

NOTES

THIS PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS AND/OR RIGHTS-OF-WAY NOT OBSERVED.

#5 REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

AREA COMPUTED BY COORDINATE METHOD.

TOTAL ACREAGE ENCOMPASSED BY THIS MAP IS 13.342 ACRES.

TOTAL NUMBER OF LOTS INCLUDED ON THIS MAP IS 19.

NO DEVELOPMENTAL STUMP HOLES REPORTED TO THIS FIRM WITHIN LOTS WHICH MAKE UP THIS MAP.

NO NGS OR NCGS HORIZONTAL TRAVERSE WITHIN 2000 FEET.

UNADJUSTED RATIO OF PRECISION IS 1:18,601

SUBJECT TRACT TAX ID: A PORTION OF TAX PARCEL 4589-18-0208.

SUBJECT TRACT DEED REFERENCE: DB 7227 PG 295.

THIS PROPERTY IS ZONED PUD

SUBJECT TRACT IS GRAPHICALLY LOCATED WITHIN ZONE "X" PER FEMA FIRM PANEL 4589, MAP NUMBER 3710458900K WITH AN EFFECTIVE DATE OF MARCH 2, 2009. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AN AREA OUTSIDE THE FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.

CITY WATER AND SEWER SERVICE IS AVAILABLE TO ALL LOTS SHOWN HEREON.

THE ESTIMATED AMOUNT OF IMPERVIOUS AREA IS 969,616 SF +/-, OR 22.259 ACRES +/- FOR THIS SECTION OF THE SUBDIVISION.

COMMON OPEN SPACE SHOWN HEREON IS ACTIVE.

THE RETAINING WALL ACCESS LOCATED EASEMENT (RWALE) AND RETAINING WALL LOCATED EASEMENT (RWLE) ARE HEREBY DEDICATED AS "LOCATED EASEMENT" UNDER MASTER DECLARATION FOR CHRISTENBURY RECORDED IN DEED BOOK 6822 PAGE 199.

LEGEND

- DB = DEED BOOK
- MB = MAP BOOK
- NAD 83 = NORTH AMERICAN DATUM OF 1983
- NCGS = NORTH CAROLINA GEODETIC SURVEY
- NAVD = NORTH AMERICAN VERTICAL DATUM OF 1988
- PG = PAGE
- R/W = RIGHT-OF-WAY
- SIP = SET #5 REBAR
- SSRW = SANITARY SEWER MANHOLE
- SSRW = SANITARY SEWER RIGHT-OF-WAY
- SCM = SET CONCRETE MONUMENT
- SMN = SET "MAG" NAIL
- NMS = NO MONUMENT SET
- STE = SIGHT TRIANGLE EASEMENT
- PSDE = PRIVATE STORM DRAINAGE EASEMENT
- PDE = PUBLIC DRAINAGE EASEMENT
- SY = SIDE YARD
- RY = REAR YARD
- MBS = MINIMUM BUILDING SETBACK
- COS = COMMON OPEN SPACE
- UE = UTILITY EASEMENT
- (C1) = TOTAL CURVE
- (83.86') = TOTAL DISTANCE
- RWALE = RETAINING WALL ACCESS LOCATED EASEMENT
- RWLE = RETAINING WALL LOCATED EASEMENT

- PSDE/PDE
- SSRW
- BOUNDARY & R/W
- ADJOINER
- LOT LINES
- PSDE
- SSRW
- XSECT 35 = ESP FLOOD STUDY CROSS-SECTION LINE
- BUILDING SETBACK LINE

ZONED PUD (PLANNED UNIT DEVELOPMENT) LOTS ARE SUBJECT TO THE FOLLOWING SETBACKS:
 MIN. FRONT SETBACK - 20'
 MIN. SIDE YARD - 5'
 MIN. REAR YARD - 25'
 MIN. SIDE AT CORNER - 10'

THIS DRAWING AND/OR THE DESIGN SHOWN ARE THE PROPERTY OF ESP ASSOCIATES, P.A. THE REPRODUCTION, ALTERATION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION. ESP ASSOCIATES, P.A.

CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA
C3	60.00	30.83	N 03°52'49" W	30.49	29°26'10"
C4	440.00	182.57	S 01°02'57" E	181.27	23°46'27"
C5	50.00	23.75	N 02°43'50" E	23.53	27°12'46"
C6	440.00	137.87	S 01°51'41" W	137.31	17°57'11"
C7	440.00	44.70	S 10°01'33" E	44.68	5°49'16"
C8	50.00	3.67	N 08°46'28" W	3.67	4°12'11"
C9	50.00	20.08	N 04°49'55" E	19.95	23°00'35"
C10	30.00	47.44	N 67°58'16" E	42.65	90°36'24"
C11	280.00	138.83	S 38°42'24" W	137.41	28°24'32"
C12	220.00	51.03	N 46°15'57" E	50.92	13°17'27"
C13	280.00	100.07	S 49°51'31" W	99.53	20°28'35"
C16	220.00	78.62	S 49°51'31" W	78.21	20°28'35"
C17	280.00	64.95	N 46°15'57" E	64.81	13°17'27"
C18	220.00	94.83	S 40°33'44" W	94.10	24°41'53"
C19	30.00	49.07	S 18°38'32" E	43.78	93°42'39"
C20	125.00	143.88	N 81°31'41" E	136.06	65°56'53"
C21	25.00	21.03	N 24°27'33" E	20.41	48°11'23"
C22	50.00	241.19	N 41°26'45" W	66.67	276°22'46"
C23	25.00	21.03	S 72°38'56" W	20.41	48°11'23"
C24	30.00	47.12	S 03°33'15" W	42.43	90°00'00"
C25	25.00	21.03	S 65°32'27" E	20.41	48°11'23"
C26	50.00	241.19	N 48°33'15" E	66.67	276°22'46"
C27	25.00	21.03	N 17°21'04" W	20.41	48°11'23"
C28	30.00	47.12	N 86°26'45" W	42.43	90°00'00"
C29	175.00	201.43	N 81°31'41" E	190.49	65°56'53"
C30	30.00	50.11	S 66°38'49" W	44.49	95°42'38"
C31	30.00	47.12	S 22°19'20" E	42.42	89°58'47"
C32	1757.92	169.47	S 70°04'26" E	169.41	5°31'25"
C33	280.00	62.04	N 45°58'03" E	61.91	12°41'40"
C34	280.00	2.91	N 52°36'47" E	2.91	0°35'47"
C35	125.00	130.92	N 84°29'52" E	125.02	60°00'32"
C36	125.00	12.96	N 51°31'25" E	12.95	5°56'21"
C37	50.00	40.38	S 23°29'52" W	39.29	46°16'00"
C38	50.00	56.05	S 78°44'35" W	53.16	64°13'27"
C39	50.00	43.95	N 43°57'40" W	42.55	50°22'03"
C40	50.00	50.00	N 09°52'14" E	47.94	57°17'45"
C41	50.00	50.81	N 67°37'52" E	48.65	58°13'32"
C42	50.00	47.13	N 62°38'00" W	45.40	54°00'15"
C43	50.00	53.33	N 05°04'25" W	50.84	61°06'56"
C44	50.00	53.33	N 56°02'31" E	50.84	61°06'56"
C45	50.00	53.33	S 62°50'33" E	50.84	61°06'56"
C46	50.00	34.06	S 12°46'14" E	33.40	39°01'43"
C47	175.00	76.16	N 61°01'21" E	75.57	24°56'12"
C48	175.00	72.09	N 85°17'29" E	71.58	23°36'04"
C49	175.00	53.18	S 74°12'11" E	52.97	17°24'37"
C50	430.00	34.11	N 41°53'34" E	34.10	4°32'41"
C51	70.00	25.02	S 49°51'31" W	24.88	20°28'35"
C52	325.00	231.94	S 85°56'34" E	227.05	40°53'24"
C53	325.00	133.18	N 85°21'07" E	132.25	23°28'47"
C54	325.00	98.76	S 74°12'11" E	98.38	17°24'37"
C55	175.00	17.03	N 76°16'46" E	17.03	5°34'38"
C56	175.00	52.87	N 64°50'06" E	52.67	17°18'41"

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L3	S 29°54'12" E	60.00	L42	N 25°17'22" E	41.95	L65	N 03°16'32" E	23.79
L4	N 60°05'48" E	45.98	L43	S 64°58'27" E	20.00	L66	N 37°05'20" W	25.43
L5	S 10°52'34" E	29.99	L44	S 25°17'22" W	42.05	L67	N 03°15'44" W	22.11
L6	S 67°28'58" E	4.11	L45	S 50°22'46" E	139.48	L68	N 55°43'13" E	62.30
L7	N 22°40'04" E	36.07	L46	S 39°21'14" W	20.00	L69	S 64°05'35" E	36.49
L8	N 24°30'08" E	42.28	L47	N 50°22'46" W	139.57	L70	N 68°58'29" E	18.04
L25	N 17°30'53" E	170.91	L48	S 07°40'01" E	8.48	L71	N 46°04'05" E	45.42
L26	S 72°20'29" E	20.00	L49	S 83°05'00" W	27.64	L72	N 50°22'47" W	1.01
L27	S 17°30'53" W	172.06	L50	N 06°55'00" W	20.00	L73	N 45°28'33" E	56.62
L28	N 71°3'21" E	181.28	L51	N 83°05'00" E	27.64	L74	N 39°33'41" E	44.74
L29	S 10°50'16" W	23.01	L52	S 65°29'52" E	10.00	L75	N 84°33'57" E	65.82
L30	S 71°13'21" W	169.91	L53	N 24°30'08" E	150.00	L76	S 55°43'13" W	24.17
L31	S 44°01'46" W	29.56	L54	S 71°18'16" W	83.21	L77	S 55°43'13" W	20.03
L32	S 04°39'05" E	141.50	L55	S 51°52'10" W	36.97	L78	S 55°43'13" W	18.10
L33	S 85°29'27" W	127.98	L56	S 61°43'13" W	78.06	L79	S 37°23'13" E	52.38
L34	N 74°27'03" W	103.03	L57	S 52°47'22" W	59.85	L80	N 37°23'13" W	51.39
L35	N 15°32'57" E	20.00	L58	S 40°56'08" W	19.86	L81	S 37°05'20" E	26.07
L36	S 74°27'03" E	99.49	L59	S 36°19'24" W	66.50	L82	S 48°33'15" W	2.23
L37	N 85°29'27" E	104.39	L60	S 71°37'51" W	38.92	L83	N 52°54'40" E	10.89
L38	N 04°39'05" W	117.06	L61	N 64°42'38" W	36.22	L84	S 38°02'03" E	60.01
L39	N 88°04'04" W	24.11	L62	N 52°54'40" E	1.13	L85	S 52°54'40" W	11.88
L40	N 84°43'09" E	40.00	L63	N 64°42'38" W	6.80			
L41	N 64°42'38" W	20.00	L64	N 20°02'21" W	27.76			

DESCRIPTION	LOT AREA	# OF LOTS	COMMON AREA	STREET DEDICATION	STREET LF	TOTAL
LOTS	7.286 AC	19				
COS 1			1.382 AC			
COS 2			0.861 AC			
COS 3			0.857 AC			
CHRISTENBURY PARKWAY				1.060 AC		
SUMMERS GLEN DRIVE				0.684 AC	454 LF	
MANOR VIEW DRIVE				0.854 AC	663 LF	
RIDERS GLEN COURT				0.358 AC	219 LF	
TOTAL	7.286 AC	19	3.100 AC	2.956 AC	1336 LF	13.342 AC

ESP
 ESP Associates, P.A.
 4601 Corporate Dr. NW
 Suite 165
 Concord, NC 28027
 phone 704.793.9855
 fax 704.793.9865
 www.espassociates.com

CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION

I HEREBY CERTIFY THAT THE CITY COUNCIL ACCEPTED THE OFFERS OF DEDICATION SHOWN ON THIS PLAT BY RESOLUTION AT A MEETING OF THE CITY COUNCIL HELD ON:

Feb. 9, 2012.
 Him J. Deaver, CITY CLERK, DATE 3/12/12

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD, CHRISTENBURY GLEN MAP 1 (SUBDIVISION), SUMMERS GLEN DRIVE NW, MANOR VIEW DRIVE NW, RIDERS GLEN COURT NW (STREETS), CHRISTENBURY LAND INVESTMENTS, LLC (SUBDIVIDER).

I HEREBY, TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF, CERTIFY THAT ALL STREET, STORM DRAINAGE, WATER AND SEWER WORK TO BE PERFORMED ON THIS SUBDIVISION HAS BEEN CHECKED BY ME OR 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 CERTIFICATIONS MAY SUBJECT ME TO CIVIL SUIT AND/OR CRIMINAL PROSECUTION UNDER THE GENERAL STATUTES, INCLUDING BUT NOT LIMITED TO 14-100 AND G.S. 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD, NORTH CAROLINA. I HAVE SIGNED:

Eric Simon
 REGISTERED PROFESSIONAL ENGINEER, REGISTRATION NO. 25175, DATE 2/6/12

NOTARY CERTIFICATION-ENGINEER
 CABARRUS COUNTY
 NORTH CAROLINA

MARY M. BEARE
 A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT *DANIS B. SIMMONS*

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS 6 DAY OF FEBRUARY, 2012.

Mary M. Beare
 NOTARY PUBLIC, MY COMMISSION EXPIRES 4/1/16

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

I HEREBY CERTIFY THAT ALL STREETS, PUBLIC AND/OR PRIVATE 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 CHRISTENBURY GLEN MAP 1 SUBDIVISION.

M. S. Hude
 DATE 3/9/12, DIRECTOR OF ENGINEERING

CERTIFICATE OF OWNERSHIP AND OFFER OF DEDICATION

I HEREBY CERTIFY THAT CHRISTENBURY LAND INVESTMENTS, LLC IS THE OWNER OF A PORTION OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT CHRISTENBURY LAND INVESTMENTS, LLC HEREBY SUBMITS THIS PLAN OF SUBDIVISION WITH ITS FREE CONSENT, ESTABLISHES MINIMUM BUILDING SET BACK LINES, AND DEDICATES TO PUBLIC OR PRIVATE USE AS NOTED ALL AREAS SHOWN ON THIS PLAT AS STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS (EXCEPT THAT AREAS DESIGNATED "COS" OR THE LIKE ARE PRIVATE WHETHER OR NOT INDICATED AS PRIVATE). OWNERSHIP CONTROL AND MAINTENANCE OF PRIVATE AREAS SHALL BE AND REMAIN IN CHRISTENBURY LAND INVESTMENTS, LLC OR ITS SUCCESSOR OR AN OWNERS ASSOCIATION. AREAS DEDICATED TO PUBLIC USE SHALL BE MAINTAINED BY CHRISTENBURY LAND INVESTMENTS, LLC OR ITS SUCCESSOR OR AN OWNERS ASSOCIATION UNTIL SUCH PUBLICLY DEDICATED AREAS ARE ACCEPTED FOR MAINTENANCE BY THE CITY OF CONCORD; AND CORRECTION OF DEFECTS OR FAILURES OF IMPROVEMENTS IN SUCH PUBLICLY DEDICATED AREAS IS GUARANTEED BY CHRISTENBURY LAND INVESTMENTS, LLC OR ITS SUCCESSOR OR AN OWNERS ASSOCIATION FOR A PERIOD OF ONE (1) YEAR COMMENCING AFTER THE LATER OF (I) THE DATE A CERTIFICATE OF APPROVAL IS ISSUED BY THE CITY OF CONCORD OR (II) THE DATE OF FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS BY THE CITY OF CONCORD.

CHRISTENBURY LAND INVESTMENTS, LLC
 BY: *Killian A. Killian, Jr.*, MANAGER, DATE 2-6-12

BY: *Robert S. Lilien*, MANAGER, DATE 2-6-12

NOTARY CERTIFICATION-MANAGER

NORTH CAROLINA, *Gaston* COUNTY

Lauren M. Brennan
 A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT *Ray A. Killian, Jr.*

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS 6 DAY OF FEBRUARY, 2012.

Lauren M. Brennan
 NOTARY PUBLIC, MY COMMISSION EXPIRES 4/17/2016

NOTARY CERTIFICATION-MANAGER

NORTH CAROLINA, *Gaston* COUNTY

Lauren M. Brennan
 A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT *Robert S. Lilien*

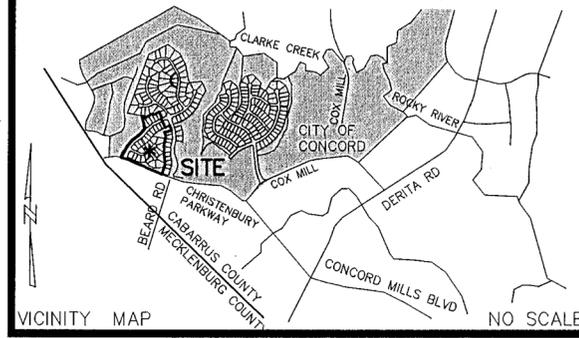
PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS 6 DAY OF FEBRUARY, 2012.

Lauren M. Brennan
 NOTARY PUBLIC, MY COMMISSION EXPIRES 4/17/2016

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 IN THE CHRISTENBURY GLEN MAP 1 SUBDIVISION.

Robert F. Papp
 DATE 3-8-12, DIRECTOR OF ELECTRIC SYSTEMS



REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA, COUNTY OF CABARRUS
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.

Jonathan Marshall
 REVIEW OFFICER, DATE 3/12/12

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 CHRISTENBURY GLEN MAP 1 SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON:

March 8, 2012.
 DATE 3-8-2012, *Margaret Rowden*, DEVELOPMENT SERVICES DIRECTOR

CERTIFICATE OF FEE PAYMENT