

Filed 6-22-07 2:30 PM Map BK 52 pg 103 (L)

LEGEND
 BFE = BASE FLOOD ELEVATION
 DB = DEED BOOK
 MB = MAP BOOK
 NAD 83 = NORTH AMERICAN DATUM OF 1983
 NCGS = NORTH CAROLINA GEODETIC SURVEY
 PG = PAGE
 R/W = RIGHT-OF-WAY
 SJP = SET #4 REBAR
 SSM = SANITARY SEWER MANHOLE
 SSSW = 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
 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
 COS = COMMON OPEN SPACE
 UE = UTILITY EASEMENT

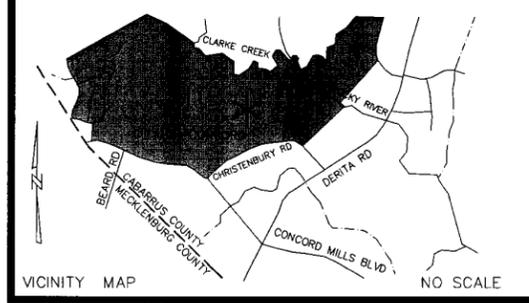
= FLOODWAY IN ZONE AE
 = 100 YEAR FLOODPLAIN
 = ZONE X
 = PSDE/PDE
 = SSRW
 --- = BOUNDARY & R/W
 --- = ADJOINER
 --- = LOT LINES
 --- = PSDE
 --- = SSRW
 --- = ESP FLOOD STUDY CROSS-SECTION LINE
 --- = RSOD BUFFER LINE
 --- = CLARKE CREEK
 --- = EDGE OF WATER

ZONED PUD (PLANNED UNIT DEVELOPMENT) LOTS ARE SUBJECT TO THE FOLLOWING SETBACKS:
 MIN. FRONT SETBACK - 20'
 MIN. SIDE YARD - 5'
 MIN. REAR YARD - 25'
 MIN. SIDE AT CORNER - 10'

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

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 Code of Ordinances of the City of Concord in the Christenbury Village B Phase 2 Subdivision.
 6-14-07 W.A. Seamone, Jr. Director of Electric Systems

CERTIFICATE OF FEE PAYMENT
 I hereby certify that all fees for the Christenbury Village B Phase 2 Subdivision have been paid, or that the fees are not applicable.
 6-14-07 Pam Henner Finance Director



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:
 Jan-11 2007
 6/14/07 Jib. Chuan City Clerk

Certificate of Final Plat Approval
 I hereby certify that this plat is in compliance with the City of Concord Code of Ordinances. This final plat for the Christenbury Village B Phase 2 subdivision was approved by the Concord Planning & Zoning Commission Administrator with the concurrence of the Development Review Committee at their meeting on:
 6-14 2007
 6-14-07 Myndra Development Services Director

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 Wilby 6/14/2007
 REVIEW OFFICER DATE

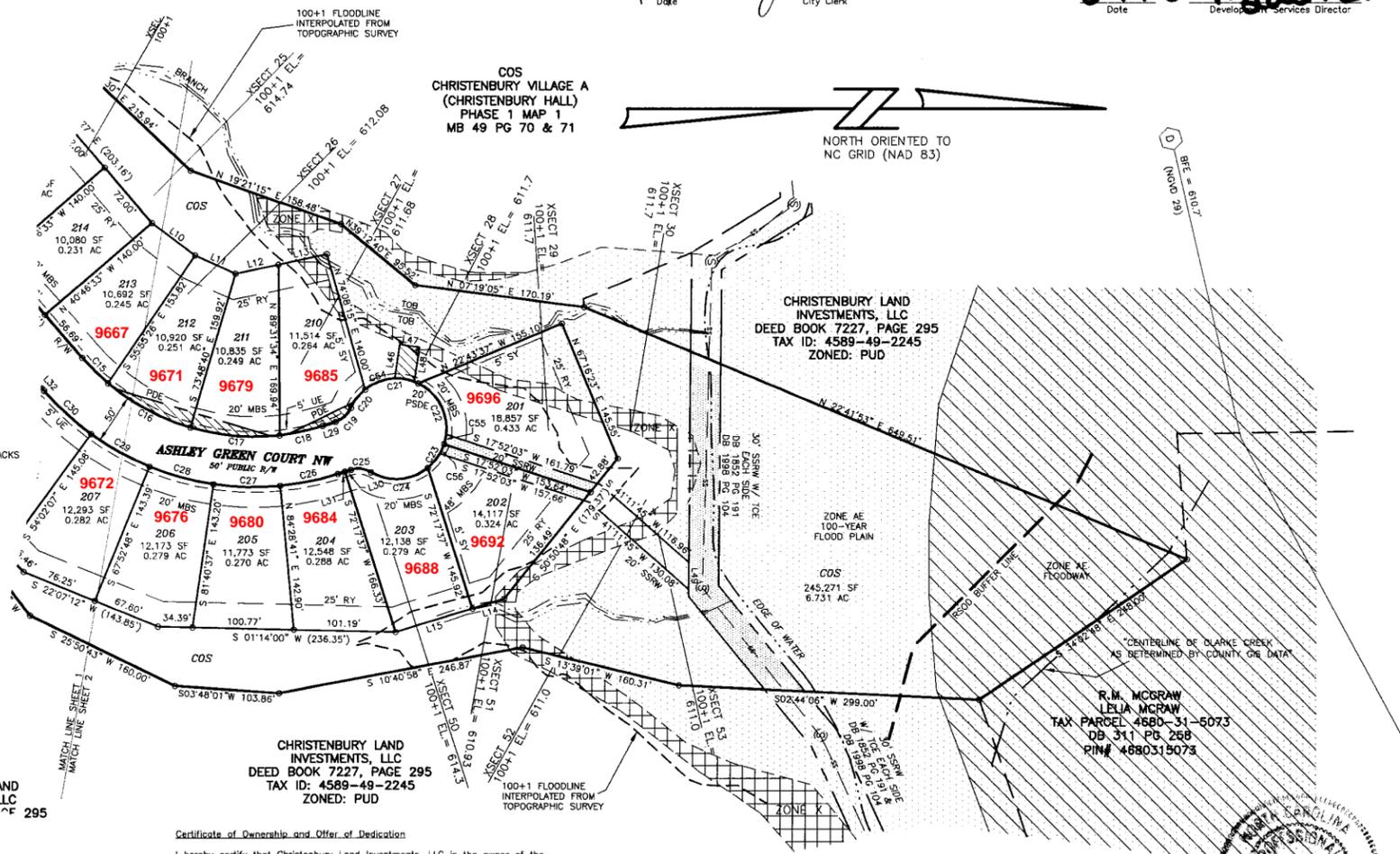
CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS
 I hereby certify that all streets, public and/or private storm drainage systems, water and sewer systems and other improvements have been designed and installed, or their installation guaranteed, in an acceptable manner and according to specification and standards of Concord and the State of North Carolina in the Christenbury Village B Phase 2 Subdivision.
 6/14/07 Sue B Hyde Director of Engineering

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

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS
 CITY OF CONCORD, CHRISTENBURY VILLAGE B (SUBDIVISION), CAMDEN TOWN DRIVE NW, ASHLEY GREEN COURT NW, MAPLE GROVE LANE NW (STREETS), CHRISTENBURY LAND INVESTMENTS, LLC (SUBDIVIDER).
 I HEREBY, TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF, CERTIFY THAT ALL STREET, STORM DRAINAGE, WATER AND SEWER WORK TO BE PERFORMED ON THIS SUBDIVISION HAS BEEN CHECKED BY ME OR AUTHORIZED REPRESENTATIVE AND WILL CONFORM WITH LINES, GRADES, CROSS-SECTIONS, DIMENSIONS, AND MATERIAL REQUIREMENTS WHICH ARE SHOWN ON AND INDICATED IN THE PLANS WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CONCORD SUBDIVISION ADMINISTRATOR OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 I ALSO ACKNOWLEDGE THAT FALSIFICATION OF THE ABOVE CERTIFICATIONS MAY SUBJECT ME TO CIVIL SUIT AND/OR CRIMINAL PROSECUTION UNDER THE GENERAL STATUTES, INCLUDING BUT NOT LIMITED TO, G.S. 14-100 AND G.S. 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.
 SIGNED:

David 20770 4/4/07
 REGISTERED PROFESSIONAL ENGINEER REGISTRATION NO. DATE

NORTH CAROLINA
 CABARRUS COUNTY
 I, MARY M. BEARE, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT DAVID WASILELA PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
 WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 4 DAY OF APRIL 2007
 MY COMMISSION EXPIRES: 4/11/11
 Mary M. Beare NOTARY PUBLIC



Certificate of Ownership and Offer of Dedication
 I hereby certify that Christenbury Land Investments, LLC is the owner of the property shown and described herein, 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 (a) the date a certificate of approval is issued by the City of Concord or (b) the date of final acceptance of required improvements by the City of Concord.

CHRISTENBURY LAND INVESTMENTS, LLC
 By: Tom Waters
 Its: Manager
 Date: 3/14/07

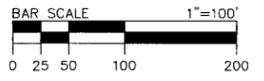


NORTH CAROLINA
 CABARRUS COUNTY
 I, ANNE SUTTON, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT TOM WATERS PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
 WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 14 DAY OF March 2007
 MY COMMISSION EXPIRES: 9-29-08
 Anne Sutton NOTARY PUBLIC

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 7227, Page 295, etc.) and (Map Book 52, Page 103); that the error of closure as calculated by latitudes and departures is 1:18,601; that the boundaries not surveyed are shown as broken lines plotted from information found in Book 52, Page 103; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 6th day of March, 2007 A.D.



Scott L. Hunter
 Surveyor
 L-3607
 Registration Number



FINAL PLAT OF CHRISTENBURY VILLAGE B (CHRISTENBURY WOOD) 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. SF05.822 SCALE 1"=100' DATE 12-15-2006 DRAWN BY LJJ CHECKED BY SLH DATE SURVEYED DEC-2006 DRAWING NO. SF05 VLBPH2
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ESP Associates, P.A.
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