

NOTES

THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY.

#4 REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

AREA COMPUTED BY COORDINATE METHOD.

TOTAL ACRES ENCOMPASSED BY THIS MAP IS 24.904 ACRES.

NO DEVELOPMENTAL STUMP HOLES REFERED TO THIS FIRM WITHIN LOTS WHICH MAKE UP THIS MAP.

NO NGS OR NGS HORIZONTAL TRAVERSSE WITHIN 2000 FEET.

UNADJUSTED RATIO OF PRECISION IS 1:19,601

SUBJECT TRACT TAX ID: 4589-19-5016

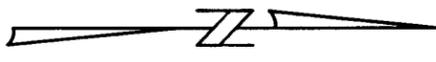
SUBJECT TRACT DEED REFERENCE: DB 6259 PG 16

THIS PROPERTY IS ZONED PUD

PORTIONS OF SUBJECT TRACT ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY AGENCY FLOOD INSURANCE RATE MAP NO. 37025C0075 D WITH AN EFFECTIVE DATE OF NOVEMBER 2, 1994. REGULATED FLOODWAY INFORMATION SHOWN HEREON TAKEN FROM ELECTRONIC FILE PROVIDED BY FEMA.

SIDEWALK EASEMENT TO BE CENTERED ON SIDEWALK. WIDTH OF EASEMENT = SIDEWALK WIDTH PLUS ONE (1) FOOT EACH SIDE.

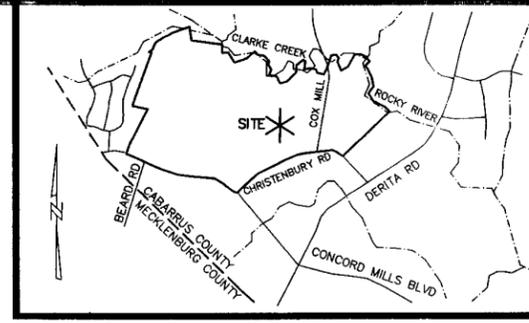
NORTH ORIENTED TO  
NC GRID (NAD 83)



LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	29.99	N10°52'34"W	L22	3.77	S18°35'53"E	L43	35.69	N68°55'20"E
L2	71.35	S18°35'53"E	L23	16.24	S54°40'01"E	L44	30.00	S21°04'40"E
L3	45.98	N60°05'48"E	L24	3.77	N18°35'53"W	L45	36.99	S68°55'20"W
L4	60.00	S29°54'12"E	L25	66.67	N15°29'33"E	L46	29.19	N71°24'07"E
L5	53.68	S60°05'48"W	L26	65.34	N15°29'33"E	L47	35.67	S13°47'29"E
L6	60.49	S71°00'29"W	L27	1.33	N15°29'33"E	L48	7.66	S24°10'25"E
L7	1.80	N71°24'07"E	L28	16.84	S40°26'36"W	L49	29.98	S18°36'41"E
L8	16.86	N71°24'07"E	L29	7.69	N60°05'48"E	L50	2.67	S68°54'36"E
L9	8.53	N14°15'37"E	L30	77.80	N69°02'12"W	L51	25.31	S13°47'29"E
L10	43.00	N49°03'57"E	L31	29.55	S10°50'16"W	L52	20.94	S71°24'07"W
L11	29.18	S40°58'03"E	L32	30.00	N15°29'16"W	L53	34.69	N65°46'13"E
L12	69.62	N62°45'05"W	L33	4.08	N15°29'16"W	L54	30.00	S25°22'08"E
L13	97.80	N30°24'58"E	L34	2.92	S10°50'16"W	L55	43.37	S66°01'04"W
L14	47.85	S31°34'02"E	L35	28.76	N71°13'21"E	L56	84.14	S37°11'16"W
L15	56.05	S31°34'02"E	L36	28.76	N71°13'21"E	L57	30.00	S52°48'44"E
L16	7.91	N82°54'31"E	L37	23.01	N10°50'16"E	L58	8.87	N37°11'16"E
L17	95.52	N39°12'40"E	L38	31.24	S31°34'02"E	L59	35.36	N10°00'58"E
L18	75.46	N10°50'56"E	L39	29.33	N86°13'47"E	L60	20.00	S80°01'50"E
L19	23.34	S10°52'34"E	L40	67.82	S31°34'02"E	L61	34.79	S10°00'58"W
L20	23.41	S10°52'34"E	L41	26.85	S81°14'23"E	L62	20.00	S06°55'00"E
L21	7.69	N60°05'48"E	L42	31.30	N22°34'13"E	L63	28.95	N83°15'54"W
						L64	31.94	N83°15'54"W

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00	6.05	3.03	6.04	N12°52'17"E	6°55'51"
C2	50.00	17.70	8.94	17.61	N00°44'06"W	20°16'55"
C3	440.00	46.23	23.14	46.21	S09°55'35"E	6°01'11"
C4	440.00	136.34	68.72	135.80	S01°57'38"W	17°45'16"
C5	60.00	26.40	13.42	26.19	N01°45'59"W	25°12'31"
C6	60.00	4.43	2.21	4.43	S61°29'04"W	4°13'39"
C7	630.00	25.56	12.78	25.56	S61°15'33"W	2°19'29"
C8	780.00	112.27	56.23	112.17	S65°32'41"W	8°14'48"
C9	411.73	60.09	30.10	60.04	N66°18'35"E	8°21'44"
C10	411.73	72.97	36.58	72.87	N57°03'06"E	10°09'16"
C11	175.92	121.69	60.87	121.67	S74°49'07"E	3°57'59"
C12	30.00	45.48	22.74	45.48	N59°46'03"E	86°51'41"
C13	200.00	22.30	11.16	22.29	N13°08'32"E	6°23'29"
C14	200.00	70.80	35.77	70.43	N00°44'06"W	20°16'55"
C15	290.00	20.04	10.02	20.04	S08°53'47"E	3°57'34"
C16	50.00	3.33	1.66	3.33	N08°58'08"E	3°48'51"
C17	290.00	89.86	45.29	89.50	S01°57'38"W	17°45'16"
C18	210.00	92.39	46.96	91.65	N01°45'59"W	25°12'31"
C19	210.00	15.49	7.75	15.48	N18°28'04"W	4°13'39"
C20	30.00	25.23	13.42	24.49	N42°41'35"W	48°11'23"
C21	75.00	16.37	8.22	16.33	S63°32'10"E	12°30'12"
C22	30.00	30.48	16.70	29.19	N63°32'32"W	8°12'55"
C23	570.00	73.65	36.88	73.60	S63°47'54"W	7°24'12"
C24	630.00	62.07	31.06	62.05	S65°14'38"W	5°38'42"
C25	30.00	27.52	14.81	26.96	N41°47'21"E	82°33'17"
C26	75.00	31.81	16.15	31.57	S27°39'45"W	24°18'07"
C27	30.00	30.58	16.77	29.28	N10°36'28"E	58°24'43"
C28	125.00	76.89	40.70	77.40	N36°37'57"W	36°04'08"
C29	175.00	90.81	46.45	89.79	N33°27'50"W	28°43'53"
C30	30.00	30.58	16.77	29.28	S47°48'15"E	58°24'43"
C31	75.00	30.84	15.64	30.63	N65°13'44"W	23°33'43"
C32	30.00	28.88	15.67	27.77	S81°01'23"E	85°09'50"
C33	561.21	84.35	42.25	84.27	N65°26'29"E	8°38'41"
C34	561.21	74.24	37.18	74.19	N58°20'45"E	7°34'47"
C35	30.00	50.00	33.02	44.41	N06°48'39"E	95°28'24"
C36	30.00	50.47	33.55	44.73	S89°07'56"E	86°23'46"
C37	561.21	85.34	42.75	85.26	N38°18'49"E	8°42'45"
C38	525.00	99.12	49.71	98.97	N28°22'18"E	10°49'02"
C39	525.00	50.13	25.08	50.11	N18°13'40"E	5°28'15"
C40	25.00	21.03	11.18	21.01	N08°36'09"W	48°11'23"
C41	50.00	19.25	9.75	19.13	S21°40'04"E	22°03'33"
C42	50.00	62.50	36.07	58.51	S25°10'18"W	71°37'11"
C43	50.00	62.50	36.07	58.51	N83°12'31"W	71°37'11"
C44	50.00	62.50	36.07	58.51	N11°35'20"W	71°37'11"
C45	50.00	34.44	17.83	33.76	N45°27'05"E	38°27'40"
C46	25.00	21.03	11.18	20.41	S38°35'14"W	48°11'23"
C47	575.00	95.01	47.61	94.90	N20°13'34"E	9°28'03"
C48	575.00	68.47	34.28	68.43	N28°22'17"E	6°49'23"
C49	549.41	28.31	14.16	28.31	N13°30'36"E	2°57'09"
C50	549.41	96.14	48.19	96.01	N37°59'57"E	10°01'33"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C51	549.41	76.52	38.32	76.46	N47°00'08"E	7°58'47"
C52	549.41	76.52	38.32	76.46	N45°58'55"E	13°12'20"
C53	549.41	76.52	38.32	76.46	N25°57'42"E	7°58'47"
C54	549.41	46.24	23.13	46.23	N69°21'46"E	4°49'20"
C55	30.00	28.88	15.67	27.77	S43°49'37"W	55°09'00"
C56	75.00	17.46	8.77	17.42	N22°55'18"E	13°20'23"
C57	30.00	25.23	13.42	24.49	S05°29'48"W	48°11'23"
C58	290.00	81.73	41.14	81.46	N04°11'38"E	13°12'20"
C59	290.00	67.26	33.78	67.11	N04°11'38"E	13°12'20"
C60	231.50	123.38	63.19	121.92	S04°25'47"E	30°32'07"
C61	268.50	281.83	155.46	269.07	N10°22'23"E	60°08'26"
C62	231.50	39.72	16.88	33.69	S36°16'16"W	8°20'40"
C63	30.00	55.23	45.42	50.07	S24°27'30"E	11°30'52"
C64	5293.99	31.75	15.87	31.75	S81°11'15"E	0°20'37"
C65	5294.32	155.15	77.58	155.14	S82°11'55"E	1°40'45"
C66	420.00	91.41	45.89	91.23	S83°19'54"W	12°28'12"
C67	440.00	102.05	51.26	101.82	N04°11'36"E	13°12'20"
C68	440.00	124.00	62.41	123.58	N10°31'28"W	16°08'50"
C69	699.41	58.35	29.19	58.33	N69°20'30"E	4°46'47"
C70	699.41	97.41	48.78	97.33	N62°57'42"E	7°58'47"
C71	699.41	97.41	48.78	97.33	N54°58'55"E	7°58'47"
C72	699.41	97.41	48.78	97.33	N47°00'08"E	7°58'47"
C73	699.41	122.39	61.35	122.23	N37°59'57"E	10°01'33"
C74	699.41	33.75	16.88	33.74	N31°36'15"E	2°45'52"
C75	725.00	84.05	42.07	84.00	N28°16'52"E	6°38'33"
C76	725.00	120.72	60.50	120.58	N20°11'23"E	8°32'25"
C77	1777.92	185.93	93.05	185.85	S73°50'27"E	5°58'34"
C78	5313.98	125.62	62.81	125.62	S80°40'55"E	12°11'16"
C79	5314.32	155.57	77.79	155.56	S82°11'52"E	1°40'38"
C80	47.22	50.00	25.54	45.49	N39°00'17"W	54°06'48"
C81	30.91	231.50	15.48	30.88	S09°03'30"E	7°38'57"
C82	27.53	231.50	13.78	27.52	S16°17'24"E	6°48'52"
C83	64.94	231.50	32.68	64.72	S02°48'08"W	16°04'17"
C84	1.89	200.00	0.95	1.89	N09°40'38"E	0°32'29"
C85	118.21	5294.32	59.11	118.21	S82°23'55"E	1°16'48"
C86	16.93	5294.32	8.46	16.93	S81°27'03"E	0°11'00"
C87	3.17	290.00	1.58	3.17	S06°36'13"E	0°37'33"
C88	2.49	290.00	1.25	2.49	S10°37'47"E	0°29'32"
C89	17.55	290.00	8.78	17.55	S08°39'01"E	3°28'02"
C90	20.29	185.93	10.29	185.85	S73°50'27"E	23°15'05"
C91	46.21	50.00	24.91	44.59	S87°27'36"E	5°23'24"
C92	31.56	50.00	16.33	31.04	N06°08'11"E	36°10'09"
C93	20.01	5294.32	10.00	20.01	S81°39'02"E	0°13'00"
C94	86.70	290.00	43.67	86.37	S02°16'25"W	17°07'43"
C95	50.00	3.33	1.66	3.33	S08°58'08"E	3°48'51"



VICINITY MAP NO SCALE

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS  
I, Jonathan Marshall, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS OFFICER IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
Jonathan Marshall  
REVIEW OFFICER  
5-19-2006  
DATE

**Certificate of Ownership and Dedication**  
I hereby certify that Christenbury Land Investments, LLC is the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the City of Concord, and that Christenbury Land Investments, LLC hereby submits this plan of subdivision with its free consent, establishes minimum building set back lines, and dedicates to public or private use as noted all areas shown on this plan as streets, walks, parks, open space and easements (except that areas designated "COS" or the like are private whether or not indicated as private). Ownership control and maintenance of private areas shall be and remain in Christenbury Land Investments, LLC or its successor or an owners association. Areas dedicated to public use shall be maintained by Christenbury Land Investments, LLC or its successor or an owners association until such public dedicated areas are accepted for maintenance by the City of Concord; and correction of defects or failures of improvements in such public dedicated areas is guaranteed by Christenbury Land Investments, LLC or its successor or an owners association for a period of one (1) year commencing after the later of (i) the date a certificate of approval is issued by the City of Concord or (ii) the date of final acceptance of required improvements by the City of Concord.

CHRISTENBURY LAND INVESTMENTS, LLC  
By: Jon Waters  
Its: Manager  
Date: 4/21/06

**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 Christenbury Village A Phase 1 Subdivision.  
Date: 5/10/06  
Steve Hyde  
Director of Engineering

**Certificate of final plat approval**  
By authority of the City of Concord Subdivision Regulations, this final plat for the Christenbury Village A Phase 1 subdivision is hereby approved.  
Date: 5-17-06  
Magaret Pearson  
Director of Planning

I, Scott L. Hunter, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 6259, Page 16, etc.) and (Map Book     , Page     ); that the boundaries not surveyed are clearly indicated as drawn from information found in Book     , Page     ; that the ratio of precision as calculated is 1: 19,601; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 20th day of April, 2006 A.D.  
Scott L. Hunter  
Surveyor  
L-3607  
Registration Number



**CERTIFICATE OF FEE PAYMENT**  
I hereby certify that all fees for the Christenbury Village A Phase 1 Subdivision have been paid, or that the fees are not applicable.  
Date: 5/17/06  
Pamela J. Hinson-Wyger  
Finance Director

DEBORAH LYNN STEWART BIDDY  
AND RANDALL E. BIDDY  
TAX PARCEL 4589-07-9438  
DB 2777 PG 33

**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 Christenbury Village A Phase 1 Subdivision.  
Date: 5-17-06  
William A. Vance  
Director of Electric Systems