Book 50 pg 83

" I, JOSEPH E. WHALEY JR., STATE THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4999, PAGE 270; THAT THE RATIO OF PRECISION AS CALCULATED IS IN EXCESS OF 1:10000 WITH A MAXIMUM FIELD ERROR OF ANGULAR CLOSURE OF 7 1/2 SEC. PER ANGLE; THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 18 DAY OF Sept ,A.D.,2006.

NORTH CAROLINA PROFESSIONAL SEAL L-3964 LAND SURVEYOR JOSEPH E. WHALEY JR.

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 STATUTORY REQUIREMENTS FOR RECORDING.

Jonathan Marshall by David Lutkeley
REVIEW OFFICER 10/2/2006
DATE

CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS.

(C) 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 CANNON CROSSING SUBDIVISION.

9/29/06 Sue Hyde
DATE DIRECTOR OF ENGINEERING

(D) ~~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 CANNON CROSSING SUBDIVISION.~~

~~DATE~~ ~~DIRECTOR OF ELECTRICAL SYSTEMS~~

(E) 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.

10-2-06 Margaret Brown
DATE DIRECTOR OF DEVELOPMENT SERVICES

F. CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE CANNON CROSSING MAP 3 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

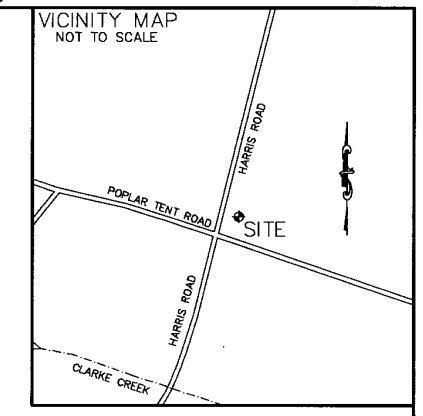
9-29-06
DATE FINANCE DIRECTOR

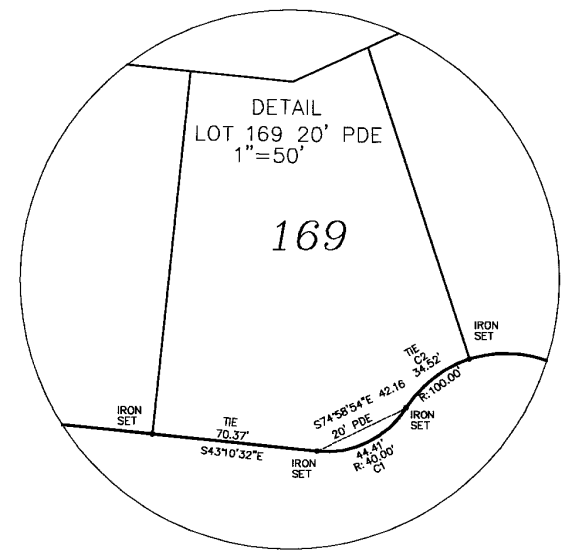
CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE 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, ESTABLISH MINIMUM 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.

OWNER

VICINITY MAP
NOT TO SCALE





LEGEND

ECM – EXISTING CONCRETE CONTROL CORNER MONUMENT
COS – COMMON OPEN SPACE
LF – LINEAR FEET
LME – LANDSCAPE AND MONUMENT EASEMENT
MB: – MAP BOOK
PDE – PUBLIC DRAINAGE EASEMENT
PSDE – PRIVATE STORM DRAINAGE EASEMENT
R/W – RIGHT-OF-WAY
SF – SQUARE FEET
UE –PUBLIC UTILITY EASEMENT (UE)
25'X25' ST – 25'X25' SIGHT TRIANGLE EASEMENT
YW&H – YARBROUGH-WILLIAMS AND HOULE
BFE – BASE FLOOD ELEVATION (100 YEAR FLOOD ELEVATION)
FEMA – FEDERAL EMERGENCY MANAGEMENT AGENCY
C.G.F. – COMBINED GRID FACTOR
XSECT – FEMA FLOOD CROSS SECTION

NOTES

COMMON OPEN SPACE AND RECREATIONAL AREA TO BE OWNED AND MAINTAINED BY THE CANNON CROSSING HOMEOWNERS ASSOCIATION OF CABARRUS INC.

THIS PROPERTY MAY TO SUBJECT TO RECORDED AND UNRECORDED EASEMENTS AND R/W NOT OBSERVED.

AREAS WERE CALCULATED BY COORDINATE METHOD.

ALL RIGHTS-OF-WAY SHOWN SHALL BE PUBLIC AND DEDICATED RIGHTS-OF-WAY, MAINTAINED BY THE CITY OF CONCORD.

PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PERMANENT STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.

ALL UTILITY RIGHT-OF-WAYS ARE TO BE 20' WIDE UNLESS OTHERWISE NOTED.

THIS PROPERTY IS SHOWN ON FEMA FIRM PANELS 37025C 0075D DATED NOVEMBER 2, 1994 FOR CABARRUS COUNTY.

MINIMUM SIGHT DISTANCE EASEMENTS:
CITY STREET CORNER: 1/2 OF THE R/W ON EACH STREET
STATE ROADS: 10'X70'
CITY DRIVEWAYS: 10'X10'

IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.

STATEMENT OF ACTIVE OPEN SPACE
ACTIVE OPEN SPACE IMPROVEMENTS AS DEFINED IN 6.5.3.6.4 OF THE CONCORD UDO SHALL BE REQUIRED FOR THIS PLAT AND SHALL EQUAL A TOTAL MINIMUM FINANCIAL INVESTMENT OF 200% OF THE PRE-DEVELOPMENT TAX VALUE FOR THE AMOUNT OF DEDICATED LAND FROM THE PARCEL FROM WHICH THE OPEN SPACE IS BEING DEDICATED AS REQUIRED.

NOTES

A 20' RADIUS IS DEDICATED AT ALL INTERSECTIONS.
A 25' RADIUS IS DEDICATED AT ALL INTERSECTIONS OF 50' RADIUS CUL-DE-SACS R/W LINE AND STREET R/W LINE.

THIS PROPERTY IS NOT LOCATED WITHIN 2000' OF AN NCGS CONTROL MONUMENT.

RECREATIONAL AREAS – PER CITY OF CONCORD CODE CANNON CROSSING SUBDIVISION IS REQUIRED TO HAVE 2.55 ACRES OF RECREATIONAL AREAS.
THE COMMON OPEN SPACE AREA(35.56 ACRES) SHALL BE USED FOR ACTIVE AND PASSIVE RECREATION AND SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION.

TOTAL AREA OF DEVELOPMENT = 113.272 ACRES
TOTAL AREA OF COMMON OPEN SPACE (COS) = 35.555 ACRES
TOTAL PERCENTAGE OF COMMON OPEN SPACE (COS) = 32.83%

COMMON OPEN SPACE AREAS TO BE LEFT UNDISTURBED. ACTIVE RECREATION AREAS MAY BE DISTURBED TO INSTALL IMPROVEMENTS. OTHER AREAS MAY ONLY BE DISTURBED UPON APPROVAL BY THE SUBDIVISION ADMINISTRATOR.

CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THIS SITE.

SANITARY SEWER AND DOMESTIC WATER BY THE CITY OF CONCORD WILL BE AVAILABLE TO EACH LOT.

RIVER/STREAM OVERLAY ZONE (RSOZ) BUFFER DETERMINED BY CABARRUS COUNTY REQUIREMENTS.

STREET TREES TO BE INSTALLED PER CITY OF CONCORD REQUIREMENTS.

PROPERTY ZONED CURM-1
LOT SIZES RANGE FROM 12,150 SF TO 26,685 SF
LOTS ARE SUBJECT TO THE FOLLOWING SETBACKS

BUILDING SETBACKS	70' WIDTH	90' WIDTH
FRONT SETBACK	20'	30'
REAR SETBACK	20'	30'
SIDE YARD	5'	5'

LANDSCAPE EASEMENT TO BE MAINTAINED BY THE CANNON CROSSING HOMEOWNERS ASSOCIATION OF CABARRUS INC.

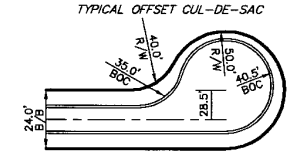
LINEAR FEET IN STREETS
FERN DANCER COURT – 420.99 LF

AREA IN LOTS – 4.493 ACRES
AREA IN R/W – 0.622 ACRES
AREA IN COMMON OPEN SPACE(RECREATIONAL AREA) – 3.594 ACRES
TOTAL AREA THIS PLAT – 8.709 ACRES
12 LOTS RECORDED ON THIS PLAT.

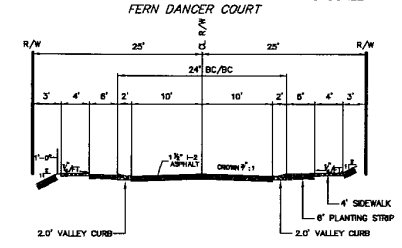
DEDICATION OF COMMON OPEN SPACE

THE CANNON CROSSING HOMEOWNERS ASSOCIATION OF CABARRUS, INC. IN RECORDING THIS PLAT AS A PORTION OF CANNON CROSSING HAS DESIGNATED CERTAIN PARTS AS "COMMON OPEN SPACES" FOR USE BY THE HOMEOWNERS OR TENANTS OF CANNON CROSSING FOR PARKING RECREATIONAL AND OTHER RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO CANNON CROSSING. DECLARATION TO BE RECORDED IN THE CABARRUS COUNTY REGISTRY PRIOR TO THE SALE OF ANY LOTS, AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN.

TYPICAL OFFSET CUL-DE-SAC



PROPOSED 50' PUBLIC ROAD SECTION NO SCALE
FERN DANCER COURT



SHEET TITLE

MAJOR PLAT – 8.709 ACRES

OWNER/DEVELOPER:
RHEIN INTERESTS OF CHARLOTTE,LLC
5200 77 CENTER DR., SUITE 141
CHARLOTTE, N.C. 28217

PROJECT
CANNON CROSSING MAP 3
CITY OF CONCORD,TOWNSHIP #3, CABARRUS COUNTY, N.C.
OWNER: RHEIN INTERESTS OF CHARLOTTE, L.L.C.

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ◦ Surveying ◦ Engineering
730 Windsor Oak Court (28273) P.O. Box 7007 (28241)
Charlotte, North Carolina
704.556.1990 704.556.0505(fax)

PROJECT NO.	
SCALE	1"=100'
DATE	06/13/2006
DRAWN BY	YWH
CHECKED BY	JEW
ZONED	CURM-1
DRAWING NO.	
	SHT 2 OF 2 SHTS

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