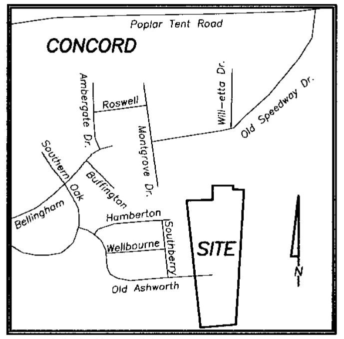
Book 50 Page 49



Vicinity Map No Scale

Notes:
* Tax Parcel #5600-97-1197
* 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 #37025-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.
* 1,405 Linear Feet of new roads created on Sheet 2.

Filed for Registration
Book________ Page________
Date________ Time________ AM PM
________ of ________ Pages
Registered in Record of Cabarrus County

Register of Deeds

By: ______________________

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.

8/24/06 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.

[signature] Date — [signature] Director of Electric Systems

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
PDE..........Public Drainage Easement
R.S..........Rear Setback
S.S..........Side Setback
F.S..........Front Setback
S.S.S..Side Street Setback
S.T.E..........Sight Triangle Easement
● ..Calculated Point (CP)
Ⓢ ....Sewer Manhole
..........Power Pole
□ ......Concrete Monument
● ....#4 Rebar Set or Corner as Described
■ ....Catch Basin
△ ......N.C.G.S. Monument
xxxxxxxxxx Existing Fence

Linetype Legend

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

D.B. 5718 Pg. 137

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: [signature] Owner — Vice-Pres. Title — 8/4/06 Date

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.

8/24/2006 Date — Jonathan Marshall by David Whitley — Review Officer

I hereby certify that all fees for the Laurel Park Subdivision Phase 4 Map 2 have been paid, or that the fees are not applicable.

8/21/06 Date — [signature] Finance Director

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.

8/22/06 Date — [signature] Director of Development Services

~~Date~~ — ~~City Attorney~~

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 4 Day of August 2006
Notary Public : Joyce Rietman
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 referenced hereon; that this Plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and Official Seal this the 4th day of August, 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.

[signature]
N.C. Professional Land Surveyor L-3680

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

Certificate of Conformity with Plans and Specifications

City of Concord

Laurel Park Subdivision Phase 4 Map 2
Name of Subdivision

Harrison Drive NW, Newhaven Street NW, Jameson Drive NW, Lansing Street NW, Ellington Street NW, Kinsley Avenue NW
Name of Streets in Subdivision

Niblock Development Corporation
Subdivider

I hereby, to the best of my knowledge, ability and belief, certify that all street, storm drainage, water and sewer work to be performed on this subdivision has been checked by me or my authorized representative and will conform with lines, grades, cross-sections, dimensions, and material requirements which are shown on and indicated in the plans which have been reviewed and approved by the Concord Subdivision Administrator or the North Carolina Department of Transportation.

I also acknowledge the falsification of the above certifications may subject me to civil suit and/or criminal prosecution under the General Statutes, including but not limited to, G.S. 14-100 and G.S. 136-102.6 and the Code of Ordinances of the City of Concord.

Signed: [signature]

Jonathan Young, Registered Professional Engineer — Date
026458 — 8/4/06
Registration No.

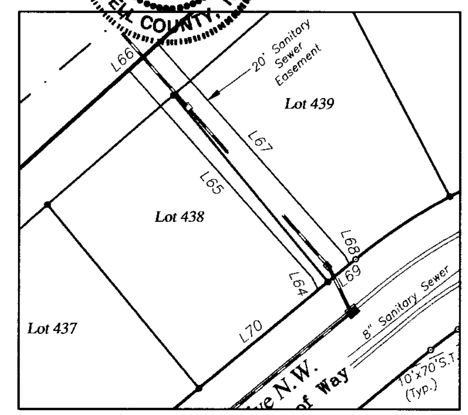
NORTH CAROLINA PROFESSIONAL SEAL 026458 ENGINEER JONATHAN M. YOUNG

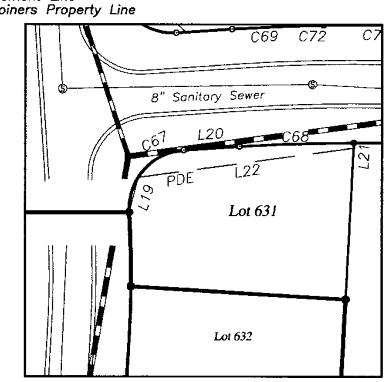
State of North Carolina
County of Iredell
I, Joyce Rietman Notary Public of the County and State Aforesaid, Certify that
Jonathan Young personally appeared before me this Day and Acknowledged The Execution of the Foregoing Instrument.
Witness my Hand and Official Stamp and Seal.
This 9 Day of August 2006
Notary Public Joyce Rietman
My Commission Expires 10-13-07

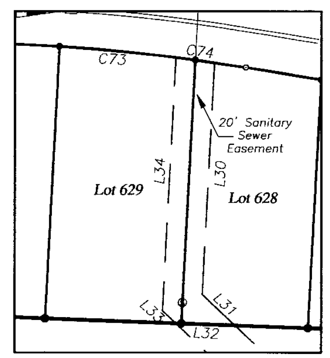
JOYCE RIETMAN NOTARY PUBLIC IREDELL COUNTY, N.C.

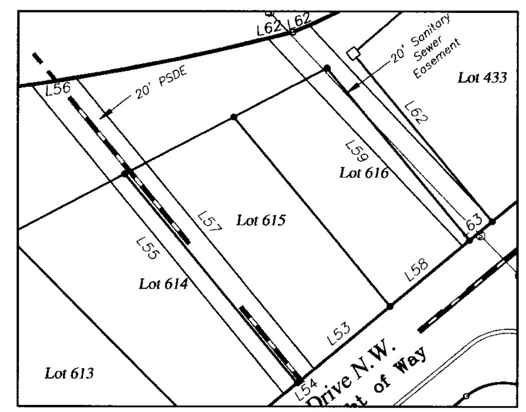
LINE TABLE		
LINE	LENGTH	BEARING
L19	18.43	N14°23'41"E
L20	28.74	S86°17'07"W
L21	2.76	S03°01'11"W
L22	111.78	S82°15'55"W
L23	124.61	N01°05'45"W
L24	103.61	N39°45'48"E
L25	20.36	S39°36'40"E
L26	92.40	S39°45'48"W
L27	105.44	S01°05'45"E
L28	50.38	S89°35'42"E
L29	21.96	S53°49'52"E
L30	118.44	S03°01'11"W
L31	23.04	S46°55'54"E
L32	30.49	S87°55'37"E
L33	9.34	S46°55'54"E
L34	129.37	S03°01'11"W
L35	10.67	S19°25'39"W
L36	24.27	S53°31'23"W
L37	7.71	S01°48'24"W
L38	15.24	N43°25'00"W
L39	15.24	N28°12'36"W
L40	46.01	S09°59'04"E
L41	109.12	S86°41'48"W
L42	142.93	S10°46'40"E
L43	20.01	S79°13'20"W
L44	165.74	S10°46'40"E
L45	131.96	S86°41'48"W
L47	46.52	N39°33'15"W
L48	26.19	N39°33'15"W
L49	87.76	S27°31'26"E
L50	38.44	N33°28'20"E
L51	102.33	S22°56'45"W
L52	7.33	S33°28'20"W
L53	42.66	S50°23'20"W
L54	20.00	S50°23'20"W
L55	203.64	N39°22'55"W
L56	23.23	N61°11'10"E
L57	191.75	S39°22'55"E
L58	55.29	N50°23'20"E
L59	145.22	N43°12'22"W
L60	13.25	N75°47'46"E
L61	9.00	N67°33'56"E
L62	136.87	S43°12'22"E
L63	20.04	S50°23'20"W
L64	7.18	N25°59'17"W
L65	141.03	N41°32'15"W
L66	20.00	N47°53'31"E
L67	143.96	S41°32'15"E
L68	5.06	S25°59'17"E
L69	20.58	S50°23'20"W
L70	78.68	S50°23'20"W

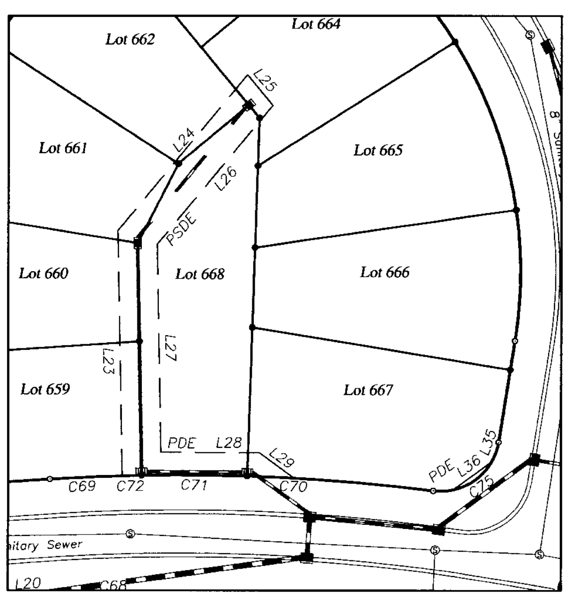
CURVE TABLE				
Curve	Length	Radius	Chord Direction	Chord
C69	37.08'	1030.00'	S87°18'59"W	37.07'
C70	23.97'	1030.00'	N87°25'40"W	23.97'
C71	53.96'	1030.00'	N89°35'42"W	53.95'
C72	10.01'	1030.00'	S88°37'33"W	10.01'
C73	60.06'	970.00'	N84°44'09"W	60.05'
C74	20.07'	970.40'	N82°22'11"W	20.07'
C75	24.98'	30.00'	N53°31'23"E	24.27'
C76	31.67'	30.00'	S35°48'48"E	30.22'
C77	19.96'	279.26'	N03°13'17"W	19.96'
C78	28.41'	280.00'	N42°27'40"W	28.40'
C79	39.85'	30.00'	S07°18'42"E	36.99'
C80	73.27'	284.62'	N19°53'36"E	73.07'
C81	22.31'	284.62'	N29°30'50"E	22.31'

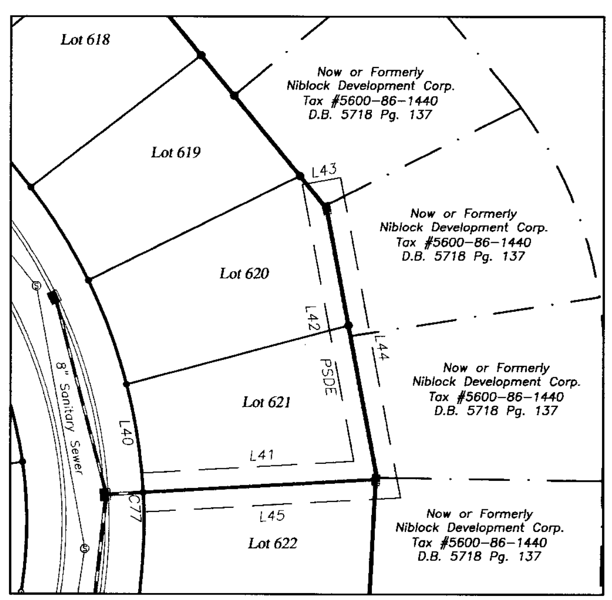


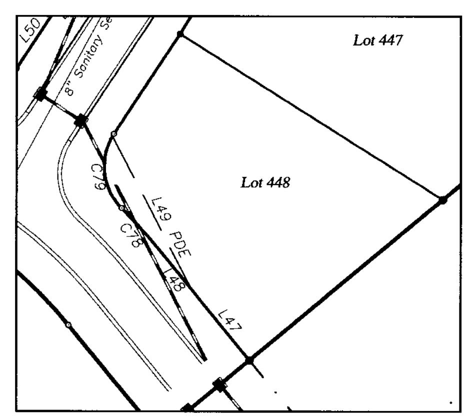


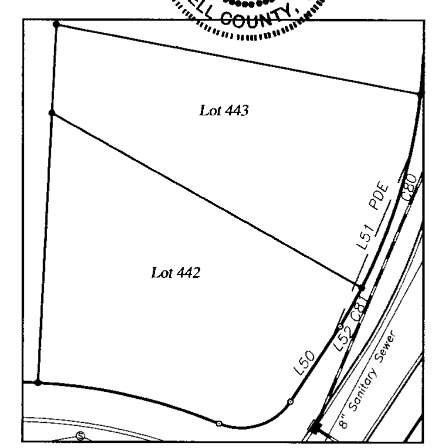


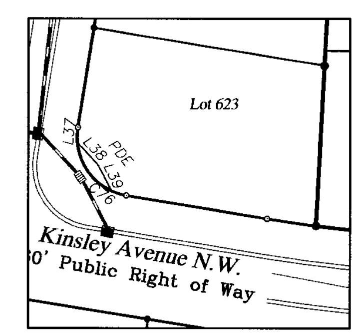




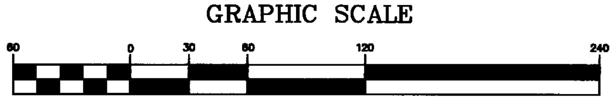








GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

Job No: 040308 — Laurel Park Phase 4

Final Subdivision Plat for
Laurel Park Subdivision Phase 4 Map 2 Sheet 3

No. 2 Township Cabarrus County City of Concord North Carolina
Scale 1"= 60' Date Platted, July 11th, 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 101 Westfield Center, 125 E. Plaza Dr., Mooresville, N.C. 28115
Phone (704) 664-7888 Fax (704) 664-1778