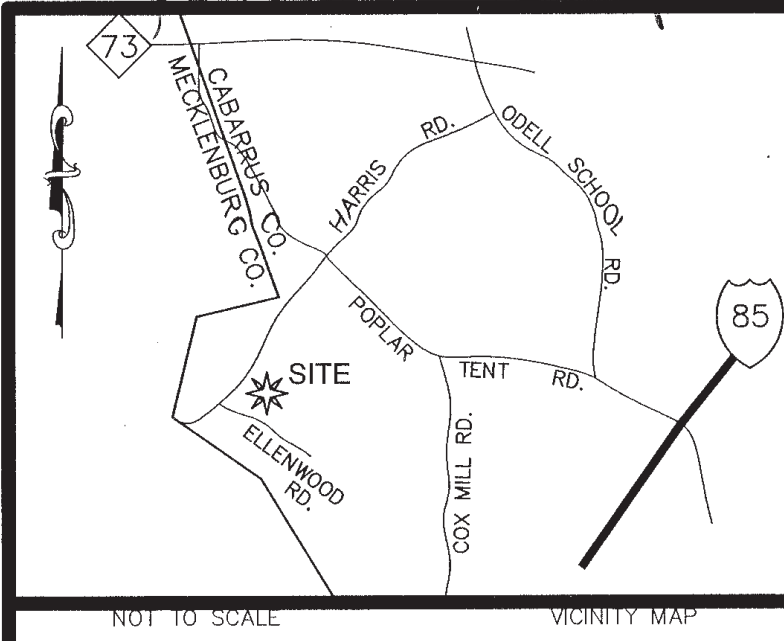


Recorded at 3:25pm on July 21, 2015

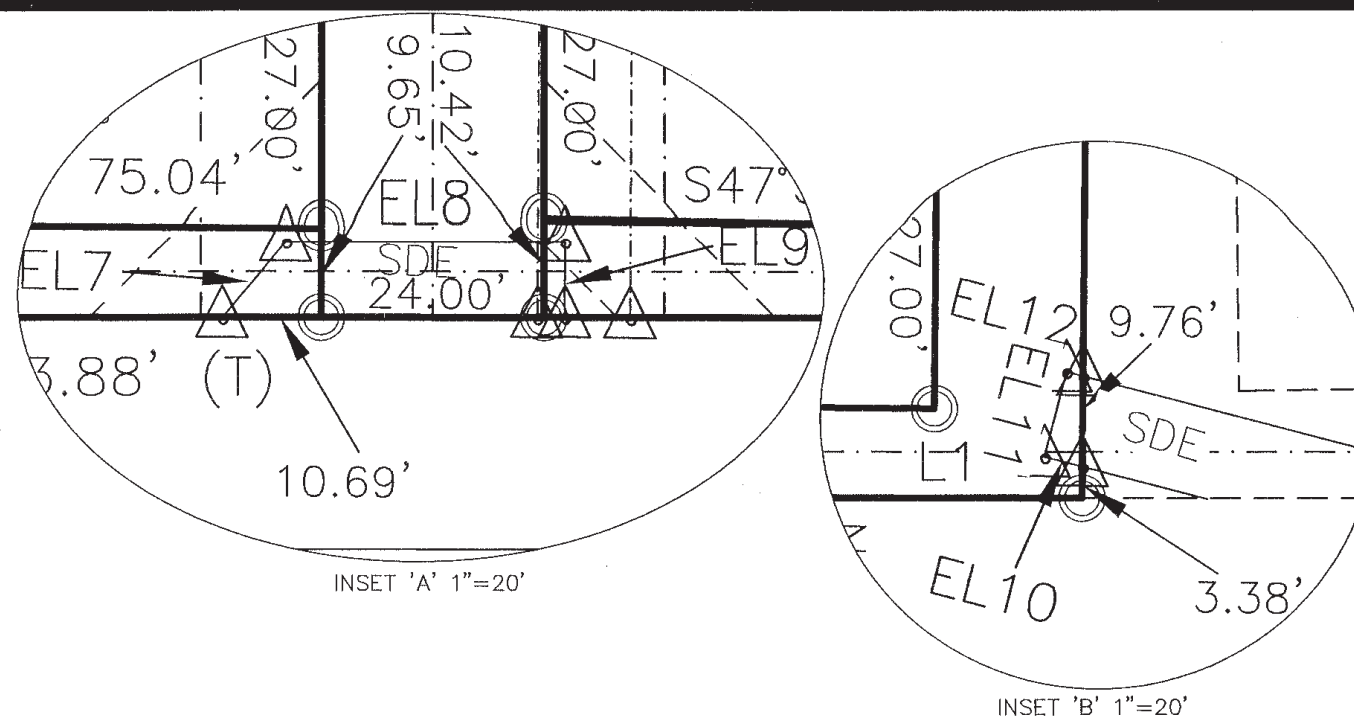
Instrument # 17258

Book 68 Page 102



NOTES

- OWNER OF RECORD: EDISON SQUARE HOLDINGS, LLC, 7804 FAIRVIEW ROAD PMB 327, CHARLOTTE, NC 28226
- APPARENT SOURCE OF TITLE: DB 10799 PG 72 & DB 10799 PG 87.
- TAX PARCELS: 46706536000000
- CURRENT ZONING: C-2
- PAVEMENT WIDTHS:
BOC TO BOC - 26' FOR 50' R/W (28' FOR 60' R/W)
ASPHALT - 24' FOR 50' R/W (26' FOR 60' R/W)
CUL-DE-SAC - 36' RADIUS TO EOP
- SITE TRIANGLES AT ALL INTERSECTIONS, MEASUREMENTS AS SHOWN.
- ADJOINING LAND IS RESIDENTIAL.
- 50' ACCESS AND PUBLIC UTILITY EASEMENT CENTERED ON ALL PRIVATE ALLEYS AS SHOWN ON MAP BELOW.
- 5' GENERAL UTILITY EASEMENT (GUE) OFFSET PARALLEL FROM ALL PUBLIC R/W WITHIN SUBDIVISION AS SHOWN ON MAP.
- SETBACKS: SITE SETBACKS ONLY ON MULTI-FAMILY SITE, AS SHOWN ON PLAT.
- MAINTENANCE OF SIDEWALKS AND COMMON AREAS IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
- SEWER AND STORM EASEMENTS CENTERED ON UTILITY LINES AS INSTALLED. EASEMENTS NOT CENTERED ON PROPERTY LINES SHOWN ON DETAIL HEREON.
- NORTH ORIENTATION PER RECORD PLAT MB 52 PG 14 RECORDED IN THE CABARRUS COUNTY REGISTER OF DEEDS.
- TOTAL AREA PLATTED - 3.687 ACRES, 160,591 SQUARE FEET (35 TOTAL LOTS AND 2 COS PARCELS)
AREA IN PUBLIC R/W 0.694 ACRES, 30,216 SQUARE FEET
AREA IN PRIVATE R/W (ALLEY) 0.087 ACRES, 3,768 SQUARE FEET
AREA IN COS 0.764 ACRES, 33,291 SQUARE FEET
AREA IN LOTS 2.142 ACRES, 93,316 SQUARE FEET
- THE STORM DRAINAGE EASEMENT SHOWN HEREON AS RECORDED IN MAP BOOK 57 PAGE 1 IS TO BE ABANDONED BY THIS MAP. THE SANITARY SEWER EASEMENT RECORDED BY THE SAME MAP IS TO REMAIN.
- THE 20' CLASS C BUFFER AREA IS TO REMAIN UNDISTURBED.
- THE SDE (STORM DRAINAGE EASEMENTS) SHOWN HEREON ARE TO BE DEDICATED AS PRIVATE STORM DRAINAGE EASEMENTS.



SUMMIT
LAND SERVICES PC
3575 CENTRE CIRCLE DRIVE
FORT MILL, SC 29715
OFFICE: 704.626.2800
FAX: 704.626.2805
WWW.SUMMIT-COMPANIES.COM
NC FIRM C-3126 / SC COA 3780

EDISON SQUARE
TOWNHOMES PHASE I MAP 1
Township #2, Poplar Tent
Cabarrus County, NC

OWNER/CLIENT:

EDISON SQUARE
HOLDINGS, LLC
7804 FAIRVIEW RD, PMB 327
CHARLOTTE, NC 28226

ORIG.PROJ.DATE: 01-2014
SCALE: 1"=50'
DRAWN BY: RFF
CHECKED BY: KCH

PROJECT NO:
3224
SHEET

1 OF **2**

HCC-EDISON SQUARE, LLC
A NC LLC
CURRENT ZONING: C-2
DB 10879 PG 264

SETBACK TABLE PHASE 1 MAP 1
10' MBL REQUIRED OFFSET FROM PERIMETER ONLY

20' CLASS "C" BUFFER FROM ADJOINER PROPERTY LINE AS SHOWN

STREET LENGTHS PHASE 1 MAP 1
STUDIO LANE - 209 LINEAR FEET
JC MURRAY DRIVE - 405 LINEAR FEET

AREA TO BE DEDICATED TO NC DOT 0.041 AC.

SDE AS RECORDED IN MB 57 PG 1 TO BE ABANDONED SSE TO REMAIN

FOR ALL CERTIFICATIONS AND LINE AND CURVE TABLES, SEE SHEET 2 OF 2

REVIEW OFFICERS CERTIFICATE:

STATE OF NORTH CAROLINA,
COUNTY OF CABARRUS,

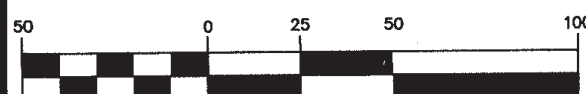
I, Greg Bell, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 07/21/2015

REVIEW OFFICER: Greg Bell (PDS)

- LEGEND
- - CONCRETE CONTROL MONUMENT
 - - FOUND IRON AS NOTED
 - - SET IRON PIN
 - SDE - STORM DRAINAGE EASEMENT
 - PDE - PERMANENT DRAINAGE EASEMENT
 - GUE - GENERAL UTILITY EASEMENT
 - NF - NOW OR FORMERLY
 - AC - ACRES
 - SF - SQUARE FEET
 - R/W - RIGHT OF WAY
 - PL - PROPERTY LINE
 - MBL - MINIMUM BUILD TO LINE
 - (T) - TOTAL DISTANCE
 - COS - COMMON OPEN SPACE

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

Street Blades:
11280 Skipping Stone Ln NW & 700 Studio Ln NW
680 Studio Ln NW & 11165 J.C. Murray Dr NW

Street Keys:
Skipping Stone Ln NW - 2741
Studio Ln NW - 3070
J.C. Murray Dr NW - 3071



I, KENT C. HUDSON, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. I HAVE EXAMINED THE FEMA FLOOD MAP AND DETERMINED THAT NO PORTION OF THIS PROPERTY LIES IN A FEMA FLOOD ZONE PER MAP NUMBER 3710467000K, DATED MARCH 2, 2009.

I, KENT C. HUDSON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION IS +1:10,000; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN THE MENTIONED DOCUMENTATION. THIS MAP WAS PERFORMED IN ACCORDANCE WITH GS 47-30 AS AMENDED AND IS INTENDED FOR RECORDATION. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF MARCH 25, 2015.

Kent C. Hudson
KENT C. HUDSON
3.29.2015
L-5187



PROJECT:
**EDISON SQUARE
TOWNHOMES PHASE I MAP 1**
Township #2, Poplar Tent
Cabarrus County, NC

OWNER/CLIENT:
**EDISON SQUARE
HOLDINGS, LLC**
7804 FAIRVIEW RD. PMB 327
CHARLOTTE, NC 28226

ORIG.PROJ.DATE: 01-2014
SCALE: 1"=50'
DRAWN BY: RFF
CHECKED BY: KCH

PROJECT NO:
3224

SHEET

2 OF **2**



CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE EDISON SQUARE PHASE 1 MAP 1 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

7/21/15 DATE Jessica Jones FINANCE DIRECTOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAN AS STREETS, SIDEWALKS, GREENWAYS, RIGHTS-OF-WAY, EASEMENTS, OPEN SPACE AND/OR PARKS EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD, AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS.

3/25/15 DATE Peter M. Swan OWNER/DEVELOPER

STATE OF NORTH CAROLINA,
COUNTY OF CABARRUS,

I, Jonathan Forehand, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Peter M. Swan PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.



WITNESS MY HAND AND OFFICIAL SEAL
3/25/15 DATE Jonathan Forehand

REVIEW OFFICERS CERTIFICATE:

STATE OF NORTH CAROLINA,
COUNTY OF CABARRUS,
I, Greg Bell, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE 07/21/2015
REVIEW OFFICER Greg Bell (PDG)

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 7/12/15 DATE

Sam J. Deane 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 EDISON SQUARE PHASE 1 MAP 1 WAS APPROVED BY THE CONCORD PLANNING AND ZONING COMMISSION/ADMINISTRATOR ON 7/20/15 DATE

Margaret Pearson (KES) PLANNING, ZONING AND SUBDIVISION ADMINISTRATOR

CERTIFICATE OF STREETS, WATER, SEWER AND STORMWATER SYSTEM APPROVAL

I HEREBY CERTIFY THAT ALL STREETS, PUBLIC AND/OR PRIVATE STORMWATER 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.

DATE: 7/21/15 M. Sue Linder DIRECTOR OF ENGINEERING

LINE	BEARING	DISTANCE
EL1	S 63°37'13" W	22.16'
EL2	N 26°22'47" W	8.94'
EL3	S 63°37'13" E	53.09'
EL4	N 42°17'15" W	161.85'
EL5	N 47°42'45" E	10.00'
EL6	S 42°17'15" E	161.81'
EL7	N 02°41'51" W	10.73'
EL8	N 47°28'45" E	30.06'
EL9	S 42°31'15" E	8.19'
EL10	S 62°02'42" E	4.22'
EL11	S 27°57'18" E	9.47'
EL12	S 62°02'42" W	1.85'
EL13	N 70°00'28" E	48.20'
EL14	S 45°37'45" E	115.79'
EL15	N 70°00'28" E	59.93'
EL16	S 58°00'24" E	83.55'
EL17	N 49°50'08" E	3.49'
EL18	S 45°37'45" E	107.98'
EL19	S 58°00'24" E	42.19'

LINE	BEARING	DISTANCE
L1	N 47°28'45" E	29.74'
L2	N 47°10'38" E	17.98'
L3	N 47°28'45" E	24.00'
L4	S 43°57'41" W	19.50'
L5	S 43°57'41" W	15.04'
L6	S 47°28'45" W	20.26'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	30.00'	45.71'	S 01°37'26" W	41.42'	87°18'18"
C2	30.00'	19.17'	N 23°43'34" W	18.84'	36°36'17"
C3	30.00'	27.70'	N 21°01'39" E	26.73'	52°54'10"
C4	30.00'	41.01'	N 86°38'29" E	37.89'	78°19'28"
C5	30.00'	6.37'	S 48°06'45" E	6.36'	12°10'04"
C6	30.00'	3.45'	S 49°52'00" W	3.45'	6°35'10"
C7	30.00'	33.61'	S 85°15'06" W	31.88'	64°11'01"
C8	30.00'	10.80'	N 52°20'33" W	10.74'	20°37'40"
C9	465.00'	22.70'	S 31°06'17" W	22.70'	2°47'51"
C10	465.00'	114.19'	S 39°32'19" W	113.90'	14°04'13"
C11	755.00'	286.93'	N 60°57'43" W	285.21'	21°46'30"
C12	610.00'	42.53'	S 69°57'07" E	42.52'	3°59'42"
C13	15.00'	26.27'	S 17°40'32" E	23.04'	100°21'28"
C14	750.00'	284.38'	N 60°59'13" W	282.68'	21°43'30"
C15	615.00'	61.17'	S 68°59'59" E	61.15'	5°41'57"