

G. CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS.

SOUTHSIDE AT CANNON CROSSING MAP 1
NAME OF SUBDIVISION
VOLET CANNON DRIVE NW
McCANNON AVE. NW
NAME OF STREETS IN SUBDIVISION
SOUTHSIDE NEIGHBORHOOD 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 MY AUTHORIZED REPRESENTATIVE AND WILL CONFORM WITH LINES, GRADES, CROSS-SECTIONS, DIMENSIONS, AND MATERIAL REQUIREMENTS WHICH ARE SHOWN ON AND APPROVED BY THE CONCORD SUBDIVISION ADMINISTRATOR OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

I, JOSEPH E. WHALEY JR., STATE THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4999, PAGE 270; THAT THE RATIO OF PRECISION AS CALCULATED IS IN EXCESS OF 1:10000 WITH A MAXIMUM FIELD ERROR OF ANGULAR CLOSURE OF 7.1/2 SEC. PER ANGLE; THAT THIS PLAT IS OF 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; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 12 DAY OF MARCH, A.D., 2014.

SIGNED: *Joseph E. Whaley Jr.*
REGISTERED PROFESSIONAL ENGINEER
14900 3/12/14
REGISTRATION NO. DATE

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS
I, Greg Bell, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Greg Bell REVIEW OFFICER
Greg Bell (AB) 3/17/14 DATE

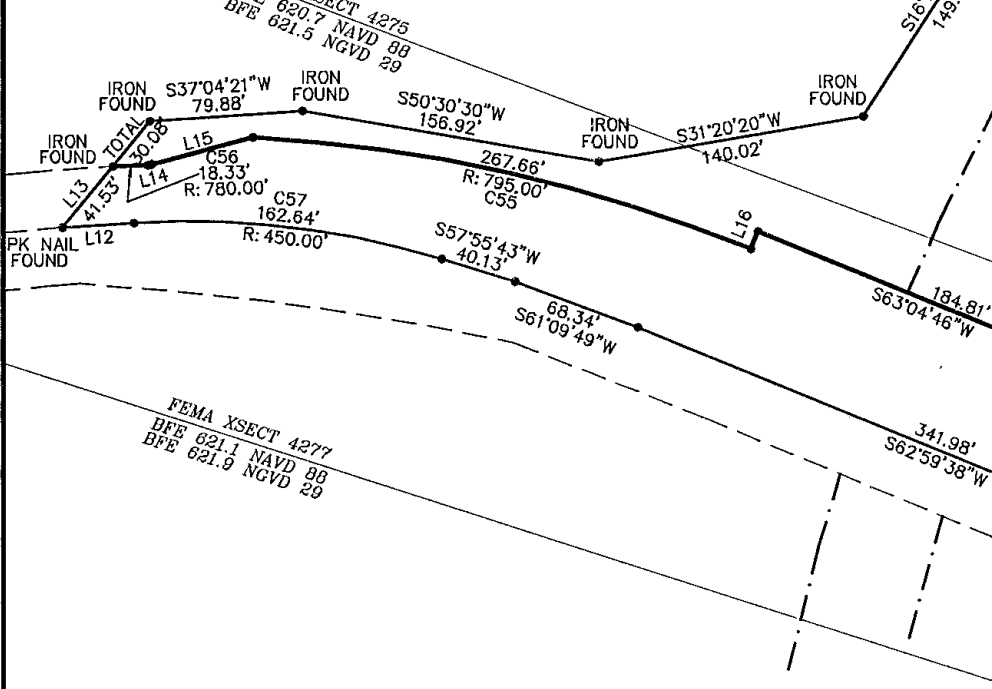
CERTIFICATE OF OWNERSHIP AND OFFER OF DEDICATION
I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, SIDEWALKS, GREENWAYS, RIGHTS-OF-WAY, EASEMENTS, OPEN SPACE AND/OR PARKS EXCEPT THOSE SPECIFICALLY AS PRIVATE, AND 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 FAILURES OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE (1) YEAR COMMENCING AFTER FINAL ACCEPTANCE OF REQUIRE IMPROVEMENTS.

JOSEPH E. WHALEY, JR.
NOTARY PUBLIC
Iredell County, North Carolina
NOW OR FORMERLY
JOHNNY'S LLC
DEED:3064-162
PIN #4681-23-9931

OWNER - SOUTHSIDE NEIGHBORHOOD LLC
NORTH CAROLINA
CABARRUS COUNTY
I, JOSEPH E. WHALEY JR., A NOTARY OF THE PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGE THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 12 DAY OF MARCH, 2014.
MY COMMISSION EXPIRES: 12-29-18
J. Whaley NOTARY PUBLIC

JOSEPH E. WHALEY, JR.
NOTARY PUBLIC
Iredell County, North Carolina

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 SOUTHSIDE AT CANNON CROSSING MAP 1 SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 3-13-2014
3-17-14 *Margaret Ransom* DEVELOPMENT SERVICES DIRECTOR



CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS.
(C) I HEREBY CERTIFY THAT ALL STREETS, 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 SOUTHSIDE AT CANNON CROSSING MAP 1 SUBDIVISION.
3/12/14 *M. Sue Hyde* DIRECTOR OF ENGINEERING

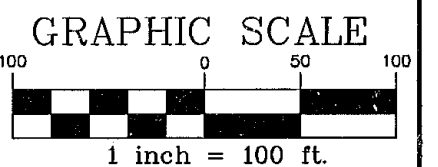
F. CERTIFICATE OF FEE PAYMENT
I HEREBY CERTIFY THAT ALL FEES FOR SOUTHSIDE AT CANNON CROSSING MAP 1 HAS BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.
3/17/14 *Pauline* FINANCE DIRECTOR

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 12-12-13.
3-17-14 *Jim J. Deane* CITY CLERK

NOW OR FORMERLY
BOBBIE CANNON MOTLEY
DEED:155-32
PIN #4681-02-3931
38 LOTS RECORDED ON THIS PLAT (LOTS 90-132 AND LOTS 88 & 133)
LOTS 90-132 SUBJECT TO IMPERVIOUS RESTRICTIONS
-LOTS - 43 @ 4,500 SF; 193,500 SF (LOTS 90-132)
-SIDEWALK - 20,516 SF
-BOC TO BOC - 56,096 SF
270,112 SF / 649,915 SF = 41.56%
ALL IMPERVIOUS AREA MUST DRAIN TO THE STREET AND THE BMP POND.

BEARINGS BASED ON NC GRID (NAD 83)

SEE SHEET 2 OF 2 FOR NOTES, DETAILS, LINE TABLE, CURVE TABLE & VICINITY MAP



SHEET TITLE: MAJOR PLAT - 28.813 ACRES

OWNER/DEVELOPER: SOUTHSIDE NEIGHBORHOOD LLC
13815 OAKHAR PLACE
HUNTERSVILLE, N.C. 28078
DEED: 9894-306

PROJECT: SOUTHSIDE AT CANNON CROSSING MAP 1
CITY OF CONCORD, TOWNSHIP #3, CABARRUS COUNTY, N.C.
OWNER: SOUTHSIDE NEIGHBORHOOD LLC DEED:10844-349

YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
730 Windsor Oak Court (28273) P.O. Box 7007 (28241)
Charlotte, North Carolina
704.558.1990 704.558.5505(fax)

PROJECT NO. 11-1001
SCALE 1"=100'
DATE 03/12/2014
DRAWN BY YWH
CHECKED BY JEW
ZONED RM-1
DRAWING NO. SH1 1 OF 3 SHITS

Street Blades: [1] 10000 Violet Cannon Dr NW & 1190 McCannon Ave NW
[2] 1200 McCannon Ave Nw & 10000 Harris Rd

Street Keys: Violet Cannon Dr NW - 2810
McCannon Ave NW - 3043
Harris Rd - 2757