

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS  
I, Greg D. Bek REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
Greg D. Bek DATE 1/24/14  
REVIEW OFFICER

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 FOR THE SUBDIVISION OF CHRISTENBURY VILLAGE C PHASE 3B (TOWER CROSSING) LOTS 484, 485, 490-492, 809-821 AND 829-836.

M. Sue Hinds DATE 1/23/14  
DIRECTOR OF ENGINEERING

- 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 NUMBER OF LOTS INCLUDED ON THIS PLAT IS 26.
  - NO DEVELOPMENTAL STUMP HOLES REPORTED TO THIS FIRM WITHIN LOTS WHICH MAKE UP THIS MAP.
  - UNADJUSTED RATIO OF PRECISION IS 1:18,601.
  - SUBJECT TRACT TAX ID: TAX PARCEL 4589-48-0560.
  - SUBJECT TRACT DEED REFERENCE: DEED BOOK 7227 PAGE 295.
  - THIS PROPERTY IS ZONED PUD
  - SUBJECT TRACT IS NOT GRAPHICALLY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FIRM PANEL 4589, MAP NUMBER 3710458900K WITH AN EFFECTIVE DATE OF MARCH 2, 2009.

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: \_\_\_\_\_ 20\_\_\_\_

CITY CLERK

Curve #	Radius	Length	BEARING	CHORD
C1	277.00	10.90	N60°27'25"E	10.90'
C2	277.00	33.06	N55°54'38"E	33.04'
C3	277.00	22.30	N50°11'07"E	22.29'
C4	277.00	19.19	N45°53'40"E	19.19'
C5	207.00	54.75	N36°19'54"E	54.59'
C6	30.00	39.06	N8°32'56"W	36.36'
C7	1523.00	9.39	N72°49'18"W	9.39'
C8	1523.00	10.62	N72°26'43"W	10.62'
C9	1523.00	38.74	N71°54'59"W	38.74'
C10	1523.00	18.14	N70°50'47"W	18.14'
C11	253.00	2.39	N70°14'03"W	2.39'
C12	253.00	33.13	N66°12'43"W	33.11'
C13	253.00	3.50	N62°03'51"W	3.50'
C14	253.00	31.63	N58°05'11"W	31.61'
C15	15.00	22.39	N82°44'02"E	20.37'
C16	15.00	1.17	N37°44'02"E	1.17'
C17	15.00	23.56	N9°30'19"W	21.21'
C18	207.00	11.79	N56°08'15"W	11.79'
C19	207.00	30.17	N61°56'42"W	30.14'
C20	207.00	57.81	N62°30'19"W	57.62'
C21	207.00	15.84	N68°18'45"W	15.84'
C22	30.00	44.33	S67°09'32"W	40.41'
C23	253.00	2.53	N25°06'34"E	2.53'
C24	253.00	24.45	N28°09'53"E	24.44'
C25	253.00	16.30	N32°46'44"E	16.30'
C26	253.00	24.33	N37°22'48"E	24.32'
C27	253.00	16.67	N42°01'21"E	16.66'
C28	323.00	6.34	N44°28'18"E	6.34'
C29	323.00	29.91	N47°41'11"E	29.90'
C30	323.00	24.35	N52°29'55"E	24.34'
C31	323.00	24.30	N56°48'48"E	24.29'
C32	323.00	3.33	N59°15'51"E	3.33'
C33	323.00	24.66	N61°44'47"E	24.65'
C34	387.50	23.63	N62°11'10"E	23.63'
C35	387.50	14.06	N59°23'59"E	14.06'
C36	387.50	10.26	N57°36'07"E	10.26'
C37	387.50	24.30	N55°02'49"E	24.30'
C38	387.50	37.42	N50°29'03"E	37.40'
C39	217.50	31.64	N43°33'02"E	31.61'
C40	217.50	2.32	N39°04'41"E	2.32'
C41	217.50	12.44	N37°08'02"E	12.44'
C42	950.00	631.69	N44°53'03"E	620.12'
C43	970.00	647.21	S44°49'06"W	635.27'
C44	237.50	50.67	N41°36'23"E	50.57'
C45	407.50	115.32	N55°49'32"E	114.94'

Street Blades  
[1] 9660 Camberley Ave NW & 2200 Eversham Dr NW

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD, CHRISTENBURY VILLAGE C PHASE 3B LOTS 484, 485, 490-492, 809-821 AND 829-836 SUBDIVISION, EVERSHAM DRIVE NW, CAMBERLEY AVE. NW, CHRISTENBURY LAND INVESTMENTS, LLC.  
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 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 CERTIFICATIONS MAY SUBJECT ME TO CIVIL 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.  
SIGNED: Thomas J. Patania, Jr. DATE 1-10-14  
REGISTRATION NO. 25775

NOTARY CERTIFICATION-ENGINEER  
CABARRUS COUNTY  
NORTH CAROLINA  
I, Thomas J. Patania, Jr. A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Thomas J. Patania, Jr. PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 10 DAY OF JANUARY, 2014.  
NOTARY PUBLIC MY COMMISSION EXPIRES 11/12/17



CERTIFICATE OF ELECTRIC DISTRIBUTION SYSTEM APPROVAL

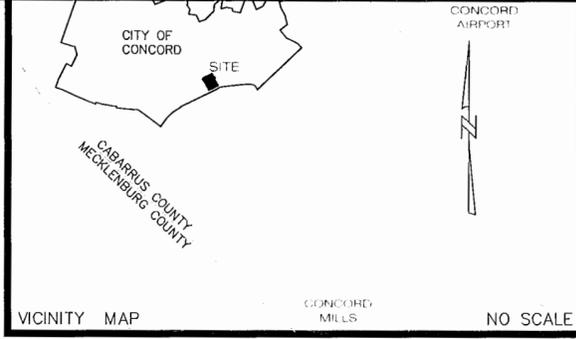
I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF CONCORD FOR THE SUBDIVISION OF CHRISTENBURY VILLAGE C PHASE 3B LOTS 484, 485, 490-492, 809-821 AND 829-836.

Robert S. Pate DATE 1-15-14  
DIRECTOR OF ELECTRIC SYSTEMS

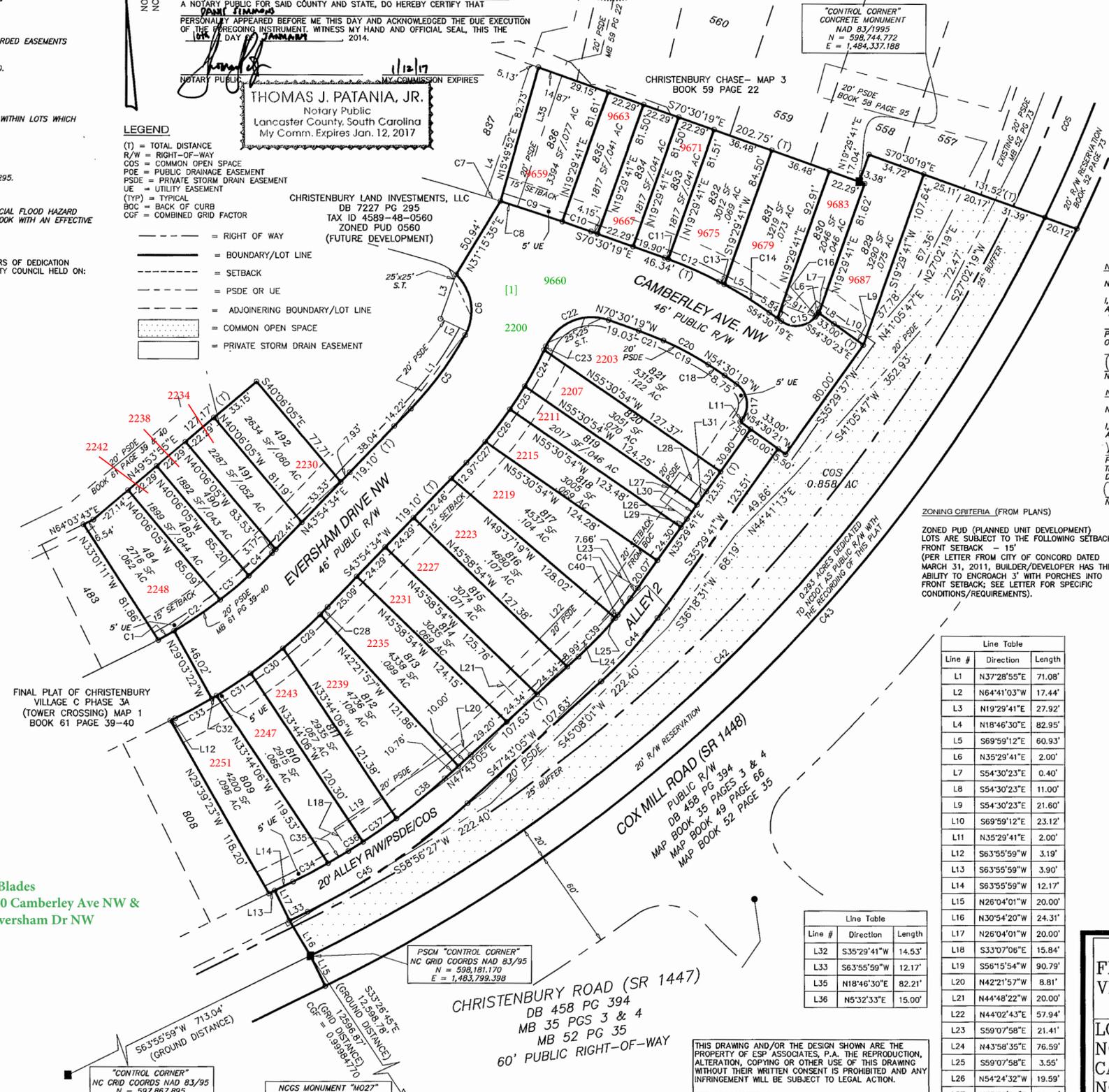
CERTIFICATE OF FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS PLAT FOR THE SUBDIVISION OF CHRISTENBURY VILLAGE C PHASE 3B LOTS 484, 485, 490-492, 809-821 AND 829-836 WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENTURE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON: 1/23 2014.

Marcus Remm (SEA) DATE 1/24/14  
DEVELOPMENT SERVICES DIRECTOR



- LEGEND
- (T) = TOTAL DISTANCE
  - R/W = RIGHT-OF-WAY
  - COS = COMMON OPEN SPACE
  - POE = PUBLIC DRAINAGE EASEMENT
  - PSDE = PRIVATE STORM DRAIN EASEMENT
  - UE = UTILITY EASEMENT
  - (TYP) = TYPICAL
  - BOC = BACK OF CURB
  - CGF = COMBINED GRID FACTOR
  - = RIGHT OF WAY
  - - - = BOUNDARY/LOT LINE
  - . - . = SETBACK
  - - - - = PSDE OR UE
  - - - - = ADJOINING BOUNDARY/LOT LINE
  - = COMMON OPEN SPACE
  - = PRIVATE STORM DRAIN EASEMENT



CERTIFICATE OF OWNERSHIP AND OFFER OF DEDICATION

I HEREBY CERTIFY THAT CHRISTENBURY LAND INVESTMENTS, LLC IS THE OWNER 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 DATE OF (1) THE DATE A CERTIFICATE OF APPROVAL IS ISSUED BY THE CITY OF CONCORD OR (2) THE DATE OF FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS BY THE CITY OF CONCORD.

CHRISTENBURY LAND INVESTMENTS, LLC  
BY: Killian Simoni DATE 1-10-14  
BY: Robert S. Lilien DATE 1-10-14

NOTARY CERTIFICATION-MANAGER  
NORTH CAROLINA, MECKLENBURG COUNTY  
I, Caroline M Dalton A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Caroline M Dalton PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 10 DAY OF JANUARY, 2014.  
NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 11, 2018

NOTARY CERTIFICATION-MANAGER  
NORTH CAROLINA, MECKLENBURG COUNTY  
I, Caroline M Dalton A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Caroline M Dalton PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 10 DAY OF JANUARY, 2014.  
NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 11, 2018

NOTARY CERTIFICATION-MANAGER  
NORTH CAROLINA, MECKLENBURG COUNTY  
I, Caroline M Dalton A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Caroline M Dalton PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 10 DAY OF JANUARY, 2014.  
NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 11, 2018

SURVEYING CERTIFICATION

I, Scott L. Hunter, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION RECORDED IN BOOK 7227, PAGE 295 (PER LETTER FROM CITY OF CONCORD DATED MARCH 31, 2011, BUILDER/DEVELOPER HAS THE ABILITY TO ENCRoACH 3' WITH PORCHES INTO FRONT SETBACK; SEE LETTER FOR SPECIFIC CONDITIONS/REQUIREMENTS).

Scott L. Hunter  
SURVEYOR: SCOTT L. HUNTER, PLS L-3607

I, Scott L. Hunter, PLS CERTIFY THAT THIS PLAT IS A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Scott L. Hunter  
SURVEYOR: SCOTT L. HUNTER, PLS L-3607



CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE SUBDIVISION OF CHRISTENBURY VILLAGE C PHASE 3B LOTS 484, 485, 490-492, 809-821 AND 829-836 HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

Sam Henson DATE 01-24-14  
FINANCE DIRECTOR

DESCRIPTION	LOT AREA	# OF LOTS	COMMON AREA	STREET DEDICATION	TOTAL
LOTS	1,765 AC	26	0.858 AC		
COS				0.274 AC	
CAMBERLEY AVE. NW				0.324 AC	
EVERSHAM DRIVE NW				0.297 AC	
RESERVED R/W COX MILL RD				0.297 AC	
TOTAL	1,765 AC	26	0.858 AC	0.891 AC	3,514 AC

Line #	Direction	Length
L1	N37°28'55"E	71.08'
L2	N64°41'03"W	17.44'
L3	N19°29'41"E	27.92'
L4	N18°46'30"E	82.95'
L5	S69°59'12"E	60.93'
L6	N35°29'41"E	2.00'
L7	S54°30'23"E	0.40'
L8	S54°30'23"E	11.00'
L9	S54°30'23"E	21.60'
L10	S69°59'12"E	23.12'
L11	N35°29'41"E	2.00'
L12	S63°55'59"W	3.19'
L13	S63°55'59"W	3.90'
L14	S63°55'59"W	12.17'
L15	N26°04'01"W	20.00'
L16	N30°54'20"W	24.31'
L17	N26°04'01"W	20.00'
L18	S33°07'06"E	15.84'
L19	S56°15'54"W	90.79'
L20	N42°21'57"W	8.81'
L21	N44°48'22"W	20.00'
L22	N44°02'43"E	57.94'
L23	S59°07'58"E	21.41'
L24	N43°58'35"E	76.59'
L25	S59°07'58"E	3.55'
L26	N54°24'32"W	19.59'
L27	N35°35'20"E	20.00'
L28	S54°24'52"E	19.55'
L29	S35°29'41"W	6.06'
L30	S35°29'41"W	10.24'
L31	S35°29'41"W	9.76'

Line #	Direction	Length
L32	S35°29'41"W	14.53'
L33	S63°55'59"W	12.17'
L35	N18°46'30"E	82.21'
L36	N5°32'33"E	15.00'

**ESP** Associates. P.A.  
P.O. BOX 7030 3475 Lakemont Blvd.  
Charlotte, NC 28241 Fort Mill, SC 29708  
(704) 583-4949 (NC)  
(803) 802-2440 (SC)  
www.esppartners.com

FINAL PLAT OF CHRISTENBURY VILLAGE C PHASE 3B, MAP 1  
LOCATED IN CITY OF CONCORD NO. 2 TOWNSHIP CABARRUS COUNTY NORTH CAROLINA  
OWNER/CLIENT: CHRISTENBURY LAND INVESTMENTS, LLC  
1101 WOOD RIDGE CENTER DR. SUITE 155 CHARLOTTE, NC 28217 (704) 980-3918  
PROJECT NO. BR06.803.003  
SCALE 1"=50'  
DATE 1/9/2014  
DRAWN BY CEC  
CHECKED BY SLH  
DATE SURVEYED DECEMBER 2013  
DRAWING NO. BR06.803 VILLAGE C PH3B MAP1  
SHEET 1 OF 2