

LOT AREAS IN SQUARE FEET

56	7,724
57	7,724

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

12/09/04 DATE *Margaret Pearson* DIRECTOR OF PLANNING
 12/16/04 DATE *Albert Bundeuff* CITY ATTORNEY

LEGEND

B/B	BACK OF CURB TO BACK OF CURB
PVMT	PAVEMENT
ST	SIGHT TRIANGLE
SS	SANITARY SEWER
PSDE	PUBLIC STORM DRAINAGE EASEMENT
COS	COMMON OPEN SPACE
R/W	RIGHT OF WAY
WT	WATER TEE
FH	FIRE HYDRANT
CP	COMPUTED POINT
CB	CATCH BASIN
FE	FLARED END SECTION
SM	SANITARY SEWER MANHOLE
CCM	CONCRETE CONTROL MONUMENT
—	= SURVEYED LINE
- - -	= ADJACENT LINE (NOT SURVEYED)
- - -	= EXISTING R/W

- NOTES:**
- ERROR OF CLOSURE 1:10,000
 - AREA BY COMPUTER (COORDINATE METHOD)
 - TOTAL NUMBER OF LOTS = 2
 - TOTAL AREA = 0.51 ACRE
 - AREA IN ROAD R/W = 0.16 ACRES
 - AREA IN LOTS = 0.35 ACRE
 - LANSMOORE LANE, NW LENGTH = 88 LF
 - IRON PINS AT ALL CORNERS UNLESS OTHERWISE NOTED
 - THIS PROPERTY IS NOT SUBJECT TO THE 100 YEAR FLOOD PLAIN AREA PER F.I.R.M. MAP NUMBER 327025C0080 D, NOVEMBER 2, 1994
 - THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND
 - ZONED: CURC (UDO)
 - MINIMUM LOT SIZE = 3,000 SQ. FT.
 - MINIMUM LOT WIDTH = 50'
 - MINIMUM LOT DEPTH = 100'
 - MINIMUM BUILDING SETBACK = 15'
 - MINIMUM SIDE YARD = 6'
 - MINIMUM SIDE SETBACK FOR STREET SIDE OF A CORNER LOT = 15'
 - MINIMUM REAR YARD = 20'
 - THE BUILDING REQUIREMENTS AND/OR SETBACK LINES AS SET FORTH HEREON NEITHER CREATE NOR IMPOSE PRIVATE RESTRICTIONS, BUT INSTEAD REFLECT ZONING AND/OR SUBDIVISION REGULATIONS OF THE CITY OF CONCORD
 - THE COMMON OPEN SPACE IS FOR THE USE BY THE HOMEOWNERS OR TENANTS OF LAUREL PARK AND NOT FOR USE BY THE PUBLIC. THE MAINTENANCE OF THE COMMON OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE LAUREL PARK HOMEOWNERS ASSOCIATION, INC.

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

12-15-2004
 Date

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 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 of 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 of Concord, or after final acceptance of required improvements, whichever occurs later.

12/6/04 DATE *Wendell* OWNER

Street Blades:
 [1] 2650 Sunberry Ln NW at
 2700 Lansmoore Ln NW

N.C. GRID COORDINATES
 (NAD 83)
 N = 606,516.57 (FEET)
 E = 1,508,681.04 (FEET)
 COMB. GRID FACTOR 0.999848

GRID TIE (NOT TO SCALE)
 S72°38'56"E 4755.81'
 GRID DISTANCE 4755.09'
 COMBINED GRID FACTOR 0.999848

N.C.D.O.T. GPS MONUMENT
 "U-2009-1"

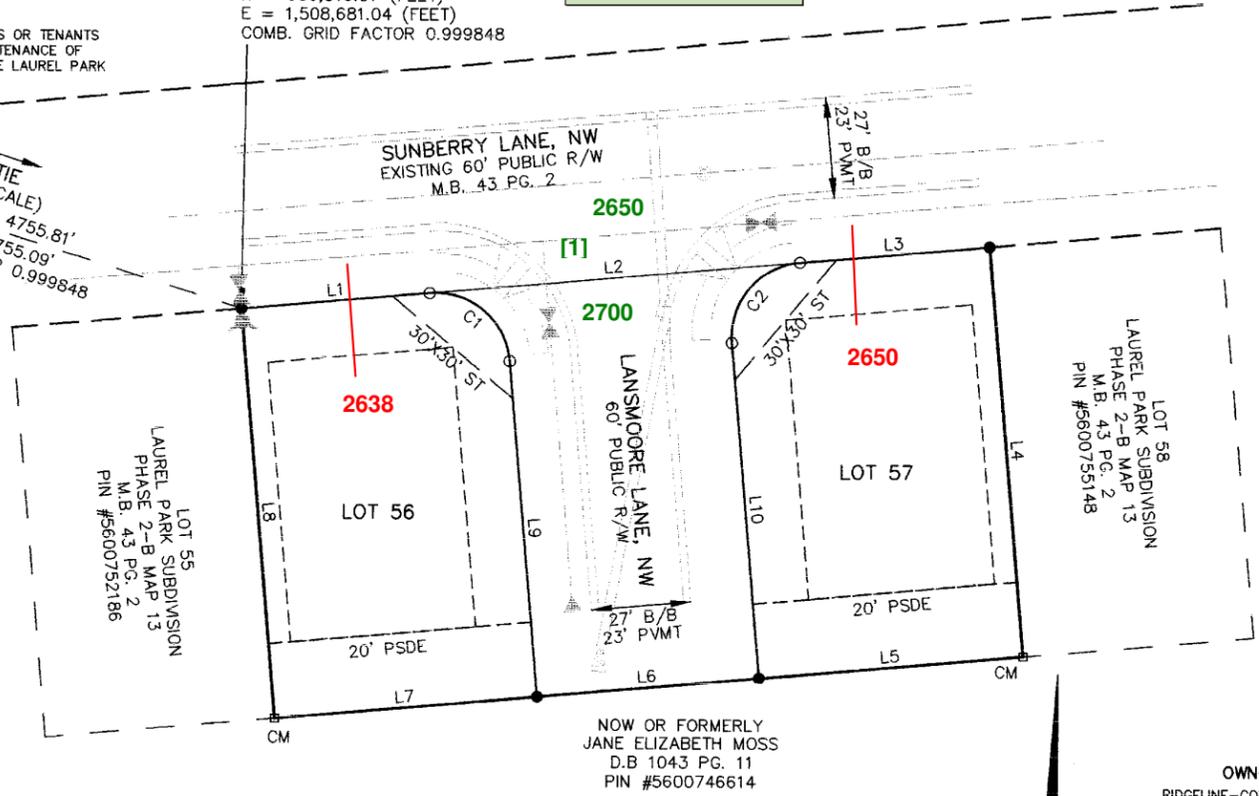
N.C. GRID COORDINATES
 (NAD 83)
 N = 607,934.66 (FEET)
 E = 1,504,142.33 (FEET)
 ALL DISTANCES SHOWN ARE GROUND
 DISTANCES UNLESS OTHERWISE NOTED

LINE TABLE

LINE	BEARING	LENGTH
L1	N84°57'49"E	51.00'
L2	N84°57'49"E	100.00'
L3	N84°57'49"E	51.00'
L4	S05°02'11"E	110.00'
L5	S84°57'49"W	71.00'
L6	S84°57'49"W	60.00'
L7	S84°57'49"W	71.00'
L8	N05°02'11"W	110.00'
L9	S05°02'11"E	90.00'
L10	N05°02'11"W	90.00'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	31.42'	20.00'	28.29'	S50°02'34"E
C2	31.41'	20.00'	28.28'	N39°57'26"E



NO.	DATE	DESCRIPTION	BY
1	12/3/04	PLANNING COMMENTS	CGS

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 Laurel Park Subdivision.

12-7-04 DATE *William A. Samson* DIRECTOR OF ELECTRIC SYSTEMS

CERTIFICATE OF FEE PAYMENT
 I hereby certify that all fees for the Laurel Park Phase 2B Map 17 subdivision have been paid, or that the fees are not applicable.

12/13/04 DATE *Joseph L. Williams* FINANCE DIRECTOR

CERTIFICATE OF SURVEY AND ACCURACY.
 I, Edward L. Killough, certify that this map was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book 2877 Pages 293 & 303); that the error of closure as calculated by latitudes and departures is 1:10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book As Pages Shown; that this map was prepared in accordance with General Statute 47-30, as amended

Witness my hand and seal this 19th day of October, A.D., 2004

Edward L. Killough
 Surveyor or Registrar
 L-1519
 License or Registration Number

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 the Laurel Park Subdivision.

12/7/04 DATE *Michael* DIRECTOR OF ENGINEERING

FINAL SUBDIVISION PLAT
 OF
LAUREL PARK - PHASE 2B - MAP 17
 FOR
RIDGELINE-CONCORD, LLC
 TOWNSHIP #2, CABARRUS COUNTY, NORTH CAROLINA
 OCTOBER 19, 2004

GRAPHIC SCALE
 30 0 15 30 60 120
 (IN FEET)
 1 inch = 30 ft.

SURVEYED BY EDWARD L. KILLOUGH N.C.P.L.S. L-1519
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