

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS
I, Greg D. Belk, 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. Belk 1/24/14
REVIEW OFFICER DATE

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 Hinde 1/23/14
DIRECTOR OF ENGINEERING DATE

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 J710458900K WITH AN EFFECTIVE DATE OF MARCH 2, 2009.

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	28.12	N71°43'00"W	28.12'
C10	1523.00	18.14	N70°50'47"W	18.14'
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	57.82'
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'
C46	1523.00	109.84	N75°03'51"W	109.81'
C47	1477.00	89.32	N75°23'52"W	89.31'
C48	30.00	14.56	N59°45'31"W	14.42'

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 INDICATOR 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: W. E. Jimin 25775 1-10-14
REGISTERED PROFESSIONAL ENGINEER REGISTRATION NO. DATE

NOTARY CERTIFICATION-ENGINEER
CABARRUS COUNTY
NORTH CAROLINA
Thomas J. Patania, Jr.
A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 10th DAY OF January, 2014.
Thomas J. Patania, Jr.
Notary Public
Lancaster County, South Carolina
My Comm. Expires Jan. 12, 2017

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: Oct. 10, 2013
Kim Q. Deacon 1-24-14
CITY CLERK DATE

ZONING CRITERIA (FROM PLANS)
ZONED PUD (PLANNED UNIT DEVELOPMENT) LOTS ARE SUBJECT TO THE FOLLOWING SETBACKS
FRONT SETBACK - 15'
(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).



CERTIFICATE OF ELECTRIC DISTRIBUTION SYSTEM APPROVAL

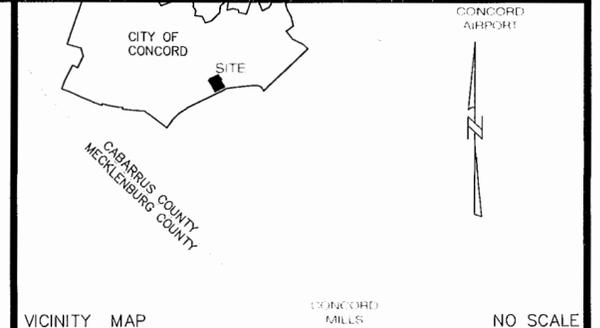
I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF CONCORD FOR THE SUBDIVISION OF CHRISTENBURY VILLAGE C PHASE 3B LOTS 484, 485, 490-492, 809-821 AND 829-836.
Robert S. Patz 1-15-14
DIRECTOR OF ELECTRIC SYSTEMS DATE

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 CONFORMANCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON: 1/23/2014.
Muscat Perum (VER) 1/24/14
DEVELOPMENT SERVICES DIRECTOR DATE

LEGEND

- (T) = TOTAL DISTANCE
- R/W = RIGHT-OF-WAY
- COS = COMMON OPEN SPACE
- PSDE = PUBLIC STORM DRAINAGE EASEMENT
- PSDE = PRIVATE STORM DRAIN EASEMENT
- UE = UTILITY EASEMENT
- (TYP) = TYPICAL
- BOC = BACK OF CURB
- CGF = COMBINED GRAD 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 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: Ray A. Killian, Jr. 1-10-14
RAY A. KILLIAN, JR., MANAGER DATE
BY: Robert S. Llien 1-10-14
ROBERT S. LIEN, MANAGER DATE

NOTARY CERTIFICATION-MANAGER

NORTH CAROLINA, MECKLENBURG COUNTY
Caroline M Dalton
A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 10th DAY OF January, 2014.
Caroline M Dalton
NOTARY PUBLIC MY COMMISSION EXPIRES

NOTARY CERTIFICATION-MANAGER

NORTH CAROLINA, MECKLENBURG COUNTY
Caroline M Dalton
A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 10th DAY OF January, 2014.
Caroline M Dalton
NOTARY PUBLIC MY COMMISSION EXPIRES

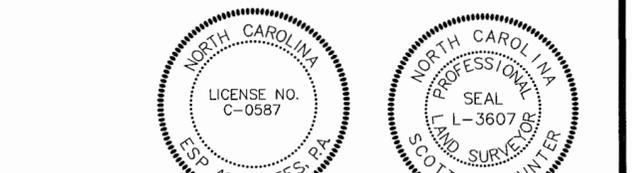
SURVEYING CERTIFICATION

I, SCOTT L. HUNTER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 7227, PAGE 295) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:18,601; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9TH DAY OF JANUARY, 2014 A.D.

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.

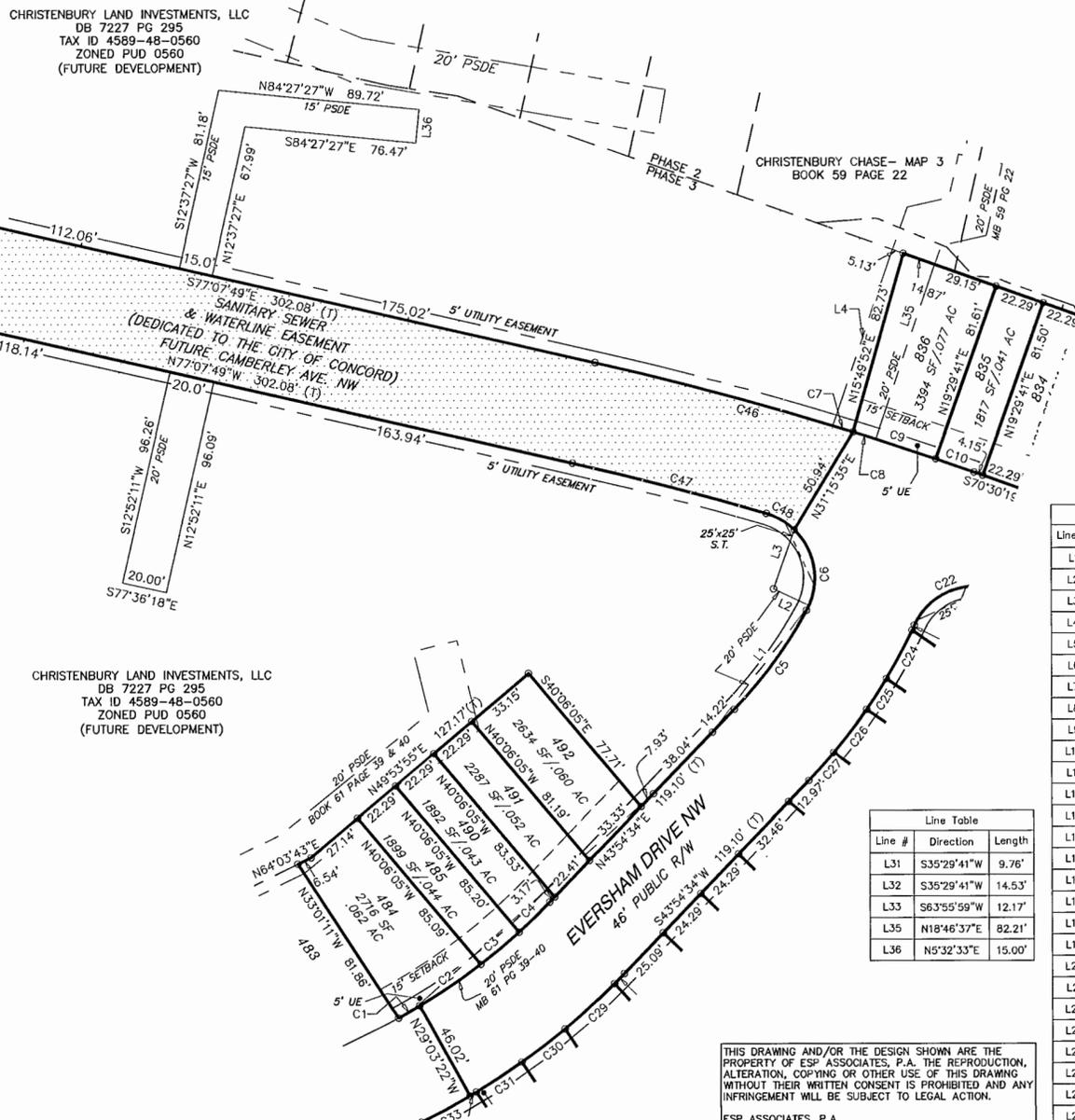
Scott L. Hunter
SURVEYOR: SCOTT L. HUNTER, PLS L-3607



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.

Pam Hiron 01-24-14
FINANCE DIRECTOR DATE

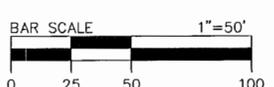


Line #	Direction	Length
L1	N37°28'55"E	71.08'
L2	N64°41'03"W	17.44'
L3	N19°29'41"E	27.92'
L4	N18°46'30"E	82.95'
L5	S69°59'12"E	60.93'
L6	N35°29'41"E	2.00'
L7	S54°30'23"E	0.40'
L8	S54°30'23"E	11.00'
L9	S54°30'23"E	21.60'
L10	S69°59'12"E	23.12'
L11	N35°29'41"E	2.00'
L12	S63°55'59"W	3.19'
L13	S63°55'59"W	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	17.10'
L19	S56°15'54"W	90.59'
L20	N42°21'57"W	10.08'
L21	N44°48'22"W	20.01'
L22	N42°59'59"E	91.65'
L23	S59°07'58"E	23.18'
L24	N42°59'59"E	76.26'
L25	S59°07'58"E	5.04'
L26	N54°24'32"W	20.09'
L27	N35°35'51"E	20.04'
L28	S54°19'15"E	20.05'
L29	S35°29'41"W	6.06'
L30	S35°29'41"W	10.24'

Line #	Direction	Length
L31	S35°29'41"W	9.76'
L32	S35°29'41"W	14.53'
L33	S63°55'59"W	12.17'
L35	N18°46'37"E	82.21'
L36	N5°32'33"E	15.00'

DESCRIPTION	LOT AREA	# OF LOTS	COMMON AREA	STREET DEDICATION	TOTAL
LOTS	1.768 AC	26	0.858 AC		
CAMBERLEY AVE NW				0.274 AC	
EVERSHAM DRIVE NW				0.324 AC	
RESERVED R/W COX MILL RD				0.293 AC	
TOTAL	1.768 AC	26	0.858 AC	0.891 AC	3.517 AC

ESP
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.espassociates.com



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
OWNER/CLIENT: CHRISTENBURY LAND INVESTMENTS, LLC
1101 WOOD RIDGE CENTER DR. SUITE 155 CHARLOTTE, NC 28217 (704) 980-3918
SHEET 2 OF 2