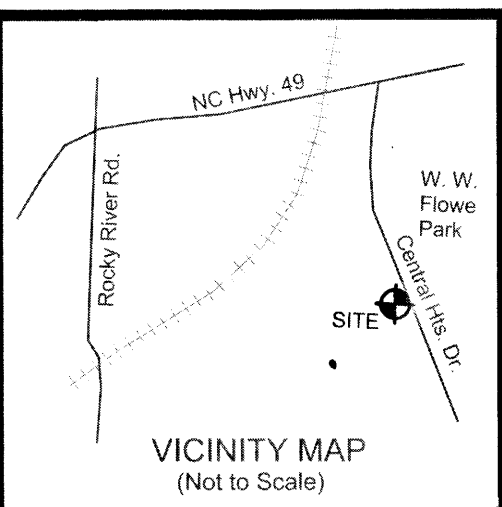


BL 73 16-63

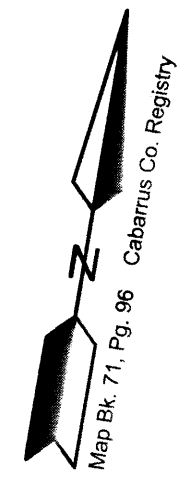


See Sheet 2 of 2 for Certifications

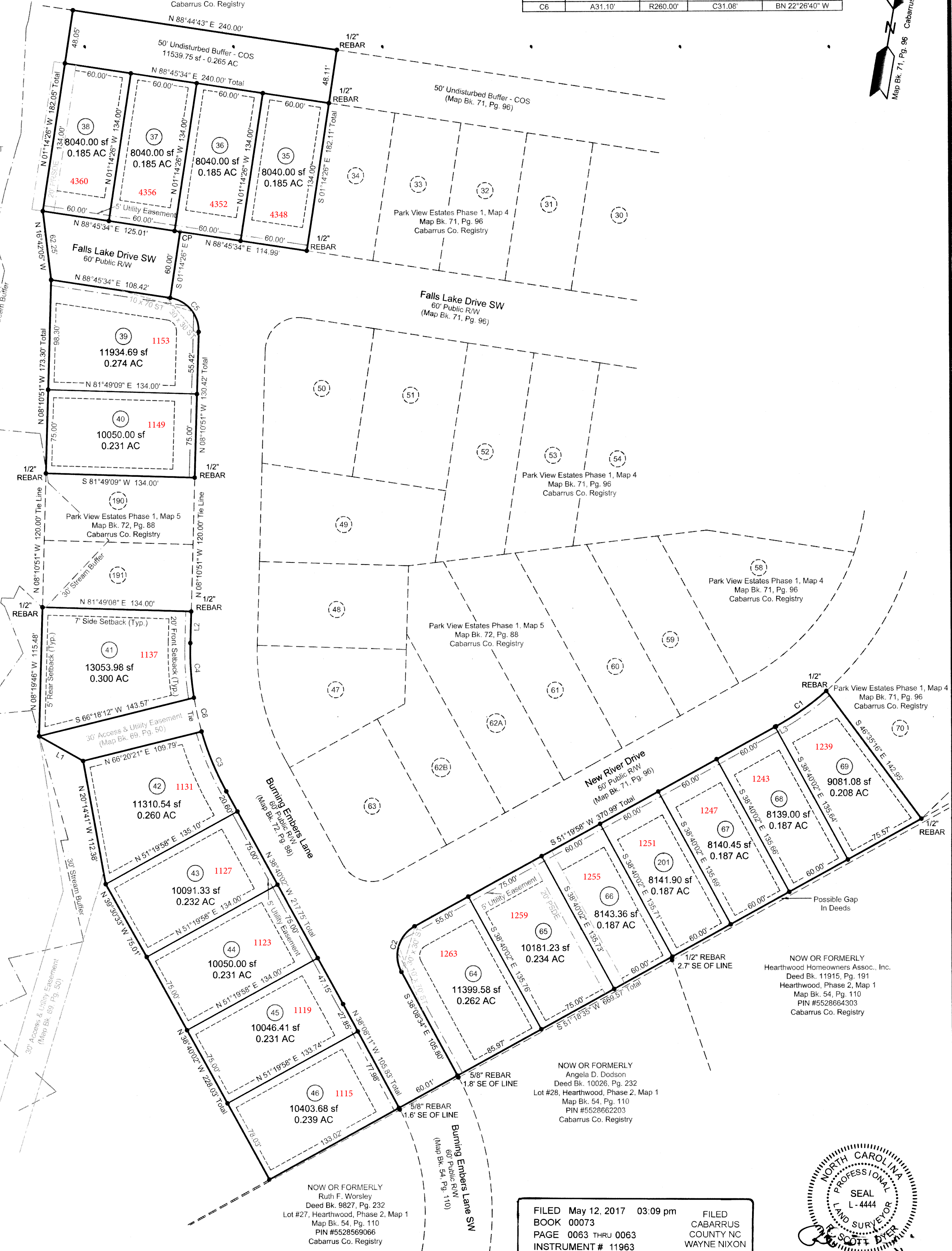
Cabarrus County
Deed Bk. 7898, Pg. 118
PIN #5528672976
Cabarrus Co. Registry

LINE	BEARING	DISTANCE
L1	N 70°34'17" W	45.35'
L2	N 08°10'51" W	28.19'
L3	S 51°19'58" W	0.99'

CURVE	ARC	RADIUS	CHORD	CHORD BEARING
C1	55.32'	255.00'	55.21'	S 45°07'05" W
C2	47.12'	30.00'	42.43'	S 06°19'58" W
C3	58.07'	260.00'	57.95'	N 32°16'08" W
C4	49.16'	260.00'	49.10'	N 13°35'58" W
C5	43.49'	30.00'	39.78'	N 49°42'39" W
C6	A31.10'	R260.00'	C31.08'	BN 22°26'40" W

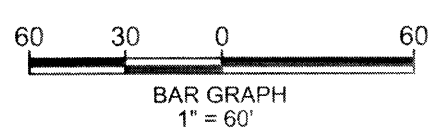


LEGEND
 RW - RIGHT OF WAY
 PSDE - PUBLIC STORM DRAIN EASEMENT
 PRSDE - PRIVATE STORM DRAIN EASEMENT
 ST - SIGHT TRIANGLE
 COS - COMMON OPEN SPACE



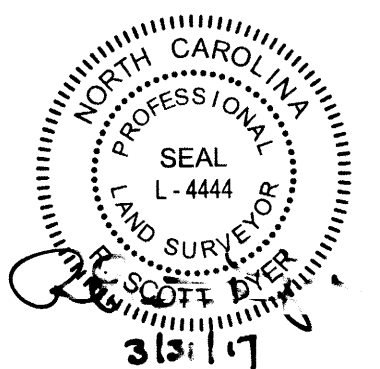
CD-RV SETBACKS	
FRONT	20'
SIDEYARD	7'
REARYARD	5'

See Lot 41 for Typical



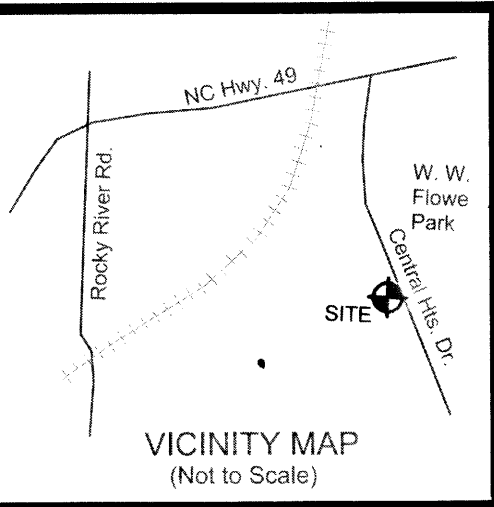
NOW OR FORMERLY
Ruth F. Worsley
Deed Bk. 9827, Pg. 232
Lot #27, Hearthwood, Phase 2, Map 1
Map Bk. 54, Pg. 110
PIN #5528589066
Cabarrus Co. Registry

FILED May 12, 2017 03:09 pm	FILED
BOOK 00073	CABARRUS
PAGE 0063 THRU 0063	COUNTY NC
INSTRUMENT # 11963	WAYNE NIXON
EXCISE TAX \$0.00	REGISTER
	OF DEEDS



SHEET 1 OF 2	DATE	REVISION	BY	CHECKED BY S. Dyer	DRAWN BY S. Kinney	NLS NO. 15024	SCALE 1" = 60'	DATE January 23, 2017	Prepared for: Park View Estates Phase 1, Map 6 City of Concord Township #11 Cabarrus County, NC	Park View Estates, LLC 19 Franklin Avenue NW Concord, NC 28025 NORSTAR LAND SURVEYING, INC. 552-B Newell Street NW Concord, NC 28025 Ph 704 721 6651 Fax 704 721 6653 Firm Lic. # C-2294	
	DATE	REVISION	BY	CHECKED BY S. Dyer	DRAWN BY S. Kinney	NLS NO. 15024	SCALE 1" = 60'	DATE January 23, 2017	FINAL PLAT		

BK 73 1-6-64



Certificate of Streets, Water, Sewer and Stormwater System Approval and Other Improvements

I hereby certify that all publically maintained streets, storm drainage systems, water and sewer systems and other publically maintained improvements and any privately maintained water quality "Best Management Practice" shown on this plat 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.

4/9/17 M. S. H. [Signature]
Date Director of Engineering

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 Park View Estates Subdivision, Ph. 1, Map 6 was approved by the Concord Planning & Zoning Commission/Administrator with the concurrence of the Development Review Committee at their meeting on [Date], 2017.

[Signature]
Development Services Director Date

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 MARCH 9, 2017.

[Signature]
City Clerk Date

REVIEW OFFICERS CERTIFICATE

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.

[Signature]
Review Officer Date

NOTES:

- * Deed Reference - Deed Bk. 11352, Pg. 303 Owners: Park View Estates, LLC Dated: March 30, 2015 Recorded in Cabarrus Co. Registry
* Map Reference - Park View Estates Phase 1, Map 4 Dated July 21, 2016 Map Bk. 71, Pgs. 96 & 97 Recorded in Cabarrus Co. Registry Performed by R. Scott Dyer, PLS
* This plat is subject to any rights-of-way, easements or agreements of record.
* Zoned: CD-RV
* Total number of lots = 19
* Total Acreage = 4.429 AC.
* Total Acreage in lots = 4.003 AC.
* Total Acreage in Common Open Space = 0.265 AC.
* Total in Falls Lake Drive SW = 116.72 LF - 0.161 AC.
* 1/2" Rebar set at all corners unless otherwise noted.
* PIN #5528561044
* Utility connection fees due at time of issuance of residential zoning clearance permit.

Certificate of Ownership and Offer of Dedication

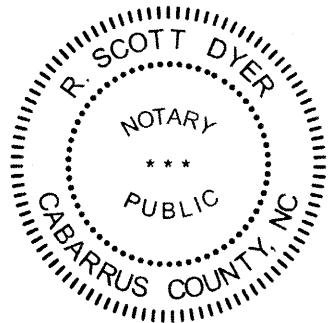
I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the City of Concord, and that I hereby submit this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate to public use all areas shown on this plat as streets, sidewalks, greenways, rights of way, easements, and/or open space and/or parks, except any of those uses specifically indicated as private, and I further dedicate all sanitary sewer, stormwater drainage and water lines that are located in any public utility easement or right of way and certify 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 area for a period of one year commencing after final acceptance of required improvements. Any streets indicated as private shall be open to public use, but shall be privately maintained. Said dedication shall be irrevocable provided dedications of easements for storm drainage, whether indicated as private or public, are not made to the City of Concord but are irrevocably made to the subsequent owners of any and all properties shown hereon for their use and benefit unless specifically designated a drainage easement to the City of Concord.

[Signature]
Owner Date

North Carolina Cabarrus County

I, R. Scott Dyer, a Notary Public for said county and state, do hereby certify that Robert W. Nixon personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

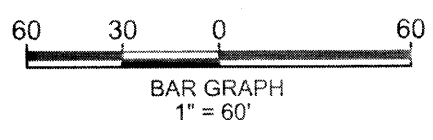
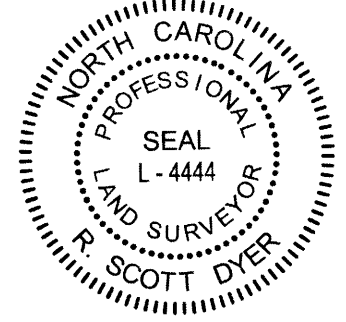
Witness my hand and official seal this 31st day of March, 2017.
[Signature]
R. Scott Dyer, Notary Public
My commission expires 11/01/2021.



I, R. Scott Dyer, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 11352, page 303, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book n/a, page n/a; that the ratio of precision as calculated exceeds 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 16th day of March, A.D., 2017.

- I also certify to one or more of the following as indicated:
[X] A. That this plat is of a survey that creates a subdivision of land within the the area of county or municipality that has an ordinance that regulates parcels of land;
___ B. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
___ C. That this plat is of an existing parcel(s) of land;
___ D. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision;
___ E. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in A through D above.

[Signature]
R. Scott Dyer, PLS #4444



FILED May 12, 2017 03:09 pm FILED
BOOK 00073 CABARRUS
PAGE 0064 THRU 0064 COUNTY NC
INSTRUMENT # 11964 WAYNE NIXON
EXCISE TAX \$0.00 REGISTER
OF DEEDS

Table with columns: SHEET (2 OF 2), DATE, REVISION, BY, NLS NO. (15024), DRAWN BY (S. Kinney), CHECKED BY (S. Dyer), DATE (January 23, 2017), SCALE (1" = 60'), Prepared for (Park View Estates Phase 1, Map 6), City of Concord, Township #11, Cabarrus County, NC, FINAL PLAT, Park View Estates, LLC (19 Franklin Avenue NW, Concord, NC 28025), NORSTAR LAND SURVEYING, INC. (552-B Newell Street NW, Concord, NC 28025, Ph 704 721 6651, Fax 704 721 6653, Firm Lic. # C-2294), and a compass rose.