FILING STATMENT

FILED FOR REGISTRATION ON 13th DAY OF Dec A.D. 2005 AT 3:35 O'CLOCK P.M. AND REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS, CABARRUS COUNTY, NORTH CAROLINA IN BOOK 48 PAGE 40

LINDA F. MCEE REGISTER OF DEEDS

BY: [signature] ASSISTANT/DEPUTY

State of North Carolina
County of Cabarrus
I, Jonathan B. Marshall, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

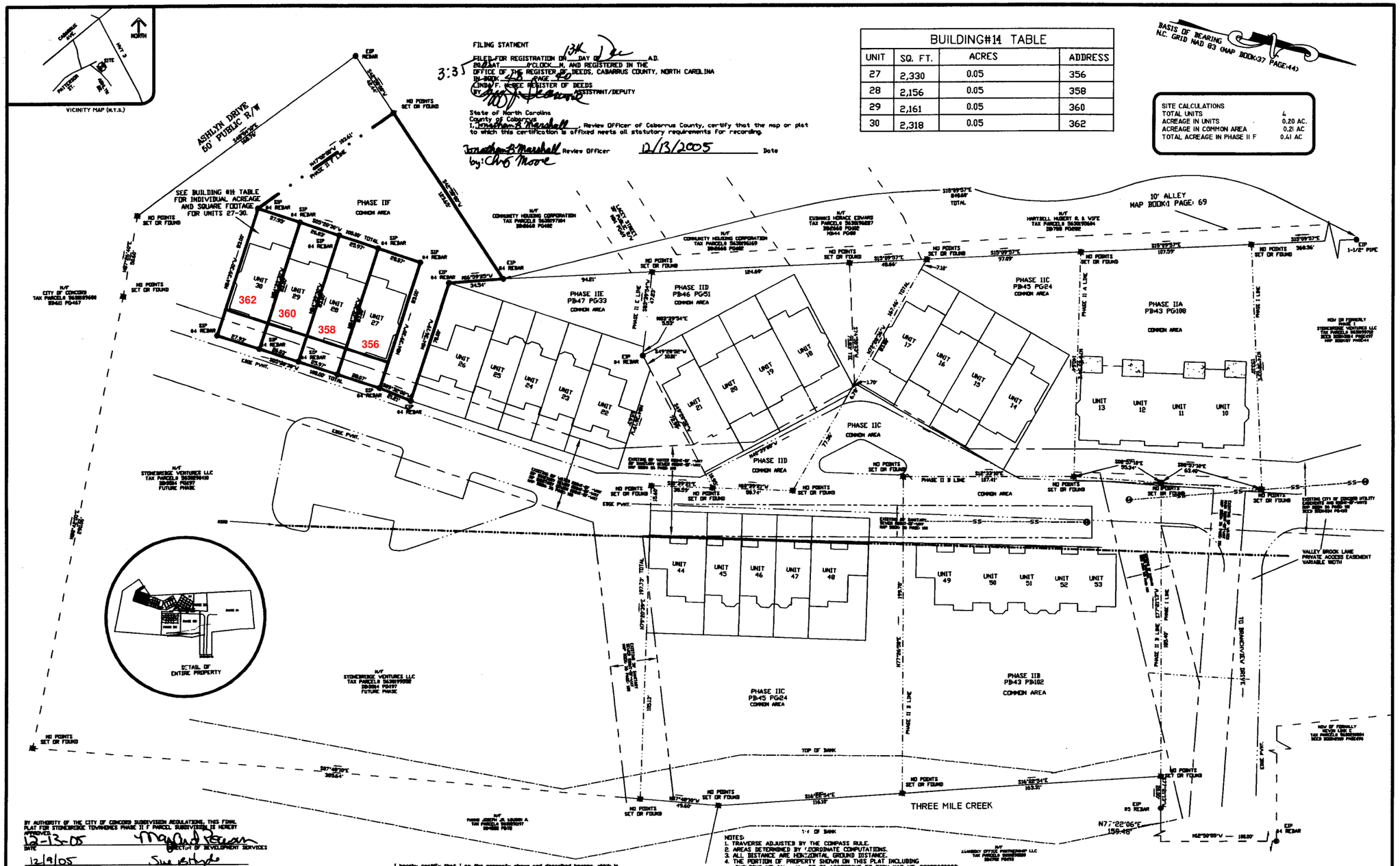
Jonathan B. Marshall Review Officer
by: Chris Moore
12/13/2005 Date

| BUILDING#14 TABLE | | | |
|---|---|---|---|
| UNIT | SQ. FT. | ACRES | ADDRESS |
| 27 | 2,330 | 0.05 | 356 |
| 28 | 2,156 | 0.05 | 358 |
| 29 | 2,161 | 0.05 | 360 |
| 30 | 2,318 | 0.05 | 362 |

BASIS OF BEARING
N.C. GRID NAD 83 (MAP BOOK:37 PAGE:44)

SITE CALCULATIONS

| | |
|---|---|
| TOTAL UNITS | 4 |
| ACREAGE IN UNITS | 0.20 AC. |
| ACREAGE IN COMMON AREA | 0.21 AC |
| TOTAL ACREAGE IN PHASE II F | 0.41 AC |




BY AUTHORITY OF THE CITY OF CONCORD SUBDIVISION REGULATIONS, THIS FINAL PLAT FOR STONEBRIDGE TOWNHOMES PHASE II F PARCEL SUBDIVISION IS HEREBY APPROVED.

12-13-05 DATE — DIRECTOR OF DEVELOPMENT SERVICES

12/9/05 DATE — CITY ENGINEER

I hereby certify that all fees for the Stonebridge Townhomes Phase II F parcel subdivision have been paid or that the fees are not applicable.

12/13/05 Date — Finance Director

I, Douglas S. Pressley, certify that this map was drawn under my supervision from an actual survey made by me (deed description recorded in deeds as shown); that the error of closure as calculated by latitudes and departures is 1:10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found MB37 PG44; that this map was prepared in accordance with General Statute 47-30, as amended.

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 hand and seal this 8th day of NOVEMBER, A.D., 2005.

Professional Land Surveyor — Date 11-8-05

DOUGLAS S. PRESSLEY PROFESSIONAL SEAL L.S. 23408 LAND SURVEYOR NORTH CAROLINA

I hereby certify that I am the property owner 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 later.

12-01-05 Date — Barnson L. Patch Owner

## LEGEND

- POWER POLE WITH LINE
- BOUNDARY AS SURVEYED
- TIE LINE
- PHASE II LINE
- TOP OF BANK (CREEK)
- LINES NOT SURVEYED
- SANITARY SEWER RIGHT-OF-WAY
- PUBLIC UTILITY R/W OR EASEMENT
- RIVER STREAM OVERLAY BUFFER
- 100 YR. FLOOD PLAIN
- SET IRON PIN (#4 REBAR)
- EXISTING IRON PIN (AS DESCRIBED)
- SANITARY SEWER MANHOLE
- NO POINTS FOUND OR SET
- POWER POLES

NOTES:
1. TRAVERSE ADJUSTED BY THE COMPASS RULE.
2. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
3. ALL DISTANCE ARE HORIZONTAL GROUND DISTANCE.
4. THE PORTION OF PROPERTY SHOWN ON THIS PLAT INCLUDING BUILDING NO #11 units 27-30 ACCORDING TO FIRM MAP NO. 3708250008D DATED NOV. 2, 1994 (REVISED DECEMBER 10, 1998) ACCORDING TO MAP REVISION CASE# 01-04-2603M AND MAP SAMUEL L. KING DATED NOV. 15, 2006.
5. BLDG. #11 UNITS 27-30 DO NOT LIE WITHIN THE 100-YR FLOOD PLAIN.
6. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAY EITHER RECORDED OR IMPLIED.
7. SUBJECT PROPERTY ZONED RC.
8. PROJECT STARTED AND APPROVED UNDER CITY OF CONCORD ZONING ORDINANCE. PLATTING AND SETBACKS CORRESPOND TO CITY OF CONCORD ZONING ORDINANCE.
9. SET BACKS
   MIN. FRONT=25'
   MAX FRONT=30'
   MIN. INTERIOR SIDE=5'
   MIN. REAR=5'
* INT. SIDE SETBACK IS 5', EXCEPT THAT NO DWELLING STRUCTURE SHALL BE CONSTRUCTED SO AS TO BE LOCATED CLOSER THAN 15' TO AN EXISTING STRUCTURE.
10. PRIVATE DRIVES AND COMMON OPEN SPACE AREAS TO BE MAINTAINED BY STONEBRIDGE HOMEOWNERS ASSOCIATION.
11. CITY OF CONCORD WATER AND SEWER IS AVAILABLE FOR BLDG <11 UNITS 27-30.
12. NO NGS MONUMENTS FOUND WITHIN 2000'.
13. IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.

REFERENCE:
1.TAX MAPS & DEEDS
2.MAP BOOK36 PAGES100 AND 101.

REVISED:11/28/05 AS PER CITY OF CONCORD COMMENTS.
*SUBJECT PROPERTY OWNERSHIP IS STONEBRIDGE VENTURES LLC
TAX PARCEL# 5630199552 DB.3514 PG.197

MINOR SUBDIVISION PLAT:
STONEBRIDGE TOWNHOMES
PHASE IIF

LOCATED IN THE NO12 TOWNSHIP, CITY OF CONCORD, CABARRUS CO.,NORTH CAROLINA

FOR:
B.L. PATCH & ASSOCIATES
P.O. BOX 10023
CHARLOTTE, NC 28212
TELEPHONE:(704)-846-5138

PREPARED BY:
DOUGLAS S. PRESSLEY JR. PLS
13221 BROOKS RD. STANFIELD, NORTH CAROLINA 28163
(704) 626-3828
DATE: NOVEMBER 8th 2005
SCALE: 1"=40'

GRAPHIC SCALE
40 0 20 40 80 160
( IN FEET )
1 inch = 40 ft.