CURB TO BACK OF CURB
- PVMT PAVEMENT
- STE SIGHT TRIANGLE EASEMENT
- SS SANITARY SEWER
- SDE PRIVATE STORM DRAINAGE EASEMENT
- PSDE PUBLIC STORM DRAINAGE EASEMENT
- COS COMMON OPEN SPACE
- R/W RIGHT OF WAY
- FM FORCE MAIN
- WM WATER MAIN
- COMPUTED POINT
- CATCH BASIN
- ▭ FLARED END SECTION
- ⊙ SANITARY SEWER MANHOLE
- CONCRETE MONUMENT

N.C.D.O.T. GPS MONUMENT  
 "U-2009-1"  
 N.C. GRID COORDINATES  
 (NAD 83)  
 N = 607,934.66 (FEET)  
 E = 1,504,142.33 (FEET)  
 ALL DISTANCES SHOWN ARE GROUND  
 DISTANCES UNLESS OTHERWISE NOTED

**NOTES:**

- ERROR OF CLOSURE 1:10,000
- AREA BY COMPUTER (COORDINATE METHOD)
- TOTAL NUMBER OF LOTS = 20
- TOTAL AREA = 5.82 ACRES
- AREA IN ROAD R/W = 1.44 ACRES
- AREA IN LOTS = 3.25 ACRES
- AREA IN COMMON OPEN SPACE = 1.13 ACRES
- TORRINGTON LANE, NW LENGTH = 519 LF
- SUNBERRY LANE, NW LENGTH = 551 LF
- IRON PINS AT ALL CORNERS UNLESS OTHERWISE NOTED
- THIS PROPERTY IS NOT SUBJECT TO THE 100 YEAR FLOOD PLAIN AREA PER F.I.R.M. MAP NUMBER 327025C0080 D, NOVEMBER 2, 1994
- ZONED: CURC
  - MINIMUM LOT SIZE = 5,000 SQ. FT.
  - MINIMUM LOT WIDTH = 50'
  - MINIMUM LOT DEPTH = 100'
  - MINIMUM BUILDING SETBACK = 15'
  - MINIMUM SIDE YARD = 6'
  - MINIMUM SIDE SETBACK FOR STREET SIDE OF A CORNER LOT = 15'
  - MINIMUM REAR YARD = 20'
- THE BUILDING REQUIREMENTS AND/OR SETBACK LINES AS SET FORTH HEREON NEITHER CREATE NOR IMPOSE PRIVATE RESTRICTIONS, BUT INSTEAD REFLECT ZONING AND/OR SUBDIVISION REGULATIONS OF THE CITY OF CONCORD
- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND
- THE COMMON OPEN SPACE IS FOR THE USE BY THE HOMEOWNERS OR TENANTS OF LAUREL PARK AND NOT FOR USE BY THE PUBLIC. THE MAINTENANCE OF THE COMMON OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE LAUREL PARK HOMEOWNERS ASSOCIATION, INC.

**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.**

N.C. GRID COORDINATES  
 (NAD 83)  
 N = 606,567.62 (FEET)  
 E = 1,508,412.60 (FEET)  
 COMB. GRID FACTOR 0.999848

**CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENT**

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 specifications and standards of Concord and the State of North Carolina in the Laurel Park Subdivision.

5/6/04 DATE  
 J. Killough DIRECTOR OF ENGINEERING

**CERTIFICATE OF ELECTRIC DISTRIBUTION SYSTEM APPROVAL**

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 Laurel Park Subdivision.

5-6-04 DATE  
 W. S. S. DIRECTOR OF ELECTRIC SYSTEMS

**CERTIFICATE OF FEE PAYMENT**

I hereby certify that all fees for the Laurel Park Phase 2B Map 15 subdivision have been paid, or that the fees are not applicable.

5/4/04 DATE  
 J. A. W. FINANCE DIRECTOR

**CERTIFICATE OF FINAL PLAT APPROVAL**

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

5/6/04 DATE  
 J. P. T. DIRECTOR OF PLANNING

5/6/04 DATE  
 A. M. B. CITY ATTORNEY

NO.	DATE	DESCRIPTION	BY
2	4/19/04	PLANNING COMMENTS	CGS
1	3/25/04	PLANNING COMMENTS	CGS

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	31.42'	20.00'	28.28'	N23°50'00"E
C2	76.01'	270.00'	75.76'	N76°53'54"E
C3	30.80'	904.13'	30.80'	N83°59'15"E
C4	40.12'	25.00'	35.95'	S51°00'45"E
C5	28.76'	844.13'	28.75'	S83°59'15"W
C6	45.40'	330.00'	45.36'	S81°01'20"W
C7	47.50'	330.00'	47.46'	S72°57'26"W
C8	31.42'	20.00'	28.28'	N66°10'00"W
C9	31.42'	20.00'	28.28'	N66°10'00"W
C10	31.42'	20.00'	28.28'	S23°50'00"W
C11	25.79'	20.00'	24.04'	S58°06'06"E
C12	37.05'	20.00'	31.97'	N31°53'54"E

**LINE TABLE**

LINE	LENGTH	BEARING
L1	60.00'	N68°50'00"E
L2	32.55'	S23°54'06"E
L3	15.02'	S23°54'06"E
L4	68.10'	S05°02'11"E
L5	86.39'	S00°34'18"E
L6	60.45'	S61°51'18"W
L7	26.01'	N68°50'00"E
L8	48.21'	N83°00'42"E
L9	66.04'	S83°00'42"W
L10	16.81'	S83°00'42"W
L11	26.01'	S68°50'00"W
L12	49.40'	S68°50'00"W
L13	51.42'	N84°57'49"E

**CERTIFICATE OF SURVEY AND ACCURACY.**

I, Edward L. Killough, certify that this map was drawn under my supervision from an actual survey made under my supervision ( deed recorded in Book 2877 Pages 293 & 303); that the error of closure as calculated by latitudes and departures is 1:10,000±; that the boundaries not surveyed are shown as broken lines plotted from information found in Book As Pages Shown; that this map was prepared in accordance with General Statute 47-30, as amended

Witness my hand and seal this 25th day of September, A.D., 2003



Edward L. Killough  
 Surveyor or Engineer

L-1519  
 License or Registration Number

**OWNER**  
 RIDGELINE-CONCORD, LLC  
 17105 KENTON DR.  
 SUITE 207-C  
 CORNELIUS, NORTH CAROLINA 28031  
 (704) 362-5007

**LOT AREAS IN SQUARE FEET**

71	7,116
72	7,242
73	6,820
74	6,820
75	6,820
76	6,820
77	6,773
78	7,173
79	7,316
80	7,316
81	7,552
82	6,472
91	6,685
92	6,586
93	8,696
94	8,054
95	6,845
96	6,820
97	6,805
98	6,745

STATE OF NORTH CAROLINA  
 COUNTY OF CABARRUS

I, Rob Mundt, Review Officer of the Cabarrus County, certify that the map of plot to which this certification is affixed meets all statutory requirements of North Carolina General Statutes for recording. This does not constitute certification as to compliance with any or all local ordinances of all applicable local jurisdictions.

3-4-04 DATE  
 Rob Mundt REVIEW OFFICER

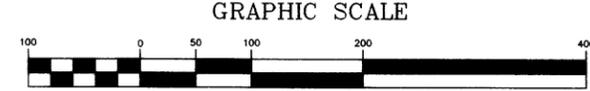
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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 of 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 of Concord, or after final acceptance of required improvements, whichever occurs later.

4/19/04 DATE  
 37: Ridgeline Development Corp., nca  
 W. Killough OWNER

**FINAL PLAT OF LAUREL PARK - PHASE 2B - MAP 15 FOR RIDGELINE-CONCORD, LLC**

TOWNSHIP #2, CABARRUS COUNTY, NORTH CAROLINA  
 SEPTEMBER 25, 2003



( IN FEET )  
 1 inch = 100 ft.  
 SURVEYED BY EDWARD L. KILLOUGH N.C.P.L.S. L-1519  
 EDWARD KILLOUGH SURVEYING  
 5823 HIGHWAY 74  
 P.O. BOX 369  
 INDIAN TRAIL, NC 28079  
 TEL. (704) 821-7111  
 FAX (704) 821-7152  
 EMAIL: ekillo@trellis.net