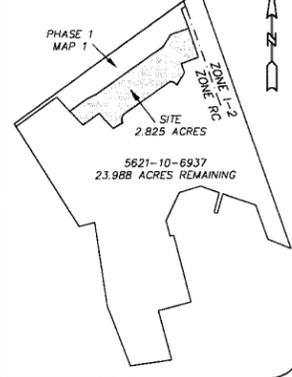


VICINITY MAP
NOT TO SCALE

5621-10-6937
SCALE: 1" = 600'



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 MAGNOLIA CROSSING (PH. 2-MAP 1) SUBDIVISION.
W.A. Beaumont 6-5-06
DIRECTOR OF ELECTRIC SYSTEMS DATE

CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS
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 MAGNOLIA CROSSING (PH. 2-MAP 1) SUBDIVISION.
Sue B. Hyde 6/1/06
DIRECTOR OF ENGINEERING DATE

CERTIFICATE OF FEE PAYMENT
I HEREBY CERTIFY THAT ALL FEES FOR THE MAGNOLIA CROSSING (PH. 2-MAP 1) SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.
4/2/06 *Frankie*
DATE FINANCE DIRECTOR

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS
CITY OF CONCORD
NAME OF SUBDIVISION: MAGNOLIA CROSSING
NAME OF STREETS IN SUBDIVISION: MAGNOLIA CROSSING CIRCLE NW; SWEET BAY LANE NW
SUBDIVIDER: HABITAT FOR HUMANITY CABARRUS COUNTY, INC.
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 THAT FALSIFICATION OF ANY OF THESE CERTIFICATIONS MAY SUBJECT ME TO CIVIL SUIT AND/OR CRIMINAL PROSECUTION UNDER THE GENERAL STATUTES, INCLUDING BUT NOT LIMITED TO, G.S. 14-100 THROUGH 14-103, OF THE CODE OF ORDINANCES OF THE CITY OF CONCORD.
Libert C. Gaskill III
REGISTERED PROFESSIONAL ENGINEER
18803
REGISTRATION NO.

LOWEST FINISHED FLOOR AND MECHANICAL EQUIPMENT ON LOTS 20 & 21 SHALL BE AT AN ELEVATION 2 FEET HIGHER (612') THAN THE BASE FLOOD ELEVATION/WATER SURFACE ELEVATION FOR THE STRICKER BRANCH 100-YEAR STORM EVENT (610 FT MSL)

RIVER STREAM OVERLAY DISTRICT (RSOD) BUFFER
74' FROM BANK
(50 + 4*6% AVG. ADJ. SLOPE)

- NOTES:
1. TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 3. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
 4. NO UNDERGROUND UTILITIES WERE LOCATED WITH THIS SURVEY.
 5. PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAY OR EASEMENTS.
 6. FLOOD PLAIN INFORMATION SCALED FROM F.I.R.M. PANEL NO. 37025C0081 D; EFFECTIVE DATE NOVEMBER 2, 1994. NOT FIELD LOCATED.
 7. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN
 8. ZONE X - AREAS OF 100-YEAR FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED
 9. CITY OF CONCORD WATER AND SEWER ARE AVAILABLE TO ALL LOTS.
 10. SUBJECT PROPERTY IS ZONED RC.

- REFERENCES:
1. ALL DEEDS AND MAPS SHOWN HEREON.
 2. GPS CONTROL REPORT FOR THE CITY OF CONCORD BY CONCORD ENGINEERING & SURVEYING, INC.; JOB NO.: 95-07-03.
 3. MAP TITLED "BOUNDARY SURVEY FOR PROPERTY OF: PUNCH 1 LLC" BY CONCORD ENGINEERING & SURVEYING, INC.; DATED 7-12-2004; JOB NO.: 040418.001
 4. MAGNOLIA CROSSING PHASE 1 - MAP 1 RECORDED IN MB. 49 PG. 18.

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, N.C.
FILED FOR REGISTRATION ON THE
DAY OF _____ 20____
AT _____ O'CLOCK _____ M
AND REGISTERED IN RECORD BOOK
NO. _____ PAGE _____
REGISTER OF DEEDS

Street Blades:
[1] 270 Sweet Bay Ln NW at
650 Magnolia Crossing Cir NW
[2] 240 Sweet Bay Ln NW at
730 Magnolia Crossing Cir NW

Street Key #'s
Sweet Bay Ln NW - 2799
Magnolia Crossing Cir NW - 2749

SETBACKS
FRONT = 10'
SIDE = 7'
REAR = 5'

SITE DATA

NUMBER OF LOTS	12
AREA IN LOTS	1.693 ACRES
AREA IN NEW RIGHT-OF-WAY	1.132 ACRES
TOTAL AREA	2.825 ACRES
LINEAR FEET OF NEW ROAD	865'
MAGNOLIA CROSSING CIRCLE NW	425'
SWEET BAY LANE NW	440'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	CHORD
C1	50.02'	1030.00'	S 35°27'27" E	50.01'	
C2	50.14'	1030.00'	S 39°14'35" E	50.13'	
C3	44.22'	30.00'	N 82°50'05" W	40.33'	
C4	39.00'	30.00'	S 17°41'30" W	36.31'	

JAMES E. DAVIS, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEEDS AS SHOWN); THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES WAS 1:10,000+; THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THE ANGULAR ERROR OF CLOSURE WAS 03" PER TURN; AND

- CERTIFICATE OF FINAL PLAT APPROVAL
- I HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE MAGNOLIA CROSSING (PH. 2-MAP 1) SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION / ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 2/2/06.
- Margaret Pavaon* 6/5/06
DATE DEVELOPMENT SERVICES DIRECTOR
- STATE OF NORTH CAROLINA
CABARRUS COUNTY
- I, JONATHAN MARSHALL, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING.
- Jonathan Marshall* 6-5-2006
REVIEW OFFICER DATE
- STATE OF NORTH CAROLINA
CABARRUS COUNTY
- I, JONATHAN MARSHALL, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING.
- J.E. Davis*
PROFESSIONAL LAND SURVEYOR LICENSE NO. L-3747
- WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF MAY, 2006.

FINAL PLAT:
**Magnolia Crossing
Phase 2 - Map 1**
CITY OF CONCORD, NO. 4 TOWNSHIP, CABARRUS COUNTY, NC

OWNER:
HABITAT FOR HUMANITY CABARRUS COUNTY, INC.
8 CHURCH ST.
CONCORD, NC 28025
704-786-4001

DATE: 05-04-2006
SCALE: 1" = 60'
JOB NO.: 040418.008
COMPUTED BY: RAP
DRAWN BY: RAP
CHECKED BY: JED
ACAD FILE: Ph2Mop1.dwg

CONCORD
ENGINEERING &
SURVEYING, INC.

ENGINEERS - SURVEYORS - PLANNERS
45 SPRING STREET SW CONCORD (704) 786-5404
CONCORD, NC 28025 FAX (704) 786-7454
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