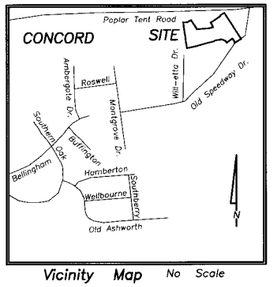


Vicinity Map No Scale

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.

11/21/06 — Date
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.

11-22-06 — Date
Director of Electric Systems

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 plat 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: — Owner — Vice Pres. — Title — 11/16/06 — Date

I hereby certified that this plat is in compliance with the City of Concord Code of Ordinances. This final plat for the Laurel Park Subdivision Phase 5 Map 2 was approved by the Concord Planning & Zoning Commission/Administrator with the concurrence of the Development Review Committee at their meeting on 11/14/06.

11/22/06 — Date
Development Services Director

I hereby certify that the City Council accepted the offers of dedication shown on this plat by the resolution at the meeting of the City Council held on November 09, 2006.

11/22/06 — Date
Deputy City Clerk

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 16 Day of November 2006.
Notary Public
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 DB 6013 PG 124, DB 7144 PG 317–320 and DB 7118 PG 256); 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 Seal this the 14th day of November, 2006.

I Hereby Certify that the survey creates a subdivision of land within the limits 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

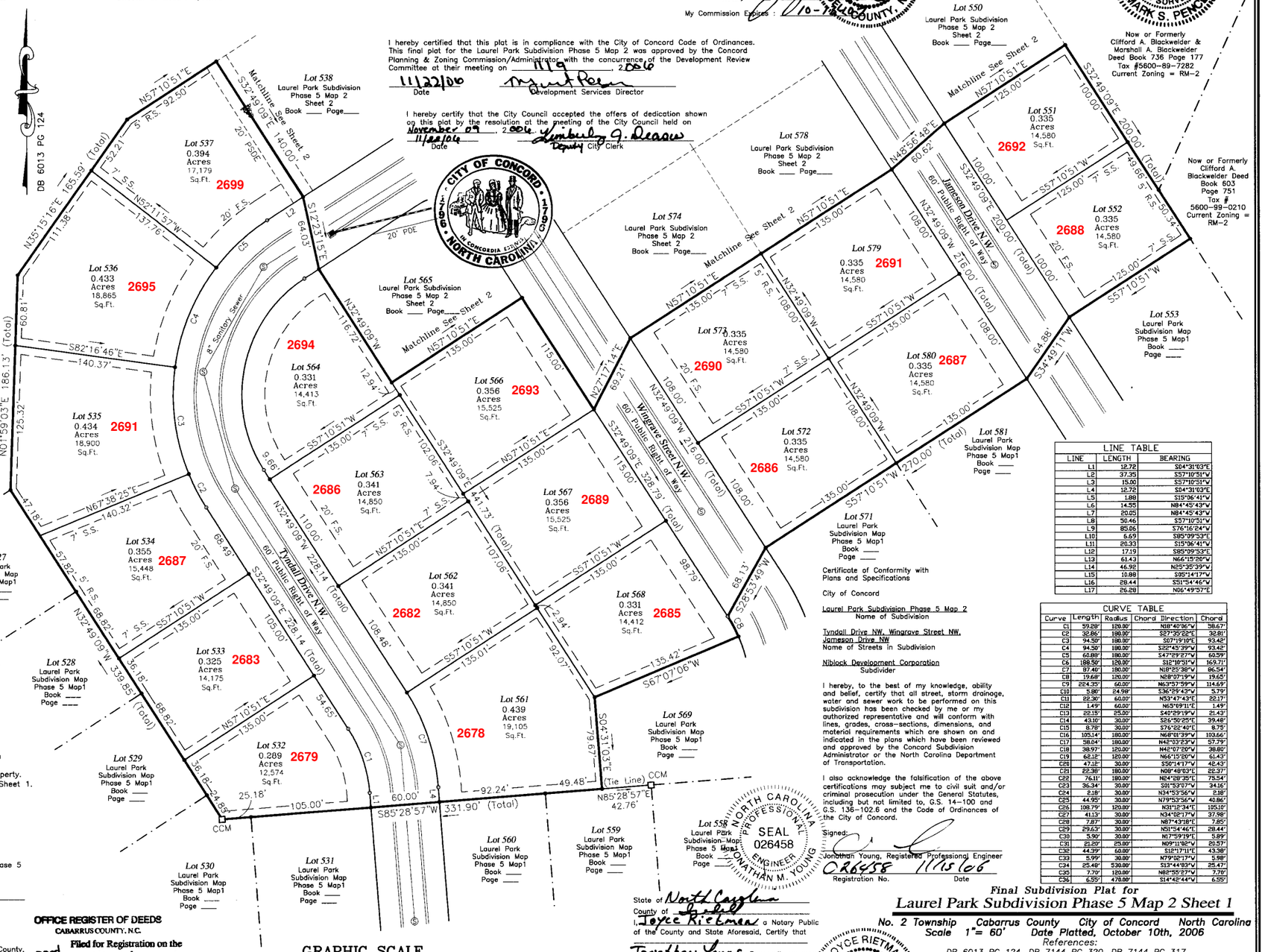
Symbol Legend

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

Linetype Legend

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

Notes:
* Tax Parcel #5600–86–1440
* Sheet 1 Acreage (Total) = 8.015 Acres (349,120 Sq.Ft.)
  Sheet 1 Right–of–way acreage = 1.377 (59,979 Sq.Ft.)
  Sheet 1 Lot acreage = 6.638 (289,141 Sq.Ft.)
* Total Number of Proposed Lots 19.
* 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–00800, 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 19 Lots = 72,200 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 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.
* 1,000 Linear Feet of new roads (centerline) created on Sheet 1.
  Tyndall Drive N.W. = 577'
  Wingrave Street N.W. = 215'
  Jameson Drive N.W. = 208'
* Total number of lots before subdivision = 1.
* No Common Open Space created on this map.



LINE TABLE		
LINE	LENGTH	BEARING
L1	12.72	S04°31'03"E
L2	37.35	S57°10'51"V
L3	15.00	S57°10'51"V
L4	12.72	S04°31'03"E
L5	1.88	S15°06'41"V
L6	14.55	N84°45'43"V
L7	20.05	N84°45'43"V
L8	50.46	S57°10'51"V
L9	85.06	S76°16'24"V
L10	6.69	S85°09'53"E
L11	20.33	S15°06'41"V
L12	17.19	S85°09'53"E
L13	61.43	N66°15'20"V
L14	46.92	N25°35'39"V
L15	10.88	S05°14'17"V
L16	28.44	S51°54'46"V
L17	26.28	N06°49'57"E

CURVE TABLE					
Curve	Length	Radius	Chord Direction	Chord
C1	59.28'	120.00'	N08°40'06"V	58.67'
C2	32.86'	180.00'	S27°35'22"E	32.81'
C3	94.50'	180.00'	S07°19'19"E	93.42'
C4	94.50'	180.00'	S22°43'39"W	93.42'
C5	60.88'	180.00'	S47°29'27"V	60.59'
C6	188.50'	120.00'	S12°16'51"V	169.71'
C7	87.46'	180.00'	N18°25'38"V	86.54'
C8	19.68'	120.00'	N59°07'19"W	19.65'
C9	224.35'	60.00'	N63°57'59"W	114.69'
C10	5.98'	24.98'	S36°39'43"V	5.79'
C11	22.30'	60.00'	N53°47'43"E	22.17'
C12	1.49'	60.00'	N65°09'11"E	1.49'
C13	22.15'	25.00'	S40°29'19"V	21.43'
C14	43.10'	30.00'	S25°50'25"E	39.48'
C15	8.78'	30.00'	S76°22'40"E	8.75'
C16	105.14'	180.00'	N68°01'39"W	103.66'
C17	58.04'	180.00'	N42°03'23"W	57.79'
C18	38.97'	120.00'	N42°07'20"W	38.80'
C19	62.12'	120.00'	N66°15'20"W	61.43'
C20	47.12'	30.00'	S50°14'17"V	42.43'
C21	22.38'	180.00'	N08°49'03"E	22.37'
C22	76.11'	180.00'	N24°29'35"E	75.54'
C23	36.34'	30.00'	S01°53'07"V	34.16'
C24	2.18'	30.00'	N34°53'56"W	2.18'
C25	44.95'	30.00'	N75°53'36"V	40.86'
C26	108.79'	120.00'	N31°12'34"E	105.10'
C27	41.13'	30.00'	N34°02'17"V	37.98'
C28	7.87'	30.00'	N87°43'18"E	7.85'
C29	29.63'	30.00'	N51°54'46"E	28.44'
C30	5.90'	30.00'	N17°59'19"E	5.89'
C31	21.20'	25.00'	N09°11'05"V	20.57'
C32	44.39'	50.00'	S12°17'11"E	43.38'
C33	5.99'	30.00'	N79°02'17"V	5.98'
C34	25.48'	530.00'	S13°44'03"V	25.47'
C35	7.79'	120.00'	N82°55'27"V	7.79'
C36	6.55'	470.00'	S14°42'44"V	6.55'

Certificate of Conformity with Plans and Specifications

City of Concord

Laurel Park Subdivision Phase 5 Map 2
Name of Subdivision

Tyndall Drive NW, Wingrave Street NW, Jameson Drive 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:
Jonathan Young, Registered Professional Engineer
Registration No. CR0658 — Date 11/15/06

NORTH CAROLINA PROFESSIONAL SEAL 026458 ENGINEER JONATHAN M. YOUNG

I hereby certify that all fees for the Laurel Park Subdivision Phase 5 Map 2 have been paid, or that the fees are not applicable.

11/22/06 — Date
Finance Director

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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.

11/22/2006 — Date
Jonathan Marshall by David Wheeler — Review Officer

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, N.C.
Filed for Registration on the 22nd day of November 2006
at 12:06 o'clock P M
and registered in Record Book No. 51 Page 24
Register of Deeds

State of North Carolina
County of Iredell
I, Joyce Rietman a 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 15 Day of November 2006.
Notary Public
My Commission Expires 10-13-07

JOYCE RIETMAN NOTARY PUBLIC IREDELL COUNTY, N.C.

Final Subdivision Plat for
Laurel Park Subdivision Phase 5 Map 2 Sheet 1

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 Tax Parcel# 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 K. Plaza Dr., Mooresville, N.C. 28115
Phone (704) 664–7888 Fax (704) 664–1778

Job #040308