Book 52 pg 75

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 8.766 ACRES ON BOUNDARY SURVEY

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: 4589-48-8555

SUBJECT TRACT DEED REFERENCE: DB 7227 PG 295, DB 6259 PG 16, DB 6004 PG 225

THIS PROPERTY IS ZONED PUD

NO 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.

THE TOTAL NUMBER OF LOTS BEFORE THIS SUBDIVISION IS ONE.

A 30' RADIUS IS DEDICATED AT ALL INTERSECTIONS.

A 25' RADIUS IS DEDICATED AT THE INTERSECTIONS OF 50' RADIUS CUL-DE-SACS RIGHT OF WAY LINE AND STREET RIGHT OF WAY LINE.

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

COMMON OPEN SPACE SHOWN HEREON IS 100% PASSIVE.

THE ESTIMATED AMOUNT OF IMPERVIOUS AREA IS 156,246 SF = 3.59 AC +/- FOR THIS SECTION OF THE SUBDIVISION.

LINE TABLE		
LINE	LENGTH	BEARING
L1	63.93	S32°22'24"E
L2	35.43	N58°41'05"W
L3	16.22	N58°41'05"W
L4	50.50	S35°49'46"E
L5	32.05	S44°09'49"E
L6	45.00	S85°41'45"W
L7	54.27	S85°41'45"W
L8	59.72	N61°54'54"W
L9	33.05	N61°54'54"W
L10	20.11	S43°53'14"E
L11	55.00	S43°53'14"E
L12	11.14	S05°38'03"E
L13	13.39	N05°38'03"W
L14	50.71	N29°00'53"E
L15	24.89	N29°00'53"E
L16	84.79	S60°59'07"E
L17	52.00	S60°59'07"E
L18	27.66	S60°59'07"E
L19	74.58	N85°41'45"E
L20	36.79	S43°53'14"E
L21	12.31	S43°53'14"E
L22	24.10	N43°53'14"W
L23	25.00	N43°53'14"W
L24	4.68	S29°00'53"W
L25	85.11	N43°53'13"W
L26	20.00	N46°06'47"E
L27	75.11	N43°53'13"W
L28	10.00	N46°06'46"E
L29	10.00	S46°06'46"W
L31	53.22	S79°57'54"E
L32	20.00	N09°54'30"E
L33	67.83	S79°57'54"E
L34	8.05	S81°05'26"W
L35	52.25	N59°02'06"E
L36	52.38	N59°02'06"E
L37	5.14	S60°59'07"E

LEGEND
COS = COMMON OPEN SPACE
SCM = SET CONCRETE MONUMENT
PSDE = PRIVATE STORM DRAINAGE EASEMENT
DB = DEED BOOK
EP = EDGE OF PAVEMENT
FND = FOUND
MB = MAP BOOK
SF = SQUARE FEET
AC = ACRE
NAD 83 = NORTH AMERICAN DATUM OF 1983
NCGS = NORTH CAROLINA GEODETIC SURVEY
PG = PAGE
R/W = RIGHT-OF-WAY
STE = SIGHT TRIANGLE EASEMENT
SY = SIDE YARD
MBS = MINIMUM BUILDING SETBACK
RY = REAR YARD
WLE = WATERLINE EASEMENT
(631.19') = TOTAL DISTANCE
SWE=SIDEWALK EASMENT
PDE=PERMANENT STORM DRAINAGE EASEMENT
NCNG = NORTH CAROLINA NATURAL GAS

= PSDE/PDE
= BOUNDARY OR R/W LINES
= ADJOINER PROPERTY LINE
= LOT LINE
= EASEMENT
= NCNG EASEMENT

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.

4-3-07 Date
City Clerk

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 D Phase 2 Subdivision.

Date
Director of Electric Systems

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 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 D Phase 2 Subdivision.

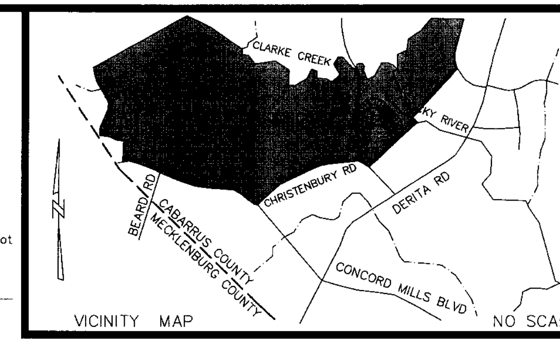
3/22/07
Date
Director of Engineering

CERTIFICATE OF FEE PAYMENT

I hereby certify that all fees for the Christenbury Village D Phase 2 Subdivision have been paid, or that the fees are not applicable.

Finance Director
4/3/07
Date

ZONED PUD
(PLANNED UNIT DEVELOPMENT)
MIN. FRONT SETBACK - 20'
MIN. SIDE YARD - 5'
MIN. REAR YARD - 25'
MIN. SIDE AT CORNER - 10'
AVG. LOT SIZE - 8,201 SF
SMALLEST LOT IN VILLAGE D - LOT 610 AT 6,176 SF



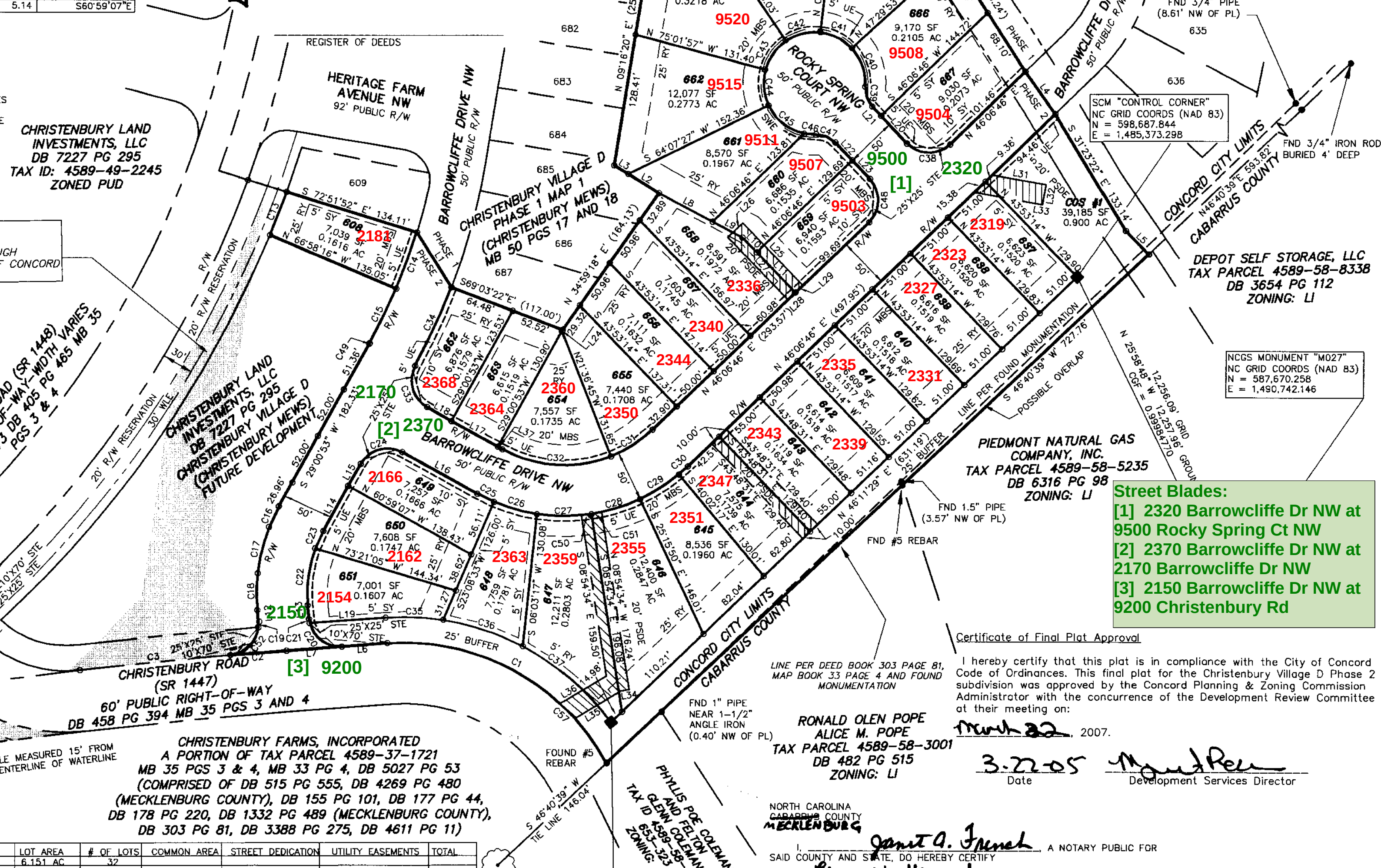
STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

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
REVIEW OFFICER
4/30/2007
DATE

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



Street Key #'s
Barrowcliffe Dr NW- 2791
Rocky Spring Ct NW - 2842
Christenbury Rd - 2752

Street Blades:
[1] 2320 Barrowcliffe Dr NW at 9500 Rocky Spring Ct NW
[2] 2370 Barrowcliffe Dr NW at 2170 Barrowcliffe Dr NW
[3] 2150 Barrowcliffe Dr NW at 9200 Christenbury Rd

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	259.56	226.32	245.56	N61°26'57"W	65°42'36"
C2	55.42	5099.49	55.42	S85°22'53"W	0°37'22"
C3	149.18	5099.49	149.18	S84°13'55"W	1°40'34"
C4	179.48	5124.49	179.47	S84°23'50"W	2°00'24"
C5	81.19	95.00	78.75	S72°07'17"E	48°58'09"
C6	94.47	1070.00	94.44	N44°50'17"E	5°03'30"
C7	100.67	1070.00	100.63	N39°36'49"E	5°23'26"
C8	68.18	1070.00	68.17	N35°05'34"E	3°39'03"
C9	52.07	1070.00	52.06	N31°52'24"E	2°47'18"
C10	52.01	1070.00	52.00	N29°05'13"E	2°47'05"
C11	52.06	1070.00	52.06	N26°18'02"E	2°47'16"
C12	45.44	1070.00	45.44	N23°41'24"E	2°26'00"
C13	45.30	1070.00	45.29	N21°15'38"E	2°25'32"
C14	59.15	575.01	59.12	N20°04'56"E	5°53'36"
C15	59.43	575.01	59.41	N25°59'25"E	5°55'20"
C16	22.51	175.00	22.49	S25°19'49"W	7°22'08"
C17	46.81	175.00	46.67	S13°59'01"W	15°19'28"
C18	36.52	175.00	36.45	S00°20'37"W	11°57'19"
C19	5.48	30.00	5.47	N00°24'08"W	10°27'49"
C20	42.10	30.00	38.73	S54°06'04"E	80°24'21"
C21	4.33	30.00	4.32	S09°45'58"E	8°15'51"
C22	56.90	125.00	56.41	S07°24'22"W	26°04'48"
C23	18.69	125.00	18.68	S24°43'49"W	8°34'07"
C24	47.12	30.00	42.43	S74°00'53"W	90°00'00"
C25	17.94	175.00	17.93	S63°55'17"E	5°52'20"
C26	44.19	175.00	44.07	S74°05'29"E	14°28'03"
C27	53.71	175.00	53.50	N89°52'58"E	17°35'04"
C28	49.95	175.00	49.78	N72°54'48"E	16°21'15"
C29	45.12	175.00	45.00	N57°20'57"E	14°46'27"
C30	11.76	175.00	11.75	N48°02'15"E	3°50'57"
C31	48.60	125.00	48.29	N57°15'00"E	22°16'28"
C32	110.45	125.00	106.89	S86°17'56"E	50°37'38"
C33	46.97	30.00	42.32	S16°07'43"E	89°42'49"
C34	84.92	625.02	84.85	N24°50'10"E	7°47'03"
C35	57.02	251.32	56.90	N87°48'17"W	12°59'56"
C36	82.63	251.32	82.26	N71°53'10"W	18°50'18"
C37	115.46	251.32	114.45	N49°18'20"W	26°19'21"
C38	47.12	30.00	42.43	S88°53'14"E	90°00'00"
C39	21.03	25.00	20.41	S19°47'32"E	48°11'23"
C40	40.84	50.00	39.72	N19°05'59"W	46°48'17"
C41	35.64	50.00	34.89	N62°55'26"W	40°50'37"
C42	35.64	50.00	34.89	S76°13'58"W	40°50'37"
C43	35.64	50.00	34.89	S35°23'21"W	40°50'37"
C44	35.64	50.00	34.89	S05°27'15"E	40°50'37"
C45	46.00	50.00	44.40	S52°13'59"E	52°42'50"
C46	11.77	50.00	11.74	S85°20'00"E	13°29'13"
C47	21.03	25.00	20.41	N67°58'55"W	48°11'23"
C48	47.12	30.00	42.43	N01°06'46"E	90°00'00"
C49	0.64	575.01	0.64	N28°58'59"E	0°03'48"
C50	10.01	175.00	10.00	N82°43'42"E	3°16'33"
C51	10.01	175.00	10.00	N79°27'09"E	3°16'33"
C52	42.01	30.00	38.66	N44°56'59"E	80°14'26"
C53	484.56	1030.00	480.11	N33°38'18"E	26°57'17"
C54	46.42	30.00	41.92	S02°47'25"W	88°39'04"
C55	115.34	120.00	110.95	S69°04'14"E	55°04'14"
C56	148.93	5099.49	148.93	S82°33'26"W	1°40'24"
C57	20.60	226.32	20.59	N44°46'05"W	5°12'56"

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: 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 14th DAY OF March 2007

MY COMMISSION EXPIRES: 9-29-08

NOTARY PUBLIC

ANNE SUTTON NOTARY PUBLIC MECKLENBURG COUNTY, NC

DESCRIPTION	LOT AREA	# OF LOTS	COMMON AREA	STREET DEDICATION	UTILITY EASEMENTS	TOTAL
LOTS	6.151 AC	32				
COS			0.900 AC			
TOTAL R/W				1.715 AC		
BARROWCLIFFE DRIVE NW				1251 LF*		
ROCKY SPRING COURT				210 LF*		
TOTAL LF OF UTILITY EASEMENTS					505 LF	
TOTAL	6.151 AC	32	0.900 AC	1.715 AC	505 LF	8.766 AC

* INCLUDED IN R/W AREA

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

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

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 as. Page shown,); 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 and, Page as shown; 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.

Surveyor
L-3607
Registration Number

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ESP ASSOCIATES, P.A.

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 D Phase 2 subdivision was approved by the Concord Planning & Zoning Commission Administrator with the concurrence of the Development Review Committee at their meeting on:
March 22, 2007.

3-22-05
Date
Development Services Director

NORTH CAROLINA
~~CABARRUS~~ MECKLENBURG COUNTY

I, Janet A. French, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Lisa W. Hagood PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 16th DAY OF March 2007

MY COMMISSION EXPIRES: May 28, 2008

NOTARY PUBLIC

JANET A. FRENCH NOTARY PUBLIC MECKLENBURG COUNTY, NC

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD, CHRISTENBURY VILLAGE D (SUBDIVISION), ROCKY SPRING COURT, BARROWCLIFFE DRIVE 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:

Lisa W. Hagood
REGISTERED PROFESSIONAL ENGINEER
17619
REGISTRATION NO.
3/16/07
DATE

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 17619 LISA WALSH HAGOOD

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

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ESP ASSOCIATES, P.A.

FINAL PLAT OF CHRISTENBURY VILLAGE D (CHRISTENBURY MEWS) 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: SF05.842
SCALE: 1"=100'
DATE: 3-06-2007
DRAWN BY: LJJ
CHECKED BY: SLH
DATE SURVEYED: MARCH 2007
DRAWING NO: SF05-VILDRM2.DWG
SHEET 1 OF 1