

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 ACREAGE ENCOMPASSED BY THIS MAP IS 15.731 ACRES.
 TOTAL NUMBER OF LOTS INCLUDED ON THIS MAP IS 27
 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: A PORTION OF TAX PARCEL 4589-28-8328
 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.

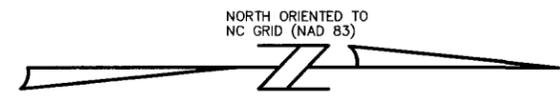
LEGEND

- BFE = BASE FLOOD ELEVATION
- DB = DEED BOOK
- EDW = EDGE OF WATER
- EP = EDGE OF PAVEMENT
- FND = FOUND
- MB = MAP BOOK
- NAD 83 = NORTH AMERICAN DATUM OF 1983
- NCGS = NORTH CAROLINA GEODETIC SURVEY
- NMS = NO MONUMENTATION SET
- PG = PAGE
- R/W = RIGHT-OF-WAY
- SEP = SET #4 REBAR
- SSRW = SANITARY SEWER MANHOLE
- SSRW = SANITARY SEWER RIGHT-OF-WAY
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- TOB = TOP OF BANK
- ZONE AE = FLOOD ZONE WITH BASE FLOOD ELEVATIONS DETERMINED
- ZONE X = AREAS OF 500 YEAR FLOOD;
- AREAS OF 100 YEAR FLOOD WITH DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEE FROM 100 YEAR FLOOD
- D = FEMA CROSS SECTION LINE
- STE = SIGHT TRIANGLE EASEMENT
- PSDE = PRIVATE STORM DRAINAGE EASEMENT
- PDE = PERMANENT STORM DRAINAGE EASEMENT
- RSOD = RIVER STREAM OVERLAY DISTRICT
- SY = SIDE YARD
- RY = REAR YARD
- MBS = MINIMUM BUILDING SETBACK
- /// = FLOODWAY IN ZONE AE
- ▨ = 100 YEAR FLOODPLAIN
- ▨ = ZONE X
- ▨ = PSDE
- ▨ = SSRW
- = BOUNDARY & ROW
- - - = ADJOINER
- - - = LOT LINES
- - - = PSDE/PDE
- - - = SSRW
- - - = RSOD BUFFER LINE
- X SECT 35 = ESP FLOODSTUDY CROSS-SECTION LINE

On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.

LINE	BEARING	LENGTH
L1	N36°45'56"W	19.99
L2	N5°44'33"W	80.00
L3	N5°44'29"W	51.00
L4	S45°25'08"E	80.12
L5	S37°56'46"E	55.44
L6	N62°46'35"E	58.30
L7	S11°42'03"E	50.36
L8	S07°10'47"W	104.13
L9	S13°18'49"W	110.45
L10	S55°19'23"W	54.42
L11	S44°56'48"W	58.83
L12	S52°09'20"W	59.79
L13	S08°18'38"E	33.12
L14	S42°37'35"W	33.15
L15	S75°25'01"W	51.52
L16	S85°17'02"W	95.81
L17	S20°11'19"E	19.86
L18	S28°03'27"E	80.05
L19	N29°37'08"W	66.08
L20	N06°03'25"E	89.18
L21	S28°58'13"E	37.39
L22	N37°47'04"W	34.20
L23	S65°36'48"W	9.91
L24	N67°02'44"E	21.22
L25	N86°25'08"E	63.96
L26	S56°50'11"E	23.30
L27	N86°25'08"E	64.00
L28	N64°10'53"E	25.45
L29	S65°36'48"W	17.83
L30	N30°21'09"W	6.32
L31	S85°23'40"E	62.40
L32	N47°39'54"W	93.90
L33	S57°33'31"W	118.92
L34	N57°33'31"E	159.11
L35	S24°26'48"E	75.74
L36	S85°23'40"E	42.13
L37	N47°39'54"W	41.84
L38	S57°33'31"W	16.86
L39	N21°42'45"W	10.34
L40	S69°17'18"W	18.01
L41	S52°42'13"E	21.40
L42	S08°27'37"E	65.94
L43	S37°17'47"W	21.02
L44	N52°42'13"E	42.01
L45	S69°17'18"W	27.40
L46	S81°04'47"W	2.68
L47	N30°08'35"W	66.35
L48	S65°36'48"W	3.30
L49	S36°17'43"E	96.91
L50	S58°12'56"W	11.13
L51	N05°42'58"W	33.54
L52	S02°42'58"E	8.03
L53	S88°36'36"E	17.29
L54	S88°36'36"E	19.03
L55	S50°30'39"E	85.81
L56	S50°30'39"E	94.85
L57	S39°24'43"E	58.67
L58	S39°24'43"E	41.09
L59	S11°01'47"W	25.94
L60	S11°01'47"W	4.73
L61	S57°16'38"E	15.21
L62	S36°17'43"E	96.91
L63	S58°12'56"W	11.13

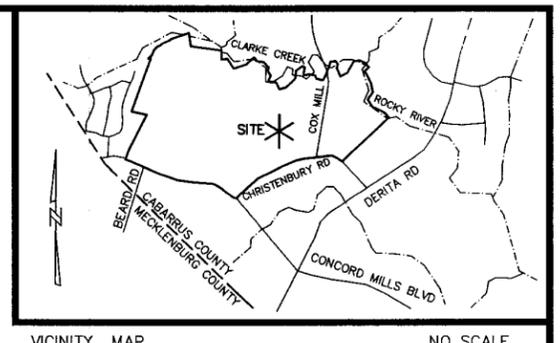
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	44.07	27.09	40.22	N11°09'33"E	84°10'28"
C2	743.50	33.37	16.69	33.37	N29°38'32"W	2°34'17"
C3	916.91	190.81	95.75	190.46	N16°59'04"W	11°55'23"
C4	730.00	86.94	43.52	86.89	N100°41'W	8°49'28"
C5	30.09	98.49	44.10	49.70	N58°36'53"W	111°23'19"
C6	640.00	344.72	176.65	340.57	S50°10'58"W	30°51'40"
C7	700.00	101.18	50.68	101.09	N38°56'11"E	8°16'54"
C8	516.52	277.13	141.99	273.82	S20°44'37"E	30°44'27"
C9	30.00	46.41	29.29	41.92	S74°47'13"E	88°38'01"
C10	1030.00	137.86	68.03	137.76	S27°04'09"W	7°40'07"
C11	1030.00	53.78	26.90	53.77	S82°23'57"W	2°59'30"
C12	700.00	107.45	53.83	107.35	S47°28'29"W	8°47'42"
C13	30.00	49.77	32.77	44.26	N04°20'44"E	95°03'14"
C14	175.00	26.90	13.48	26.87	N47°35'08"W	8°48'25"
C15	475.00	78.36	39.27	78.27	N56°42'53"W	8°27'07"
C16	475.00	22.50	11.25	22.50	N62°47'52"W	2°42'51"
C17	125.00	13.57	6.78	13.57	S61°02'39"E	8°13'18"
C18	525.00	15.56	7.78	15.56	N63°18'20"W	1°41'55"
C19	525.00	69.22	34.66	69.17	N58°40'45"W	7°33'14"
C20	525.00	26.70	13.35	26.69	N53°26'43"W	2°54'49"
C21	225.00	8.54	4.27	8.54	N50°54'05"W	2°10'27"
C22	225.00	42.05	21.09	41.99	N44°27'39"W	10°42'27"
C23	30.00	25.31	15.79	25.31	S78°15'47"E	80°18'45"
C24	700.00	61.49	30.76	61.47	S63°05'49"W	5°01'58"
C25	30.00	50.25	33.30	44.58	N17°37'50"E	95°57'57"
C26	30.00	44.64	27.81	40.63	S71°45'45"E	85°14'54"
C27	588.96	95.25	47.73	95.15	N62°44'20"E	9°15'58"
C28	575.00	31.44	15.72	31.44	N15°24'50"E	3°07'58"
C29	375.00	54.03	27.06	54.03	N09°43'10"E	8°15'21"
C30	30.00	51.93	32.23	45.68	N43°59'42"W	98°10'24"
C31	175.00	44.63	22.44	44.51	S86°18'33"E	14°36'42"
C32	125.00	80.17	41.52	78.80	S75°12'33"E	36°44'43"
C33	30.00	51.49	34.72	45.40	N37°14'58"E	98°20'15"
C34	25.00	21.03	11.18	20.41	N36°00'50"W	48°11'23"
C35	50.00	13.73	6.91	13.68	S52°14'40"E	15°43'44"
C36	50.00	63.46	36.81	59.29	S08°01'08"E	72°43'18"
C37	50.00	52.08	28.68	49.75	S58°10'45"W	59°40'28"
C38	50.00	51.96	28.60	49.65	N62°12'45"W	59°32'32"
C39	50.00	59.96	34.18	56.43	N01°54'52"E	68°42'43"
C40	25.00	16.18	8.39	15.90	S17°43'43"W	37°05'02"
C41	25.00	4.85	2.43	4.84	S08°21'59"E	11°06'21"
C42	425.00	6.92	3.46	6.92	N11°27'09"E	3°55'59"
C43	425.00	76.51	38.36	76.40	N05°49'44"W	107°51'11"
C44	425.00	17.35	8.68	17.35	N02°28'52"E	2°20'21"
C45	425.00	66.80	33.47	66.73	N08°10'12"E	9°00'18"
C46	425.00	23.55	11.78	23.55	N12°15'35"E	3°10'30"
C47	625.00	19.93	9.96	19.93	N14°45'39"E	1°49'36"
C48	625.00	68.13	34.10	68.10	N11°47'09"E	6°14'44"
C49	625.00	68.13	34.10	68.10	N20°02'33"E	6°14'44"
C50	625.00	68.13	34.10	68.10	N31°17'18"E	6°14'44"
C51	625.00	68.13	34.10	68.10	N37°32'02"E	6°14'44"
C52	625.00	5.07	2.53	5.07	N40°53'20"E	0°27'52"
C53	612.36	63.14	31.60	63.11	N42°52'01"E	5°54'28"
C54	612.36	68.34	34.21	68.31	N48°01'08"E	6°23'41"
C55	612.36	68.46	34.27	68.43	N55°28'07"E	6°24'21"
C56	612.36	67.95	34.01	67.92	N61°48'01"E	6°21'28"
C57	30.00	40.78	24.24	37.71	S26°40'12"W	77°53'12"
C58	380.00	36.86	18.44	36.84	N09°29'41"W	5°33'26"
C59	380.00	8.05	4.03	8.05	N29°44'43"W	1°12'52"
C60	596.96	132.36	66.47	132.10	N51°45'01"E	12°52'40"
C61	575.00	148.21	75.03	148.79	N24°24'51"E	14°52'05"
C62	575.00	20.66	10.33	20.66	N15°51'38"E	2°03'30"
C63	575.00	9.88	4.94	9.88	N14°20'22"E	0°59'03"
C64	50.00	20.14	10.21	20.00	N32°26'29"W	23°04'26"



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 B Phase 1 Subdivision.
 Date: 5/10/06
 Signature: Sue G. Haddo
 Title: Director of Engineering

OFFICE REGISTER OF DEEDS
 CABARRUS COUNTY, N.C.
 Filed for Registration on the
19 day of MAY 2006
 at 10:51 o'clock AM
 and registered in Record Book
 No. 49 Page 62
Scott L. Hunter
 Register of Deeds

Street Blades:
 [1] 2310 Herrons Nest Pl NW at
 9600 Cliveden Ave NW
 Street Key #'s
 Herrons Nest Pl NW- 2767
 Cliveden Ave NW - 2769



VICINITY MAP NO SCALE
 STATE OF NORTH CAROLINA
 COUNTY OF CABARRUS
 REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 Signature: Jonathan Marshall
 REVIEW OFFICER
 DATE: 5-19-2006

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 plat 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 publicly dedicated areas are accepted for maintenance by the City of Concord; and correction of defects or failures of improvements in such publicly 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: Tom Waters
 Its: Manager
 Date: 4/21/06

Certificate of final plat approval
 By authority of the City of Concord Subdivision Regulations, this final plat for the Christenbury Village B Phase 1 subdivision is hereby approved.
 Date: 5/10/06
 Signature: Myra P. Patten
 Director of Planning

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

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 B Phase 1 Subdivision.
 Date: 5-17-06
 Signature: William A. Hester
 Director of Electric Systems

FINAL PLAT OF
 CHRISTENBURY VILLAGE B
 (CHRISTENBURY WOOD) PHASE 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	SF05.822
SCALE	1"=100'
DATE	1-31-2006
DRAWN BY	FAV
CHECKED BY	SH
DATE SURVEYED	FEB 28-FEB 29, 2006
DRAWING NO	SF05-VILBRM1.DWG

SHEET 2 OF 2

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 1:18,601; 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

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

ESP ASSOCIATES, P.A.
 engineering•surveying•planning
 Post Office Box 7030
 Charlotte, NC 28241
 704-585-4949

THIS DRAWING AND/OR THE DESIGN SHOWN ARE THE PROPERTY OF ESP ASSOCIATES, P.A. THE REPRODUCTION, ALTERATION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.
 Signature: Scott L. Hunter
 Scott L. Hunter, PLS Registration No. L-3607
 ESP ASSOCIATES, P.A.

