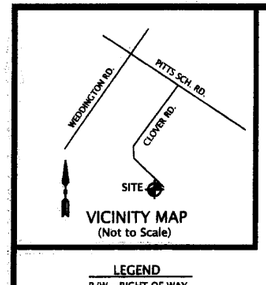
BK 49 Pg 96 6-15-06 4:30PM



MAP REFERENCE **

LEGEND

R/W – RIGHT OF WAY
STE – SIGHT TRIANGLE EASEMENT
LSE – LANDSCAPE EASEMENT
BOUNDARY LINE
ADJOINING PROPERTY LINE
SANITARY SEWER EASEMENT
PRIVATE STORM DRAIN EASEMENT
SIGHT TRIANGLE
SETBACKS
LANDSCAPE EASEMENT

CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION

I hereby certify that the City Council accepted the offers of dedication shown on this plat at a meeting of the City Council on June 08, 2006.

Kimberly J. Deason 6/14/06
Deputy City Clerk Date

~~CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS~~

~~City of Concord, Pointe at Riverwalk, Ph. II, Clover Road and Whitewater Way NW~~

~~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 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 Dept. of Transporation.~~

~~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, GS 14-100 and GS 136-102.6 and the Code of Ordinances of the City of Concord.~~

~~Professional Engineer License No. Date~~

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

By: _____ Assistant/Deputy

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.

Margaret Pearson BLL 6/14/06
Director of Development Services Date

REVIEW OFFICERS 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.

DATE 6/15/2006 REVIEW OFFICER Jonathan Marshall by David Lathbury

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	180.00'	39.93'	39.85'	S 38°21'22" E
C2	180.00'	47.93'	47.79'	S 24°22'17" E
C3	180.00'	46.33'	46.20'	S 09°22'06" E
C4	180.00'	20.20'	20.19'	S 01°13'13" W
C5	180.00'	37.46'	37.39'	S 10°23'51" W
C6	180.00'	41.33'	41.24'	S 22°56'13" W
C7	180.00'	41.31'	41.22'	S 36°05'20" W
C8	180.00'	41.31'	41.22'	S 49°14'16" W
C9	180.00'	41.31'	41.22'	S 62°23'13" W
C10	180.00'	42.38'	42.28'	S 75°42'24" W
C11	180.00'	22.55'	22.54'	S 86°02'27" W
C12	180.00'	10.73'	10.73'	N 87°55'19" E
C13	120.00'	72.22'	71.13'	S 72°23'22" W
C14	120.00'	106.21'	102.78'	S 29°47'32" W
C15	120.00'	53.85'	53.40'	S 08°25'22" E
C16	120.00'	49.08'	48.73'	S 32°59'43" E
C17	30.00'	41.85'	38.54'	S 35°31'16" E
C18	224.95'	37.92'	37.88'	N 70°43'25" W
C19	224.95'	54.81'	54.67'	N 58°54'53" W
C20	224.95'	55.59'	55.45'	N 44°51'20" W
C21	164.95'	78.06'	77.33'	N 52°51'21" W
C22	30.00'	53.76'	46.85'	S 61°54'05" W

LINE	BEARING	DISTANCE
L1	S 39°17'57" E	22.61'
L2	N 42°58'24" E	58.47'
L3	N 23°37'03" W	16.02'
L4	S 04°26'07" W	13.23'
L5	N 77°13'26" E	38.24'
L6	S 04°26'07" W	17.44'
L7	N 88°53'31" W	15.11'
L8	S 39°47'41" E	64.13'
L9	S 41°08'06" E	65.25'
L10	S 39°21'43" E	65.43'
L11	N 53°52'06" E	2.09'
L12	N 41°07'56" W	9.44'
L13	N 44°42'33" W	10.64'
L14	N 44°42'33" W	20.27'
L15	S 04°26'07" W	14.93'
L16	S 04°26'07" W	13.50'
L17	S 44°42'40" E	15.51'
L18	N 39°23'59" W	20.97'
L19	N 39°23'59" W	65.43'
L20	N 44°42'33" W	70.37'
L21	S 44°42'40" E	44.56'
L22	S 39°18'09" E	47.66'
L23	N 86°49'28" E	50.43'
L24	S 75°43'04" E	11.45'
L25	N 77°13'26" E	1.77'

100 50 0 100
BAR GRAPH
1" = 100'

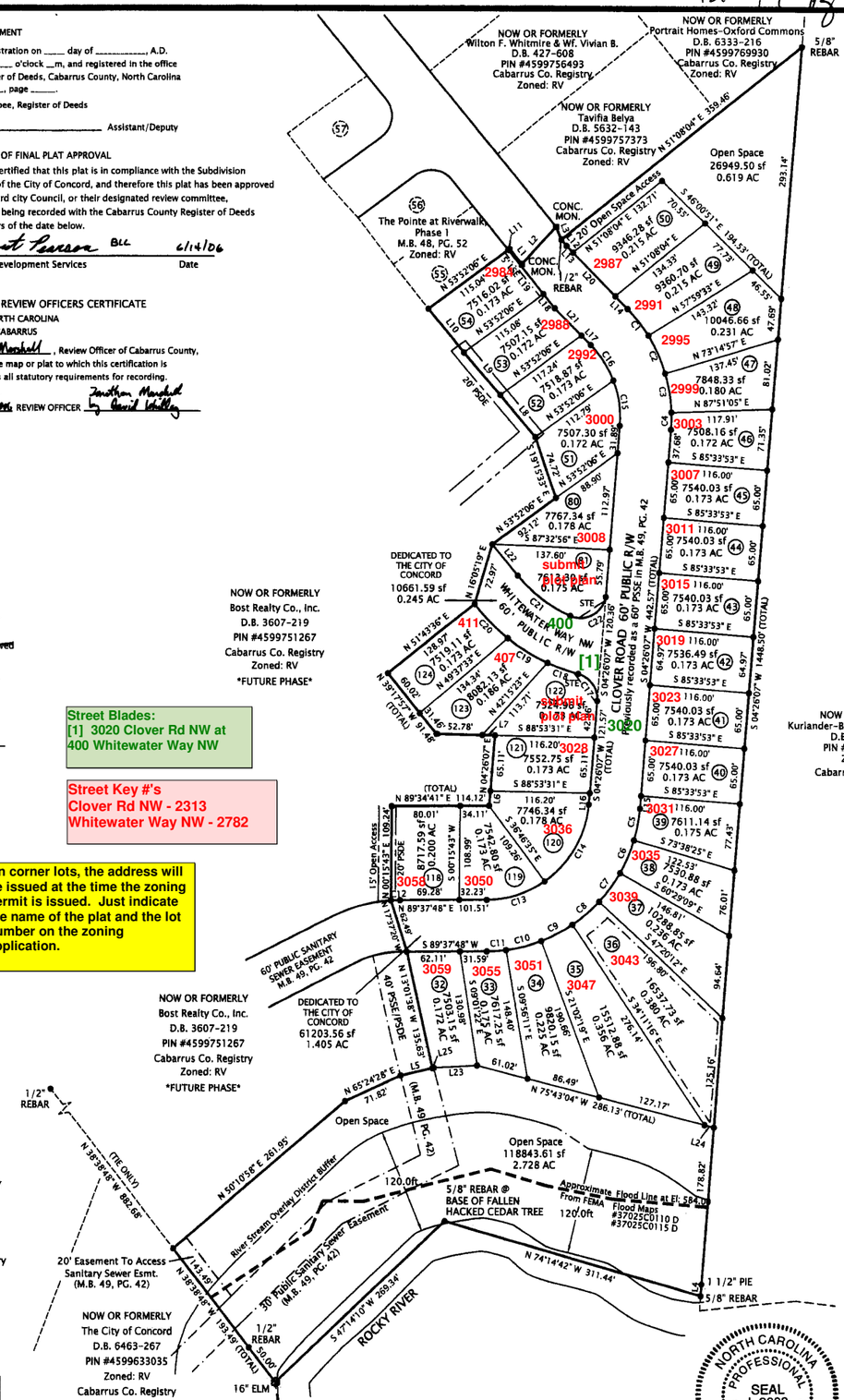
"RV" ZONING DIMENSIONAL STANDARDS	
Min. Lot Size	7,500 sf
Min. Pub. Street Frontage	20'
Min. Lot Width	50'
Min. Lot Depth	100'
Max. Bldg. Height	35'
Min. Front Setback	20'
Min. Int. Sidyard Setback	7'
Min. Rear Setback	5'

SEE LOT 36 FOR TYPICAL

Street Blades:
[1] 3020 Clover Rd NW at 400 Whitewater Way NW

Street Key #'s
Clover Rd NW - 2313
Whitewater Way NW - 2782

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.



Owner: Bost Realty Co., Inc.
787 Williamsburg Dr.
Concord, NC 28025
704-791-7066

NORTH CAROLINA PROFESSIONAL SEAL L-3668 LAND SURVEYOR DAVID R. GARROTT

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 Pointe at Riverwalk Phase II Subdivision.

M. Sue Hyde EB 6/14/06
Director of Engineering 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 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

5-30-06
Owner Date

I hereby certify that the electric distribution system has been designed and installed in an acceptable manner and in accordance with the Subdivision Regulations of the City of Concord in The Pointe at Riverwalk, Phase II Subdivision.

6-6-06
Director of Electric Systems Date

I hereby certify that all fees for The Pointe at Riverwalk, Phase II Subdivision have been paid, or that the fees are not applicable.

6-14-06
Finance Director Date

NOTES:

* Deed Reference - Deed Bk. 706, Pg. 219 Owner: Bost Realty Co., Inc. Recorded in Cabarrus County Registry
* Map Reference - Boundary Survey of a part of J.C. Penniger, Jr. Dated Dec. 31, 2001 Performed by Marion L. Sandlin, Jr., PLS Concord Eng. & Surveying, Inc.
** Map Reference - Boundary Survey of 127.431 Acres for Landex Dated Jan. 10, 1992 Last Revised Feb. 21, 1994 Performed by Joseph W. Hendrick, PLS ESP Associates, P.A.
* 1/2" rebar set at all corners unless otherwise noted.
* Pin #4599751267
* Zoned: RV
* Traverse adjusted by the Compass Rule Method.
* Property may be subject to Rights of Way and Easements of record.
* Total Acreage = 11.238 Ac.
* A portion of the property is located within a flood hazard area per the following Flood Insurance Rate Maps dated Nov. 2, 1994
  * 37025C0075 D * 37025C0080 D
  * 37025C0110 D *37025C0115 D
* 1022.00 linear feet in Clover Road
* 199.77 linear feet in Whitewater Way NW
* City sewer and water available to property.
* A 30 X 30 Sight Triangle is located at all intersections.
* Total number of lots = 32.

I, David R. Garrott, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 3607, page 219, 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 is 1:57,843; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 20th day of April, A.D., 2006.

I also certify to one or more of the following as indicated:

X 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.

David R. Garrott, PLS #3668

NORSTAR LAND SURVEYING 2002

NORSTAR LAND SURVEYING, INC.
192-A N. CHURCH STREET
CONCORD, NC 28025
PH 704 721 6651
FAX 704 721 6653

PREPARED FOR: Bost Realty Co., Inc.

The Pointe at Riverwalk, Phase II

CITY OF CONCORD NO. 2 TOWNSHIP CABARRUS COUNTY, NC

MAJOR PLAT

DATE April 20, 2006
SCALE 1" = 100'
NLS NO. 04088
DRAWN BY S. Kimrey
CHECKED BY D. Garrott

DATE	REVISION	BY
5/25/06	REVISIONS PER CITY OF CONCORD	SHK

SHEET 1 OF 1