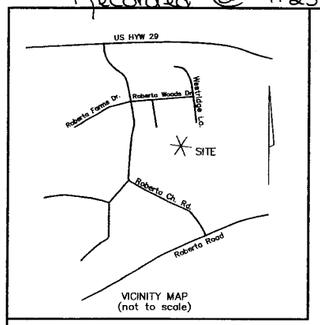
Recorded @ 1:25 pm on 03/25/2004

Book 44 Page 2



VICINITY MAP
(not to scale)

Certificate of Ownership and Dedication

I HEREBY CERTIFY THAT I AM 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 SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, WALKS, PARKS, OPEN SPACE AND 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 OF FAILURES OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE (1) YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

OWNER

Certificate of Streets, Water and Sewer System Approval and 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 SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE ROBERTA WOODS PHASE II, MAP 1 SUBDIVISION.

3/24/04
DATE — DIRECTOR of ENGINEERING

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 OD DEED WITHIN THIRTY (30) DAYS OF THE DATE BELOW.

3/24/04 — J. Jeffrey Young
DATE — DIRECTOR of PLANNING

3/24/04
DATE — CITY ATTORNEY

Certificate of Fee Payment

I HEREBY CERTIFY THATTHE FEES FOR THE ROBERTA WOODS PHASE II, MAP 1, SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

3/24/04
DATE — FINANCE DIRECTOR

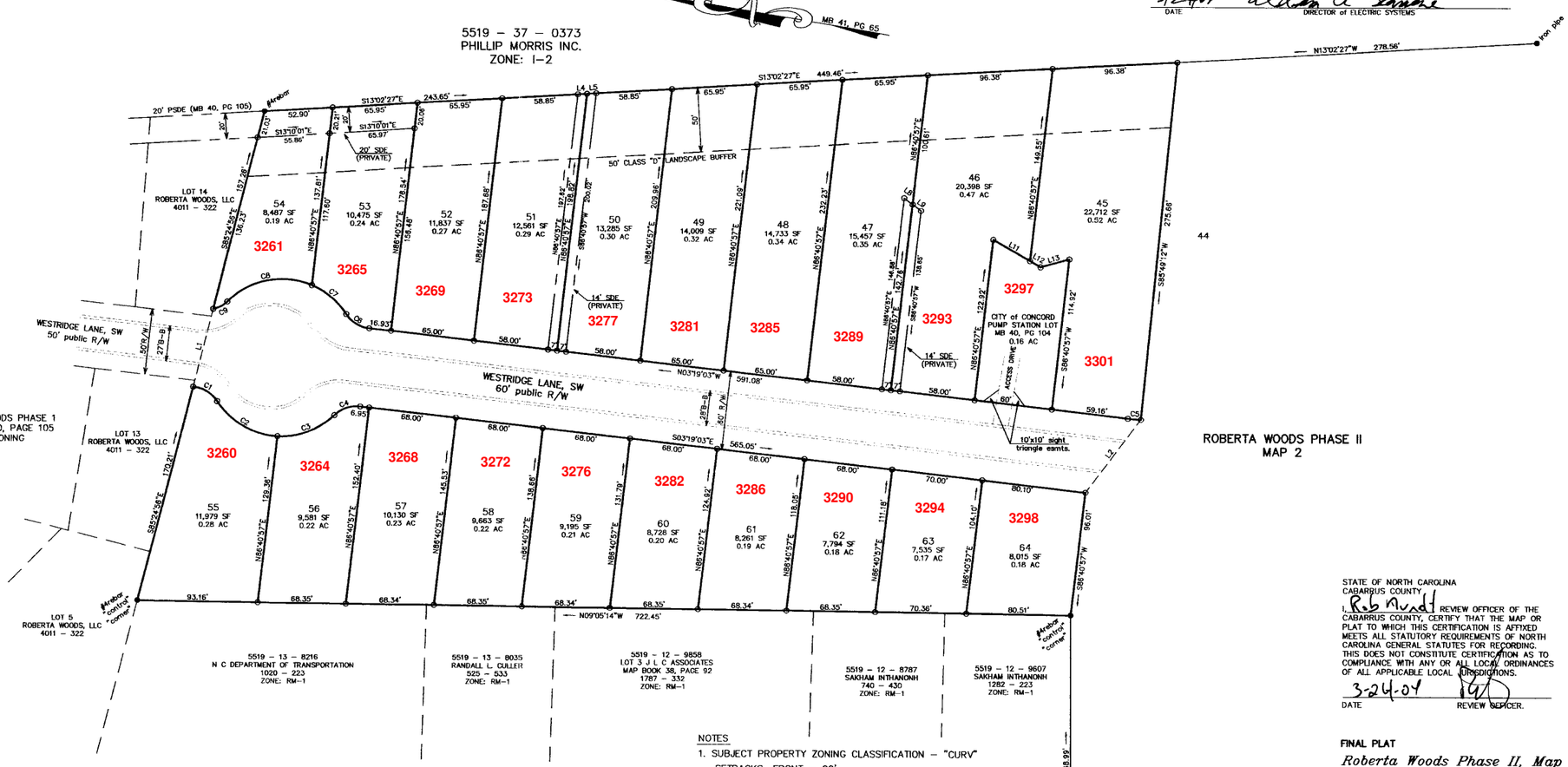
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S85°24'56"E	61.33'
L2	S62°30'24"E	70.20'
L3	S86°40'57"W	197.11'
L4	S13°02'27"E	7.10'
L5	S13°02'27"E	7.10'
L6	S86°40'57"W	200.53'
L7	N86°40'57"E	146.88'
L8	S27°09'32"W	8.12'
L9	S27°09'32"W	8.12'
L10	S86°40'57"W	138.65'
L11	N19°49'06"E	32.62'
L12	N19°49'06"E	9.32'
L13	N24°54'23"W	23.05'

CURVE TABLE				
CURVE	RAD.	LENGTH	CHORD BEARING	CHORD
C1	25.00'	22.37'	S20°43'53"W	21.63'
C2	60.00'	55.82'	S19°42'42"W	53.83'
C3	60.00'	48.27'	S29°59'03"E	46.97'
C4	25.00'	21.69'	S28°10'25"E	21.02'
C5	170.00'	10.00'	N05°00'09"W	10.00'
C6	25.00'	21.66'	N21°30'22"E	20.99'
C7	60.00'	35.07'	N29°35'15"E	34.57'
C8	60.00'	70.67'	N20°53'43"W	66.65'
C9	20.00'	12.46'	S36°47'07"E	12.26'

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 SUBDIVISION REGULATIONS OF THE CITY OF CONCORD IN THE ROBERTA WOODS PHASE II, MAP 1 SUBDIVISION.

3/24/04
DATE — DIRECTOR of ELECTRIC SYSTEMS



ROBERTA WOODS PHASE II
MAP 2

NOTES

1. SUBJECT PROPERTY ZONING CLASSIFICATION – "CURV"
   SETBACKS: FRONT – 20'
   SIDE – 7'
   REAR – 5'
2. SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AREA PER F.I.R.M. MAP NUMBER 37025C0115 D, NOV. 2, 1994.
3. SITE CALCULATIONS
   TOTAL AREA = 6.62 ACRES
   TOTAL LOTS = 20
   ACREAGE IN LOTS = 5.54 ACRES
   ACREAGE IN R/W'S = 0.92 ACRES
   ACREAGE IN PUMP STATION LOT = 0.16 ACRES
   LINEAR FEET IN WESTRIDGE LANE = 709'
4. NEW IRON PINS SET AT ALL LOT CORNRSE UNLESS OTHERWISE DESCRIBED.
5. RIVER STREAM OVERLAY DISTRICT (ROSD) NOT APPLICABLE DUE TO VESTED RIGHTS AS DETERMINED BY LEGAL DEPT. IN MEMO DATED OCTOBER 31, 2003.

LEGEND

———	PROPERTY LINE
– – – –	RIGHT OF WAY LINE
– – – –	LINE FROM DEED OR PLAT
O	SET IRON PIN(#4rebar)
●	EXISTING MONUMENTATION AS DESCRIBED
PSDE	PUBLIC STORM DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
SDE	STORM DRAINAGE EASEMENT (PRIVATE)
NMFS	NO MONUMENT FOUND OR SET

STATE OF NORTH CAROLINA
CABARRUS COUNTY

I, Rob Nunnt, REVIEW OFFICER OF THE CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING. THIS DOES NOT CONSTITUTE CERTIFICATION AS TO COMPLIANCE WITH ANY OR ALL LOCAL ORDINANCES OF ALL APPLICABLE LOCAL JURISDICTIONS.

3-24-04
DATE — REVIEW OFFICER.

FINAL PLAT

Roberta Woods Phase II, Map 1

LOCATED IN CITY OF CONCORD, TSP. NO. 2
CABARRUS COUNTY, NORTH CAROLINA

OWNER:
THE KING CORPORATION
1119 ASHFORD GREEN AVENUE
CONCORD, NC 28027
704 – 363 – 9868

PLAT PREPARED BY:
KING ENGINEERING of CONCORD, INC.
P. O. BOX 904
CONCORD, NC 28026
704 – 786 – 5464

FEBRUARY 5, 2004

JOB NUMBER: 03043.01

SCALE: 1" = 60'

0 30 60 120

I, SAMUEL L. KING JR., CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 2001, PAGE 100); THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES WAS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEED REFERENCES AS SHOWN; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMENDED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF MAR. 2004.

Samuel L. King JR. LICENSE NO. L–3089

NORTH CAROLINA PROFESSIONAL SEAL L-3089 LAND SURVEYOR SAMUEL L. KING, JR.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE CITY OF CONCORD WHICH HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR LICENSE NO. L–3089