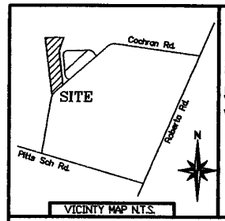

THE STATE OF NORTH CAROLINA
I, JAMES T.WEST, CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN BOOK 4985 PAGE 194, THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:23,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLATED FROM INFORMATION FOUND AS NOTED, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GENERAL STATUTE 47-30 AS AMENDED.

WITNESS MY HAND AND SEAL THIS 16th DAY OF MAY, A.D. 2005

JAMES T.WEST
L-3392
REG. NO.

NORTH CAROLINA PROFESSIONAL SEAL L-3392 LAND SURVEYOR JAMES T. WEST

I, JAMES T. WEST, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED

YES	NO	
☒	☐	THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAST HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
☐	☒	THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND
☐	☒	THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.
☐	☒	THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBVDIVISION.
☐	☒	THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT, I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN A. THROUGH D. ABOVE

NOTES:
1. PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAY OR EASEMENTS NOT OBSERVED.
2. PROPERTY ZONED: RM 2 CLUSTER SETBACKS ARE AS FOLLOWS: (1) FRONT:17.5' (2) SIDE STREET:17.5' (3) REAR: 5' (4) SIDE:7'
3. IRON PINS ARE AT ALL CORNERS UNLESS OTHERWISE NOTED
4. PROPERTY IS NOT LOCATED W/N 2000' OF A NCGS MONUMENT.
5. CITY OF CONCORD WATER AND SANITARY SEWER IS AVAILABLE
6. BOUNDARY PREDICATED BY MONUMENTS FOUND AND RECORD INFORMATION AS SHOWN.
7. AREAS DETERMINED BY THE COGO CALCUATION METHOD.
8. THIS SUBDIVISION IS SUBJECT TO RESTRICTIVE COVENANTS.

PLAT NORTH
REF: MB 28 PG 73

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	520.00'	16.01'	S01°50'57"W	16.01'
C2	520.00'	72.88'	S06°44'47"W	72.88'
C3	520.00'	42.83'	S13°07'16"W	42.83'
C4	25.00'	21.68'	S40°19'14"W	21.68'
C5	60.00'	65.04'	N34°06'26"E	65.04'
C6	60.00'	34.23'	N13°17'17"W	34.23'
C7	60.00'	35.62'	N46°38'09"W	35.62'
C8	60.00'	35.90'	N80°47'05"W	35.90'
C9	60.00'	37.40'	S64°12'56"W	37.40'
C10	60.00'	36.41'	S28°58'25"W	36.41'
C11	60.00'	47.95'	S11°18'20"E	47.95'
C12	25.00'	21.68'	N89°21'33"W	21.68'
C13	580.00'	56.73'	S12°48'44"W	56.73'
C14	580.00'	50.86'	S07°21'53"W	50.86'
C15	25.00'	37.57'	N47°54'36"E	37.57'
C16	400.00'	36.95'	S86°23'11"E	36.95'
C17	460.00'	16.45'	S84°45'52"E	16.45'
C18	460.00'	26.84'	S87°24'38"E	26.84'
C19	25.00'	39.27'	N44°01'57"W	39.27'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N83°44'24"W	20.41'
L2	N83°44'24"W	20.34'

Street Blades:
[1] 3940 Morris Burn Dr SW at 4550 Lanstone Ct SW

Street Key #'s
Lanstone Ct SW - 2707
Morris Burn Dr SW - 2445

TOTAL ACREAGE = 7.05 AC.
TOTAL NUMBER OF LOTS = 18
RESIDENTIAL ACRES = 4.73 AC.
STREET R/W ACREAGE = 1.08 AC.
OPEN SPACE ACREAGE: 1.24

LENGTH OF STREETS
LANSTONE COURT, SW = 476'
MORRISBURN DRIVE, SW = 201'

This property is not in a 100 year flood hazard area. Reference FIRM map # 37025C0115 D Effective date Nov.2,1994

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.

LEGEND:
- PROPERTY LINE
- R/W — ROAD RIGHT OF WAY
- MINIMUM BUILDING SETBACK
- OLD PROPERTY LINE
- PL — ADJOINER PROPERTY LINE (NOT SURVEYED)
- ASPHALT
- GRAVEL
- W — APROX. LOC. WATERLINE
- OVHDUTIL — OVERHEAD UTILITIES
- SS — APROX. LOC. SANITARY SEWER LINE

OFFICE OF REGISTER OF DEEDS
STATE OF NORTH CAROLINA
CABARRUS COUNTY
FILLED FOR REGISTRATION ON THE 1st DAY OF July 2005
AT 11:00 O'CLOCK AM AND REGISTERED IN THE OFFICE OF REGISTER OF DEEDS, CABARRUS COUNTY, NC
IN; BOOK 47 PAGE 12
LINDA F. McABEE, REGISTER OF DEEDS
BY: ~~ASSISTANT~~/DEPUTY

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.

7/1/2005 — DATE
Jonathan Marshall by David Lindley — REVIEW OFFICER

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM 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 BUILDING SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS 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 FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

OWNER (S) — Pres.

CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE LANSTONE SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

6-29-05 — DATE
Joyce Allman/Mgr — FINANCE DIRECTOR

Certificate of Streets, Water and Sewer System Approval and Other Improvement
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 SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN LANSTONE, MAP 2 SUBDIVISION.

6/29/05 — DATE
DIRECTOR of ENGINEERING

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.

6-29-05 — DATE
DIRECTOR OF DEVELOPMENT SERVICES

7/1/05 — DATE
CITY ATTORNEY

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 LANSTONE, MAP 2 SUBDIVISION.

6-29-05 — DATE
DIRECTOR OF ELECTRIC SYSTEMS

LEGEND:

EIP - EXISTING IRON PIN / PIPE	B/C - BACK OF CURVE
NIP - NEW IRON PIN (1/2' IRON ROD)	TELE - TELEPHONE
CP - COMPUTED POINT	OVHDUTIL - OVERHEAD UTIL
P/P - POWER POLE	FH - FIRE HYDRANT
R/W MON. - RIGHT-OF-WAY MONUMENT	WL - WATERLINE
R/W - RIGHT OF WAY	UTIL. - UTILITIES
PVMT. - PAVEMENT	ESMT. - EASEMENT
NTS - NOT TO SCALE	SS -SANITARY SEWER

FINAL PLAT

LANSTONE, MAP 2

PIN# 5508 96 1413 * DB 4985 PG 194
CITY OF CONCORD * TOWNSHIP# 2 * CABARRUS COUNTY * NC

SURVEY FOR:
THE KING CORPORATION
1119 ASHEFORD GREEN AVE
CONCORD, NC 28027
704-788-9267

50 0 50 100'

DATE: MAY 16, 2005
SCALE: 1"= 50'
CITY OF: CONCORD*TWSP # 2
COUNTY: CABARRUS
STATE: NORTH CAROLINA

HARRISBURG SURVEYING
4555 HIGHWAY 49
HARRISBURG, N.C. 28075
PHONE:704-455-9553
FAX:704-455-9008

DRAWN BY: SDG
COMP BY: JTW
REVISION #1: 6/1/05 CITY COMMENTS
MSCAD3.1: LANSTONE/FINAL