

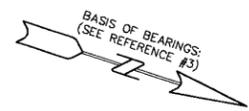
PLAT REVIEW OFFICER CERTIFICATE

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.
Jonathan Marshall by David Whiteley 7-13-2006
 REVIEW OFFICER DATE

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.
7/13/06 David Brown
 DATE DIRECTOR OF DEVELOPMENT SERVICES

SITE DATA		MAP 3	
TOTAL ACREAGE	7.222	TOTAL LINEAR FEET OF STREET	934
TOTAL LOTS	25	BOTANICAL COURT	253
ACREAGE IN OPEN SPACE	1.856	SWEET BAY COURT	681
ACREAGE IN STREET R/W	1.410		
ACREAGE IN LOTS	3.956		



LINE	BEARING	DISTANCE
L1	N 21°34'48" W	37.23'
L2	N 56°43'25" E	20.98'
L3	N 58°50'06" E	73.62'
L4	N 31°09'54" W	20.00'
L5	S 58°50'06" W	73.25'
L6	S 56°43'25" W	4.32'
L7	N 21°34'48" W	38.40'

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 CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD
 MOUNTAIN LAUREL SUBDIVISION
 NAME OF SUBDIVISION
 MOUNTAIN LAUREL AVENUE, LAUREL BAY STREET, SERENADE AVENUE
 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 ADMINISTRATION OF 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. 138-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.
 SIGNED:
 REGISTERED PROFESSIONAL ENGINEER
 REGISTRATION NO. DATE

CERTIFICATE OF ACCURACY

I, MARION L. SANDLIN, JR., CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEEDS AS SHOWN). THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES WAS 1:10,000+. THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS SHOWN. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THE ANGULAR ERROR OF CLOSURE WAS 04" PER TURN; AND THAT

- 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.

Elizabeth P. Cook
 PROFESSIONAL LAND SURVEYOR LICENSE NO. L-2941

ELIZABETH P. COOK FAMILY
 LTD PARTNERSHIP
 DB. 1734 PG. 87
 5600-48-6132

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 Handlin
 DATE FINANCE DIRECTOR

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

ZONED C-1

OFFICE REGISTER OF DEEDS
 CABARRUS COUNTY, N.C.
 FILED FOR REGISTRATION ON THE
14 DAY OF July 2006
 AT 9:42 O'CLOCK A.M.
 AND REGISTERED IN RECORD BOOK
 NO. 50 PAGE 8
Stephane Clifford
 REGISTER OF DEEDS

LAUREL PARK PROPERTY OWNERS ASSOCIATION INC.
 DB. 2981 PG. 299
 5600-57-6668

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 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 WHICH EVER OCCURS LATER.

Beazer Homes
 OWNER

MAP 3 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

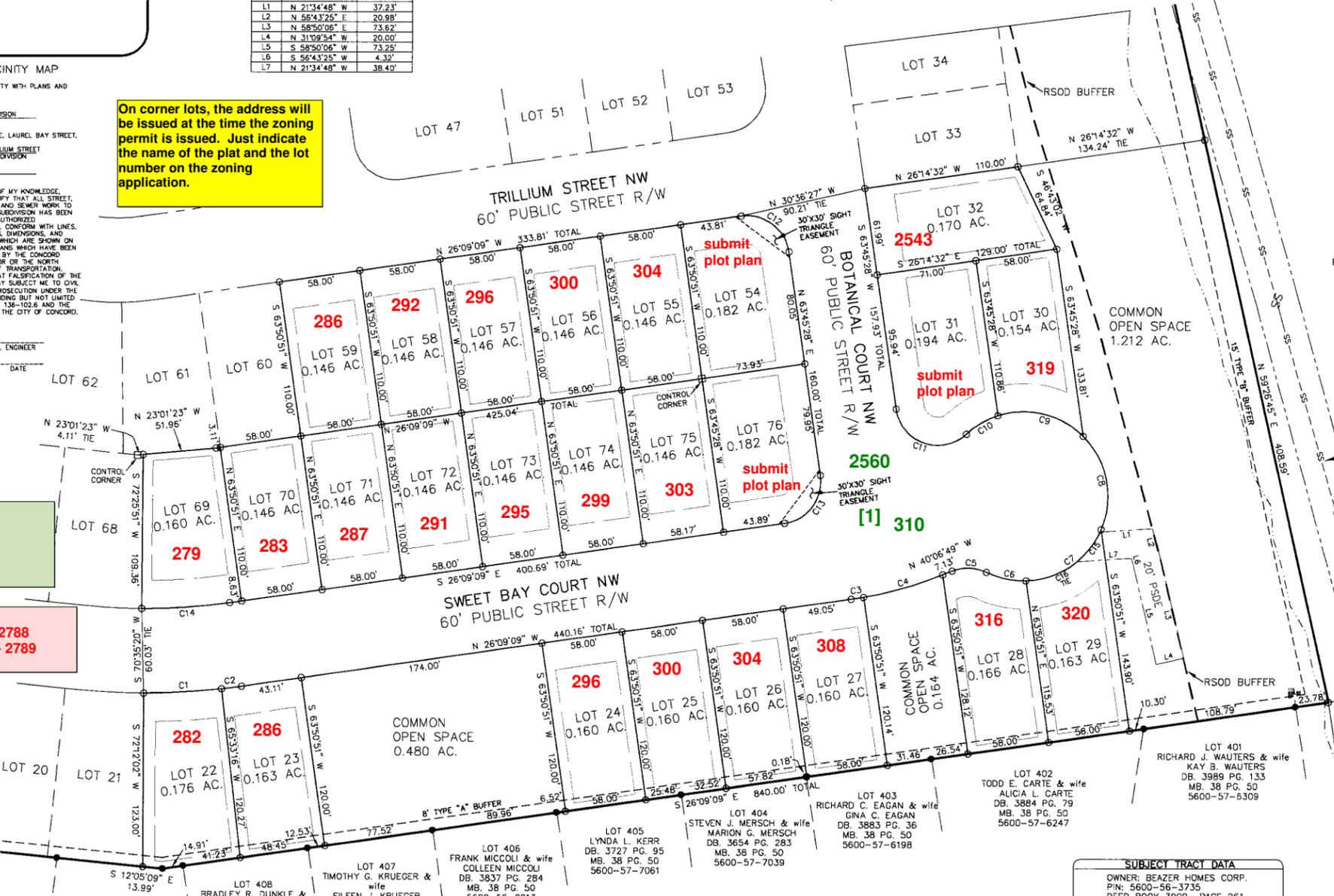
COMPUTED BY: RCW
 DRAWN BY: WKS
 CHECKED BY: MLS



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

Street Blades:
 [1] 310 Sweet Bay Ct NW at
 2560 Botanical Ct NW

Street Key #s
 Botanical Ct NW - 2788
 Sweet Bay Ct NW - 2789



CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	55.68'	480.00'	N 21°07'21" W	55.65'
C2	14.30'	480.00'	N 25°17'57" W	14.30'
C3	8.95'	280.00'	N 27°04'04" W	8.95'
C4	58.85'	280.00'	N 33°59'03" W	58.85'
C5	25.23'	30.00'	N 16°01'29" W	24.49'
C6	29.04'	60.00'	N 05°47'50" W	28.76'
C7	68.17'	60.00'	S 52°12'55" W	64.57'
C8	71.81'	60.00'	S 60°56'58" W	67.60'
C9	65.59'	60.00'	S 04°39'14" E	62.38'
C10	26.07'	60.00'	S 48°25'15" E	26.87'
C11	65.25'	30.00'	S 01°26'40" W	63.13'
C12	47.08'	30.00'	N 18°48'10" E	42.39'
C13	47.17'	30.00'	S 71°11'50" E	42.46'
C14	62.92'	420.00'	S 21°51'39" E	62.86'
C15	26.76'	60.00'	N 70°28'34" W	26.54'
C16	39.83'	60.00'	N 38°40'52" W	39.10'

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 CODE OF ORDINANCES OF THE CITY OF CONCORD.
7/3/06 William J. Suman
 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 Steve & Hyde
 DATE DIRECTOR OF ENGINEERING

FILING STATEMENT
 FILED FOR REGISTRATION ON ____ DAY OF ____ A.D. 2006 AT
 O'CLOCK ____ M., AND REGISTERED IN THE OFFICE OF THE REGISTER
 OF DEEDS, CABARRUS COUNTY, NORTH CAROLINA IN BOOK ____
 PAGE ____
 LINDA F. McABEE REGISTER OF DEEDS
 ASSISTANT/DEPUTY

- NOTES:**
- TRAVERSE 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. 370250080 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.

- 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. 020202.01
 - MAP TITLED "BOUNDARY SURVEY AND DIVISION OF PROPERTY OF ELIZABETH P. COOK, JO P. COBLE, & JOYCE P. NEEDHAM" BY CONCORD ENGINEERING & SURVEYING, INC. DATED MAY 5, 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'

