

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 4889, 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 DAY OF JAN AD. 2009.



STATE OF NORTH CAROLINA COUNTY OF CABARRUS BY JEFF BUSS

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 2/10/09 REVIEW OFFICER BY JEFF BUSS 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 DATE M. Sue Wade 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.

N/A DATE DIRECTOR OF ELECTRICAL SYSTEMS

CERTIFICATE OF FINAL PLAT APPROVAL

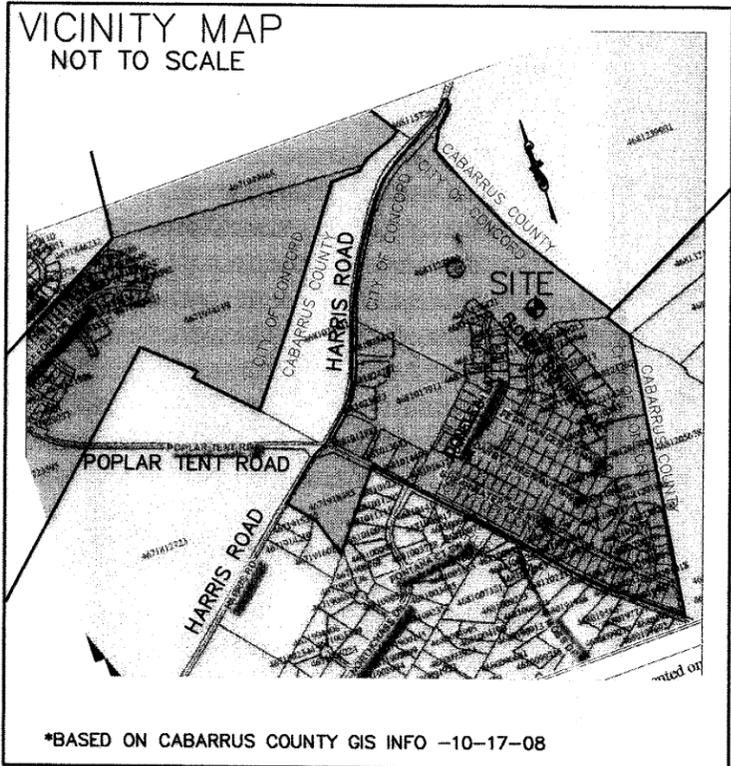
(E) I HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE CANNON CROSSING SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION / ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON

2-10-09 DATE Margaret Deanan 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 DATE Pam Hines FINANCE DIRECTOR



*BASED ON CABARRUS COUNTY GIS INFO -10-17-08

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 A. Jarrett OWNER

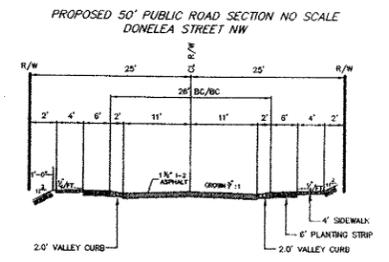
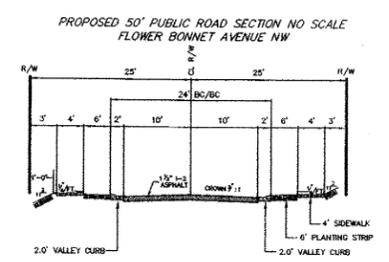
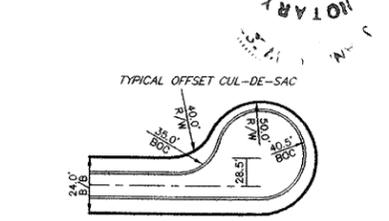
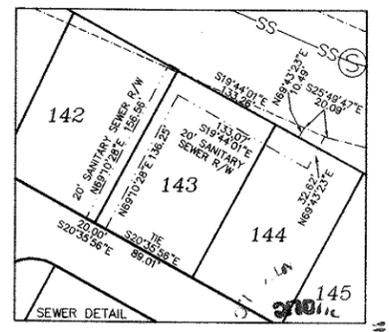
NORTH CAROLINA CABARRUS COUNTY I, JENNIFER G. WEST, NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT David A. Jarrett PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS 3rd DAY OF February 2009.

MY COMMISSION EXPIRES May 15, 2010 JENNIFER G. WEST 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, 2009 Kim J. Deanan DATE CITY CLERK



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 BE 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. 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. MINIMUM BASEMENT OPENING ELEVATION= FLOOD PROTECTION ELEVATION (FEMA BASE FLOOD ELEVATION + 2 FEET MINIMUM OR AS SHOWN ON PLAT) ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY OR FLOODPLAIN IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE CITY OF CONCORD

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. "A FLOOD PLAIN DEVELOPMENT CERTIFICATE MUST BE COMPLETED WITH ANY DISTURBANCE WITHIN A SPECIAL FLOOD HAZARD AREA. FOR HABITABLE STRUCTURES WITHIN A FLOOD PLAIN, AN ELEVATION CERTIFICATE IS REQUIRED. NOTE: A FLOOD-PROOFING CERTIFICATE IS REQUIRED WITHIN THE 100-YEAR FLOODPLAIN THAT IS BELOW BASE-FLOOD ELEVATION. TO REMOVE PROPERTY FROM FEMA FLOODPLAIN A LETTER OF MAP REVISION IS REQUIRED." MIN. BASEMENT OPENING ELEVATION IS SAME AS THE MINIMUM FLOOD PROTECTION ELEVATION. A PORTION OF THIS PROPERTY LIES WITHIN THE FLOODPLAIN AS SHOWN HEREON AND AS SHOWN ON FEMA MAP COMMUNITY PANEL #3710468100J DATED: NOVEMBER 5, 2008 ELEVATIONS SHOWN ARE NAVD 88 ELEVATIONS.

PROPERTY ZONED RM-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'

4220 SQUARE FEET AVERAGE IMPERVIOUS AREA FOR THESE LOTS. LANDSCAPE EASEMENT TO BE MAINTAINED BY THE CANNON CROSSING HOMEOWNERS ASSOCIATION OF CABARRUS INC. LINEAR FEET IN STREETS DONELEA STREET NW - 159.54 LF FLOWER BONNET AVENUE NW - 575.50 LF AREA IN LOTS - 5.549 ACRES AREA IN R/W - 0.968 ACRES AREA IN COMMON OPEN SPACE(RECREATIONAL AREA) - 6.399 ACRES TOTAL AREA THIS PLAT - 12.916 ACRES 15 LOTS RECORDED ON THIS PLAT. 40 LOTS RECORDED ON CANNON CROSSING MAP 1. 21 LOTS RECORDED ON CANNON CROSSING MAP 2. 12 LOTS RECORDED ON CANNON CROSSING MAP 3. 25 LOTS RECORDED ON CANNON CROSSING MAP 4. 8 LOTS RECORDED ON CANNON CROSSING MAP 5. 108 LOTS RECORDED TOTAL IN CANNON CROSSING AT THIS TIME.

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.

SHEET TITLE	OWNER/DEVELOPER: RHEIN INTERESTS OF CHARLOTTE,LLC 5200 77 CENTER DR., SUITE 141 CHARLOTTE, N.C. 28217	PROJECT NO.
MAJOR PLAT - 12.916 ACRES		SCALE 1"=100'
PROJECT CANNON CROSSING MAP 6		DATE 01/07/2009
CITY OF CONCORD, TOWNSHIP #3, CABARRUS COUNTY, N.C.		DRAWN BY YWH
OWNER: RHEIN INTERESTS OF CHARLOTTE, L.L.C.		CHECKED BY JEW
		ZONED RM-1
		DRAWING NO.
YARBROUGH-WILLIAMS & HOULE, INC. Planning • Surveying • Engineering 730 Windsor Oak Court (28273) P.O. Box 7007 (28241) Charlotte, North Carolina 704.556.1990 704.556.6506(jax)		208-112 SHT. 2 OF 2 SHITS