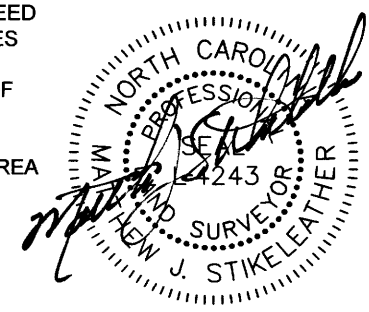


**SURVEYOR'S CERTIFICATE**  
STATE OF NORTH CAROLINA, UNION COUNTY

I, MATTHEW J. STIKLEATHER CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME (DEED AND PLAT REFERENCES AS SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEED BOOKS AS NOTED; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. 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. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 15<sup>th</sup> DAY OF September, 2016.



MATTHEW J. STIKLEATHER, NCPLS L-4243

**GPS CERTIFICATE**

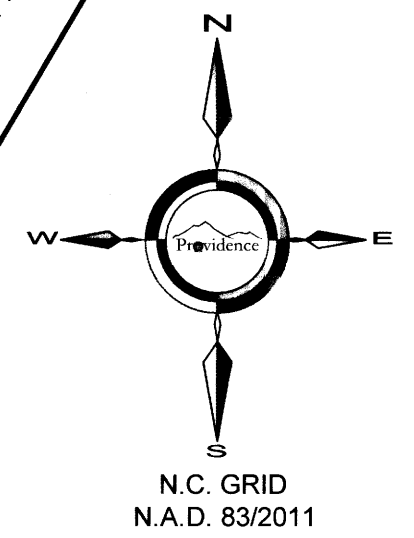
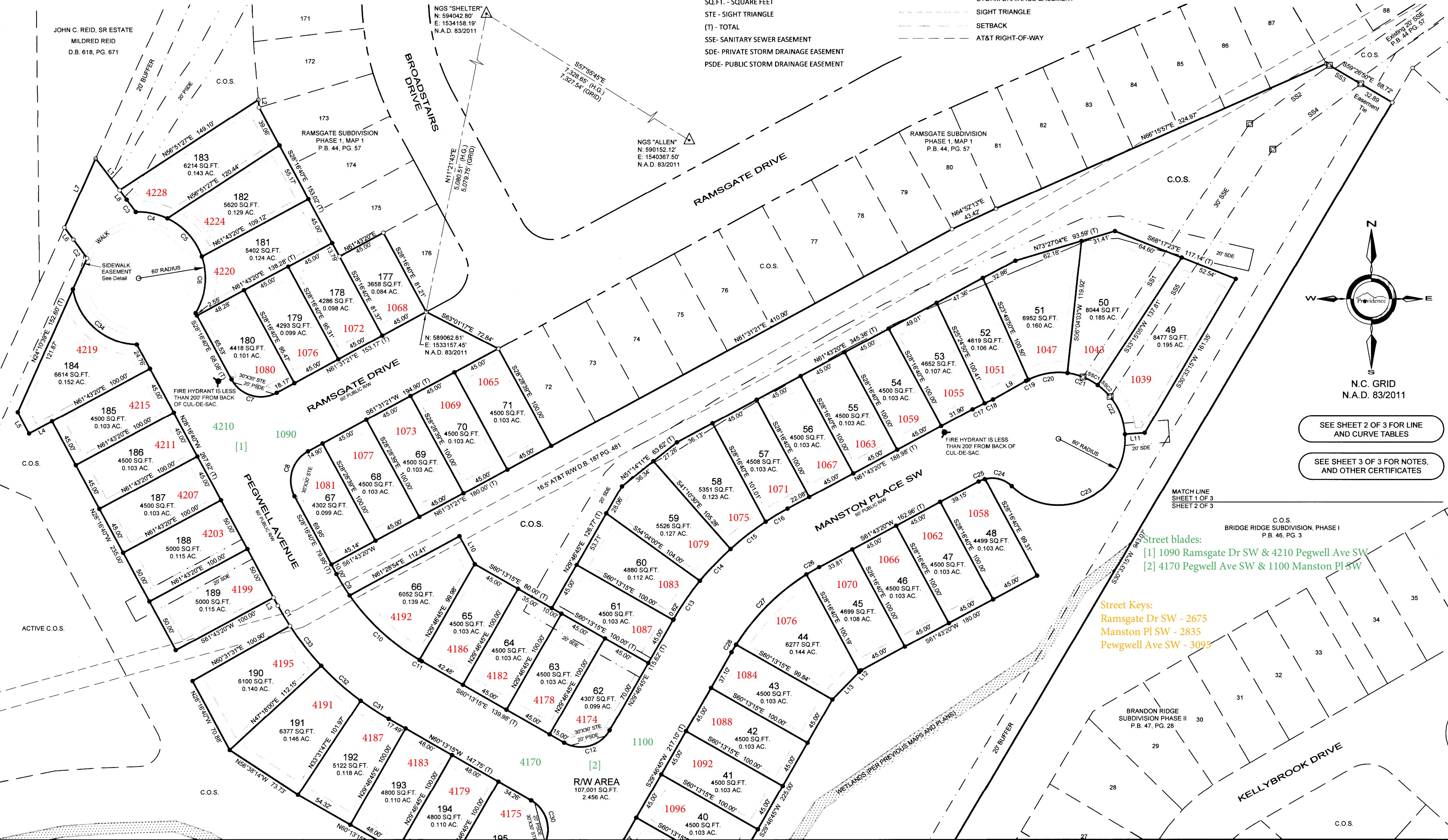
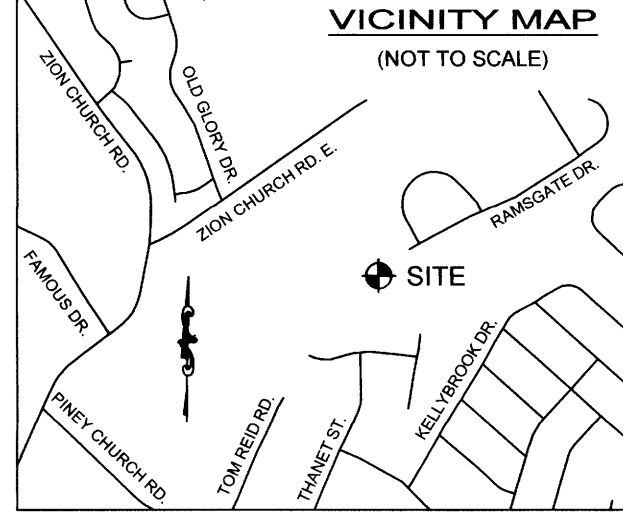
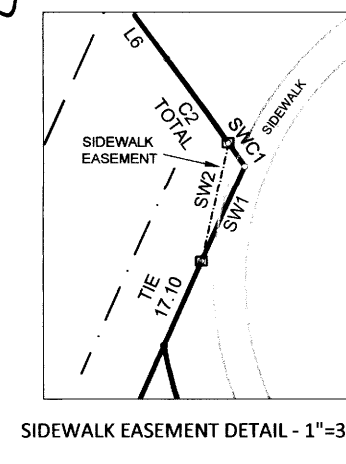
I, MATTHEW J. STIKLEATHER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:  
(1) CLASS OF SURVEY: A  
(2) POSITIONAL ACCURACY: 0.03'  
(3) TYPE OF GPS FIELD PROCEDURE: NETWORK R.T.K. (N.C.G.S. NETWORK)  
(4) DATE OF SURVEY: 2.12.2014  
(5) DATUM/EPOCH: NAD 83 (2011)  
(6) PUBLISHED/FIXED-CONTROL USED: SHELTER AND ALLEN  
(7) GEOID MODEL: GEOID 12B  
(8) COMBINED GRID FACTOR: 0.999849737  
(9) UNITS: U.S. FEET  
(10) INITIAL PROJECTS COORDINATES SCALED FROM GRID TO HORIZONTAL GROUND USING THE RECIPROCAL OF COMBINED GRID FACTOR 0.999849737 AT N: 588623.803' E: 1533298.597'

**ABBREVIATIONS**

- AC. - ACRES
- BOC - BACK OF CURB
- C.O.S. - COMMON OPEN SPACE
- D.B. - DEED BOOK
- MBL - MINIMUM BUILDING LINE
- P.B. - PLAT BOOK
- PG. - PAGE
- PSDE - PUBLIC STORM DRAINAGE EASEMENT
- R/W - RIGHT-OF-WAY
- RY - REAR YARD
- SB - SETBACK
- SQ.FT. - SQUARE FEET
- STE - SIGHT TRIANGLE
- (T) - TOTAL
- SSE - SANITARY SEWER EASEMENT
- SDE - PRIVATE STORM DRAINAGE EASEMENT
- PSDE - PUBLIC STORM DRAINAGE EASEMENT

**LEGEND**

- CONCRETE MONUMENT
- #4 REBAR SET
- △ NCGS OR NGS MONUMENT
- REBAR FOUND
- COMPUTED POINT
- ▲ FIRE HYDRANT
- BOUNDARY LINE
- - - ADJACENT OWNER LINE (UNSURVEYED UNLESS DIMENSIONED)
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SEE SHEET 2 OF 3 FOR LINE AND CURVE TABLES  
SEE SHEET 3 OF 3 FOR NOTES, AND OTHER CERTIFICATES

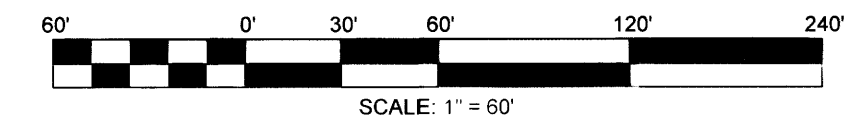
Street blades:  
[1] 1090 Ramsgate Dr SW & 4210 Pegwell Ave SW  
[2] 4170 Pegwell Ave SW & 1100 Manston Pl SW

Street Keys:  
Ramsgate Dr SW - 2675  
Manston Pl SW - 2835  
Pegwell Ave SW - 3095

FILED Dec 16, 2016 11:07 am  
BOOK 00072  
PAGE 0048 THRU 0048  
INSTRUMENT # 33351  
EXCISE TAX \$0.00

**PROVIDENCE LAND GROUP, PLLC**  
3716 PROVIDENCE ROAD SOUTH  
WAXHAW, NC 28173 ~ 704-400-0117  
NC FIRM # P-0910-SC COA # 4356

**SUBDIVISION PLAT OF  
Ramsgate Subdivision, Phase 3**  
PREPARED FOR TRUE HOMES LLC  
TOWNSHIP #11, CITY OF CONCORD,  
CABARRUS COUNTY, NORTH CAROLINA  
SEPTEMBER 15, 2016

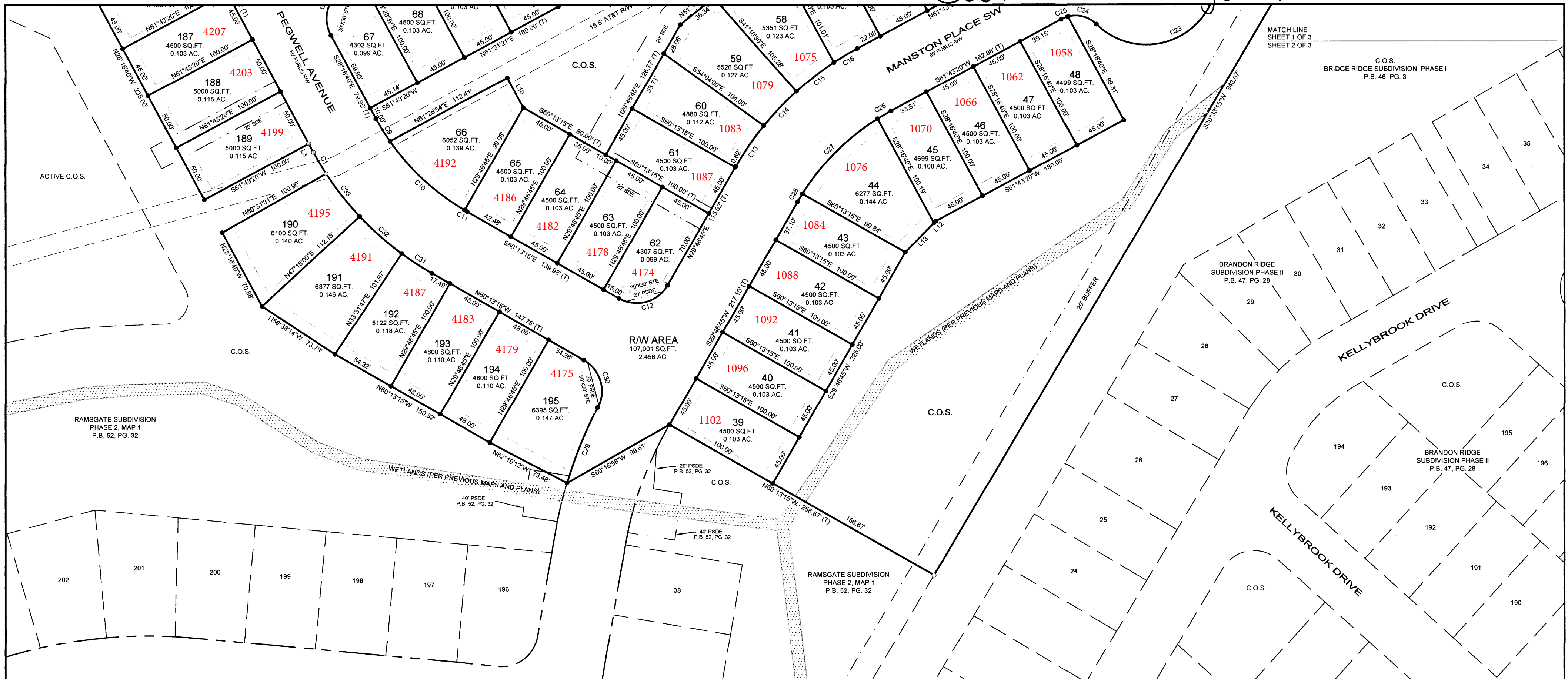


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CHECKED BY: MS  
DRAWING SCALE: 1" = 60'  
FILE NAME: 14144-Plat.dwg  
TAX PARCEL: 553838870000  
OWNER: DEPENDABLE DEVELOPMENT, INC.  
2627 Brekonridge Centre Drive  
Monroe, NC 28110 - (704)238-1229

DATE: SEPT. 15, 2016  
JOB NUMBER: 14144  
JOB NAME: RAMSGATE SUBDIVISION, PH. 3

SHEET **1** OF 3





MATCH LINE SHEET 1 OF 3 SHEET 2 OF 3  
C.O.S. BRIDGE RIDGE SUBDIVISION, PHASE I P.B. 46, PG. 3  
C.O.S. BRANDON RIDGE SUBDIVISION PHASE II P.B. 47, PG. 28

CURVE	LENGTH	RADIUS	CHORD	CH. LENGTH
C1	21.36'	260.00'	N30°37'51"W	21.35'
C2	20.74'	450.00'	N35°39'49"W	20.74'
C3	13.87'	510.00'	S36°12'19"E	13.86'
C4	29.22'	60.00'	S78°30'42"E	28.93'
C5	47.49'	60.00'	S41°53'10"E	46.26'
C6	53.23'	60.00'	S06°12'15"W	51.50'
C7	47.23'	30.00'	S73°22'39"E	42.50'
C8	47.02'	30.00'	S16°37'21"W	42.35'
C9	22.60'	200.00'	S31°30'52"E	22.58'
C10	86.38'	200.00'	S47°07'28"E	85.71'
C11	2.52'	200.00'	S59°51'33"E	2.52'
C12	47.12'	30.00'	N74°46'45"E	42.43'
C13	42.12'	260.00'	N34°25'14"E	42.08'
C14	39.84'	260.00'	N43°27'05"E	39.80'
C15	40.04'	260.00'	N52°15'13"E	40.00'
C16	22.95'	260.00'	N59°11'38"E	22.94'

Line #	Length	Direction	
C17	12.10'	N63°03'20"E	12.10'
C18	8.08'	N65°16'45"E	8.08'
C19	2.44'	N61°53'47"E	2.44'
C20	36.31'	N80°23'44"E	35.76'
C21	29.66'	S68°06'30"E	29.36'
C22	52.40'	S28°55'46"E	50.75'
C23	145.20'	S65°25'06"W	112.28'
C24	25.96'	N75°00'14"W	24.81'
C25	5.90'	S68°28'59"W	5.89'
C26	13.20'	S59°49'53"W	13.20'
C27	90.40'	S44°59'29"W	89.64'
C28	7.90'	S30°54'38"W	7.90'
C29	69.15'	N22°08'02"E	69.04'
C30	46.00'	N16°17'31"W	41.63'
C31	30.24'	N56°53'21"W	30.22'
C32	47.58'	N48°18'54"W	47.52'
C33	45.78'	N38°01'41"W	45.72'
C34	82.66'	N48°54'49"W	76.28'

FILED Dec 16, 2016 11:07 am  
BOOK 00072  
PAGE 0049 THRU 0049  
INSTRUMENT # 33352  
EXCISE TAX \$0.00  
FILED CABARRUS COUNTY NC  
WAYNE NIXON REGISTER OF DEEDS

Line #	Length	Direction
L1	35.66	S36° 59' 03"E
L2	6.92	S04° 42' 03"E
L3	8.16	N28° 16' 40"W
L4	23.51	S61° 43' 20"W
L5	21.88	N28° 16' 40"W
L6	13.64	N36° 59' 03"W
L7	68.42	N24° 17' 48"E
L8	10.85	S36° 59' 03"E
L9	34.09	N60° 43' 57"E
L10	28.69	S28° 31' 06"E
L11	17.85	S85° 54' 14"W
L12	2.10	S44° 20' 08"W
L13	34.60	S44° 20' 08"W

CURVE	LENGTH	RADIUS	CHORD	CH. LENGTH
SWC1	2.96	450.00	N34°31'53"W	2.96

Line #	Length	Direction
SW1	13.63	S24°10'39"W
SW2	15.38	N14°42'30"E

**LEGEND**

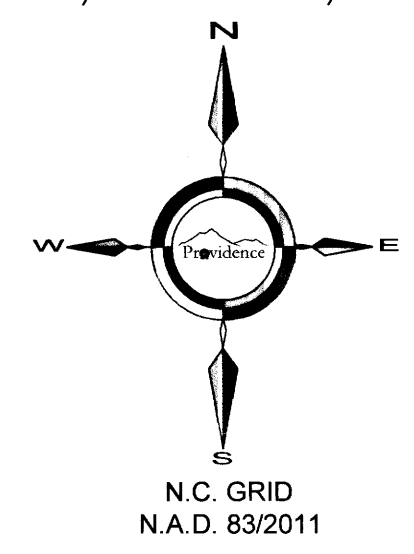
- CONCRETE MONUMENT
- #4 REBAR SET
- △ NCGS OR NGS MONUMENT
- REBAR FOUND
- ⊠ COMPUTED POINT
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- P.B. - PLAT BOOK
- P.I.N. - PARCEL IDENTIFICATION NUMBER
- PG. - PAGE
- PSDE - PUBLIC STORM DRAINAGE EASEMENT
- R/W - RIGHT-OF-WAY
- RY - REAR YARD
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- SQ.FT. - SQUARE FEET
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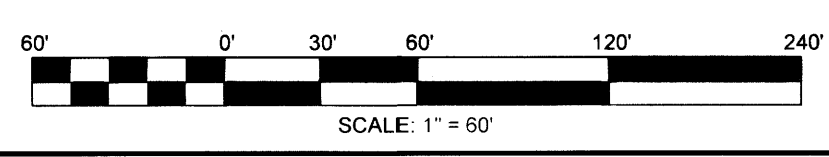
Line #	Length	Direction
SS1	272.28	N33°18'41"E
SS2	90.97	N54°21'17"E
SS3	32.79	S59°26'50"E
SS4	98.63	S54°21'17"W
SS5	267.74	S33°18'41"W

CURVE	LENGTH	RADIUS	CHORD	CH. LENGTH
SSC1	15.99	60.00	N61°35'00"W	15.95
SSC2	14.35	60.00	N47°05'50"W	14.31



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**SUBDIVISION PLAT OF  
Ramsgate Subdivision, Phase 3**  
PREPARED FOR TRUE HOMES LLC  
TOWNSHIP #11, CITY OF CONCORD,  
CABARRUS COUNTY, NORTH CAROLINA  
SEPTEMBER 15, 2016



SURVEYED BY: TW ~ DRAWN BY: RT  
CHECKED BY: MS  
DRAWING SCALE: 1" = 60'  
FILE NAME: 14144-Plat.dwg  
TAX PARCEL: 553838870000  
OWNER: DEPENDABLE DEVELOPMENT, INC.  
2627 Brekonridge Centre Drive  
Monroe, NC 28110 - (704)238-1229

DATE: SEPT. 15, 2016  
JOB NUMBER: 14144  
JOB NAME: RAMSGATE SUBDIVISION, PH. 3

SHEET **2** OF 3

**NOTES**

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD. THIS SURVEY WAS COMPLETED WITHOUT A FULL TITLE SEARCH BY AN ATTORNEY AND MAY BE SUBJECT TO THE FINDINGS THEREOF.
2. ADJOINING OWNER INFORMATION SHOWN PER CABARRUS COUNTY GEOGRAPHIC INFORMATION SYSTEM AND ARE CONSIDERED NOW OR FORMERLY.
3. AREAS DETERMINED BY COORDINATE GEOMETRY METHOD.
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCE IN U.S. SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE INDICATED.
5. UNDERGROUND UTILITIES MAY EXIST BUT WERE NOT LOCATED AND MAPPED UNDER THE SCOPE OF WORK OF THIS SURVEY. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES BEFORE BEGINNING DIGGING OR CONSTRUCTION.
6. REBARS SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
7. STORM EASEMENTS ARE TO BE CONSIDERED AS BEING CENTERED ALONG THE PIPE, CHANNEL OR STRUCTURE.
8. SANITARY SEWER EASEMENTS ARE TO BE CONSIDERED AS BEING CENTERED THE PIPE OR STRUCTURE.
9. OTHER THAN WITHIN THE SUBJECT PROPERTY, THE LOCATION OF ROAD RIGHT-OF-WAYS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT CERTIFIED TO BY THIS SURVEY.
10. THE COMMON OPEN SPACE IS FOR THE USE BY THE HOMEOWNERS OR TENANTS OF RAMSGATE SUBDIVISION AND NOT FOR USE BY THE PUBLIC. THE MAINTENANCE OF COMMON OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE RAMSGATE SUBDIVISION HOMEOWNERS ASSOCIATION.
11. 30' SIGHT TRIANGLE EASEMENTS (S.T.E.) AT ALL STREET INTERSECTIONS.
12. ALL LOTS SUBJECT TO A 10' DRAINAGE & UTILITY EASEMENT ALONG THE FRONT AND REAR PROPERTY LINES OF EACH LOT.  
ALL LOTS SUBJECT TO A 5' DRAINAGE & UTILITY EASEMENT ALONG THE SIDE LINE PROPERTY LINES OF EACH LOT
13. UTILITY FEES WILL BE DUE AT THE TIME OF INDIVIDUAL HOME ZONING CLEARANCE PERMITS.

**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 THE RAMSGATE SUBDIVISION, PHASE 3 WAS APPROVED BY CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 12/16/16

12/16/16  
DATE  
[Signature]  
DEVELOPMENT SERVICES DIRECTOR

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

I HEREBY CERTIFY THAT ALL PUBLICLY MAINTAINED STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND OTHER PUBLICLY MAINTAINED IMPROVEMENTS AND ANY PRIVATELY MAINTAINED WATER QUALITY "BEST MANAGEMENT PRACTICE" SHOWN ON THIS PLAT 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.

12/15/16  
DATE  
M. Sue Hyde  
DIRECTOR OF ENGINEERING

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS 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, AND/OR OPEN SPACE AND/OR PARKS, EXCEPT ANY OF THOSE USES SPECIFICALLY INDICATED AS PRIVATE, AND I FURTHER DEDICATE ALL SANITARY SEWER, STORMWATER DRAINAGE AND WATERLINES THAT ARE LOCATED IN ANY PUBLIC UTILITY EASEMENT OR RIGHT OF WAY AND CERTIFY 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. ANY STREETS INDICATED AS PRIVATE SHALL BE OPEN TO PUBLIC USE, BUT SHALL BE PRIVATELY MAINTAINED. SAID DEDICATION SHALL BE IRREVOCABLE PROVIDED DEDICATIONS OF EASEMENTS FOR STORM DRAINAGE, WHETHER INDICATED AS PRIVATE OR PUBLIC, ARE NOT MADE TO THE CITY OF CONCORD BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT UNLESS SPECIFICALLY DESIGNATED AS A DRAINAGE EASEMENT TO THE CITY OF CONCORD.

[Signature]  
OWNER  
12/2/2016  
DATE

**CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS**

CITY OF CONCORD  
RAMSGATE SUBDIVISION, PHASE 3  
RAMSGATE DRIVE, PEGWELL AVENUE, MANSTON PLACE SW  
DEPENDABLE DEVELOPMENT  
SUBDIVIDER

I, HEREBY, TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF, CERTIFY THAT ALL STREET, STORM DRAINAGE, WATER AND SEWER CONSTRUCTION HAS BEEN CHECKED BY ME OR MY AUTHORIZED REPRESENTATIVE AND SUBSTANTIALLY CONFORMS WITH THE LINES, GRADES, DIMENSIONS AND MATERIAL REQUIREMENTS WHICH ARE SHOWN ON AND INDICATED IN THE APPROVED 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 THE CIVIL SUIT AND/OR CRIMINAL PROSECUTION UNDER THE GENERAL STATUTES INCLUDING BUT NOT LIMITED TO, GS 14-100 AND 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.

[Signature]  
REGISTERED PROFESSIONAL ENGINEER  
08767  
REGISTRATION NO.  
12/2/16  
DATE

**Development Data**

Tax parcel no.: 55383838870000  
Zoning classification: RM-2 (cluster option)  
Zoning jurisdiction: City of Concord  
Total Subdivision Site acreage: 59.20  
Total Area in lots: 26.76 AC.  
Area this Phase (Phase 3): 11.92  
No. of lots proposed this phase: 52  
Total Area in lots this phase: 6.01 Acres  
Total Common open space required: 30% x 59.20 Ac. = 17.76 Ac.  
Total Common open space provided: 18.60 Ac. (31.41%)  
Total Active open space - (.10\*\$376,510)(200%) = \$75,3002.00  
minimum financial investment for active open space. \*Note:\*  
per 6.5.3.4 the actual contribution shall be determined by the tax value of the parcel at the time of final plat approval is granted.  
Inaccessible open space area: +/-1.03 Acres  
Common open space this phase: 3.45 Acres

RM-2 cluster lot data:

- Min. lot size = N/A
- Min. lot width = 40'
- Min. setback = 10'
- Min. side yard = 5'
- Min. rear yard = 10'

Area in R/W: 13.84 Ac. (This phase: 2.46 Ac.)

Lineal feet of streets this phase:

- Ramsgate Dr. SW: 223 ft.)
- Pegwell Ave. SW: 750 ft.)
- Manston Pl. SW: 730 ft.)

**FLOOD NOTE**

THE SUBJECT PARCEL SHOWN HEREON LIES IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP NUMBER: 3710553800J, MAP REVISED: NOVEMBER 5, 2008.

**CERTIFICATE OF FEE PAYMENT**

I, HEREBY CERTIFY THAT ALL FEES FOR THE RAMSGATE SUBDIVISION, PHASE 3 HAVE BEEN PAID OR THAT THE FEES ARE NOT APPLICABLE.

12/16/16  
DATE  
[Signature]  
Deputy FINANCE DIRECTOR

\*See note 13.

**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.

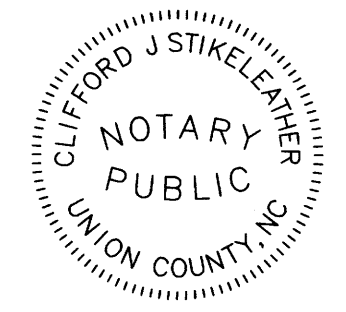
12-15-16  
DATE  
[Signature]  
DIRECTOR OF ELECTRIC SYSTEM

**NOTARY PUBLIC**

I, CLIFFORD J. STIKELATHER A NOTARY PUBLIC OF COUNTY, NORTH CAROLINA, AFORESAID CERTIFY THAT

DAVID CATHBERTSON, MEMBER/MANAGER OF DEPENDABLE DEVELOPMENT, INC PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF DECEMBER 2016.

MY COMMISSION EXPIRES: May 3, 2021 NOTARY PUBLIC



**REVIEW OFFICER**

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS  
I, Greg Bell REVIEW OFFICER OF CABARRUS COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

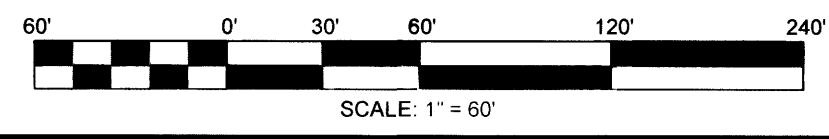
12/16/2016  
DATE  
[Signature] (PDG)  
REVIEW OFFICER

FILED Dec 16, 2016 11:07 am	FILED
BOOK 00072	CABARRUS
PAGE 0050 THRU 0050	COUNTY NC
INSTRUMENT # 33353	WAYNE NIXON
EXCISE TAX \$0.00	REGISTER
	OF DEEDS

**PROVIDENCE LAND GROUP, PLLC**  
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NC FIRM # P-0910-SC COA # 4356



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SUBDIVISION, PH. 3  
SHEET **3** OF 3