

Filed 11-14-07 4:05 PM Bd 54 ps 32

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 3 DAY OF April, A.D. 2007.



STATE OF NORTH CAROLINA COUNTY OF CABARRUS

1. Donna M. Meacham REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. DATE 11/14/07

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. DATE 11/13/07 Sue S. Hyde 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. DATE 11-13-07 William A. Sauer 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. DATE 11/21/07 David Brown DIRECTOR OF DEVELOPMENT SERVICES

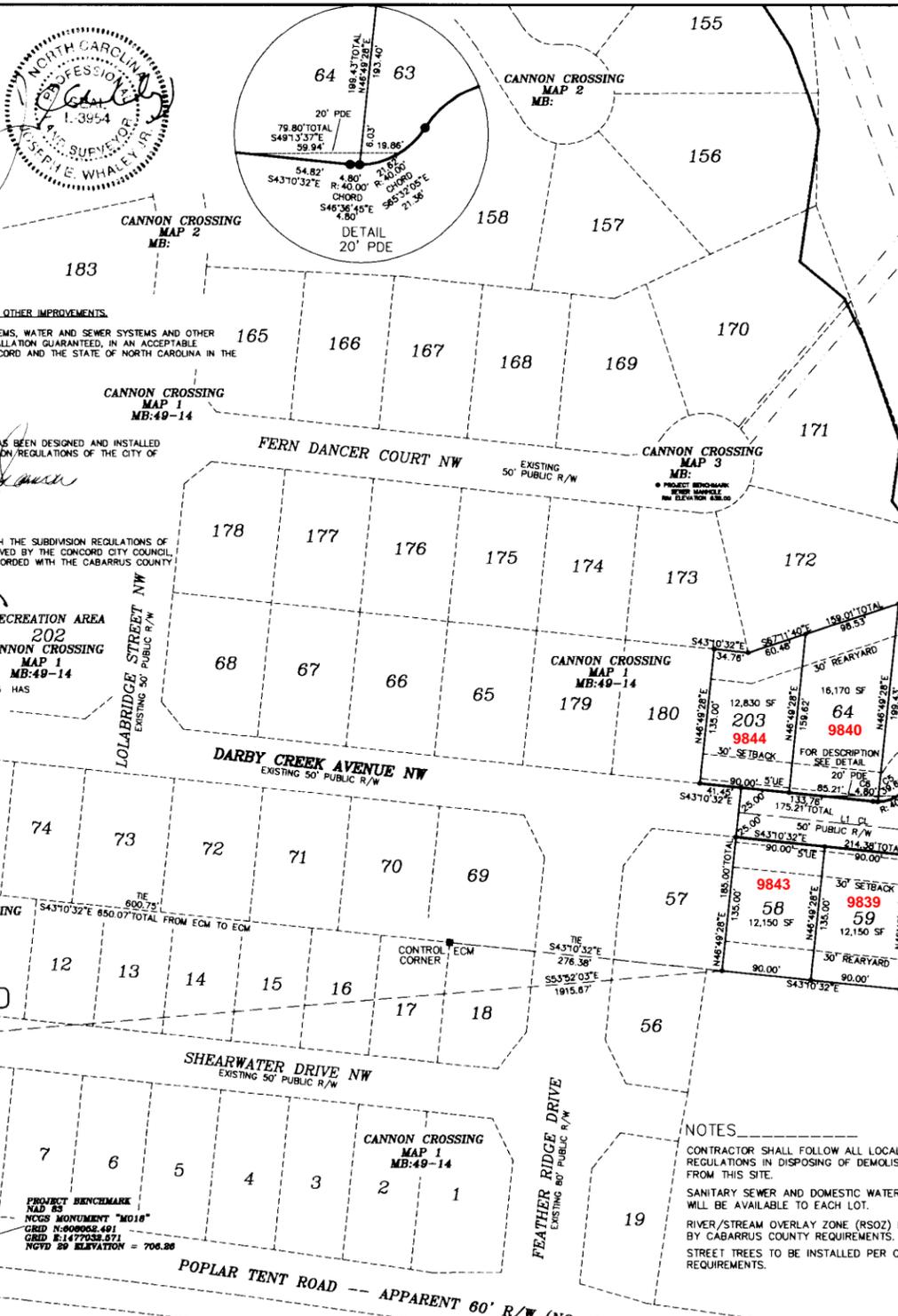
F. CERTIFICATE OF FEE PAYMENT. I HEREBY CERTIFY THAT ALL FEES FOR THE CANNON CROSSING MAP 5 HAS BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE. DATE 11/14/07 Kathleen FINANCE DIRECTOR

RECREATION AREA 202 CANNON CROSSING MAP 1 MB:49-14

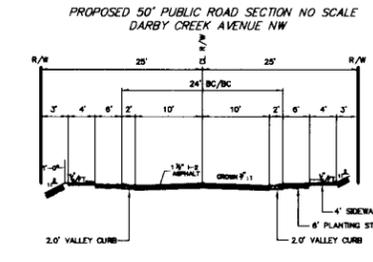
LANDMARK TIE. NAD 83 GRID N: 811844.167 FT. NAD 83 GRID E: 1479964.257 FT.

PROJECT BENCHMARK NAD 83 NCGS MONUMENT "M018" GRID N: 609008.491 GRID E: 1477038.071 CITY DRIVEWAYS: 10'X10' NVD 59 ELEVATION = 706.28

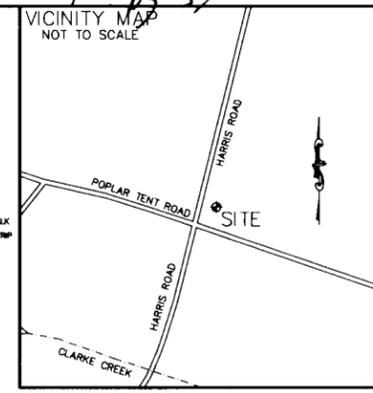
LEGEND. ECM - EXISTING CONCRETE CONTROL CORNER MONUMENT. COS - COMMON OPEN SPACE. LF - LINEAR FEET. MB - MAP BOOK. PSDE - PRIVATE STORM DRAINAGE EASEMENT. R/W - RIGHT-OF-WAY. SF - SQUARE FEET. UE - PUBLIC UTILITY EASEMENT (UE). SAN. SEW. R/W - SANITARY SEWER RIGHT-OF-WAY. Y&H - YARBROUGH-WILLIAMS AND 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.



LINE TABLE with columns: LINE, LENGTH, BEARING. Rows: L1 (214.38, S43°10'32"E), L2 (25.00, N46°49'28"E), L3 (50.00, N60°41'53"E).



CURVE TABLE with columns: CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. Rows: C1 (50.00, 29.38, 28.86, S60°00'17"E, 33°40'11"), C2 (50.00, 60.69, 57.04, N68°22'45"E, 69°33'05"), C3 (50.00, 54.90, 52.18, S02°09'03"W, 62°54'19"), C4 (50.00, 67.62, 62.58, S88°02'41"E, 77°29'09"), C5 (40.00, 39.61, 38.01, S78°25'07"E, 56°44'18"), C6 (40.00, 4.80, 4.80, S46°38'45"E, 63°22'25").



BEARINGS BASED ON NC GRID (NAD 83)

CANNON CROSSING MAP 3

CANNON CROSSING MAP 3

DEDICATED TO CITY OF CONCORD PREVIOUSLY RECORDED IN MAP 54-15

FIELD LOCATED 100 YEAR FLOOD PLAIN

DEDICATED TO CITY OF CONCORD

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: JOSEPH E. WHALEY JR.

A NOTARY OF THE PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I HAVE PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGE THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 9 DAY OF April, 2007. MY COMMISSION EXPIRES: 12-18-09. NOTARY PUBLIC: J. C. CULLEY

RHEIN INTERESTS OF CHARLOTTE, LLC D.B. 4999, PG. 270 ZONED CURM-1 TAX PARCELS 4681-11-6775 ANNEXED INTO CITY OF CONCORD

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 DARBY CREEK AVENUE NW - 214.38 LF. AREA IN LOTS - 3.056 ACRES. AREA IN R/W - 0.384 ACRES. AREA IN COMMON OPEN SPACE (RECREATIONAL AREA) - 0.000 ACRES. TOTAL AREA THIS PLAT - 3.440 ACRES. B 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.

NOTES. 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.

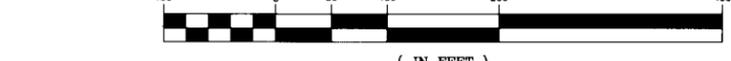
RECREATIONAL AREAS - PER CITY OF CONCORD CODE CANNON CROSSING SUBDIVISION IS REQUIRED TO HAVE 2.55 ACRES OF RECREATIONAL AREAS. THE COMMON OPEN SPACE AREA (35.56 ACRES) SHALL BE USED FOR ACTIVE AND PASSIVE RECREATION AND SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION. TOTAL AREA OF DEVELOPMENT = 113.272 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.

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.

LINE TYPE LEGEND. PROPERTY LINE. RIGHT-OF-WAY LINE. SETBACK AND REARYARD LINES. CENTERLINE. UTILITY EASEMENT. SANITARY SEWER R/W. SIDEWALK EASEMENT. LANDSCAPE & MONUMENT EASEMENT. PRIVATE STORM DRAINAGE EASEMENT.



SHEET TITLE: MAJOR PLAT - 3.440 ACRES. OWNER/DEVELOPER: RHEIN INTERESTS OF CHARLOTTE, LLC 5200 77 CENTER DR., SUITE 141 CHARLOTTE, N.C. 28217

PROJECT: CANNON CROSSING MAP 5 CITY OF CONCORD, TOWNSHIP #3, CABARRUS COUNTY, N.C. OWNER: RHEIN INTERESTS OF CHARLOTTE, L.L.C.

PROJECT NO. SCALE: 1"=100'. DATE: 03/14/2007. DRAWN BY: YWH. CHECKED BY: JEW. ZONED: CURM-1. DRAWING NO. SHEET 1 OF 1 SHEETS.

YARBROUGH-WILLIAMS & HOULE, INC. Planning • Surveying • Engineering 700 Windsor Oaks Court (28275) P.O. Box 7007 (28241) Charlotte, North Carolina 704.666.1900 704.599.0000(fax)