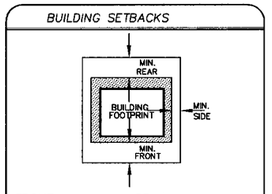
Filed 6-15-04 4:15 PM Bk 44 pg 75

BUILDING SETBACKS



FRONT	25 FT.
INTERIOR	6 FT.
CORNER LOT SIDE	25 FT.
REAR	20 FT.
BUILDING HEIGHT	3 STORIES (MAX.)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER 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 A STREETS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, 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 FAILURES OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE (1) YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

6-10-04 Jerry Newton
DATE OWNER

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, Rob Mundt, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING. THIS DOES NOT CONSTITUTE CERTIFICATION AS TO COMPLIANCE WITH ANY OR ALL LOCAL ORDINANCES OF ALL APPLICABLE LOCAL JURISDICTIONS.

6-14-04
DATE REVIEW OFFICER

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 HUMMINGBIRD RIDGE SUBDIVISION.

6/15/04
DATE DIRECTOR OF ENGINEERING

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 HUMMINGBIRD RIDGE SUBDIVISION

6-15-04
DATE DIRECTOR OF ELECTRIC SYSTEMS

CERTIFICATE OF FINAL PLAT APPROVAL.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL, OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

6-15-04
DATE DIRECTOR OF PLANNING

6 15 04
DATE CITY ATTORNEY

CERTIFICATE OF FEE PAYMENT.

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

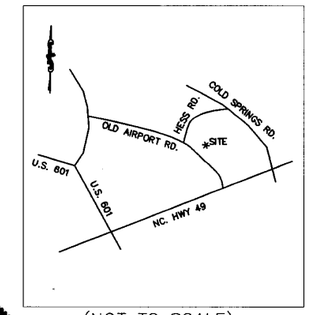
6/14/04
DATE FINANCE DIRECTOR

CERTIFICATE OF SURVEY AND ACCURACY

I, JEFFREY M. FISHER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4546, PG 20); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEED BOOK 4546, PAGE 20; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; 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.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 21ST DAY OF MAY, A.D. 2004.

SURVEYOR: JEFFREY M. FISHER
L-4398

NORTH CAROLINA PROFESSIONAL SEAL L-4398 LAND SURVEYOR J. MARK FISHER

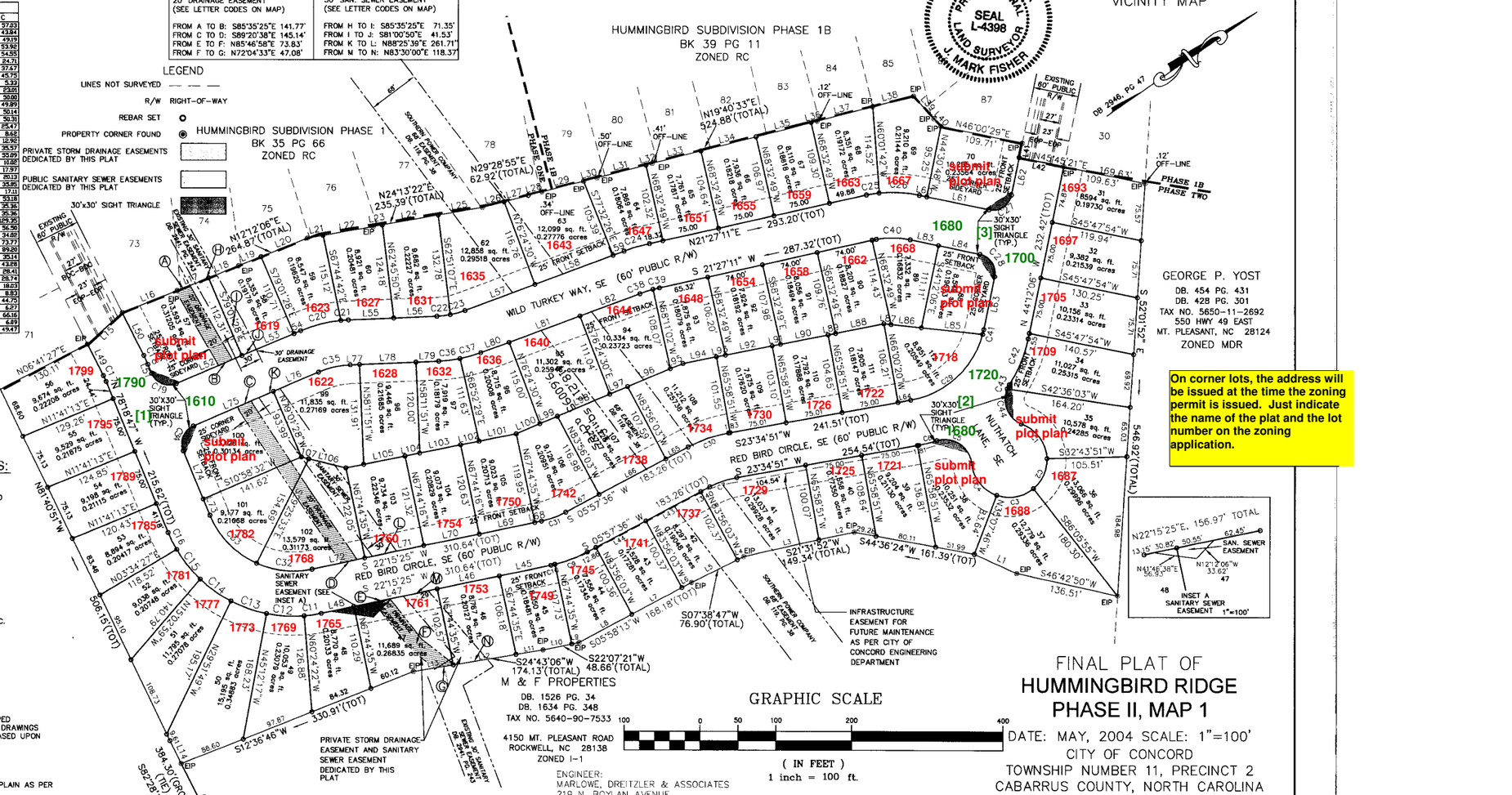


(NOT TO SCALE)
VICINITY MAP

ALIGNMENT DATA FOR CENTERLINE 20' DRAINAGE EASEMENT (SEE LETTER CODES ON MAP)	ALIGNMENT DATA FOR CENTERLINE 30' SAN. SEWER EASEMENT (SEE LETTER CODES ON MAP)
FROM A TO B: S85°35'25"E 141.77'	FROM H TO I: S85°35'25"E 71.35'
FROM C TO D: S89°20'38"E 145.14'	FROM I TO J: S81°00'50"E 41.53'
FROM E TO F: N85°46'58"E 73.83'	FROM K TO L: N88°25'39"E 261.71'
FROM F TO G: N72°04'33"E 47.08'	FROM M TO N: N83°30'00"E 118.37'

LEGEND

LINES NOT SURVEYED
R/W RIGHT-OF-WAY
REBAR SET
PROPERTY CORNER FOUND
PRIVATE STORM DRAINAGE EASEMENTS DEDICATED BY THIS PLAT
PUBLIC SANITARY SEWER EASEMENTS DEDICATED BY THIS PLAT



CALLS		
LINE	LENGTH	BEARING
L1	61.38	S58°31'00"W
L2	47.62	S21°31'52"W
L3	101.72	S21°31'52"W
L4	9.30	S07°38'47"W
L5	67.60	S07°38'47"W
L6	14.42	S05°58'13"W
L7	75.00	S05°58'13"W
L8	78.76	S05°58'13"W
L9	9.91	S22°07'21"W
L10	38.75	S22°07'21"W
L11	36.28	S24°43'06"W
L12	84.08	S24°43'06"W
L13	53.77	S24°43'06"W
L14	33.96	N82°00'12"W
L15	62.28	N07°59'39"W
L16	78.96	N12°12'06"E
L17	44.72	N12°12'06"E
L18	42.82	N12°12'06"E
L19	32.11	N12°12'06"E
L20	66.26	N12°12'06"E
L21	21.04	N24°13'22"E
L22	67.42	N24°13' 22"E
L23	12.49	N24°13'22"E
L24	75.03	N24°13'22"E
L25	59.41	N24°13'22"E
L26	29.69	N19°28'55"E
L27	33.23	N19°28'55"E
L28	18.67	N19°40'33"E
L29	56.62	N19°40'33"E
L30	18.45	N19°40'33"E
L31	66.56	N19°40'33"E
L32	8.41	N19°40'33"E
L33	66.62	N19°40'33"E
L34	75.04	N19°40'33"E
L35	75.04	N19°40'33"E
L36	8.31	N19°40'33"E
L37	75.64	N19°40'33"E
L38	55.52	N19°40'33"E
L39	39.90	N81°43'51"E
L40	13.67	N81°43'51"E
L41	19.33	S44°10'43"E
L42	59.98	S45°47'54"W
L43	81.51	S05°57'36"W
L44	75.00	S05°57'36"W
L45	69.67	S22°15'25"W
L46	84.00	S22°15'25"W
L47	113.00	S22°15'25"W
L48	43.97	S22°15'25"W
L49	46.91	N82°25'39"W
L50	63.63	N82°25'39"W
L51	13.21	N78°18'47"W
L52	94.73	N10°58'32"E
L53	74.91	N10°58'32"E
L54	9.77	N10°58'32"E
L55	59.99	N31°48'09"E
L56	57.34	N31°48'09"E
L57	98.99	N13°35'30"E
L58	110.00	N13°35'30"E
L59	15.35	N13°35'30"E
L60	9.93	S45°47'54"W
L61	84.10	S45°47'54"W
L62	50.57	N44°10'43"W
L63	71.85	N44°12'06"W
L64	17.11	S23°34'51"W
L65	33.29	S05°57'36"W
L66	100.00	S05°57'36"W
L67	49.97	S05°57'36"W
L68	14.50	N22°15'25"E
L69	75.01	S22°15'25"W
L70	75.00	S22°15'25"W
L71	79.99	S22°15'25"W
L72	71.51	S22°15'25"W
L73	23.06	S78°18'47"E
L74	69.31	S78°18'47"E
L75	115.77	N10°58'32"E
L76	65.01	N10°58'32"E
L77	12.33	S31°48'09"W
L78	74.99	N31°48'09"E
L79	30.01	N31°48'09"E
L80	40.00	S13°35'30"W
L81	100.00	N13°35'30"E
L82	84.34	N13°35'30"E
L83	37.96	S45°47'54"W
L84	56.06	S45°47'54"W
L85	81.44	N40°09'33"E
L86	40.30	S40°09'33"W
L87	9.69	S40°09'33"W
L88	64.85	N22°49'56"E
L89	10.12	N22°49'56"E
L90	63.90	S22°49'56"W
L91	11.13	S22°49'56"W
L92	62.89	S22°49'56"W
L93	12.13	S22°49'56"W
L94	45.01	S22°49'56"W
L95	17.99	S11°19'23"W
L96	61.40	S11°19'23"W
L97	25.56	S11°19'23"W
L98	74.86	S11°19'23"W
L99	25.22	S11°19'23"W
L100	34.00	S11°19'23"W
L101	49.95	S22°46'44"W
L102	25.06	S22°46'44"W
L103	54.94	S22°46'44"W
L104	20.06	S22°46'44"W
L105	55.87	S22°46'44"W
L106	50.80	S47°55'33"W
L107	10.00	S47°55'33"W
L108	8.09	S05°57'36"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CD	C
C1	60.69	50.00	69°32'33"	S87°34'47"W	57.03
C2	45.38	50.00	51°59'58"	N31°59'58"W	43.84
C3	51.48	50.00	58°55'30"	N23°49'46"E	49.19
C4	56.95	50.00	65°13'58"	N88°54'07"E	53.92
C5	66.95	35.00	182°53'38"	S47°06'34"W	54.55
C6	24.73	180.00	7°52'23"	N86°04'57"E	24.71
C7	37.88	180.00	19°03'33"	S14°99'28"W	37.67
C9	45.87	180.00	14°36'03"	N13°15'37"E	45.75
C10	5.33	180.00	1°41'46"	N81°24'35"E	5.33
C11	23.03	180.00	7°19'48"	N85°35'44"E	23.01
C12	50.16	180.00	15°57'59"	N37°34'38"E	50.00
C13	50.06	180.00	15°56'09"	N53°31'37"E	49.89
C14	50.30	180.00	16°00'43"	N69°29'39"E	50.14
C15	50.47	180.00	16°03'56"	N85°38'18"E	50.31
C16	25.50	180.00	8°06'56"	S82°28'17"E	25.47
C17	8.62	180.00	4°06'56"	N86°03'19"W	8.62
C18	12.93	180.00	4°06'56"	N86°28'13"W	12.92
C19	39.58	25.00	90°42'41"	N56°19'58"E	35.57
C20	55.31	180.00	17°36'22"	S19°46'49"W	55.09
C21	10.82	180.00	3°11'18"	S30°19'39"W	10.82
C22	17.96	180.00	5°25'14"	N27°39'28"E	17.97
C23	20.15	180.00	9°37'14"	N18°24'03"E	20.13
C24	35.10	180.00	11°39'26"	S17°40'10"W	35.05
C25	17.12	180.00	5°26'55"	S25°59'36"W	17.11
C26	53.37	180.00	16°39'22"	S37°13'54"W	53.18
C27	39.27	25.00	90°00'00"	N00°47'54"E	35.36
C28	39.27	25.00	90°00'00"	N89°12'06"W	35.36
C29	126.61	120.00	65°13'38"	N08°25'36"W	119.95
C30	56.73	180.00	18°03'33"	S14°99'28"W	56.50
C31	34.13	120.00	16°17'49"	N14°06'30"E	34.02
C32	74.98	120.00	35°48'08"	N40°09'57"E	73.77
C33	91.39	120.00	43°36'06"	N79°53'01"E	89.20
C34	38.96	25.00	89°17'19"	S33°40'08"E	35.14
C35	43.52	120.00	20°46'42"	S21°22'52"W	43.28
C36	28.44	180.00	9°03'10"	N27°16'34"E	28.41
C37	28.77	180.00	9°09'23"	N18°10'07"E	28.74
C38	18.04	120.00	8°34'56"	S13°26'01"W	18.03
C39	8.83	120.00	4°13'05"	S22°01'21"W	8.83
C40	45.01	120.00	21°29'32"	S34°59'18"W	44.75
C41	6.27	120.00	2°59'45"	N46°42'14"W	6.27
C42	66.53	180.00	21°10'42"	N33°36'45"W	66.16
C43	6.69	20.00	9°56'31"	S29°00'39"E	6.69
C44	54.94	25.00	89°36'28"	S77°59'99"E	49.47

SITE DATA / GENERAL NOTES:

1. EXISTING ZONING: FORMER R-3, CURRENT RC
   TAX PARCEL: 5650-00-2538
   APPARENT SOURCE OF TITLE: DB 4546, PG 20

   PROPERTY ADDRESS: OLD AIRPORT RD.
   CONCORD,NC

   DEED REFERENCES:
   DB 3707 PG 200

   SETBACKS
   FRONT SETBACK: 25'
   REAR YARD: 20'
   SIDE YARD: 6', 25' CORNER LOT
   MIN. LOT AREA: 5,000 SF
   MIN. LOT WIDTH: 50'
   MIN. LOT DEPTH: 100'

2. TOTAL ACREAGE FOR DEVELOPMENT: 18.63 AC.
   ACREAGE IN LOTS: 14.43 AC.
   ROAD R/W ACREAGE IS 4.20 ACRES;
   PROPOSED NUMBER OF LOTS = 65 LOTS
   TOTAL NUMBER OF LOTS IN SUB'D: 112
   TOTAL LINEAR FEET OF STREET: 3,034 LF
   RED BIRD CIRCLE = 1731 LF
   WILD TURKEY WAY = 1210.00 LF
   NUTHATCH LANE = 93 LF

3. PRELIMINARY PLAT REVISED TO MATCH STAMPED CITY OF CONCORD APPROVED CONSTRUCTION DRAWINGS DATED SEPTEMBER 19,2002 AND AS BUILT BASED UPON THOSE APPROVED DRAWINGS.

   FS = FRONT SETBACK
   CSY = CORNER LOT SIDEYARD

   THIS PROPERTY IS NOT LOCATED IN A FLOODPLAIN AS PER FEMA MAP 37025C0090D.

4. AREAS BY COORDINATE GEOMETRY METHOD.

5. UNLESS SIGNED AND SEALED, THIS PLAT IS PRELIMINARY NOT FOR RECORDATION, SALES OR CONVEYANCE.

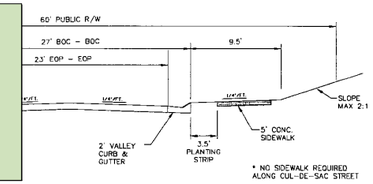
6. NO NCGS MONUMENT WITHIN 2000'.

7. DATE OF SURVEY 12-08-03.

Street Blade:
[1] 1610 Wild Turkey Way SE at 1790 Red Bird Cir SE

[2] 1680 Nuthatch Ln SE at 1720 Red Bird Cir SE

[1] 1680 Wild Turkey Way SE at 1700 Red Bird Cir SE



TYPICAL ROADWAY CROSS SECTION
NTS

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

ENGINEER:
MARLOWE, DREITZLER & ASSOCIATES
219 N. BOYLAN AVENUE
RALEIGH, NC 27603
919-834-1113

REVISIONS:

DATE:	COMMENTS:
5-20-2004	REVISE PLAT PER CONCORD PLANNING DEPARTMENT REVIEW COMMENTS DATED 5-12-2004
6-8-2004	Revisions per Review Comments dated 6-8-2004

FINAL PLAT OF HUMMINGBIRD RIDGE PHASE II, MAP 1

DATE: MAY, 2004 SCALE: 1"=100'
CITY OF CONCORD
TOWNSHIP NUMBER 11, PRECINCT 2
CABARRUS COUNTY, NORTH CAROLINA

PROPERTY OWNER: EAGLE RIDGE DEVELOPERS,LLC
466 CHURCH ST. NORTH
CONCORD, NC 28206
704-789-9000

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.

SURVEY BY:
PBSJ
POST, BUCKLEY, SCHUH & JERNIGAN, INC.
5200 77 CENTER DRIVE, SUTE 500
CHARLOTTE, NORTH CAROLINA 28217
TEL. NO. (704)522-7275