

Notes:

- * Tax Parcel #5600-87-7729
- * Total Site Acreage = 5.460 Acres (237,841 Sq. Ft.)
- * Acreage in R/W of Old Speedway Drive NW = 0.483 Acres (21,049 Sq. Ft.)
- * Acreage in R/W of Old Speedway Drive NW = 0.516 Acres (22,640 Sq. Ft.)
- * Acreage Located in the Lots = 4.361 Acres (189,952 Sq. Ft.)
- * No Common Open Space created on this Plat
- * Total Number of Lots created = 13
- * 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: RV
- * Open Space = 10% (25% Max Inaccessible)
- * Impervious Ratio = 50%
- * Estimated Square Footage for Impervious Coverage per Lot = 3,800 Sq. Ft.
- * 3,800 Sq. Ft. x 13 Lots = 49,400 Sq. Ft.
- * Minimum Lot Size = 7,500 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 herein 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.
- * 241 Linear Feet of new roads (centerline) created on Bedford Place N.W.
- * Property may be subject to recorded and unrecorded easements and right-of-way not observed.
- * A 20' radius is dedicated at all intersections.
- * A 25' radius is dedicated at the intersections of 50' radius cul-de-sacs right-of-way line and street right-of-way line.

Certificate of Conformity with Plans and Specifications

City of Concord

Laurel Park Subdivision Phase 5 Map 3
Name of Subdivision

Bedford Place 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 certificate 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: *[Signature]*
Jonathan Young, Registered Professional Engineer
Registration No. 026458 Date 3/28/07

State of North Carolina
County of Iredell

I, Joyce Rietman, a Notary Public of the County and State Aforesaid, Certify that Jonathan Young, Registered P.E., personally appeared before me this Day and Acknowledged The Execution of the Foregoing Instrument. Witness my Hand and Official Stamp and Seal. This 8th Day of March.

Notary Public: Joyce Rietman
My Commission Expires: October 13th, 2007

State of North Carolina
County of Iredell

I, Joyce Rietman, a Notary Public of the County and State Aforesaid, Certify that William Niblock, Owner, personally appeared before me this Day and Acknowledged The Execution of the Foregoing Instrument. Witness my Hand and Official Stamp and Seal. This 8th Day of March.

Notary Public: Joyce Rietman
My Commission Expires: October 13th, 2007

I hereby certify that I am owner of the property shown and described herein, 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 final acceptance of required improvements, or after a certificate of approval has been executed by the City, whichever occurs later.

[Signature]
Owner Title
Date 3/8/07

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 DB 5785 PG 296; 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 herein; that this Plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and Official Seal this 8th day of March, 2007.

I Herby Certify that the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcel size.

[Signature]
N.C. Professional Land Surveyor L-3680

I hereby certify that this plat is in compliance with the City of Concord Code of Ordinances. This plat for the Laurel Park Subdivision was approved by the Concord Planning & Zoning Commission / Administrator with the concurrence of the Development Review Committee at their meeting on 4-17-07.

Date 4-17-07
M. J. P. P.
Development Services Director

I hereby certify that all fees for the Laurel Park Subdivision Phase 5 Map 3 have been paid, or that the fees are not applicable.

Date 4/17/07
P. J. P.
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.

Date 4/17/2007
Jonathan Marshall by Carol Lehtinen
Review Officer

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 4/17/07.

Date 4/17/07
M. J. P. P.
City Clerk

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.

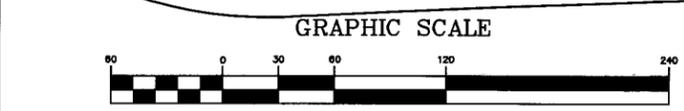
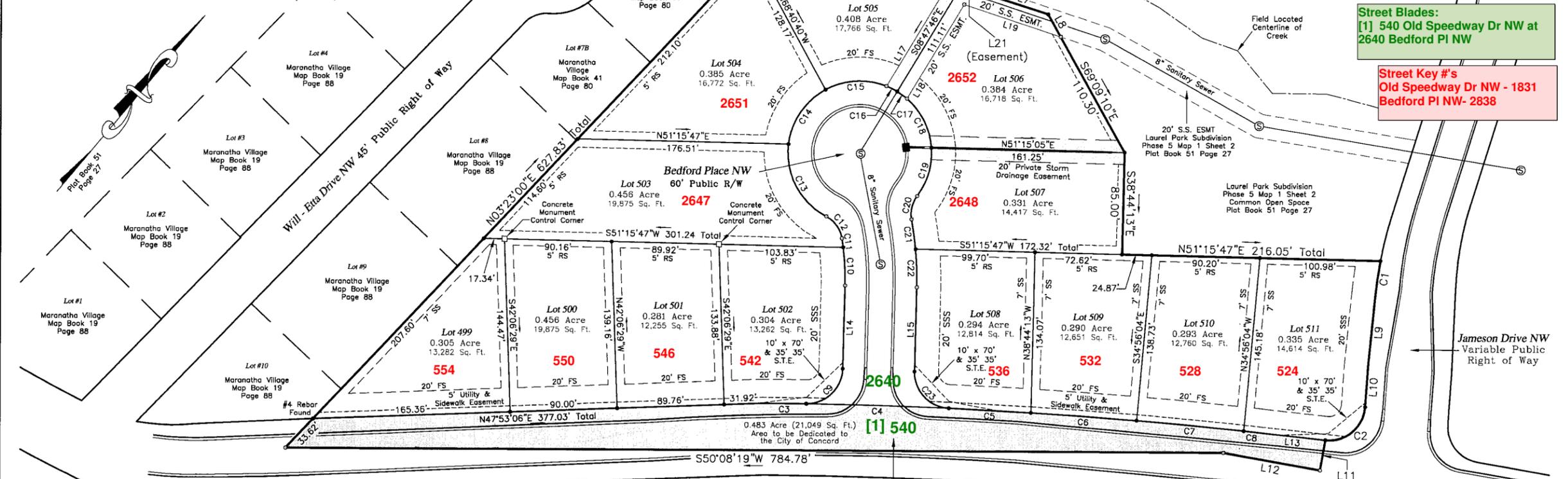
Date 4/17/07
Sue Blythe
Director of Engineering

I hereby certify that the electric distribution system has been designed and installed in an acceptable manner and in accordance with the Code of Ordinances of the City of Concord.

Date 7/22/09
William J. Sanda
Director of Electric Systems

Street Blades:
[1] 540 Old Speedway Dr NW at 2640 Bedford PI NW

Street Key #'s
Old Speedway Dr NW - 1831
Bedford PI NW - 2838



Filed for Registration
Book _____ Page _____
Date _____ Time _____ AM PM
_____ of _____ Pages

Registered in Record of Cabarrus County

Register of Deeds

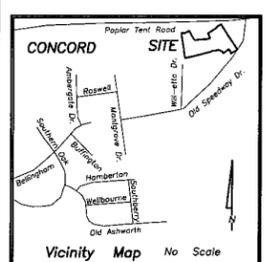
By: _____

Linetype Legend

- Easement Line
- Boundary Line
- Lot Line
- Setback Line
- Tie Line
- Fence Line
- Pavement Line
- Adjoiners Property Line

LINE	LENGTH	BEARING
L1	21.44	S48°59'07"W
L2	22.78	S48°59'07"W
L3	81.70	S83°58'57"W
L4	31.23	S83°58'57"W
L5	7.17	S83°58'57"W
L6	21.94	S83°58'57"W
L7	46.22	S57°39'25"W
L8	21.51	N69°09'10"W
L9	59.58	S34°21'14"E
L10	34.42	N35°58'09"W
L11	25.56	S30°00'17"E
L12	92.12	N32°59'43"E
L13	54.28	S56°13'06"W
L14	69.51	S38°44'13"E
L15	70.24	N38°44'13"E
L16	122.93	S87°57'45"W
L17	90.82	S88°47'46"E
L18	91.74	S88°47'46"E
L19	84.86	N68°16'11"E
L20	30.86	S87°57'45"W
L21	7.91	N68°16'11"E

Curve	Length	Radius	Chord	Direction	Chord Length
C1	28.75	330.00	S31°31'28"E		28.74
C2	48.27	30.00	N10°07'28"E		43.23
C3	36.67	3992.05	S50°29'41"W		36.67
C4	119.11	3992.05	S51°36'46"W		119.11
C5	68.55	3992.05	S52°57'34"W		68.55
C6	88.40	3992.05	S54°09'09"W		88.40
C7	90.00	3992.05	S55°21'59"W		90.00
C8	14.37	3992.05	S56°06'54"W		14.37
C9	46.86	30.00	N06°00'38"E		42.24
C10	31.88	220.00	N42°53'19"W		31.86
C11	7.56	220.00	N48°01'32"W		7.56
C12	23.31	25.00	N75°43'22"W		22.48
C13	72.51	60.00	S67°48'36"E		68.17
C14	57.09	60.00	S85°56'13"E		54.96
C15	52.66	60.00	S46°27'58"W		50.99
C16	10.05	60.00	S76°24'25"W		10.04
C17	10.53	60.00	S96°00'03"W		10.04
C18	47.04	60.00	N66°44'24"W		45.85
C19	43.00	60.00	N23°44'44"W		42.09
C20	20.58	25.00	S26°48'01"E		20.01
C21	25.06	280.00	N47°49'23"W		25.05
C22	31.87	280.00	N41°59'53"W		31.86
C23	46.49	30.00	S83°08'05"E		41.98



Symbol Legend

- NW.....North-West
- CP.....Calculated Point
- EIR.....Existing Iron Rod
- EIP.....Existing Iron Pipe
- OHE.....Overhead Electric Easement
- R/W.....Right of Way
- LP.....Light Pole
- COS.....Common Open Space
- CCM.....Concrete Control Monument
- PSDE.....Private Storm 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
- S.D.E.....Public Storm Easement
- S.S.ESMT.....Sanitary Sewer Easement
-Calculated Point (CP)
-Sewer Manhole
-Power Pole
-Concrete Monument
-#4 Rebar Set or Corner as Described
-Catch Basin
-N.C.G.S. Monument
-Existing Fence

Jameson Drive NW
60' Public Right of Way

Final Subdivision Plat for
Laurel Park Subdivision Phase 5 Map 3
No. 2 Township Cabarrus County City of Concord North Carolina
Scale 1" = 60'
Date Platted, January 24th, 2007

References:
Deed Book 5785 Page 296 & Deed Book 5678 Page 117
Portion of Tax Parcel #5600-87-7729
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 E. Plaza Dr., Mooresville, N.C. 28115
Phone (704) 664-7888 Fax (704) 664-1778

Job #040308