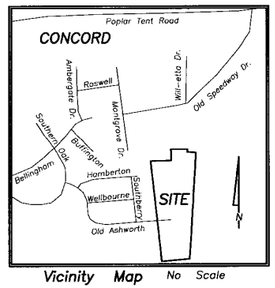
Book 50 Page 47



Vicinity Map No Scale

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 Laurel Park Subdivision.

8/24/06 Date — Director of Engineering

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.

Date — Director of Electric Systems

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.

8/22/06 Date — Director of Development Services

~~Date~~ — ~~City Attorney~~

I hereby certify that all fees for the Laurel Park Subdivision Phase 4 Map 2 have been paid, or that the fees are not applicable.

8/24/06 Date — Finance Director

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 the statutory requirements for recording.

8/24/2006 Date — Jonathan Marshall by David Whitley, Review Officer

NORTH CAROLINA PROFESSIONAL SEAL L-3680 LAND SURVEYOR MARK S. PENCE

I, Mark S. Pence, Certify that this Plat was drawn under my supervision from an actual survey made under my supervision, (Deed Description recorded in Deed Book 5718 Page 137); that the Ratio of Precision is 1 : 93,642 as calculated, that the boundaries not surveyed are shown as broken lines plotted from information as referenced hereon; that this Plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and Official Seal this the 4th day of August, 2006.

I Hereby Certify that the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;

N.C. Professional Land Surveyor L-3680

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, established minimum building 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 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.

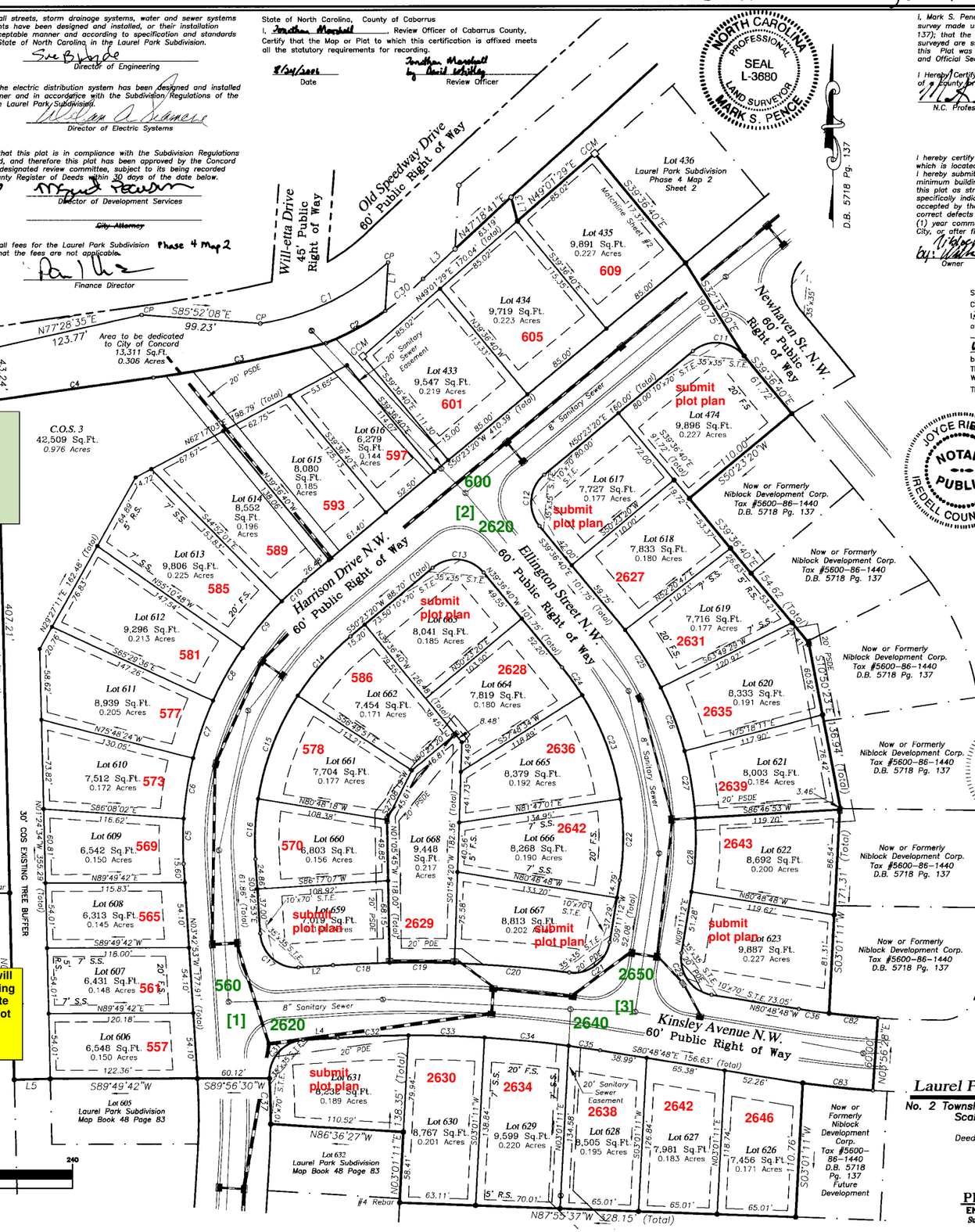
Niblock Dev. Corp. by: William Niblock — Owner; Vice Pres. — Title; 8/4/06 — Date

State of North Carolina
County of Iredell
I, Joyce Rietman, Notary Public of the County and State Aforesaid, Certify that William Niblock personally appeared before me this Day and Acknowledged The Execution of the Foregoing Instrument.
Witness my Hand and Official Stamp and Seal, This 4 Day of August 2006
Notary Public: Joyce Rietman
My Commission Expires: 10-13-07

JOYCE RIETMAN NOTARY PUBLIC IREDELL COUNTY, N.C.

Street Key #'s
Harrison Dr NW - 2729
Kinsley Ave NW - 2794
Ellington St NW - 2795

Street Blades:
[1] 2620 Kinsley Ave NW at 560 Harrison Dr NW
[2] 2620 Ellington St NW at 600 Harrison Dr NW
[3] 2650 Ellington St NW at 2640 Kinsley Ave NW



Notes:
- Tax Parcel #5600-97-1197
- Sheet 1 Acreage = 10.825 Acres (471,547 Sq.Ft.) Sheet 1 Right-of-way acreage = 4.216 (183,645 Sq.Ft.) Sheet 1 Common Open Space (C.O.S.) acreage = 0.985 (42,894 Sq.Ft.)
- Total Number of Proposed Lots 38
- Area computed by coordinate method.
- Property subject to any valid enforceable easements, restrictions and rights-of-ways of record.
- All corners identified are #4 Rebars unless otherwise shown.
- This site does not lie within a Regulated Floodplain per FEMA F.I.R.M. Community Panel #37025-C-0080D, dated November 2nd, 1994.
- This Tract is NOT Located in a Protected Watershed.
- Site Zoning; RC
- Open Space = 10% (25% Max Inaccessible)
- Impervious Ratio = 50%
- Minimum Lot Size: = 5,000 Sq. Ft.
  Minimum Lot Width = 50'
  Minimum Lot Depth = 100'
  Minimum Lot Frontage = 15'
  Minimum Building Setback = 20'
  Minimum Side Setback = 7'
  Minimum Rear Setback = 5'
  Minimum Street Side Setback = 20'
  Minimum Accessory Structure Side & Rear Setback = 5'
- This Subdivision lies within the City Limits of Concord.
- All Streets will be Constructed to the City of Concord Standards, and will be Dedicated to the City of Concord.
- All Lots will be served by City of Concord Water and Sewer Utilities constructed to the City of Concord Standards.
- Minimum 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.
- No NCGS monument located within 2,000' of subject property.
- 1,796 Linear Feet of new roads created on Sheet 1.
- See Sheet 2 for line & curve data.

Symbol Legend
NW....North-West
CP....Calculated Point
EIR....Existing Iron Rod
EIP....Existing Iron Pipe
OHE....Overhead Electric
R/W....Right of Way
LP....Light Pole
COS....Common Open Space
CCM....Concrete Control Monument
PSDE....Private Storm Drainage Easement
PDE....Public Drainage Easement
R.S....Rear Setback
S.S....Side Setback
F.S....Front Setback
S.S.S....Side Street Setback
S.T.E....Sight Triangle Easement
● ..Calculated Point (CP)
●....Sewer Manhole
....Power Pole
□....Concrete Monument
●....#4 Rebar Set or Corner as Described
....Catch Basin
△....N.C.G.S. Monument
xxxxxxxxxx Existing Fence

Linetype Legend
Easement Line
Boundary Line
Lot Line
Setback Line
Tie Line
Fence Line
Pavement Line
Adjoiners Property Line

Ellington St. - 486'
Harrison Dr. - 822'
Kinsley Ave. - 539'

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.

Filed for Registration
Book_____ Page_____
Date_____ Time_____ AM PM
_____ of _____ Pages
Registered in Record of Cabarrus County
_____ Register of Deeds
By: _____

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

Certificate of Conformity with Plans and Specifications
City of Concord
Laurel Park Subdivision Phase 4 Map 2
Name of Subdivision
Harrison Drive NW, Ellington Street NW, Kinsley Avenue NW
Name of Streets in Subdivision
Niblock Development Corporation
Subdivider

I hereby, to the best of my knowledge, ability and belief, certify that all street, storm drainage, water and sewer work to be performed on this subdivision has been checked by me or my authorized representative and will conform with lines, grades, cross-sections, dimensions, and material requirements which are shown on and indicated in the plans which have been reviewed and approved by the Concord Subdivision Administrator or the North Carolina Department of Transportation.

I also acknowledge the falsification of the above certifications may subject me to civil suit and/or criminal prosecution under the General Statutes, including but not limited to, G.S. 14-100 and G.S. 136-102.6 and the Code of Ordinances of the City of Concord.

Signed:
Jonathan Young, Registered Professional Engineer
Registration No. 026458 — Date 8/09/06

NORTH CAROLINA PROFESSIONAL SEAL 026458 ENGINEER JONATHAN M. YOUNG

State of North Carolina
County of Iredell
I, Joyce Rietman, Notary Public of the County and State Aforesaid, Certify that Jonathan Young personally appeared before me this Day and Acknowledged The Execution of the Foregoing Instrument.
Witness my Hand and Official Stamp and Seal, This 9 Day of August 2006
Notary Public: Joyce Rietman
My Commission Expires: 10-13-07

JOYCE RIETMAN NOTARY PUBLIC IREDELL COUNTY, N.C.

Final Subdivision Plat for
Laurel Park Subdivision Phase 4 Map 2 Sheet 1

No. 2 Township Cabarrus County City of Concord North Carolina
Scale 1"= 60' Date Platted, July 11th, 2006
Reference
Deed Book 5718 Page 137 Tax Parcels #5600-86-1440

Owner: Niblock Development Corp.
300 McGill Avenue NW
Concord, N.C. 28027

PIEDMONT DESIGN ASSOCIATES, P.A.
ENGINEERING - SURVEYING - PLANNING
Suite 101 Westfield Center, 125 N. Plaza Dr., Mooresville, N.C. 28115
Phone (704) 664-7888 Fax (704) 664-1778

Job No: 040308 - Laurel Park Phase 4