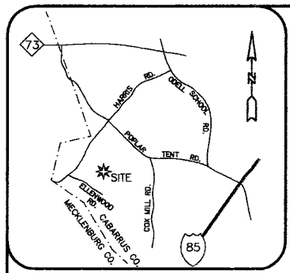
DB 51 Pg 108



VICINITY MAP
NOT TO SCALE

SETBACKS

LOTS 215–216:	FRONT = 20'	
	SIDE = 5'	
	REAR = 10'	
LOTS 199, 217–237 & 248:	FRONT = 20'	
	SIDE = 5'	
	REAR = 25'	
LOTS 200–202, 464, 238–247 & 249–259:	FRONT = 30'	
	SIDE = 5'	
	REAR = 25'	

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING LINES, AND DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO THE PUBLIC USE EXCEPT AS NOTED. FURTHER, I CERTIFY THE LAND SHOWN HEREON IS WITHIN THE PLATTING JURISDICTION OF CABARRUS COUNTY.

2/27/2007 — DATE — OWNER

CERTIFICATE OF ROAD MAINTENANCE

I HEREBY CERTIFY THAT I WILL MAINTAIN THE ROADS TO THE STANDARDS SET FORTH BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION UNTIL THE RESPECTIVE GOVERNMENTAL AGENCY TAKES OVER THIS RESPONSIBILITY. (THIS DOES NOT INCLUDE REMOVAL IF SNOW OR ICE)

OWNER/DEVELOPER — 2/27/2007 — DATE

STATE OF NORTH CAROLINA
CABARRUS COUNTY

I, Jonathan Marshall REVIEW OFFICER OF 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.

REVIEW OFFICER — 3/9/07 — DATE
for: Kasmi Goodson

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS
CITY OF CONCORD
Name of Subdivision: Winding Walk, Phase 4 Map 1
Name of Streets in Subdivision: Sutro Forest Dr., Lemmon Av. and Shrader St.

Subdivider: Shea Homes, LLC

I hereby, to the best of my knowledge, ability and belief, certify that all water and sewer work to be performed on this subdivision has been checked by me or my 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 Department of Transportation.

I also acknowledge that falsification of the above certification may subject me to civil suit and/or criminal prosecution under the General Statutes, including but not limited to, G.S. 14-100 and G.S. 136-102.6 and the Code of Ordinances of the City of Concord.

Signature
Registered Professional Engineer — 2/27/07 — Date
Registration No. 29267

CERTIFICATE OF FEE PAYMENT

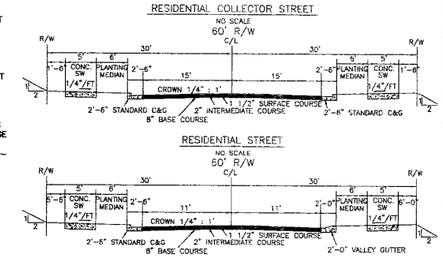
I HEREBY CERTIFY THAT ALL WATER AND SEWER CONNECTION FEES FOR THE WINDING WALK PHASE 4 – MAP 1 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

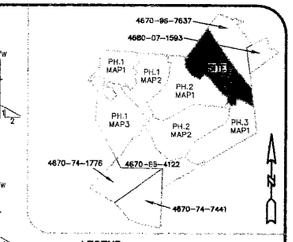
3/9/07 — DATE — FINANCE DIRECTOR

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.

NOTES:
1. TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD.
2. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. FLOOD PLAIN DATA SCALED FROM F.I.R.M. PANEL NUMBER 3702520075 D; EFFECTIVE DATE NOVEMBER 2, 1994. NOT FIELD LOCATED.
   ZONE AE = AREAS OF 100-YEAR FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED.
   ZONE X* = AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD
   ZONE X = AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD.
5. SUBJECT PROPERTY IS CURRENTLY ZONED LDR. ZONING AT TIME OF PRELIMINARY PLAT APPROVAL (PRIOR TO 06-20-2005) WAS MDR.
6. CITY OF CONCORD WATER AND SEWER IS AVAILABLE.

REFERENCES:
1. ALL DEEDS AND MAPS SHOWN HEREON.
2. MAP TITLED "BOUNDARY SURVEY FOR: WINDING WALK SUBDIVISION" BY CONCORD ENGINEERING & SURVEYING, INC.; DATED 12-18-2003; JOB NO.: 030519.001.
3. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WINDING WALK RECORDED IN DB. 6250 PG. 239.
4. WETLAND SURVEY FOR SHEA HOMES BY FDL & ASSOC.; LAST REVISED 10-08-2003.
5. WINDING WALK PHASE 1 – MAP 1 RECORDED IN MB. 46 PG. 42; PHASE 1 – MAP 2 RECORDED IN MB. 47 PG. 71; PHASE 1 – MAP 3 RECORDED IN MB. 47 PG. 72; PHASE 2 – MAP 1 RECORDED IN MB. 48 PG. 91; PHASE 2 – MAP 2 RECORDED IN MB. 48 PG. 92; AND PHASE 3 – MAP 1 RECORDED IN MB. 50 PG. 55.



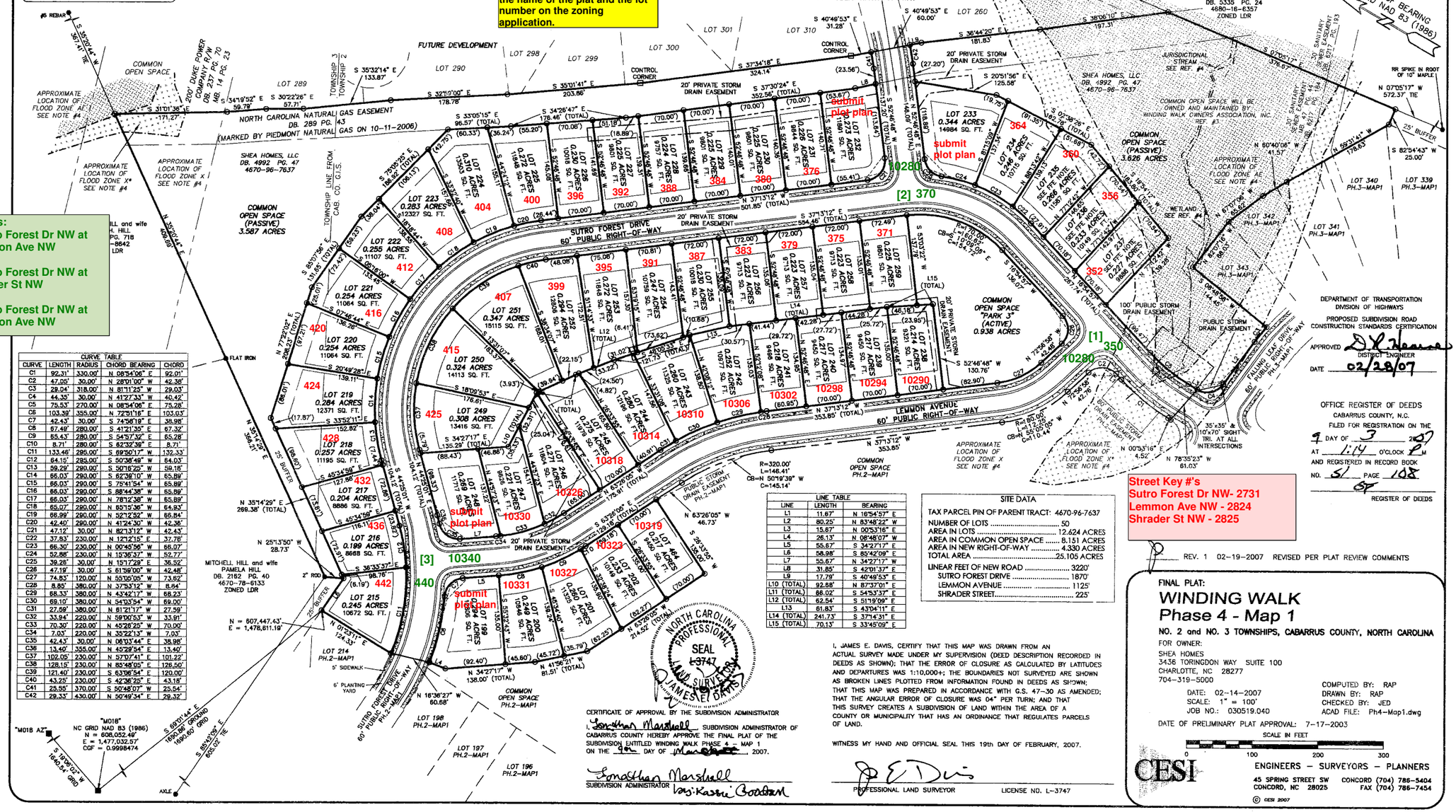


LEGEND

- SET IRON PIN (#5 REBAR)
- CONCRETE MONUMENT SET
- CONCRETE MONUMENT FOUND
- EXISTING IRON PIN (AS DESCRIBED)
- TIE LINE
- BOUNDARY AS SURVEYED
- BOUNDARY BY DEED OR PLAT
- RIGHT OF WAY
- EASEMENT
- SETBACK
- SCALED FLOOD PLAIN (SEE NOTE #4)

FFE NOTE

LOWEST FINISHED FLOOR AND MECHANICAL EQUIPMENT ON LOTS 235–237 SHALL BE AT AN ELEVATION 2 FEET HIGHER (624') THAN THE BASE FLOOD ELEVATION/WATER SURFACE ELEVATION FOR THE CLARKE CREEK 100-YEAR STORM EVENT (622 FT MSL)



Street Blades:
[1] 350 Sutro Forest Dr NW at 10280 Lemmon Ave NW

[2] 370 Sutro Forest Dr NW at 10280 Shrader St NW

[3] 440 Sutro Forest Dr NW at 10340 Lemmon Ave NW

Street Key #'s
Sutro Forest Dr NW- 2731
Lemmon Ave NW - 2824
Shrader St NW - 2825

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	92.31'	330.00'	N 08°54'08" E	92.01'
C2	47.05'	30.00'	N 28°01'00" W	42.36'
C3	29.04'	318.00'	N 81°11'25" W	29.03'
C4	44.35'	30.00'	N 41°27'33" W	40.42'
C5	75.53'	270.00'	N 08°54'08" E	75.28'
C6	103.39'	355.00'	N 72°51'18" E	103.03'
C7	42.43'	30.00'	S 74°58'19" E	38.98'
C8	67.49'	280.00'	S 41°21'35" E	67.32'
C9	65.43'	280.00'	S 54°57'32" E	65.28'
C10	8.71'	280.00'	S 62°32'39" E	8.71'
C11	133.46'	295.00'	S 69°50'17" W	132.33'
C12	64.15'	285.00'	S 50°38'49" W	64.03'
C13	59.29'	290.00'	S 50°16'25" W	59.18'
C14	66.03'	290.00'	S 62°39'10" W	65.89'
C15	66.03'	290.00'	S 75°41'54" W	65.89'
C16	66.03'	290.00'	S 88°44'38" W	65.89'
C17	66.03'	290.00'	N 78°12'38" W	65.89'
C18	65.07'	290.00'	N 65°15'36" W	64.93'
C19	66.99'	290.00'	N 52°12'52" W	66.84'
C20	42.40'	290.00'	N 41°24'30" W	42.36'
C21	47.12'	30.00'	N 82°13'12" W	42.43'
C22	37.83'	230.00'	N 12°12'15" E	37.78'
C23	66.30'	230.00'	N 00°45'56" W	66.07'
C24	52.88'	230.00'	N 15°36'37" W	52.77'
C25	39.28'	30.00'	N 15°17'29" E	36.52'
C26	47.19'	30.00'	S 61°59'00" W	42.48'
C27	74.83'	120.00'	N 55°05'05" W	73.82'
C28	8.85'	380.00'	N 37°53'12" W	8.84'
C29	68.33'	380.00'	N 43°42'17" W	68.23'
C30	69.10'	380.00'	N 54°03'54" W	69.00'
C31	27.59'	380.00'	N 61°21'17" W	27.59'
C32	33.94'	220.00'	N 59°00'53" W	33.91'
C33	70.39'	220.00'	N 45°28'25" W	70.00'
C34	7.03'	220.00'	N 35°22'13" W	7.03'
C35	42.43'	30.00'	N 06°03'44" E	38.98'
C36	13.40'	355.00'	N 45°29'54" E	13.40'
C37	102.05'	230.00'	N 57°07'41" E	101.22'
C38	128.15'	230.00'	N 85°48'05" E	126.50'
C39	121.40'	230.00'	S 63°06'54" E	120.00'
C40	43.25'	230.00'	S 42°36'25" E	43.18'
C41	25.55'	370.00'	S 50°48'07" W	25.54'
C42	29.33'	430.00'	N 50°49'34" E	29.32'

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.87'	N 16°54'57" E
L2	80.25'	N 83°48'22" W
L3	15.67'	N 00°53'16" E
L4	26.13'	N 08°48'07" W
L5	55.67'	S 34°27'17" E
L6	58.98'	S 85°42'09" E
L7	55.67'	N 34°27'17" W
L8	31.85'	S 42°01'37" E
L9	17.79'	S 40°49'53" E
L10 (TOTAL)	92.68'	N 87°37'01" E
L11 (TOTAL)	88.02'	S 54°53'37" E
L12 (TOTAL)	62.54'	S 51°19'09" E
L13	61.83'	S 43°04'11" E
L14 (TOTAL)	241.73'	S 37°14'31" E
L15 (TOTAL)	70.13'	S 33°45'09" E

SITE DATA

TAX PARCEL PIN OF PARENT TRACT:	4670-96-7637
NUMBER OF LOTS	50
AREA IN LOTS	12.624 ACRES
AREA IN COMMON OPEN SPACE	8.151 ACRES
AREA IN NEW RIGHT-OF-WAY	4.330 ACRES
TOTAL AREA	25.105 ACRES
LINEAR FEET OF NEW ROAD	3220'
SUTRO FOREST DRIVE	1870'
LEMMON AVENUE	1125'
SHRADER STREET	225'

CERTIFICATE OF APPROVAL BY THE SUBDIVISION ADMINISTRATOR

I, Jonathan Marshall SUBDIVISION ADMINISTRATOR OF CABARRUS COUNTY HEREBY APPROVE THE FINAL PLAT OF THE SUBDIVISION ENTITLED WINDING WALK PHASE 4 – MAP 1 ON THE 9th DAY OF March 2007.

SUBDIVISION ADMINISTRATOR — for: Kasmi Goodson

NORTH CAROLINA PROFESSIONAL SEAL L-3747 LAND SURVEYOR JAMES E. DAVIS

I, JAMES E. DAVIS, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEEDS AS SHOWN); THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES WAS 1:10,000+; THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THE ANGULAR ERROR OF CLOSURE WAS 04" PER TURN; AND 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 HAND AND OFFICIAL SEAL THIS 19th DAY OF FEBRUARY, 2007.

PROFESSIONAL LAND SURVEYOR — LICENSE NO. L-3747

REV. 1 02-19-2007 REVISED PER PLAT REVIEW COMMENTS

FINAL PLAT:

WINDING WALK
Phase 4 - Map 1

NO. 2 and NO. 3 TOWNSHIPS, CABARRUS COUNTY, NORTH CAROLINA

FOR OWNER:
SHEA HOMES
3436 TORINGDON WAY SUITE 100
CHARLOTTE, NC 28277
704-319-5000

DATE: 02-14-2007
SCALE: 1" = 100'
JOB NO.: 030519.040

COMPUTED BY: RAP
DRAWN BY: RAP
CHECKED BY: JED
ACAD FILE: Ph4-Map1.dwg

DATE OF PRELIMINARY PLAT APPROVAL: 7-17-2003

SCALE IN FEET 0 100 200 300

CESI
ENGINEERS – SURVEYORS – PLANNERS
45 SPRING STREET SW CONCORD, NC 28025
CONCORD (704) 786-5404 FAX (704) 786-7454

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