

LINE	BEARING	DISTANCE
L1	N 82°05'09" W	17.54'
L2	N 58°13'41" E	12.48'
L3	S 63°48'46" W	89.51'
L4	N 52°41'34" W	41.81'
L5	N 50°54'11" E	60.70'
L6	N 52°10'27" E	60.70'
L7	S 24°48'33" E	62.41'
L8	N 63°45'28" E	112.56'
L9	S 63°45'28" W	66.91'
L10	S 23°30'00" W	20.00'
L11	S 88°29'35" E	92.77'
L12	S 85°32'05" W	50.48'
L13	N 63°45'28" E	19.08'
L14	N 08°39'00" W	47.91'
L15	S 50°54'11" W	41.09'
L16	N 39°18'12" W	20.00'
L17	S 24°48'33" E	20.00'
L18	S 06°08'03" E	38.56'
L19	S 62°41'03" E	9.21'
L20	S 20°17'40" E	10.18'

**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.

7/10/06 *Maryland Brown*  
 DATE DIRECTOR OF DEVELOPMENT SERVICES

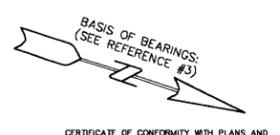
**PLAT REVIEW OFFICER CERTIFICATE**

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.

7-12-2006  
 DATE REVIEW OFFICER

SITE DATA		MAP 1	
TOTAL ACREAGE	10.220	TOTAL LINEAR FEET OF STREET	1940
TOTAL LOTS	24	MOUNTAIN LAUREL AVENUE	303
ACREAGE IN OPEN SPACE	3.577	LAUREL BAY STREET	513
ACREAGE IN STREET R/W	2.665	SERENADE AVENUE	292
ACREAGE IN LOTS	3.978	BOTANICAL COURT	427
		TRILLIUM STREET	405



**CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS**

CITY OF CONCORD  
 MOUNTAIN LAUREL SUBDIVISION  
 NAME OF SUBDIVISION

MOUNTAIN LAUREL AVENUE, LAUREL BAY STREET, SERENADE AVENUE, LAUREL BAY STREET, BOTANICAL COURT & TRILLIUM STREET  
 NAME OF STREETS IN SUBDIVISION

BEAZER HOMES CORP.  
 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 THAT 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. 136-102.8 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.

SIGNED: \_\_\_\_\_  
 REGISTERED PROFESSIONAL ENGINEER  
 REGISTRATION NO. \_\_\_\_\_ DATE \_\_\_\_\_

ELIZABETH P. COOK FAMILY  
 LTD PARTNERSHIP  
 DB. 1734 PG. B7  
 5600-48-6132

30' SANITARY SEWER EASEMENT  
 DB. 1899-PG. 282

**CERTIFICATE OF FEE PAYMENT**

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

7-10-06 *Sam Licia*  
 DATE FINANCE DIRECTOR

COBLE FAMILY FARM LTD PARTNERSHIP &  
 JOYCE PATTERSON NEEDEHAM  
 DB. 3029 PG. 174  
 5600-55-5870

**ZONED RC**

**FILING STATEMENT**

FILED FOR REGISTRATION ON 14 DAY OF July A.D. 2006 AT 9:46 O'CLOCK A.M. AND REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS, CABARRUS COUNTY, NORTH CAROLINA IN BOOK 50 PAGE 10.

LINDA F. GABEE REGISTER OF DEEDS  
 BY *[Signature]* ASSISTANT DEPUTY

**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 PLAN 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 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.

*Kevin Hollman* Beazer Homes  
 OWNER

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	62.44'	30.00'	N 36°19'31" E	51.76'
C2	28.06'	120.00'	S 77°48'57" E	28.06'
C3	39.80'	180.00'	S 78°51'00" E	39.80'
C4	40.49'	30.00'	N 43°25'08" W	37.49'
C5	61.60'	180.00'	N 14°33'19" W	61.30'
C6	46.14'	30.00'	N 18°45'59" E	41.22'
C7	47.17'	30.00'	S 71°11'50" E	42.46'
C8	47.08'	30.00'	S 19°48'10" W	42.39'
C9	47.17'	30.00'	N 71°11'50" W	42.46'
C10	47.08'	30.00'	N 18°48'10" E	42.39'
C11	47.17'	30.00'	S 71°11'50" E	42.46'
C12	27.95'	30.00'	N 89°33'01" W	26.95'
C13	47.12'	30.00'	N 54°17'59" E	42.43'
C14	211.00'	60.00'	S 33°32'23" W	117.90'
C15	51.50'	60.00'	N 80°18'30" E	49.80'
C16	47.17'	30.00'	S 71°11'50" E	42.46'
C17	71.00'	30.00'	S 40°35'32" W	55.56'
C18	7.30'	180.00'	N 72°46'31" W	7.30'
C19	37.18'	180.00'	N 78°51'04" W	37.10'
C20	51.35'	180.00'	S 86°03'43" W	50.18'
C21	39.92'	30.00'	N 63°59'13" W	37.04'
C22	71.39'	120.00'	S 09°07'09" E	70.36'
C23	47.12'	30.00'	S 52°54'31" W	42.43'
C24	18.53'	30.00'	N 04°38'47" E	18.19'
C25	11.88'	30.00'	S 22°21'33" W	11.81'
C26	31.10'	30.00'	S 52°33'36" E	28.23'
C27	8.82'	30.00'	N 86°18'56" E	8.76'
C28	50.48'	60.00'	N 87°31'09" E	48.99'
C29	35.77'	30.00'	S 87°18'39" E	33.92'
C30	28.90'	60.00'	S 38°11'18" W	28.62'
C31	47.12'	60.00'	N 62°49'25" W	41.28'
C32	31.27'	60.00'	S 78°08'18" W	30.91'
C33	12.80'	60.00'	S 38°05'57" W	12.77'
C34	8.16'	60.00'	S 63°18'45" E	12.77'
C35	4.73'	60.00'	S 69°28'04" E	4.73'

- Street Blades:**
- [1] 260 George W. Liles Pkwy NW at 2500 Mountain Laurel Ave NW
  - [2] 2520 Mountain Laurel Ave NW at 260 Laurel Bay St NW
  - [3] 290 Laurel Bay St NW at 2520 Serenade Ave NW
  - [4] 2540 Serenade Ave NW at 290 Trillium St NW
  - [5] 310 Laurel Bay St NW at 2520 Botanical Ct NW
  - [6] 2540 Botanical Ct NW at 310 Trillium St NW

**Street Key #'s**

George W. Liles Pkwy NW - 2616  
 Mountain Laurel Ave NW - 2784  
 Laurel Bay St NW - 2785  
 Serenade Ave NW - 2686  
 Trillium St NW - 2787  
 Botanical Ct NW - 2788

**DISTRIBUTION SYSTEM APPROVAL**

THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED AND IS IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY

7/3/06 *William A. Sanchez*  
 DATE DIRECTOR OF ELECTRIC SYSTEMS

**CERTIFICATE OF STREET, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS**

I HEREBY CERTIFY THAT ALL STREETS, PUBLIC AND/OR PRIVATE 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.

7/3/06 *Sue B. Hilde*  
 DATE DIRECTOR OF ENGINEERING

**NOTES:**

- TRAVELER ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD.
- AREAS DETERMINED BY COORDINATE COMPUTATIONS.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS PER F.E.M.A. F.I.R.M. COMMUNITY PANEL NO. 37025000B D EFFECTIVE DATE NOVEMBER 2, 1994.
- BUILDING SETBACK ARE FRONT 20', SIDE 7' AND REAR 5'.
- CITY SEWER AND WATER IS AVAILABLE TO ALL LOTS.

**LEGEND**

- NO POINT SET
- SET IRON PIN (#5 REBAR)
- EXISTING IRON PIN (AS DESCRIBED)
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- PSSE PUBLIC SANITARY SEWER EASEMENT
- RSOD RIVER STREAM OVERLAY DISTRICT
- TIE LINE
- BOUNDARY AS SURVEYED
- BOUNDARY BY DEED OR PLAT
- RIGHT OF WAY
- EASEMENT

**REFERENCES:**

- DEEDS AND TAX MAPS SHOWN HEREON.
- MAP TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR BEAZER HOMES" BY CONCORD ENGINEERING & SURVEYING, INC. DATED 5-06-2002. JOB NO. 020202.001
- MAP TITLED "BOUNDARY SURVEY AND DIVISION OF PROPERTY OF ELIZABETH P. COOK, JO P. COBLE, & JOYCE P. NEEDEHAM" BY CONCORD ENGINEERING & SURVEYING, INC. DATED MAY 6, 1996. JOB NO. 95-03-34.

**SUBJECT TRACT DATA**

OWNER: BEAZER HOMES CORP.  
 PIN: 5600-56-3735  
 DEED BOOK 3900 PAGE 261  
 ZONED RC

SETBACKS  
 FRONT = 20'  
 SIDE = 7'  
 REAR = 5'

**MAP 1 OF 3**  
 SUBDIVISION PLAT OF:  
**MOUNTAIN LAUREL SUBDIVISION**  
 CITY OF CONCORD, NO. 2 TOWNSHIP, CABARRUS COUNTY, NC

FOR OWNER:  
 BEAZER HOMES CORP.  
 1300 SOUTH BLVD. SUITE K  
 CHARLOTTE, NC 28203-4265

DATE: 1-09-2006  
 SCALE: 1" = 60'  
 JOB NO.: 041212.000

COMPUTED BY: RCW  
 DRAWN BY: WKS  
 CHECKED BY: MLS



**CONCORD ENGINEERING & SURVEYING, INC.**  
 ENGINEERS - SURVEYORS - PLANNERS  
 45 SPRING STREET SW CONCORD (704) 786-5404  
 CONCORD, NC 28025 FAX (704) 786-7454  
 © CESI 2006

**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.**

**CERTIFICATE OF ACCURACY**

I, MARION L. SANDLIN, JR., CERTIFY THAT THIS MAP WAS ACTUALLY SURVEYED UNDER MY SUPERVISION (DEED DEEDS AS SHOWN), THAT THE ERROR OF CLOSURE AS TO DEPARTURES WAS 1:10,000+; THE BOUNDARIES NOT AS BROKEN LINES PLOTTED FROM INFORMATION FOUND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G THAT THE ANGULAR ERROR OF CLOSURE WAS 04" PER

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

THIS SURVEY IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF JUNE, 2006.

6-30-06  
*[Signature]*  
 PROFESSIONAL LAND SURVEYOR LICENSE NO. L-2941