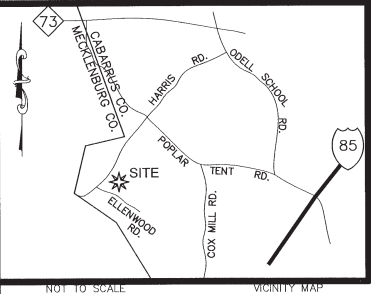
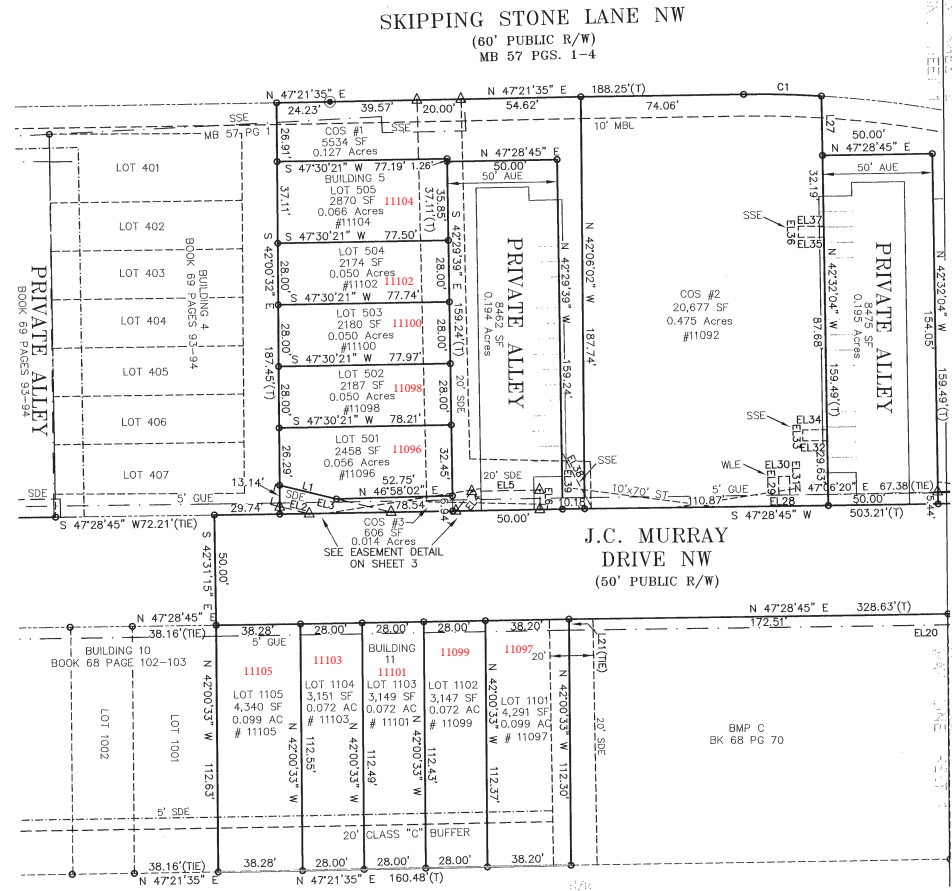


Filed 03/18/2016 @ 3:10 pm BK 70 Pg 67 Inst# 6127110



- NOT TO SCALE VICINITY MAP
- 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: 4670-65-4786
 - 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 PLAN.
 - 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 - 2.546 ACRES, 110,907 SQUARE FEET (10 TOTAL LOTS AND 3 COS PARCELS)
AREA IN PUBLIC R/W 0.877 ACRES, 38,213 SQUARE FEET
AREA IN PRIVATE R/W(ALLEY) 0.366 ACRES, 15,937 SQUARE FEET
AREA IN COS 0.606 ACRES, 26,817 SQUARE FEET
AREA IN LOTS 0.685 ACRES, 29,941 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.
 - SIGHT TRIANGLES AT PRIVATE ALLEYS ARE 10' x 70'.
 - THE PURPOSE OF THIS PLAT IS TO REVISE COMMON OPEN SPACE #1 AND LOT 505 AREA TOTALS, DOES NOT AFFECT ANY OTHER LOTS.
 - THIS PLAT SUPERCEDES PREVIOUSLY RECORDED IN CAB. 70 PAGES 5-7, ON DECEMBER 29, 2015, IN THE CABARRUS COUNTY REGISTER OF DEEDS.

- LEGEND
- CONCRETE CONTROL MONUMENT
 - FOUND IRON AS NOTED
 - SET IRON PIN
 - SDE - STORM DRAINAGE EASEMENT (PRIVATE)
 - PDE - PERMANENT DRAINAGE EASEMENT
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 - MBL - MINIMUM BUILD TO LINE
 - (T) - TOTAL DISTANCE
 - COS - COMMON OPEN SPACE
 - SITE - SITE TRIANGLE EASEMENT
 - - GENERAL UTILITY EASEMENT
 - - - - STORM DRAINAGE EASEMENT
 - # - ADDRESS NUMBER
 - AUE - ACCESS AND UTILITY EASEMENT
 - SSE - SANITARY SEWER EASEMENT



SETBACK TABLE PHASE 2 MAP 1
10' MBL REQUIRED OFFSET FROM PERIMETER ONLY

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

STREET LENGTHS PHASE 2 MAP 1
JC MURRAY DRIVE - 646 LINEAR FEET
VOLTA DRIVE - 130 LINEAR FEET



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 FEBRUARY 2016.

2117
KENT C. HUDSON 2.17.16

L-5187

SUMMIT
LAND SERVICES

P.O. BOX 7442
CHARLOTTE, NC 28241
OFFICE: 704-626-2800
FAX: 704-626-2808
WWW.SUMMIT-COMPANIES.COM
FIRM #C-3126

PROJECT:

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

OWNER/CLIENT:

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

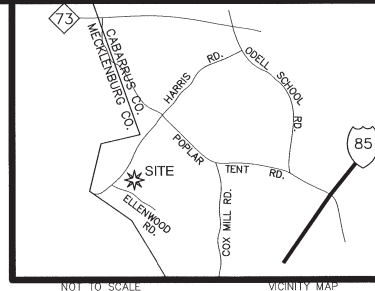
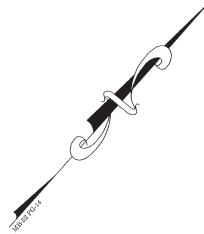
ORIG.PROJ.DATE: 9-8-2015
SCALE: 1"=40'
DRAWN BY: WCF
CHECKED BY: KCH

PROJECT NO:
3224

SHEET

1 OF **3**

FOR ALL CERTIFICATES OF TITLE AND CURVE TABLES SEE PLANS 1 & 3 OF THIS SET



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FIRM #C-3126

PROJECT:

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

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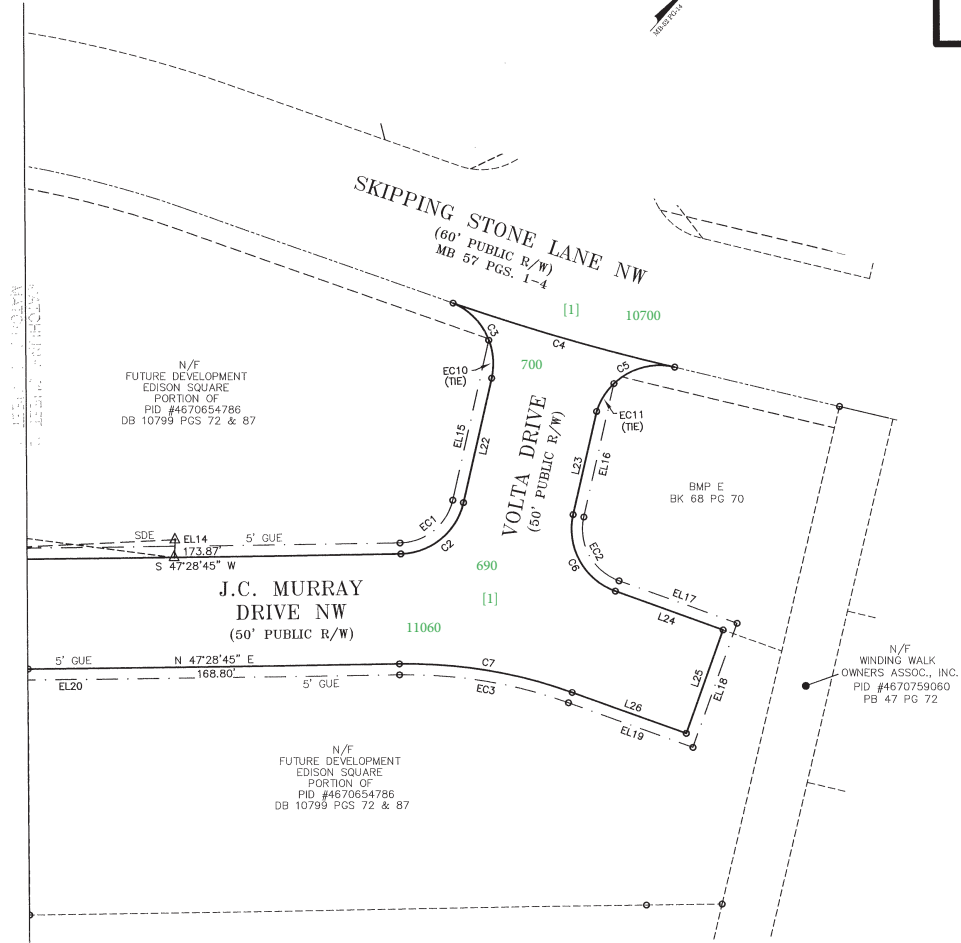
EDISON SQUARE
HOLDINGS, LLC
7804 FAIRVIEW RD, PMB 327
CHARLOTTE, NC 28226

ORIG. PROJ. DATE: 7-31-2015
SCALE: 1"=50'
DRAWN BY: WCF
CHECKED BY: KCH

PROJECT NO:
3224

SHEET

2 OF 3



Street Blades:
[1] 10700 Skipping Stone Ln NW & 700 Volta Dr NW
[2] 11060 J.C. Murray Dr NW & 690 Volta Dr NW

Street Keys:
Skipping Stone Ln NW - 2741
Volta Dr NW - 3088
J.C. Murray Dr NW - 3071

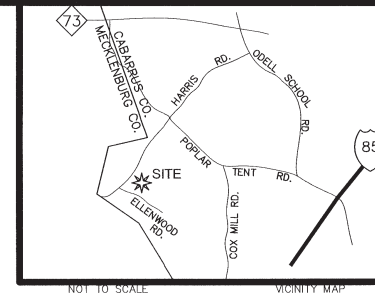
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 - - - - STORM DRAINAGE EASEMENT
 - # - ADDRESS NUMBER
 - AUE - ACCESS AND UTILITY EASEMENT
 - SSE - SANITARY SEWER EASEMENT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	35.42	470.00	4°19'05"	S 49°31'07" W	35.41
C2	39.68	30.00	75°47'08"	N 08°57'31" E	36.85
C3	41.70	30.00	79°37'55"	N 68°49'45" W	38.42
C4	105.07	930.00	6°28'24"	N 64°20'56" E	105.01
C5	44.97	30.00	85°52'55"	S 18°38'38" W	40.87
C6	43.50	30.00	83°04'46"	S 70°33'10" E	39.79
C7	80.22	225.00	20°25'42"	S 57°41'36" W	79.80

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N 62°02'28" E	12.29'
EL3	S 62°02'28" W	52.25'
EL4	S 02°41'51" E	11.45'
EL5	S 47°28'45" W	30.84'
EL6	N 42°31'15" W	8.79'
EL10	N 42°17'15" W	161.85'
EL11	N 47°42'45" E	10.00'
EL12	S 42°17'15" E	156.81'
EL13	S 42°17'15" E	5.00'
EL14	N 47°28'45" E	177.05'
EL15	N 29°00'47" W	74.78'
EL16	N 29°00'47" W	62.42'
EL17	S 67°54'27" W	57.01'
EL18	N 22°05'33" W	60.00'
EL19	N 67°54'27" E	60.10'
EL20	N 47°28'45" E	341.35'
EL28	S 47°28'45" W	5.00'
EL29	N 42°41'41" W	8.49'
EL30	N 46°57'02" E	5.00'
EL31	S 42°41'41" E	8.54'
EL32	N 47°54'21" E	11.07'
EL33	S 42°05'39" E	5.00'
EL34	S 47°54'21" W	11.03'
EL35	N 47°54'21" E	11.52'
EL36	S 42°05'39" E	5.00'
EL37	S 47°54'21" W	11.08'
EL38	N 70°07'52" W	23.08'
EL39	N 42°28'39" W	26.15'

EASEMENT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
EC1	33.38	25.00	78°29'32"	N 09°13'59" E	30.95'
EC2	36.25	25.00	83°04'46"	S 70°33'10" E	33.16'
EC3	78.44	220.00	20°25'42"	S 57°41'36" W	78.02'
EC4	39.68	30.00	75°47'08"	N 08°57'31" E	36.85'
EC5	41.70	30.00	79°37'55"	N 68°49'45" W	38.42'
EC6	105.07	930.00	6°28'24"	N 64°20'56" E	105.01'
EC7	44.97	30.00	85°52'55"	S 18°38'38" W	40.87'
EC8	43.50	30.00	83°04'46"	S 70°33'10" E	39.79'
EC9	80.22	225.00	20°25'42"	S 57°41'36" W	79.80'
EC10	17.71	30.00	33°49'58"	N 45°55'47" W	17.46'
EC11	15.10	30.00	28°50'29"	S 09°52'35" E	14.94'

LINE	BEARING	DISTANCE
L11	S 62°02'42" W	26.54'
L21	N 42°00'33" W	5.00'
L22	S 28°56'03" E	58.12'
L23	N 28°53'34" W	48.31'
L24	S 67°54'27" W	52.01'
L25	N 22°05'33" W	50.00'
L26	N 67°54'27" E	55.10'
L27	S 42°32'04" E	27.13'



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PROJECT:

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

OWNER/CLIENT:

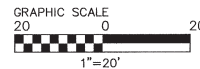
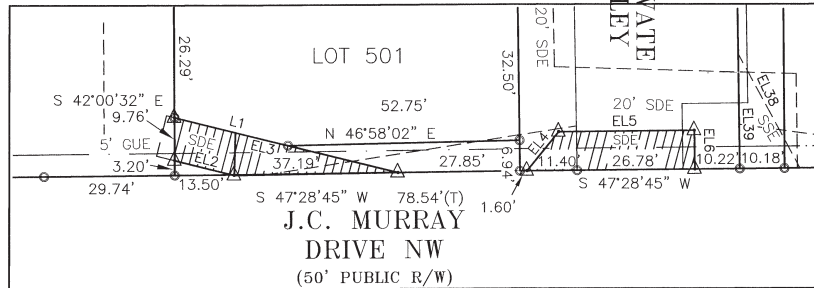
**EDISON SQUARE
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ORIG. PROJ. DATE: 7-31-2015
SCALE:
DRAWN BY: WCF
CHECKED BY: KCH

PROJECT NO:
3224

SHEET

3 OF **3**



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 _____ DATE

CITY CLERK _____

CERTIFICATE OF FEE PAYMENT

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

DATE _____ 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 PLAT 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.

DATE 2/18/16 OWNER/DEVELOPER _____

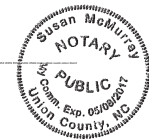
DATE 2-18-16 OWNER/DEVELOPER Sue

STATE OF NORTH CAROLINA,
COUNTY OF CABARRUS,

I, Susan McMurtry A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT KEVIN CONNERT AND SUSAN ROSENBLATT PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

2/18/16 Susan McMurtry
DATE



REVIEW OFFICERS CERTIFICATE:

STATE OF NORTH CAROLINA,
COUNTY OF CABARRUS,

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

DATE 3/18/16
REVIEW OFFICER Craig Ball

- LEGEND**
- - CONCRETE CONTROL MONUMENT
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 - - - STORM DRAINAGE EASEMENT
 - # - ADDRESS NUMBER
 - AUE - ACCESS AND UTILITY EASEMENT
 - SSE - SANITARY SEWER EASEMENT

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 I MAP 1 WAS APPROVED BY THE CONCORD PLANNING AND ZONING COMMISSION/ADMINISTRATOR ON 2-18-16 DATE

Margaret Pearson (B) DATE _____
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: M.S. Linder 2/18/16
DIRECTOR OF ENGINEERING