

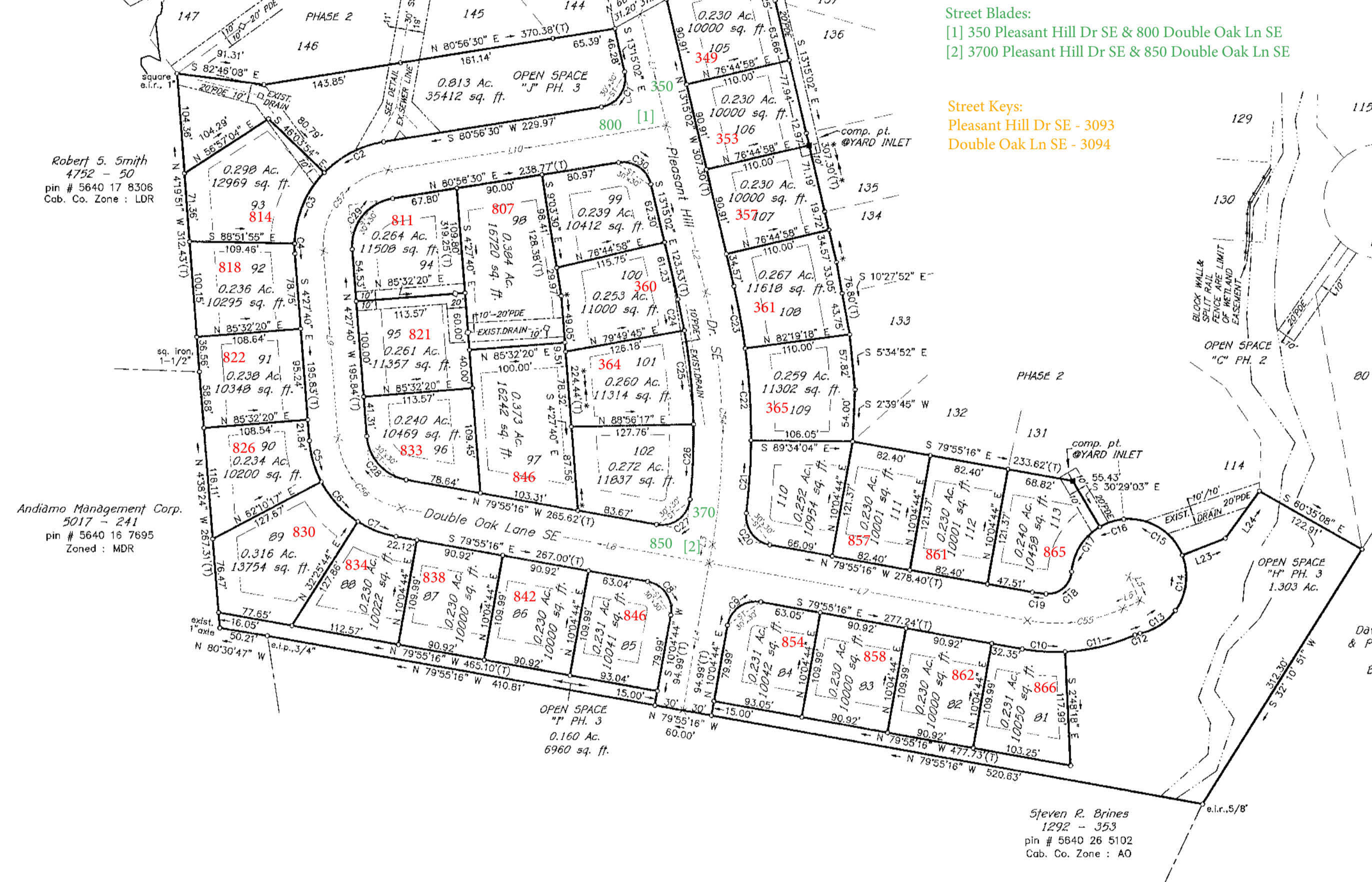
N.C. GRID - NAD 83
determined by
GPS and provided by
Edward L. Killough Surveying
REFERENCE PHASE 1, MAP 2
MBK 55, PG. 32

AREAS DETERMINED BY
COORDINATE GEOMETRY

NO NCGS MONU. LOCATED WITHIN
2000' OF SUBJECT PROPERTY

- NOTES SPECIFIC TO THIS PAGE:
- No opinion of title is implied or certified by the information shown on this plat. Subject and adjoining property owners names, deeds of record, and tax parcel identifications reflect those available to this surveyor as of the date of survey shown.
 - "GS 47-30 ... mapping requirements.
(c) ... (the name of owner shall be shown for indexing purposes only and is not to be construed as title certification)"
 - This property is subject to the maintenance of any public utilities not evident and to any rights-of-way, easements, or agreements of record prior to or at date of survey.
 - MINIMUM BUILDING SETBACKS SHOWN PER CITY OF CONCORD UNIFIED DEVELOPMENT ORDINANCE ZONING DISTRICT: RM - 1
FRONT: 25', SIDE: 10', & REAR: 25'
 - PARENT TRACT ORIGINALLY 3 LOTS OF RECORD LOTS 14, 15, AND 29 OF "PROPERTY OF MRS. J.P. COOK" MBK 4, PG. 13
 - As of the date (DEC/2015) of this Survey this property does NOT lie in a Special Flood Hazard Zone. Reference: Map # 3710564000J
Published by: Federal Emergency Management Agency
MAP REVISED: NOVEMBER 5, 2008
 - CITY OF CONCORD SANITARY SEWER AND WATER SERVICE TO BE PROVIDED.
 - CENTERLINE OF ROADS PH 3, SHT 1 2266.59 LINEAR FEET. SEE TABLE BELOW FOR INDIVIDUAL STREET LENGTHS
- LINEAR FOOTAGE ROADS**
Pleasant Hill Dr SE - 738.02
Double Oak Lane SE - 1528.57
- SEE SHEET 3 OF 3 FOR CURVE TABLES AND CENTERLINE OF ROAD METES AND BOUNDS.
 - PRELIMINARY PLAT APPROVAL BY CABARRUS COUNTY ON 2/17/2005
ZONING CLASSIFICATION: MDR
TRADITIONAL DEVELOPMENT OPTION
 - LOTS 93, 98, 100, 101, & OPEN SPACE "J" ARE SUBJECT TO 20' PDE'S CENTERED ON ASBUILT DRAINAGE STRUCTURES AS SHOWN.
 - LOTS 94, 95, 105, 106, 107, & 113 ARE SUBJECT TO 20' PDE'S CENTERED ON COMMON PROPERTY LINE AS SHOWN.
 - OPEN SPACE "J" SUBJECT TO SANITARY SEWER EASEMENT.
 - APPROXIMATE IMPERVIOUS SURFACE PH 3, SHT 1 AS DESIGNED: 70,537 SQ. FT. (1.6 ACRES)
 - PROPOSED UTILITY DEDICATIONS PH. 3, SHT 1: 857.06 LIN. FT.
 - OPEN SPACES H, I AND J ARE PASSIVE.
 - PHASE 3, SHEET 1 OF 3
LOTS 81 - 102, & 105 - 113/ 31 LOTS, 7.879 ACRES
ROAD R/W - 3.180 ACRES
OPEN SPACE - 2.276 ACRES

APPROX. LOC.
100 YEAR FLOOD PLAIN
PER REF'D F.I.R.M. PANEL



Street Blades:
[1] 350 Pleasant Hill Dr SE & 800 Double Oak Ln SE
[2] 3700 Pleasant Hill Dr SE & 850 Double Oak Ln SE

Street Keys:
Pleasant Hill Dr SE - 3093
Double Oak Ln SE - 3094

Line	Bearing	Distance
L23	N 68° 20' 21" E	48.32'
L24	N 35° 59' 14" E	60.47'

David Ray McEachern, III
& Peter Hoover McEachern
BY WILL
BK REF. 179 - 288
pin # 5640 46 2623
Cab. Co. Zone: AO

Sjeven R. Brines
1292 - 353
pin # 5640 26 5102
Cab. Co. Zone: AO

FINAL PLAT OF SUBDIVISION
BOUNDARY SURVEY AND DIVISION
24.555 ACRES
BEING 58 NEW LOTS - 16.660 ACRES
LOTS 61 - 102, 105 - 113,
& 115 - 121
"PLEASANT OAKS"
PHASE 3
RIGHTS OF WAY - 5.410 ACRES
TOTAL OPEN SPACE - 2.485 ACRES
PROPERTY OF

GEOSAM CAPITAL US, LLC
a Delaware limited liability company

2180 Satellite Blvd, Suite 400
Duluth, GA 30097
Located: Twp #11, Cabarrus Co.
City of Concord, NC
non-contiguous territory
annexed, 6/30/2005
Tax Ref.: pin # 5640 27 8578

Deed Ref.: Dbk 9939, Pg. 271
PLAT PREPARED: DECEMBER 30, 2015
Scale: 1" = 100' Job # 15 08 12

State of North Carolina, Cabarrus County

I, Ruby A. Goodwin, certify that this plat was drawn by me from an actual survey made under my supervision; that the ratio of precision is 1:10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in documents of record as shown hereon; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 22nd day of March 2016.

Ruby A. Goodwin
Ruby A. Goodwin, P.L.S. (L-3485)



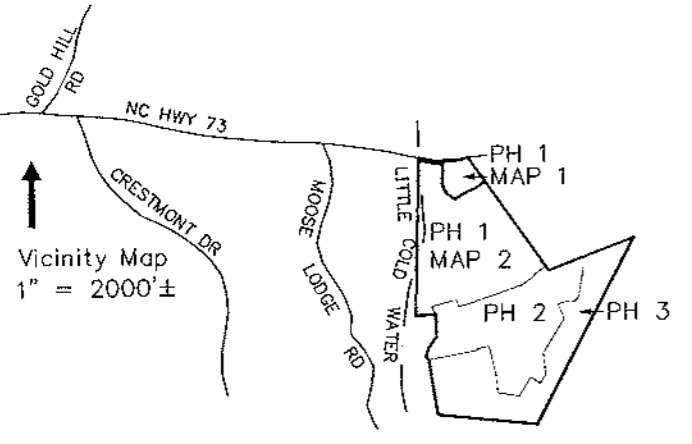
I, Ruby A. Goodwin, Professional Land Surveyor No. L-3485, certify that this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Ruby A. Goodwin 3/22/2016
Ruby A. Goodwin, Professional Land Surveyor No. L-3485

- LEGEND:
- n.i.p. = New Iron Pin, (SET)
 - e.i.p. = Existing Iron Pipe, as described (FOUND)
 - e.i.r. = Existing Iron Rod, as described (FOUND)
 - cp = Computed Point / No Physical Monu.
 - NEW IRON PINS SET AT ALL NEW PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- LINE LEGEND**
- ST--- = SIGHT TRIANGLE EASEMENT
 - = SMALL DASH
 - = CENTERLINE NEW ROAD
 - = DASH
 - = MINIMUM BUILDING SETBACK LINE
 - = LARGE DASH
 - = PROPOSED LINES OF FUTURE DEV.
 - = DASH - 3 DOT - STREAM
 - = WETLAND BOUNDARY
 - = LARGE DASH - 2 SMALL DASH
 - = EASEMENT/RIGHT OF WAY
 - PDE = PRIVATE DRAINAGE EASEMENT
 - SS ESMT = SANITARY SEWER EASEMENT
 - = LARGE DASH - SMALL DASH
 - = ADJOINING PROPERTY LINES
 - = SOLID
 - = NEW OR EXISTING SURVEYED PROPERTY LINES

REVISION CHART		
DATE	INITIALS	EXPLANATION

Mel C. Thompson & Associates, PA
PROFESSIONAL LAND SURVEYORS
303 South Main Street
Kannapolis, N.C. 28081
Telephone (704) 938-4661
Corporate License # (C-0686)



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 - MINIMUM BUILDING SETBACKS SHOWN PER CITY OF CONCORD UNIFIED DEVELOPMENT ORDINANCE ZONING DISTRICT : RM - 1 FRONT : 25', SIDE : 10', & REAR : 25'
 - PARENT TRACT ORIGINALLY 3 LOTS OF RECORD LOTS 14, 15, AND 29 OF "PROPERTY OF MRS. J.P. COOK" MBK 4, PG. 13
 - As of the date (DEC/2015) of this Survey this property does NOT lie in a Special Flood Hazard Zone. Reference : Map # 3710564000J Published by : Federal Emergency Management Agency MAP REVISED : NOVEMBER 5, 2008
 - CITY OF CONCORD SANITARY SEWER AND WATER SERVICE TO BE PROVIDED.
 - CENTERLINE OF ROADS PH 3, SHT 2 1435.82 LINEAR FEET. SEE TABLE BELOW FOR INDIVIDUAL STREET LENGTHS
- LINEAR FOOTAGE ROADS**
 Pleasant View Lane SE - 1118.76
 Oak Haven Lane SE - 317.06
- SEE SHEET 3 OF 3 FOR CURVE TABLES AND CENTERLINE OF ROAD METES AND BOUNDS.
 - PRELIMINARY PLAT APPROVAL BY CABARRUS COUNTY ON 2/17/2005 ZONING CLASSIFICATION : MDR TRADITIONAL DEVELOPMENT OPTION
 - LOTS 63, 66, 67, & OPEN SPACE "F" ARE SUBJECT TO 20' PDE'S CENTERED ON ASBUILT DRAINAGE STRUCTURES AS SHOWN.
 - LOTS 73, 74, 78, 79, 80, OPEN SPACE "C", PH 2 ARE SUBJECT TO 20' PDE'S CENTERED ON COMMON PROPERTY LINE AS SHOWN.
 - OPEN SPACE "G" SUBJECT TO SANITARY SEWER EASEMENT.
 - APPROXIMATE IMPERVIOUS SURFACE PH 3, SHT 2 AS DESIGNED : 60,353 SQ. FT. (1.4 ACRES)
 - PROPOSED UTILITY DEDICATIONS PH 3, SHT 2 : 573.53 LIN. FT.
 - OPEN SPACE F AND G ARE PASSIVE.
 - PHASE 3, SHEET 2 OF 3 LOTS 61 - 80 & 115 - 121 / 27 LOTS, 8.781 ACRES ROAD R/W - 2.230 ACRES OPEN SPACE - 0.209 ACRES

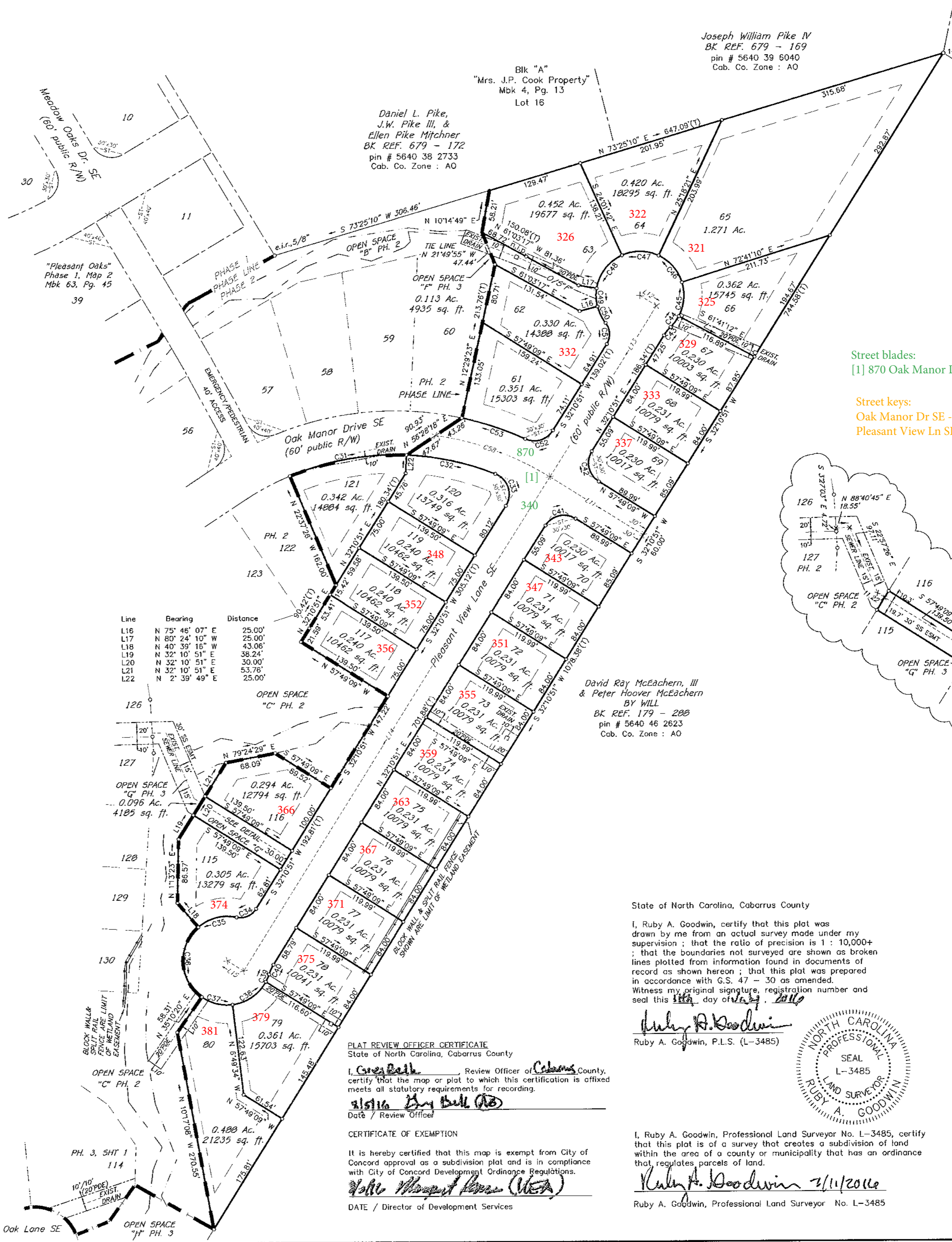
LEGEND:
 n.i.p. = New Iron Pin, (SET)
 e.i.p. = Existing Iron Pipe, as described (FOUND)
 e.i.r. = Existing Iron Rod, as described (FOUND)
 cp = Computed Point / No Physical Manu.
 NEW IRON PINS SET AT ALL NEW PROPERTY CORNERS UNLESS NOTED OTHERWISE.

LINE LEGEND
 ST- = SIGHT TRIANGLE EASEMENT
 --- = SMALL DASH
 --- = CENTERLINE NEW ROAD
 --- = DASH
 --- = MINIMUM BUILDING SETBACK LINE
 --- = LARGE DASH
 --- = PROPOSED LINES OF FUTURE DEV.
 --- = DASH - 3 DOT - STREAM
 --- = WETLAND BOUNDARY
 --- = LARGE DASH - 2 SMALL DASH
 --- = EASEMENT/RIGHT OF WAY
 --- = PRIVATE DRAINAGE EASEMENT
 SS ESMT = SANITARY SEWER EASEMENT
 --- = LARGE DASH - SMALL DASH
 --- = ADJOINING PROPERTY LINES
 --- = SOLID
 --- = NEW OR EXISTING SURVEYED PROPERTY LINES

TAKE NOTE: NO REVISION WAS REQUIRED TO SHEET 1 OF 3, SEE MBK 70, PG. 82

REVISION CHART		
DATE	INITIALS	EXPLANATION
7/7/2016	RG	STREET NAME CORRECTIONS

Mel G. Thompson & Associates, PA
 PROFESSIONAL LAND SURVEYORS
 303 South Main Street
 Kannapolis, N.C. 28081
 Telephone (704) 938-4661
 Corporate License # (C-0686)



Line	Bearing	Distance
L16	N 75° 46' 07" E	25.00'
L17	N 80° 24' 10" W	25.00'
L18	N 40° 39' 15" W	43.06'
L19	N 32° 10' 51" E	38.24'
L20	N 32° 10' 51" E	30.00'
L21	N 32° 10' 51" E	53.76'
L22	N 2° 39' 49" E	25.00'

PLAT REVIEW OFFICER CERTIFICATE
 State of North Carolina, Cabarrus County

I, Cory Bell, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date / Review Officer: 9/5/16 Cory Bell (RB)

CERTIFICATE OF EXEMPTION
 It is hereby certified that this map is exempt from City of Concord approval as a subdivision plat and is in compliance with City of Concord Development Ordinance Regulations.

Date / Director of Development Services: Mel G. Thompson (MGT)

State of North Carolina, Cabarrus County

I, Ruby A. Goodwin, certify that this plat was drawn by me from an actual survey made under my supervision; that the ratio of precision is 1 : 10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in documents of record as shown hereon; that this plat was prepared in accordance with G.S. 47 - 30 as amended. Witness my original signature, registration number and seal this 11th day of July, 2016

Ruby A. Goodwin
 Ruby A. Goodwin, P.L.S. (L-3485)

PROFESSIONAL LAND SURVEYOR
 NORTH CAROLINA
 SEAL
 L-3485
 RUBY A. GOODWIN

I, Ruby A. Goodwin, Professional Land Surveyor No. L-3485, certify that this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Ruby A. Goodwin 7/11/2016
 Ruby A. Goodwin, Professional Land Surveyor No. L-3485

David Ray McEachern, III
 & Peter Hoover McEachern
 7057 - 310 & 322
 pin # 5640 48 8709
 Cab. Co. Zone : AO

Joseph William Pike IV
 BK REF. 679 - 169
 pin # 5640 39 6040
 Cab. Co. Zone : AO

Blk "A"
 "Mrs. J.P. Cook Property"
 Mbk 4, Pg. 13
 Lot 16

Daniel L. Pike,
 J.W. Pike III, &
 Ellen Pike Mitchner
 BK REF. 679 - 172
 pin # 5640 38 2733
 Cab. Co. Zone : AO

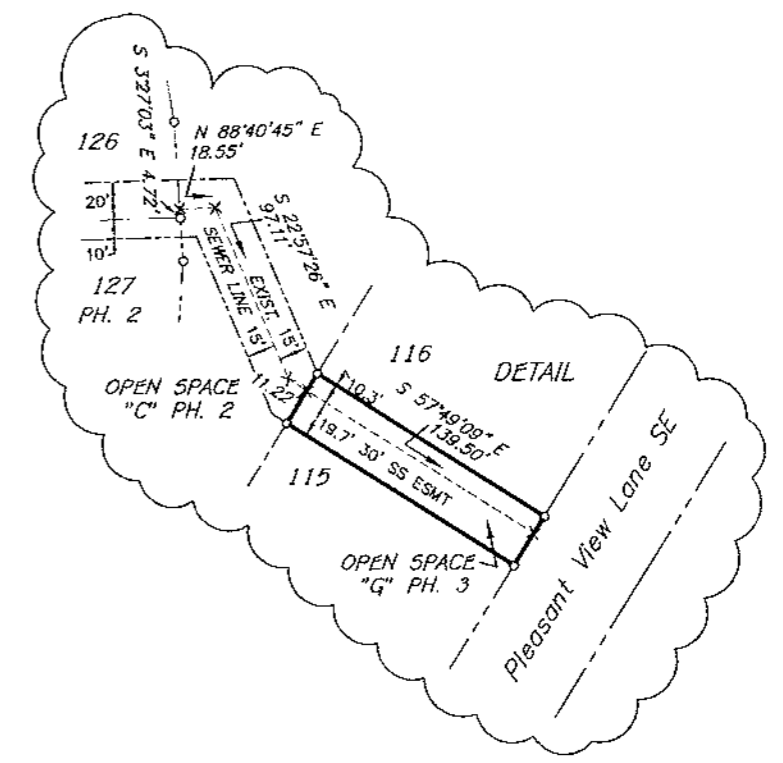
N.C. GRID - NAD 83
 determined by
 GPS and provided by
 Edward L. Killough Surveying
 REFERENCE PHASE 1, MAP 2
 MBK 55, PG. 32

AREAS DETERMINED BY
 COORDINATE GEOMETRY

NO NCGS MONU, LOCATED WITHIN
 2000' OF SUBJECT PROPERTY

Street blades:
 [1] 870 Oak Manor Dr SE & 340 Pleasant View Ln SE

Street keys:
 Oak Manor Dr SE - 3091
 Pleasant View Ln SE - 3093



PLAT REVISION SUPERSEDES
 MBK 70, PG. 83

FINAL PLAT OF SUBDIVISION
 BOUNDARY SURVEY AND DIVISION

24.555 ACRES
 BEING 58 NEW LOTS - 16.660 ACRES
 LOTS 61 - 102, 105 - 113,
 & 115 - 121

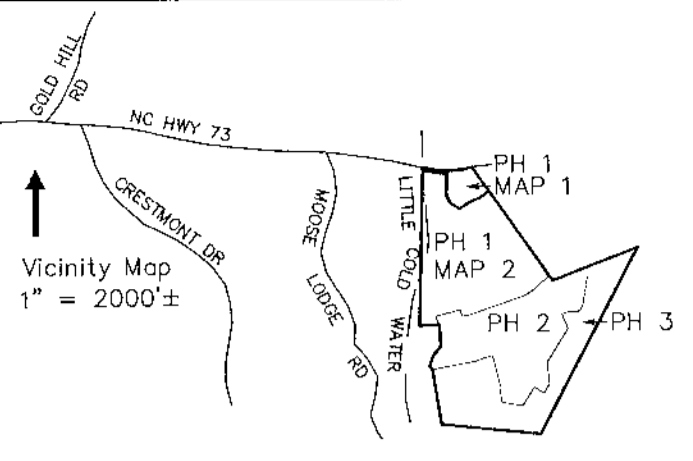
"PLEASANT OAKS"
 PHASE 3
 RIGHTS OF WAY - 5.410 ACRES
 TOTAL OPEN SPACE - 2.485 ACRES

PROPERTY OF
GEOSAM CAPITAL US, LLC
 a Delaware limited liability company

2180 Satellite Blvd, Suite 400
 Duluth, GA 30097

Located : Twp #11, Cabarrus Co.
 City of Concord, NC
 non-contiguous territory
 annexed, 6/30/2005
 Tax Ref. : pin # 5640 27 8578
 Deed Ref. : Dbk 9939, Pg. 271

PLAT PREPARED : DECEMBER 30, 2015
 Scale : 1" = 100' Job # 15 08 12



Curve	Radius	Chord Bearing and Distance	Arc Length
C1	30.00'	S 33° 50' 44" W 43.95'	49.32'
C2	110.00'	S 52° 26' 18" W 89.82'	71.05'
C3	110.00'	S 22° 32' 05" W 80.27'	82.17'
C4	110.00'	S 1° 39' 51" E 10.74'	10.75'
C5	110.00'	S 16° 08' 41" E 44.55'	44.86'
C6	110.00'	S 42° 41' 59" E 56.46'	57.10'
C7	110.00'	S 68° 44' 46" E 42.64'	42.91'
C8	30.00'	S 34° 55' 16" E 42.43'	47.12'
C9	30.00'	N 55° 04' 44" E 42.43'	47.12'
C10	200.00'	S 86° 21' 47" E 44.88'	44.97'
C11	200.00'	N 76° 23' 38" E 74.98'	75.41'
C12	25.00'	N 72° 07' 56" E 5.69'	5.71'
C13	60.00'	N 57° 18' 50" E 43.70'	44.73'
C14	60.00'	N 7° 08' 51" E 57.83'	60.34'
C15	60.00'	N 58° 26' 14" W 71.84'	77.02'
C16	60.00'	S 72° 09' 04" W 26.25'	26.46'
C17	60.00'	S 32° 04' 19" W 55.31'	57.48'
C18	25.00'	S 49° 25' 11" W 35.23'	39.09'
C19	140.00'	N 82° 51' 18" W 14.33'	14.34'
C20	30.00'	N 36° 33' 01" W 41.20'	45.42'
C21	680.00'	N 3° 37' 35" E 75.78'	75.92'
C22	680.00'	N 3° 37' 23" W 96.18'	96.26'
C23	680.00'	N 10° 27' 52" W 66.11'	66.13'
C24	620.00'	S 11° 42' 38" E 33.32'	33.32'
C25	620.00'	S 5° 36' 59" E 98.46'	98.57'
C26	620.00'	S 2° 32' 51" W 78.07'	78.12'
C27	30.00'	S 53° 07' 06" W 43.85'	49.18'
C28	50.00'	N 42° 11' 28" W 61.19'	65.85'
C29	50.00'	N 38° 14' 30" E 67.82'	74.53'
C30	30.00'	S 66° 09' 18" E 40.85'	44.93'
C31	370.00'	N 80° 01' 12" E 161.98'	163.50'
C32	370.00'	S 77° 42' 02" E 123.88'	124.45'
C33	30.00'	S 17° 56' 32" E 46.05'	52.49'
C34	25.00'	S 67° 23' 08" W 28.83'	30.72'
C35	60.00'	S 75° 58' 04" W 53.77'	55.76'
C36	60.00'	S 2° 44' 28" E 94.67'	109.09'
C37	60.00'	S 75° 49' 37" E 43.00'	43.98'
C38	60.00'	N 55° 58' 34" E 54.85'	56.96'
C39	60.00'	N 23° 32' 37" E 10.95'	10.96'
C40	60.00'	N 25° 14' 41" E 14.49'	14.53'
C41	30.00'	N 77° 10' 51" E 42.43'	47.12'
C42	30.00'	N 12° 49' 09" W 42.43'	47.12'
C43	60.00'	N 39° 07' 01" E 14.49'	14.53'
C44	60.00'	N 37° 10' 59" E 18.50'	18.58'
C45	60.00'	N 5° 29' 59" E 46.53'	47.78'
C46	50.00'	N 41° 00' 14" W 48.22'	49.82'
C47	60.00'	N 89° 21' 40" W 50.08'	51.66'
C48	60.00'	S 37° 47' 04" W 56.68'	59.04'
C49	60.00'	S 2° 19' 02" E 24.77'	24.95'
C50	60.00'	S 26° 13' 48" E 24.95'	25.13'
C51	25.00'	S 3° 01' 27" E 28.83'	30.72'
C52	30.00'	S 73° 24' 10" W 39.54'	43.17'
C53	430.00'	N 71° 26' 31" W 90.91'	91.08'

CENTERLINE OF ROADS PHASE 3

Line	Bearing	Distance
L1	S 13° 15' 02" E	119.42'
L2	S 13° 19' 02" E	129.30'
L3	S 10° 04' 44" W	19.65'
L4	S 10° 04' 44" W	154.00'
L5	S 24° 24' 26" E	27.00'
L6	S 65° 25' 34" W	14.24'
L7	N 29° 55' 16" W	337.22'
L8	N 29° 55' 16" W	327.00'
L9	N 4° 21' 40" W	195.83'
L10	N 80° 56' 50" E	294.53'
L11	S 51° 49' 09" E	149.99'
L12	S 51° 49' 09" E	26.90'
L13	S 32° 10' 51" W	276.11'
L14	S 32° 10' 51" W	790.65'
L15	N 57° 49' 09" W	26.95'

CENTERLINE OF ROADS PHASE 3

Curve	Radius	Chord Bearing and Distance	Arc Length
C54	650.00'	S 1° 35' 09" E 262.84'	264.66'
C55	170.00'	S 82° 50' 22" W 109.80'	152.34'
C56	80.00'	N 42° 11' 28" W 94.91'	105.36'
C57	80.00'	N 38° 14' 30" E 108.91'	119.25'
C58	400.00'	S 69° 51' 09" E 165.85'	167.07'

TAKE NOTE: NO REVISION WAS REQUIRED TO SHEET 1 OF 3, SEE MBK 70, PG. 82

REVISION CHART		
DATE	INITIALS	EXPLANATION
7/1/2016	RG	STREET NAME CORRECTIONS

Mel G. Thompson & Associates, PA
 PROFESSIONAL LAND SURVEYORS
 303 South Main Street
 Kannapolis, N.C. 28081
 Telephone (704) 938-4661
 Corporate License # (C-0686)

PLAT REVIEW OFFICER CERTIFICATE
 State of North Carolina, Cabarrus County
 I, Gray Bell, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Gray Bell
 Date / Review Officer

CERTIFICATE OF EXEMPTION
 It is hereby certified that this map is exempt from City of Concord approval as a subdivision plat and is in compliance with City of Concord Development Ordinance Regulations.
Steve Mangum
 DATE / Director of Development Services

State of North Carolina, Cabarrus County
 I, Ruby A. Goodwin, certify that this plat was drawn by me from an actual survey made under my supervision; that the ratio of precision is 1 : 10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in documents of record as shown hereon; that this plat was prepared in accordance with G.S. 47 - 30 as amended. Witness my original signature, registration number and seal this 21st day of July, 2016.
Ruby A. Goodwin
 Ruby A. Goodwin, P.L.S. (L-3485)

SEAL
 NORTH CAROLINA
 PROFESSIONAL
 LAND SURVEYOR
 RUBY A. GOODWIN
 L-3485

I, Ruby A. Goodwin, Professional Land Surveyor No. L-3485, certify that this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
Ruby A. Goodwin 7/1/2016
 Ruby A. Goodwin, Professional Land Surveyor No. L-3485

PLAT REVISION SUPERSEDES
 MBK 70, PG. 84
 FINAL PLAT OF SUBDIVISION
 BOUNDARY SURVEY AND DIVISION
 24.555 ACRES
 BEING 58 NEW LOTS - 16.660 ACRES
 LOTS 61 - 102, 105 - 113,
 & 115 - 121
 "PLEASANT OAKS"
 PHASE 3
 RIGHTS OF WAY - 5.410 ACRES
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 PROPERTY OF

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 Located : Twp #11, Cabarrus Co.
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