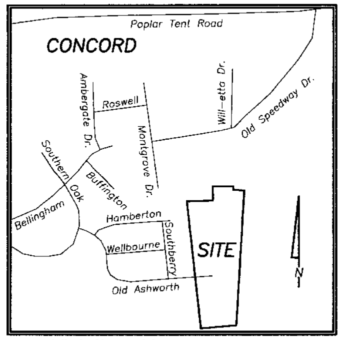
BK 48 Pg 83 filed 4:30PM 1-31-06 (MKL)



Vicinity Map No Scale

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 Laurel Park Subdivision.

1/31/06 Date — Sue B Hyde, Director of Engineering

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.

1-23-06 Date — Director of Electric Systems

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.

1-31-06 Date — Margaret Pearson, Director of Development Services

1/31/06 Date — City Attorney

I hereby certify that all fees for the Laurel Park Subdivision have been paid, or that the fees are not applicable.

1-30-06 Date — Joyce Allman, Finance Director

I hereby certify that I am 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, established minimum building 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.

Niblock Dev. Corp. by: William Niblock — Owner; Vice Pres — Title; 1/4/06 — Date

State of North Carolina
County of Iredell
I, Joyce Rietman a Notary Public of the County and State Aforesaid, Certify that William Niblock Personally appeared before me this Day and Acknowledged The Execution of the Foregoing Instrument. Witness my Hand and Official Stamp and Seal.
This 4th Day of January 2006
Notary Public : Joyce Rietman
My Commission Expires : 10-13-07

JOYCE RIETMAN NOTARY PUBLIC IREDELL COUNTY, N.C.

I, Mark S. Pence , Certify that this Plat was drawn under my supervision from an actual survey made under my supervision, (Deed Description recorded in Deed Book 5718 Page 137); that the Ratio of Precision is 1 : 93,642 as calculated, that the boundaries not surveyed are shown as broken lines plotted from information as referenced hereon; that this Plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and Official Seal this the 3rd day of January, 2006.

I Hereby Certify that the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;

N.C. Professional Land Surveyor L-3680

NORTH CAROLINA PROFESSIONAL SEAL L-3680 LAND SURVEYOR MARK S. PENCE

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 the statutory requirements for recording.

1-21-2006 Date — Jonathan Marshall by David Whitley, Review Officer

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

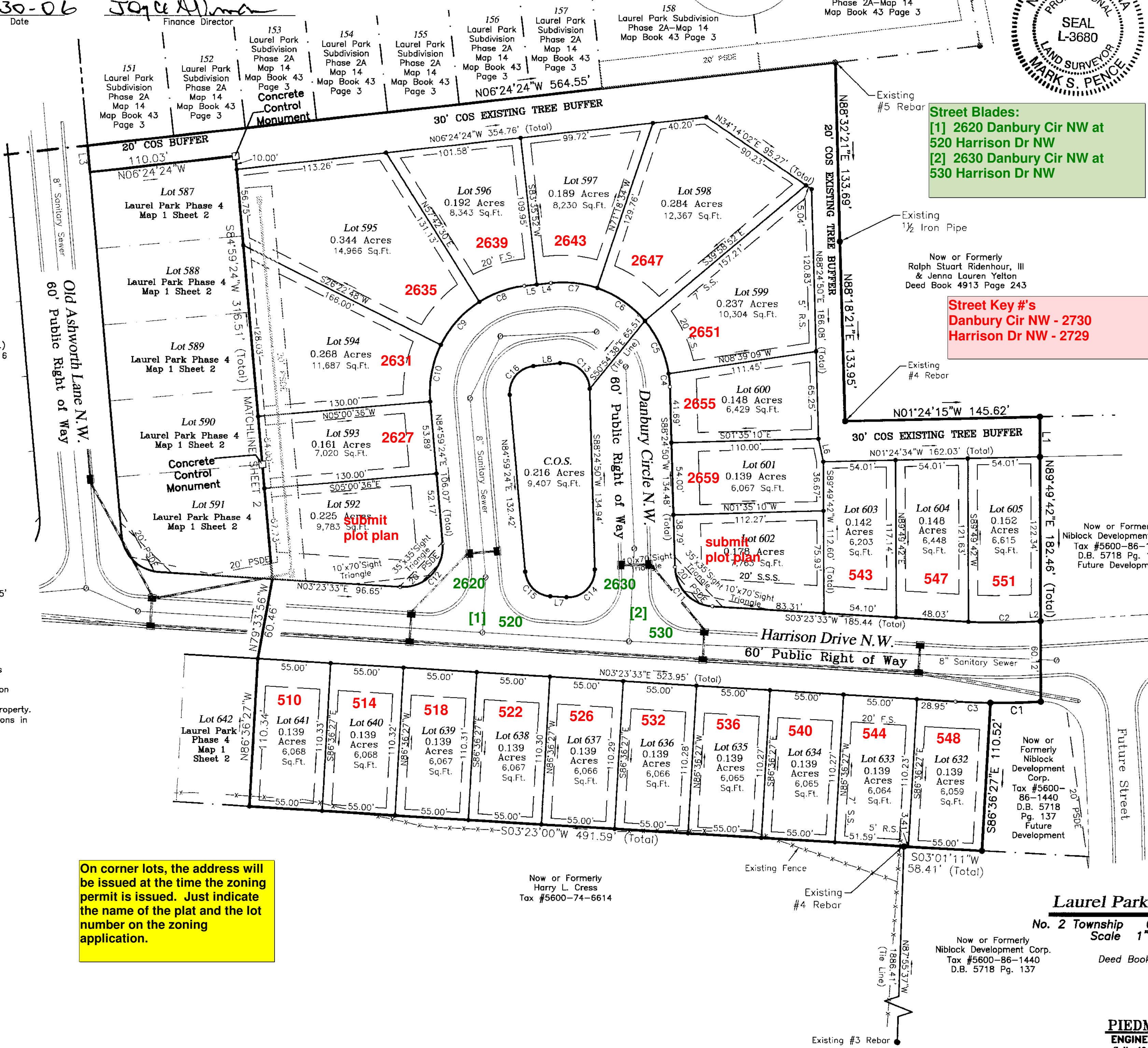
LINE TABLE		
LINE	LENGTH	BEARING
L1	29.91	S89°49'42"W
L2	1.80	S03°42'53"E
L3	20.01	N84°59'24"E
L4	10.76	S06°24'08"E
L5	9.40	S06°24'08"E
L6	17.62	S78°02'45"W
L7	12.22	S03°23'33"W
L8	20.16	S06°24'08"E

CURVE TABLE				
Curve	Length	Radius	Chord Direction	Chord
C1	37.65	530.00	N01°27'35"W	37.64
C2	52.23	470.00	N00°31'52"W	52.21
C3	26.06	530.00	N01°59'02"E	26.06
C4	9.87	80.00	S84°52'51"W	9.86
C5	43.74	80.00	S65°41'00"W	43.20
C6	43.74	80.00	S34°21'17"W	43.20
C7	35.04	80.00	S06°08'39"W	34.76
C8	36.15	80.00	S19°20'49"E	35.84
C9	43.74	80.00	S47°57'21"E	43.20
C10	43.72	80.00	S79°16'36"E	43.18
C11	44.52	30.00	N45°54'12"E	40.54
C12	51.52	30.00	N45°48'31"W	45.42
C13	33.10'	20.00'	S41°00'21"W	29.45'
C14	33.15'	20.00'	N44°05'48"W	29.49'
C15	28.48'	20.00'	N44°11'29"E	26.14'
C16	30.93'	20.00'	S50°42'23"E	27.94'

Street Blades:
[1] 2620 Danbury Cir NW at 520 Harrison Dr NW
[2] 2630 Danbury Cir NW at 530 Harrison Dr NW

Street Key #'s
Danbury Cir NW - 2730
Harrison Dr NW - 2729

Symbol Legend
NW..................North-West
CP..........Calculated Point
EIR..........Existing Iron Rod
EIP.........Existing Iron Pipe
OHE........Overhead Electric
R/W.............Right of Way
LP....................Light Pole
COS..........Common Open Space
CCM.......Concrete Control Monument
PSDE..........Private Storm Drainage Easement
R.S...............Rear Setback
S.S...............Side Setback
F.S..............Front Setback
S.S.S,.Side Street Setback
● ..Calculated Point (CP)
.............Sewer Manhole
...................Power Pole
□......Concrete Monument
● ....#4 Rebar Set or Corner as Described
................Catch Basin
△........N.C.G.S. Monument
.... Existing Fence



Notes:
* Tax Parcel #5600-86-1440
* Sheet 1 Acreage = 6.538 Acres (284,816 Sq.Ft.)
  Sheet 1 Right-of-way acreage = 1.699 (74,019 Sq.Ft.)
  Sheet 1 Common Open Space (C.O.S.) acreage = 0.216 (9,407 Sq.Ft.)
* Total Number of Proposed Lots 24
* Area computed by coordinate method.
* Property subject to any valid enforceable easements, restrictions and rights-of-ways of record.
* All corners identified are #4 Rebars unless otherwise shown.
* This site does not lie within a Regulated Floodplain per FEMA F.I.R.M. Community Panel #3[illegible]7025-C-0080D, dated November 2nd, 1994.
* This Tract is NOT Located in a Protected Watershed.
* Site Zoning; RC
* Open Space = 10% (25% Max Inaccessible)
* Impervious Ratio = 50%
* Minimum Lot Size: = 5,000 Sq. Ft.
  Minimum Lot Width = 50'
  Minimum Lot Depth = 100'
  Minimum Lot Frontage = 15'
  Minimum Building Setback = 20'
  Minimum Side Setback = 7'
  Minimum Rear Setback = 5'
  Minimum Street Side Setback = 20'
  Minimum Accessory Structure Side & Rear Setback = 5'
* This Subdivision lies within the City Limits of Concord.
* All Streets will be Constructed to the City of Concord Standards, and will be Dedicated to the City of Concord.
* All Lots will be served by City of Concord Water and Sewer Utilities constructed to the City of Concord Standards.
* Minimum 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.
* No NCGS monument located within 2,000' of subject property.
* Lots #592 & #602 will be restricted on driveway locations in accordance with the UDO Appendix D.
* 1,519 Linear Feet of new roads created on Sheet 1.

Linetype Legend
Easement Line
Boundary Line
Lot Line
Setback Line
Tie Line
Fence Line
Pavement Line
Adjoiners Property Line

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.

Filed for Registration
Book_______ Page_______
Date_______ Time_______ AM PM
_______ of _______ Pages
Registered in Record of Cabarrus County

Register of Deeds

By: ________________

Job No: 040308 — Laurel Park Phase 4

Final Subdivision Plat for
Laurel Park Subdivision Phase 4 Map 1 Sheet 1
No. 2 Township Cabarrus County City of Concord North Carolina
Scale 1"= 60' Date Platted, January 3rd, 2006
Reference
Deed Book 5718 Page 137 Tax Parcels #5600-86-1440

Owner: Niblock Development Corp.
300 McGill Avenue NW
Concord, N.C. 28027

PIEDMONT DESIGN ASSOCIATES, P.A.
ENGINEERING — SURVEYING — PLANNING
Suite 104 Westfield Center, 125 E. Plaza Dr., Mooresville, N.C. 28115
Phone (704) 664-7888 Fax (704) 664-1778