

* SEE LOT 291 FOR SETBACK TYPICAL *



LINE	BEARING	DISTANCE
L1	N 10°40'26" E	4.44'
L2	S 10°41'30" W	11.12'
L3	S 21°27'22" W	9.96'
L4	S 10°41'30" W	21.25'
L5	S 10°41'30" W	41.33'
L6	S 21°27'22" W	25.47'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	220.00'	41.33'	41.27'	S 16°04'26" W
C2	280.00'	19.16'	19.16'	S 12°39'08" W
C3	280.00'	33.44'	33.42'	S 18°02'05" W

"R-3" ZONING DIMENSIONAL STANDARDS	
Min. Pub. Street Frontage	25'
Min. Front Setback	25'
Min. Int. Sideyard Setback	6'
Min. Rear Setback	20'

FILING STATEMENT
 Registered for registration on 12 day of January, 2005 at 1:30 o'clock p.m. and registered in the office of the Register of Deeds, Cabarrus County, North Carolina in Book 48, page 66.
 Linda F. McAbee, Register of Deeds
 By: [Signature] Assistant/Deputy

REVIEW OFFICERS CERTIFICATE

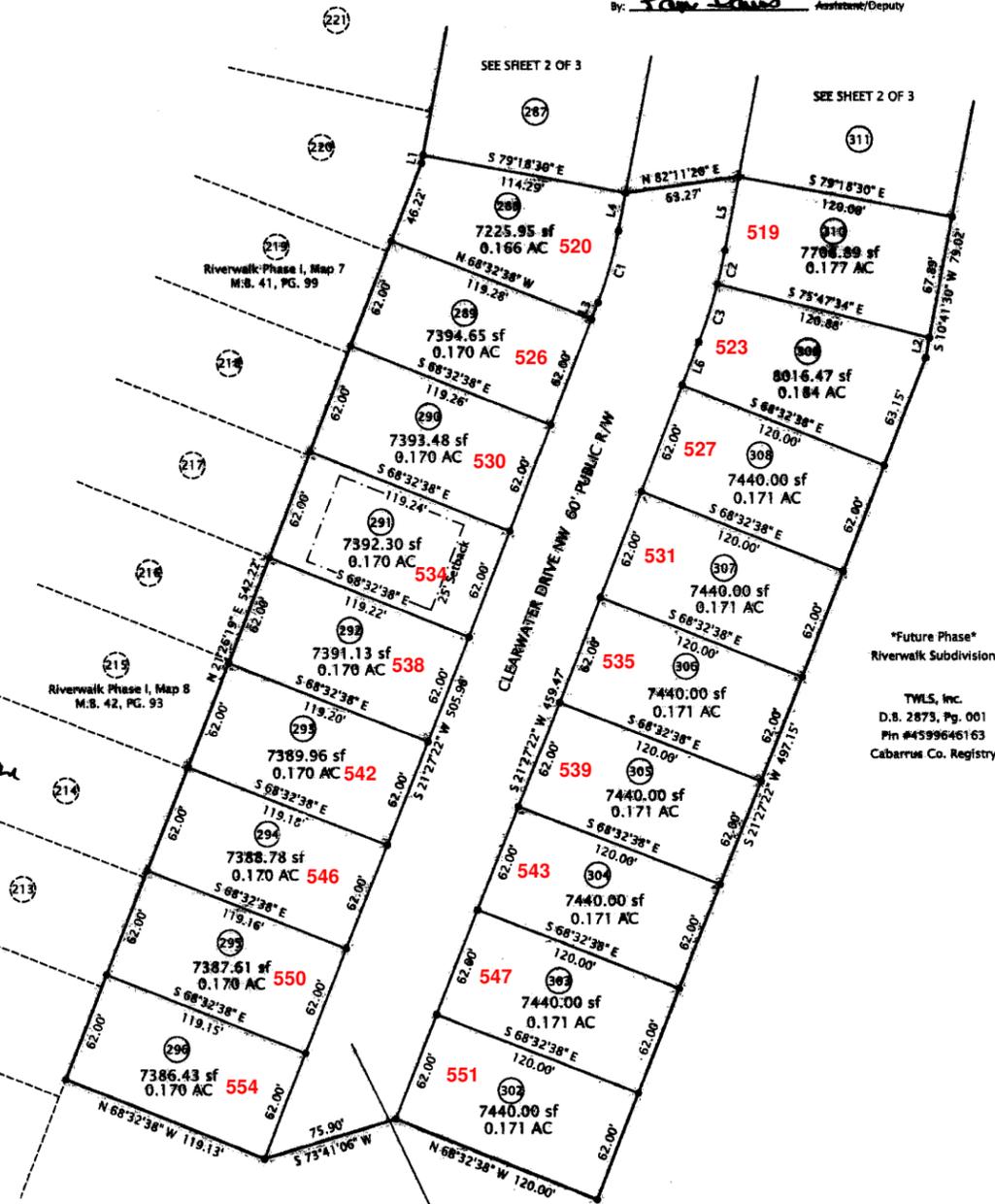
STATE OF NORTH CAROLINA
 COUNTY OF CABARRUS
 I, Jonathan Marshall, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed, meets all statutory requirements for recording.
 DATE 1/16/06 REVIEW OFFICER Jonathan Marshall by David White

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

PREPARED FOR: TWLS, INC.
Riverwalk Phase I, Map 9
 CABARRUS COUNTY, NC
 TOWNSHIP NO. 2
FINAL PLAT

DATE	SEPT. 29, 2005
SCALE	1" = 60'
NLS NO.	04088
DRAWN BY	S. Kimrey
CHECKED BY	D. Garrott
BY	
REVISION	
DATE	
SHEET	3 OF 3

- NOTES:
- * Deed Reference - Deed Bk. 2873, Pg. 001 Owner: TWLS, Inc. Recorded in Cabarrus County Registry
 - * Map Reference - Boundary Survey of a part of J.C. Penniger, Jr. Dated Dec. 31, 2001 Performed by Marlon 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 #4599646163
 - * Zoned: R-3
 - * Traverse adjusted by the Compass Rule Method.
 - * Property may be subject to Rights of Way and Easements of record.
 - * A 35' X 35' Sight Triangle is located at all intersections.
 - * Total Acreage = 17.509 Ac.
 - * Total number of lots = 73.
 - * Subject property is not located within a flood hazard area per the following Flood Insurance Rate Maps dated Nov. 2, 1994:
 - * 37025C0075 D
 - * 37025C0115
 - * 37025C0110 D
 - * 2361.45 linear feet in Clearwater Drive NW.
 - * 206.22 linear feet in ~~Clearwater Drive NW~~ Garrett View Ct. NW
 - * 156.51 linear feet in Watercrest ~~Dr. NW~~
 - * City sewer and water available to property.



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 Riverwalk Phase I, Map 9 Subdivision.
 Date 1/16/06 [Signature]
 Director of Engineering

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

[Signature] 1-4-06
 Owner Date

Future Phase
 Riverwalk Subdivision
 TWLS, Inc.
 D.B. 2873, Pg. 001
 Pin #4599646163
 Cabarrus Co. Registry

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.

1-9-05 [Signature]
 Date Director of Development Services
1/16/06 [Signature]
 Date City Attorney

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 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 29th day of Sept., A.D., 2005.

- 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.

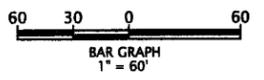


[Signature]
 David R. Garrott, PLS #3668

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 I Subdivision.
 Date 1-4-06 [Signature]
 Director of Electric Systems

I hereby certify that all fees for Riverwalk Phase I, Map 9 Subdivision have been paid, or that the fees are not applicable.
 Date 1/16/06 [Signature]
 Finance Director

- LEGEND
- R/W - RIGHT OF WAY
 - STE - SIGHT TRIANGLE EASEMENT
 - BOUNDARY LINE
 - - - RIGHT OF WAY
 - - - ADJOINING PROPERTY LINE
 - - - SETBACKS
 - - - STORM DRAIN EASEMENT (Private)
 - - - SANITARY SEWER EASEMENT



Owner: TWLS, Inc.
 P.O. BOX 1111
 Concord, NC 28026-1111

DEDICATED TO
 THE CITY OF CONCORD
 33658.37 sf
 0.773 AC