

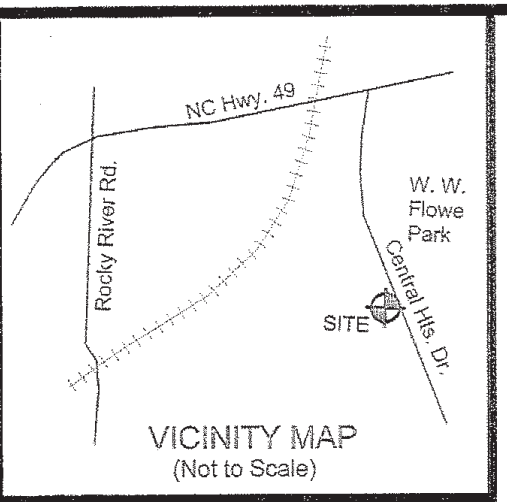
See Sheet 2 of 2 for certifications and notes



**NORSTAR LAND SURVEYING, INC.**  
 552-B Newell Street NW  
 Concord, NC 28025  
 Ph 704 721 6651  
 Fax 704 721 6653  
 Firm Lic. # C-2294

Prepared for:  
**Park View Estates Phase 1, Map 4**  
 City of Concord Township #11 Cabarrus County, NC  
**FINAL PLAT**

DATE	July 21, 2016
SCALE	1" = 50'
NLS NO.	15024
DRAWN BY	S. Kimrey
CHECKED BY	S. Dyer
BY	
REVISION	
DATE	
SHEET	1 OF 2



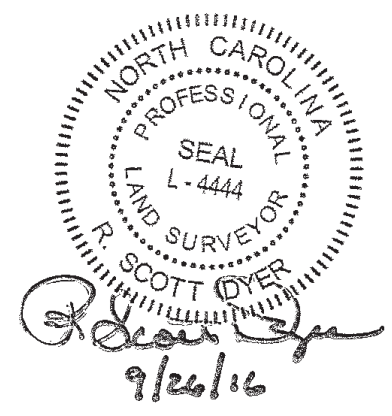
**LEGEND**  
 R/W - RIGHT OF WAY  
 PSDE - PUBLIC STORM DRAIN EASEMENT  
 PRSDE - PRIVATE STORM DRAIN EASEMENT  
 ST - SIGHT TRIANGLE  
 COS - COMMON OPEN SPACE

NOW OR FORMERLY  
 Park View Estates, LLC  
 Deed Bk. 11352 Pg. 303  
 PIN #5528668977  
 Cabarrus Co. Registry  
 \*Future Phase\*

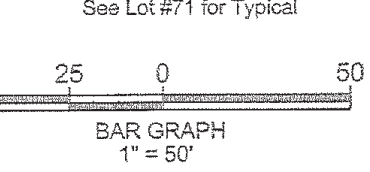


Street blade:  
 [1] 4350 Falls Lake Dr SW & 1160 Burning Embers Ln SW

Stret Keys:  
 Falls Lake Dr SW - 3079  
 Burning Embers Ln SW - 2813



FRONT	20'
SIDEYARD	7'
REARYARD	5'



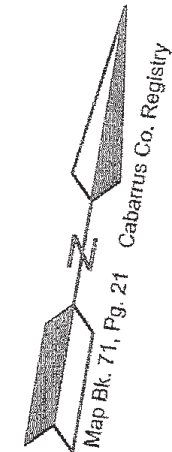
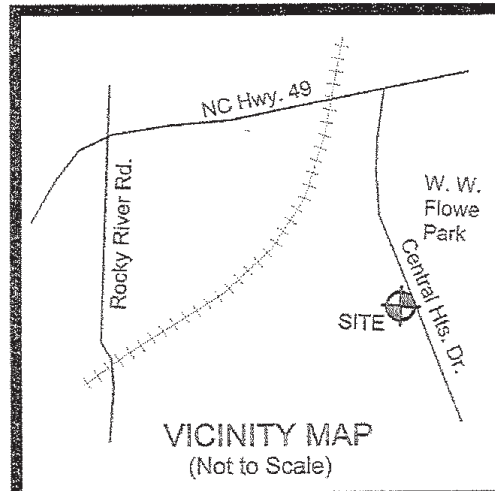
LINE	BEARING	DISTANCE
L1	S 01°14'28" E	6.03'
L3	N 51°19'58" E	10.89'
L4	N 01°14'26" W	6.03'
L5	S 88°45'34" W	2.86'
L6	N 88°45'34" E	3.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	30.00'	47.12'	42.43'	S 43°45'34" W
C2	255.00'	38.17'	38.13'	S 03°02'51" W
C3	255.00'	10.06'	10.06'	S 08°27'59" W
C4	255.00'	65.25'	65.07'	S 16°55'40" W
C5	255.00'	65.18'	65.00'	S 31°34'51" W
C6	255.00'	55.32'	55.21'	S 45°07'05" W
C7	205.00'	149.85'	146.54'	N 30°23'29" E
C8	205.00'	38.25'	38.19'	N 04°06'16" E
C9	30.00'	47.12'	42.43'	N 48°14'26" W
C10	30.00'	50.76'	44.92'	S 40°17'21" W
C11	30.00'	43.49'	39.78'	N 49°42'39" W
C12	260.00'	28.09'	28.08'	N 78°49'28" E

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NOW OR FORMERLY  
 Heartwood Homeowners Association, Inc.  
 Deed Bk. 11915, Pg. 191  
 Lot #30, Heartwood, Phase 2, Map 1  
 Map Bk. 54, Pg. 110  
 PIN #5528664303  
 Cabarrus Co. Registry

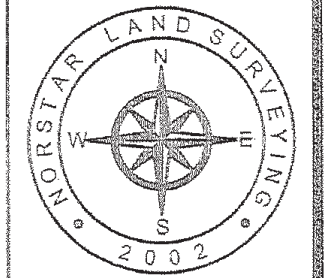
NOW OR FORMERLY  
 Troy M. Grosh & Wf. Kara G.  
 Deed Bk. 11052, Pg. 140  
 Lot #31, Heartwood, Phase 3, Map 1  
 Map Bk. 63, Pg. 97  
 PIN #5528665378  
 Cabarrus Co. Registry



See Sheet 1 of 2 for curve and line tables

**REVIEW OFFICERS CERTIFICATE**  
 State of North Carolina County of Cabarrus  
 I, Greg D. Belk, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed, meets all statutory requirements for recording.  
Greg Belk 9/27/16  
 Review Officer Date

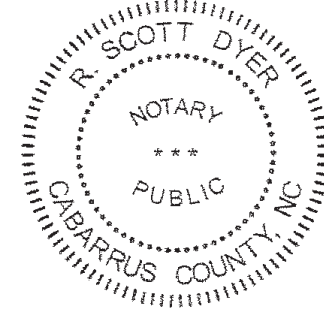
I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the City of Concord, and that I hereby submit this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate to public use all areas shown on this plat as streets, sidewalks, greenways, rights of way, easements, open space and/or parks 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 final acceptance of required improvements.  
Robert W. Dixon 9/26/16  
 Owner Date



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**Certificate of Final Plat Approval**  
 I hereby certify that this plat is in compliance with the City of Concord Code of Ordinances. This final plat for Park View Estates Subdivision, Ph. 1, Map 4 was approved by the Concord Planning & Zoning Commission/Administrator with the concurrence of the Development Review Committee at their meeting on September 23rd, 2016.  
[Signature]  
 Development Services Director Date

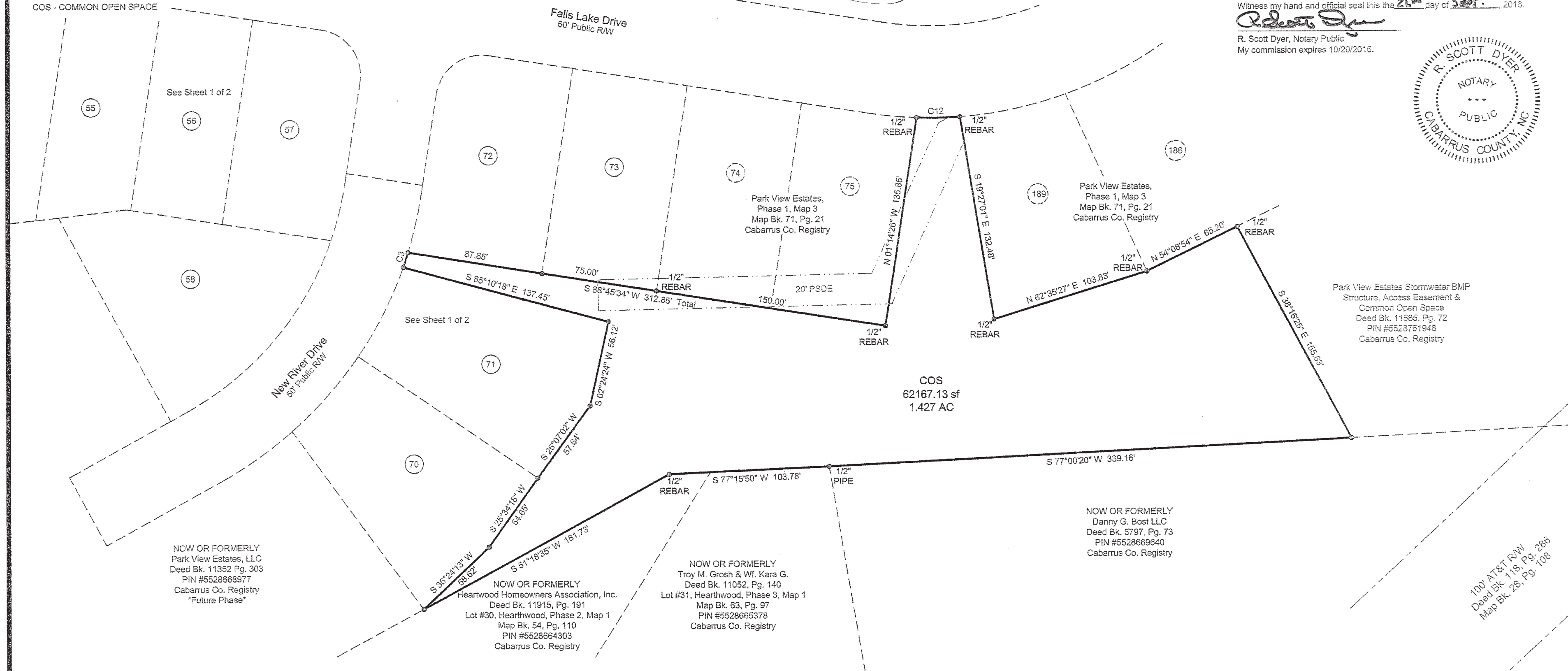
North Carolina Cabarrus County  
 I, R. Scott Dyer, a Notary Public for said county and state, do hereby certify that Robert W. Dixon personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
 Witness my hand and official seal this the 26th day of Sept., 2016.  
[Signature]  
 R. Scott Dyer, Notary Public  
 My commission expires 10/20/2016.



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 City of Concord Township #11 Cabarrus County, NC  
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 PIN #5528665378  
 Cabarrus Co. Registry

NOW OR FORMERLY  
 Danny G. Bost LLC  
 Deed Bk. 5797, Pg. 73  
 PIN #5528669640  
 Cabarrus Co. Registry

100' AT&T RW  
 Deed Bk. 118, Pg. 286  
 Map Bk. 281, Pg. 108

**Certificate of Fee Payment**  
 I hereby certify that all fees for Park View Estates Subdivision Phase 1, Map 4 have been paid, or that the fees are not applicable.  
Jessica Lane 9/27/16  
 Deputy Director of Finance Date

**Certificate of Streets, Water & Sewer System Approval & other Improvements**  
 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 Park View Estates Subdivision Phase 1, Map 4.  
M. Sue Hyde 9/27/16  
 Director of Engineering Date

**Certificate of Acceptance of Offer of Dedication**  
 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 Sept. 9, 2016.  
[Signature] 9/27/16  
 City Clerk Date

I, R. Scott Dyer, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 11352, page 303, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book n/a, page n/a; that the ratio of precision as calculated exceeds 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 26th day of September, A.D., 2016.

- I also certify to one or more of the following as indicated:
- A. That this plat is of a survey that creates a subdivision of land within the the area of county or municipality that has an ordinance that regulates parcels of land;
  - B. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
  - C. That this plat is of an existing parcel(s) of land;
  - D. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision;
  - E. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in A through D above.



[Signature]  
 R. Scott Dyer, PLS #4444

- NOTES:**
- \* Deed Reference - Deed Bk. 11352, Pg. 303 Owners: Park View Estates, LLC Dated: March 30, 2015 Recorded in Cabarrus Co. Registry
  - \* Map Reference - Park View Estates Phase 1, Map 3 Dated March 23, 2016 Map Bk. 71, Pgs. 21 Recorded in Cabarrus Co. Registry Performed by R. Scott Dyer, PLS
  - \* This plat is subject to any rights-of-way, easements or agreements of record.
  - \* Zoned: CD-RV
  - \* Total number of lots = 12
  - \* Total Acreage = 5.084 AC.
  - \* Total Acreage in lots = 2.889 AC.
  - \* Total Acreage in Common Open Space = 1.493 AC.
  - \* Falls Lake Drive SW = 172 LF - 0.237 AC.
  - \* Burning Embers Lane = 78.34 LF - 0.117 AC.
  - \* New River Drive = 302.66 LF - 0.348 AC.
  - \* 1/2" Rebar set at all corners unless otherwise noted.
  - \* PIN #5528668977

