filed 2/10/2009 @ 11:18 AM (MLL) BK 57 Pg 38 Inst# 02742

* 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 9 DAY OF JAN ,A.D.,2009.

NORTH CAROLINA PROFESSIONAL SEAL L-3954 LAND SURVEYOR JOSEPH E. WHALEY JR.

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I JONATHAN MARSHALL BY JEFF HUSS, 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 JEFF HUSS 2/10/09
REVIEW OFFICER 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.

2/9/09 M. 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 N/a DIRECTOR OF ELECTRICAL SYSTEMS

CERTIFICATE OF FINAL PLAT APPROVAL

(E) I HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE CANNON CROSSING SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION / ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 2.

2-11-09 Margaret Pearson (BK)
DATE DEVELOPMENT SERVICES DIRECTOR

F. CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE CANNON CROSSING MAP 6 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

2/10/09 Pam Hinson-SCS
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.

David Jarrett, VICE PRESIDENT
OWNER

NORTH CAROLINA
CABARRUS COUNTY

Joann G. West, NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT David Jarrett PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 28 DAY OF JAN, 2009.

MY COMMISSION EXPIRES: May 18, 2010
NOTARY PUBLIC

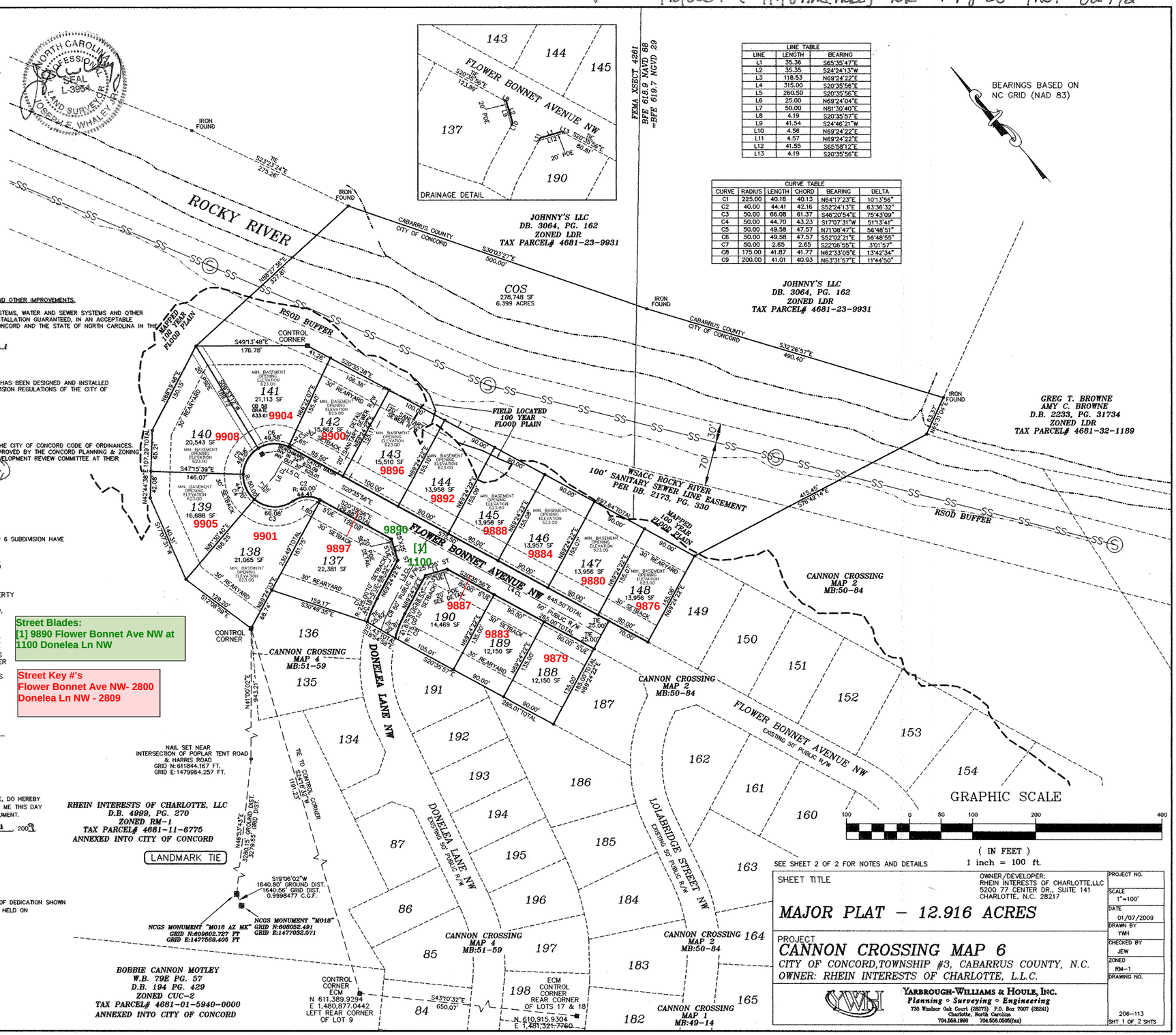
CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION

I HEREBY CERTIFY THAT THE CITY COUNCIL ACCEPTED THE OFFERS OF DEDICATION SHOWN ON THIS PLAT BY RESOLUTION AT A MEETING OF THE CITY COUNCIL HELD ON May 10, 2007

Kim J. Deason 2/10/09
DATE CITY CLERK

SEE SHEET 2 OF 2 FOR VICINITY MAP

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



LINE TABLE		
LINE	LENGTH	BEARING
L1	35.36	S65°35'47"E
L2	35.35	S24°24'13"W
L3	118.53	N69°24'22"E
L4	315.00	S20°35'56"E
L5	260.50	S20°35'56"E
L6	25.00	N69°24'04"E
L7	50.00	N81°30'40"E
L8	4.19	S20°35'57"E
L9	41.54	S24°46'21"W
L10	4.56	N69°24'22"E
L11	4.57	N69°24'22"E
L12	41.55	S65°58'12"E
L13	4.19	S20°35'56"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	225.00	40.18	40.13	N64°17'23"E	10°13'56"
C2	40.00	44.41	42.16	S52°24'13"E	63°36'32"
C3	50.00	66.08	61.37	S46°20'54"E	75°43'09"
C4	50.00	44.70	43.23	S17°07'31"W	51°13'41"
C5	50.00	49.58	47.57	N71°08'47"E	56°48'51"
C6	50.00	49.58	47.57	S52°02'21"E	56°48'55"
C7	50.00	2.65	2.65	S22°06'55"E	3°01'57"
C8	175.00	41.87	41.77	N62°33'05"E	13°42'34"
C9	200.00	41.01	40.93	N63°31'57"E	11°44'50"

Street Blades:
[1] 9890 Flower Bonnet Ave NW at 1100 Donelea Ln NW

Street Key #'s
Flower Bonnet Ave NW- 2800
Donelea Ln NW - 2809

SEE SHEET 2 OF 2 FOR NOTES AND DETAILS

SHEET TITLE
MAJOR PLAT – 12.916 ACRES

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

PROJECT
CANNON CROSSING MAP 6
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
704.556.1890 704.556.0505(fax)

PROJECT NO.	
SCALE	1"=100'
DATE	01/07/2009
DRAWN BY	YWH
CHECKED BY	JEW
ZONED	RM-1
DRAWING NO.	206-113
	SHT 1 OF 2 SHTS