

Certificate of Conformity with Plans and Specifications

City of Concord  
 Laurel Park Subdivision Phase 5 Map 1  
 Name of Subdivision  
 Jameson Drive NW, Wingrave Street NW  
 Elizabeth Lee Drive NW  
 Name of Streets in Subdivision  
 Niblack Development Corporation  
 Subdivider

#5600-99-0210  
 Now or Formerly  
 Clifford A. Blackweider  
 Deed Book 603 Page 751  
 Current Zoning = RM-2

#5600-98-2959  
 Now or Formerly  
 J.B. & Barbara Hatley, Jr.  
 Deed Book 617 Page 735  
 Current Zoning = RM-2

#5600-98-3423  
 Now or Formerly  
 Fannie Mae Beaver Parish  
 Deed Book 366 Page 336  
 Lots #32, #33, & Part of #34  
 R.V. Caldwell Subdivision  
 Map Book 6 Page 34  
 Current Zoning = RM-2

#5600-98-3176  
 Now or Formerly  
 Mildred Ann Peay  
 Deed Book 542 Page 483  
 Part of Lots #33 & #34  
 R.V. Caldwell Subdivision  
 Map Book 6 Page 34  
 Current Zoning = RM-2

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:  
 Jonathan Young, Registered Professional Engineer  
 Registration No. 026458  
 Date 11/15/06

State of North Carolina  
 County of Cabarrus  
 I, Joyce Rietman, a Notary Public  
 of the County and State Aforesaid, Certify that

Jonathan Young personally appeared before me this 15th day of November, 2006, and acknowledged the Execution of the foregoing Instrument, Witness my Hand and Official Stamp and This 15th day of November, 2006.

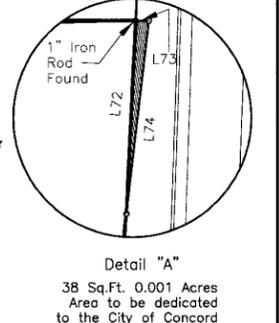
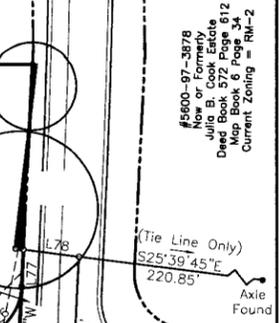
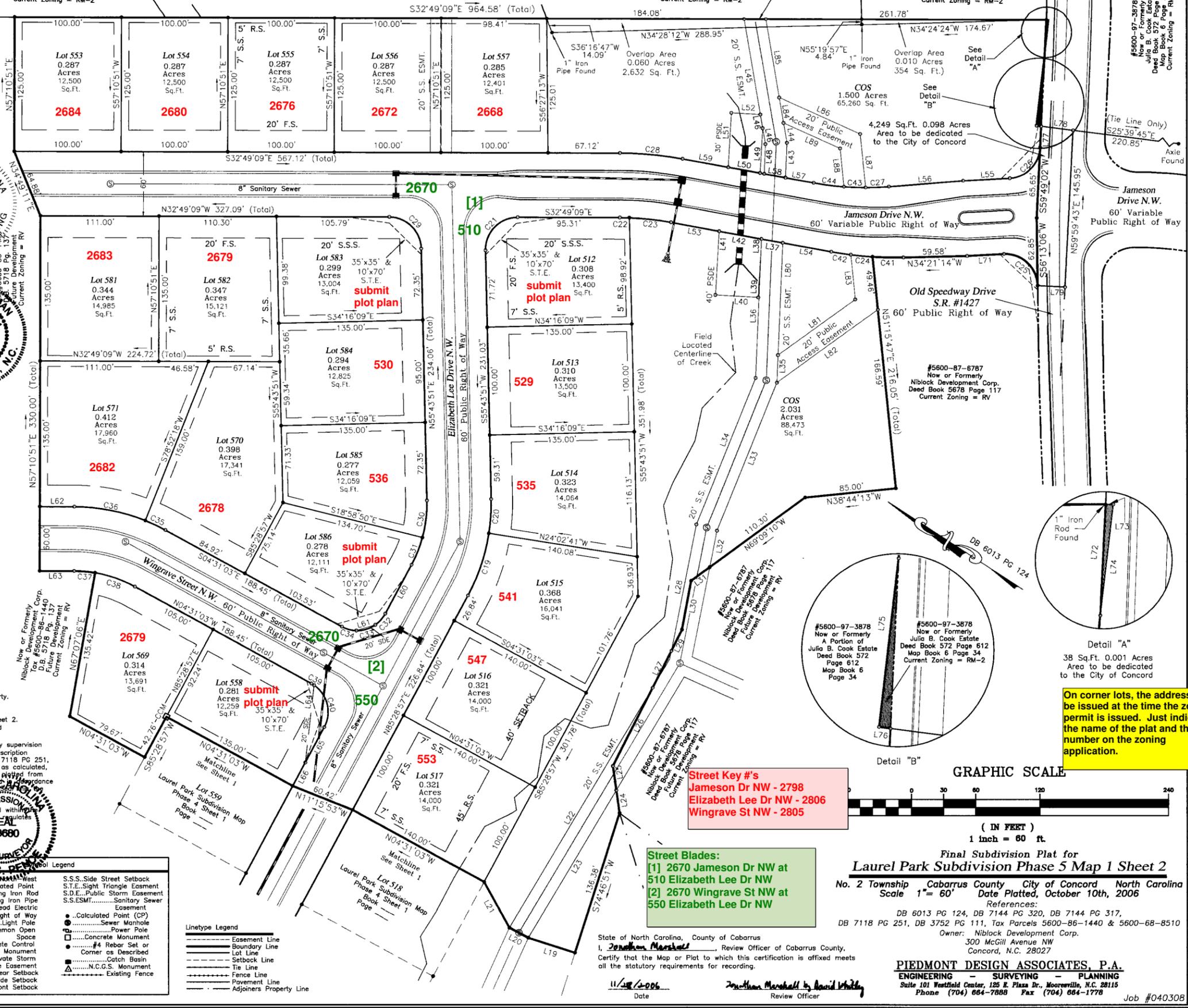
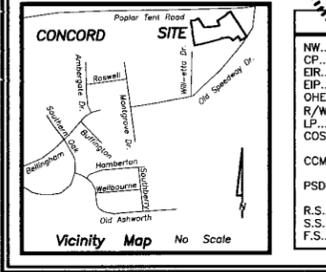


My Commission Expires: 10-13-13

- Notes:
- \* Tax Parcel #5600-98-1440 & #5600-85-1440
  - \* Sheet 2 Acreage (Total) = 12.759 Acres (553,773 Sq. Ft.)
  - \* Sheet 2 Right-of-way acreage = 2.597 (113,140 Sq. Ft.)
  - \* Sheet 2 Common Open Space (C.O.S.) acreage = 3.531 (153,733 Sq. Ft.)
  - \* Total Number of Proposed Lots 21 and 2 C.O.S. Lots.
  - \* 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: RV
  - \* Open Space = 10% (25% Max Inaccessible)
  - \* Impervious Ratio = 50%
  - \* Estimated Square Footage for Impervious Coverage per Lot = 3,800 Sq. Ft.
  - \* 3,800 Sq. Ft. x 21 Lots = 79,800 Sq. Ft.
  - \* 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 herein 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 #591 & #655 will be restricted on driveway locations in accordance with UDD Appendix D.
  - \* 1,903 Linear Feet of new roads (centerline) created on Sheet 2. Jameson Dr. NW - 947', Elizabeth Lee Dr NW - 601', and Wingrave St. NW - 355'.

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 DB 6013 PG 124, DB 7144 PG 317 & 320, DB 7118 PG 251, DB 3752 PG 111; that the Ratio of Precision is 1 : 83,642 as calculated, that the boundaries not surveyed are shown as broken lines, and from information as referenced herein; that this Plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand on the 14th day of November, 2006.

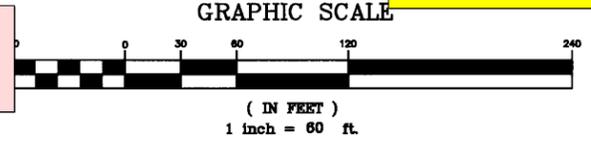
I Herby Certify that the survey creates a subdivision of land within an area of a county or municipality that has an ordinance that regulates parcels of land.



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.

Street Key #'s  
 Jameson Dr NW - 2798  
 Elizabeth Lee Dr NW - 2806  
 Wingrave St NW - 2805

Street Blades:  
 [1] 2670 Jameson Dr NW at  
 [2] 510 Elizabeth Lee Dr NW  
 [2] 2670 Wingrave St NW at  
 550 Elizabeth Lee Dr NW



Final Subdivision Plat for  
**Laurel Park Subdivision Phase 5 Map 1 Sheet 2**  
 No. 2 Township Cabarrus County City of Concord North Carolina  
 Scale 1" = 60' Date Platted, October 10th, 2006  
 References:  
 DB 6013 PG 124, DB 7144 PG 320, DB 7144 PG 317,  
 DB 7118 PG 251, DB 3752 PG 111, Tax Parcels 5600-86-1440 & 5600-68-8510  
 Owner: Niblack 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  
 Job #040308

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.  
 Date 11/28/06  
 Jonathan Marshall by David Whitley  
 Review Officer