Filed 6-22-07 Book 52 Page 100 2:26 PM

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

#4 REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED. NO MONUMENTATION SET ALONG CREEK.

AREA COMPUTED BY COORDINATE METHOD.

TOTAL ACREAGE ENCOMPASSED BY THIS MAP IS 45.254 ACRES.

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

NO NGS OR NCGS HORIZONTAL TRAVERSE WITHIN 2000 FEET.

UNADJUSTED RATIO OF PRECISION IS 1:18,601

SUBJECT TRACT TAX ID: 4589-19-0649 AND 4680-10-3437.

SUBJECT TRACT DEED REFERENCE: DB 6004 PG 225 AND DB 6004 PG 230.

THIS PROPERTY IS ZONED PUD

A PORTION OF SUBJECT TRACT IS 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.

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

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

CITY WATER AND SEWER SERVICE IS AVAILABLE TO ALL LOTS SHOWN HEREON.

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.

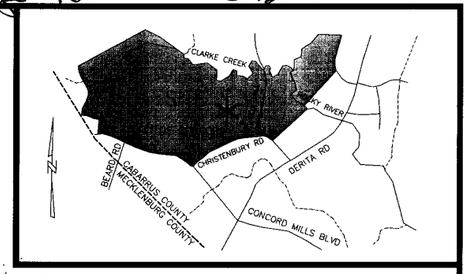
Jonathan Marshall by David Whitley 6/14/2007
REVIEW OFFICER DATE

Certificate of Acceptance and Offer of Dedication

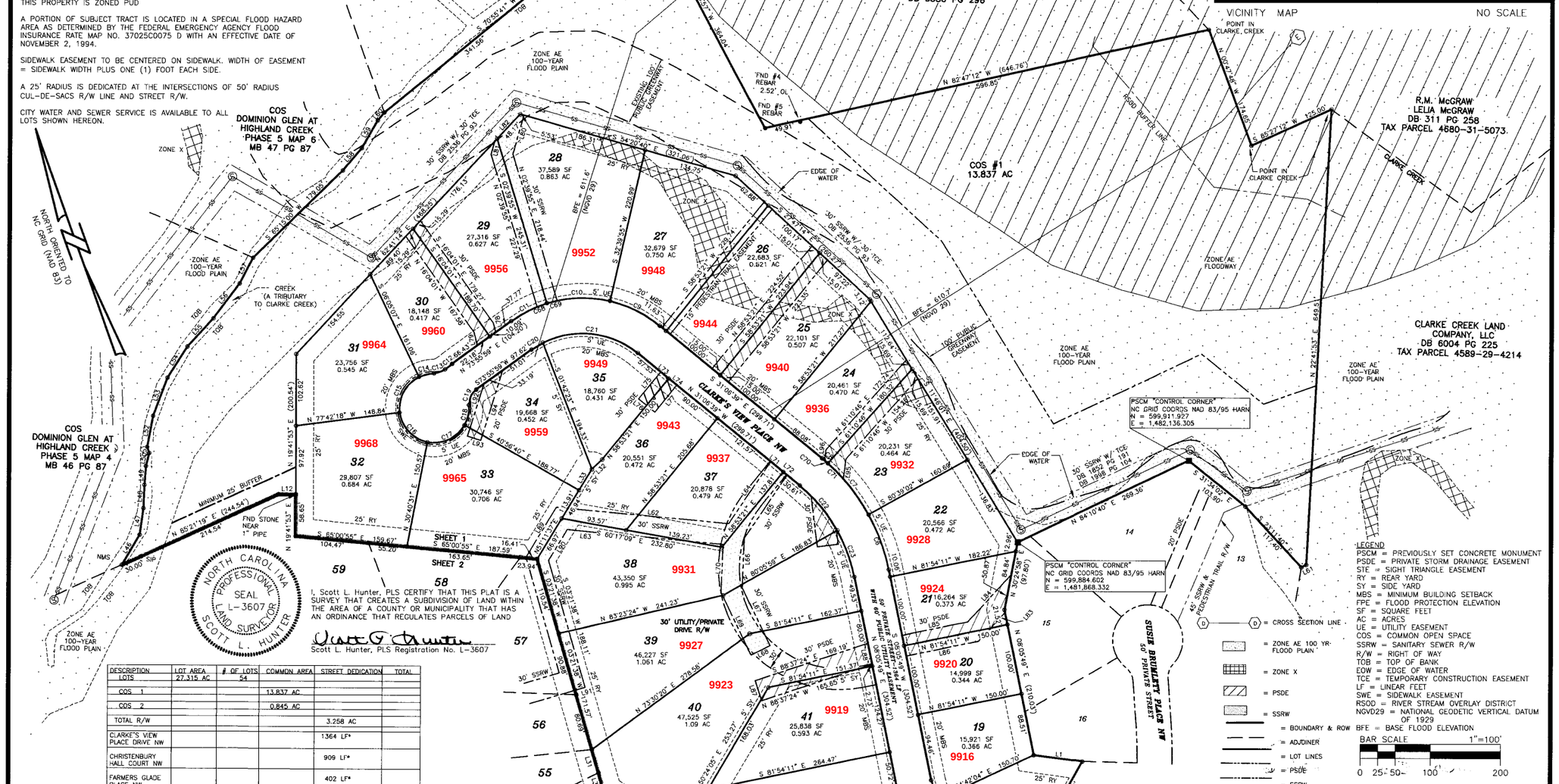
I hereby certify that the City Council accepted the offers of dedication shown on this plat by resolution at a meeting of the City Council held on:

Jan. 11 2007.

6/14/07 Gib B. Chunn
Date City Clerk



VICINITY MAP NO SCALE



NORTH CAROLINA PROFESSIONAL SEAL L-3607 LAND SURVEYOR SCOTT L. HUNTER

I, Scott L. Hunter, PLS CERTIFY THAT THIS PLAT IS 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

Scott L. Hunter, PLS Registration No. L-3607

DESCRIPTION	LOT AREA	# OF LOTS	COMMON AREA	STREET DEDICATION	TOTAL
LOTS	27.315 AC	54			
COS 1			13.837 AC		
COS 2			0.845 AC		
TOTAL R/W				3.258 AC	
CLARKE'S VIEW PLACE DRIVE NW				1364 LF*	
CHRISTENBURY HALL COURT NW				909 LF*	
FARMERS GLADE PLACE NW				402 LF*	
PRIVATE DRIVE R/W				461 LF*	
TOTAL	27.315 AC	54	14.682 AC	3.258 AC	45.254 AC

* AREA INCLUDED IN R/W AREA

LEGEND
PSCM = PREVIOUSLY SET CONCRETE MONUMENT
PSDE = PRIVATE STORM DRAINAGE EASEMENT
STE = SIGHT TRIANGLE EASEMENT
RY = REAR YARD
SY = SIDE YARD
MBS = MINIMUM BUILDING SETBACK
FPE = FLOOD PROTECTION ELEVATION
SF = SQUARE FEET
AC = ACRES
UE = UTILITY EASEMENT
COS = COMMON OPEN SPACE
SSRW = SANITARY SEWER R/W
R/W = RIGHT OF WAY
TOB = TOP OF BANK
EOW = EDGE OF WATER
TCE = TEMPORARY CONSTRUCTION EASEMENT
LF = LINEAR FEET
SWE = SIDEWALK EASEMENT
RSOD = RIVER STREAM OVERLAY DISTRICT
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
BFE = BASE FLOOD ELEVATION

(D)—(D) = CROSS SECTION LINE
= ZONE AE 100 YR-FLOOD PLAIN
= ZONE X
= PSDE
= SSRW
= BOUNDARY & ROW
= ADJDINER
= LOT LINES
= PSDE
= SSRW

BAR SCALE 1"=100'
0 25 50 100 200

ESP
ESP Associates, P.A.
4601 Corporate Dr. NW
Suite 165
Concord, NC 28027
phone 704.793.9855
fax 704.793.9865
www.espassociates.com

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE _____ DAY OF _____ AT _____ O'CLOCK_____.

AND REGISTERED IN RECORD BOOK NO. _____ PAGE _____.

_____
REGISTER OF DEEDS

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ESP ASSOCIATES, P.A.

FINAL PLAT OF CHRISTENBURY VILLAGE A (CHRISTENBURY HALL) PHASE 2 MAP 1
OWNER: CHRISTENBURY LAND INVESTMENTS, LLC

LOCATED IN CITY OF CONCORD
NO. 2 TOWNSHIP
CABARRUS COUNTY
NORTH CAROLINA

CHRISTENBURY LAND INVESTMENTS, LLC
1910 SOUTH BLVD. SUITE 200
CHARLOTTE, NC 28203

PROJECT NO	SF05.812
SCALE	1"=100'
DATE	12-15-2006
DRAWN BY	LJJ
CHECKED BY	SLH
DATE SURVEYED	DEC.-2006
DRAWING NO	SF05-VILARM2.DWG
	SHEET 1 OF 2