

Recorded @ 9:42am on March 17, 2014

Instrument # 05122

Book 65 Page 37

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 1:1000 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.



STATE OF NORTH CAROLINA COUNTY OF CABARRUS

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 (AS) 3/17/14 REVIEW OFFICER 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 INDICATED 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.

OWNER - SOUTHSIDE NEIGHBORHOOD LLC DATE 3/12/14

NORTH CAROLINA JOSEPH E. WHALEY, JR. A NOTARY OF THE PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JOSEPH E. WHALEY, JR. 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: 12-31-18 JOSEPH E. WHALEY, JR. NOTARY PUBLIC

G. CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS SOUTHSIDE AT CANNON CROSSING MAP 1 NAME OF SUBDIVISION VIOLET 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 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, G.S. 14-100 G.S. 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.

SIGNED: M. Sue Hyde REGISTERED PROFESSIONAL ENGINEER 14906 3/12/14 REGISTRATION NO. DATE

NORTH CAROLINA CABARRUS COUNTY JOSEPH E. WHALEY, JR. A NOTARY OF THE PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JOSEPH E. WHALEY, JR. 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: 12-31-18 JOSEPH E. WHALEY, JR. NOTARY PUBLIC

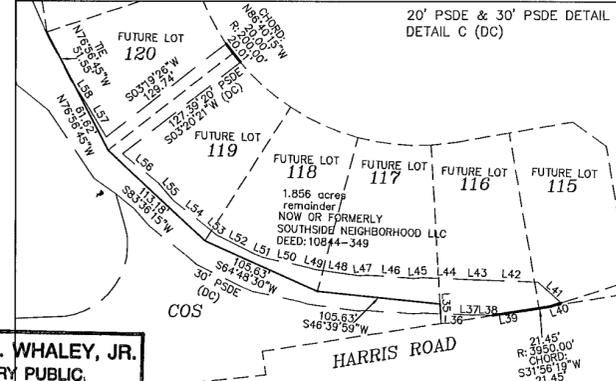
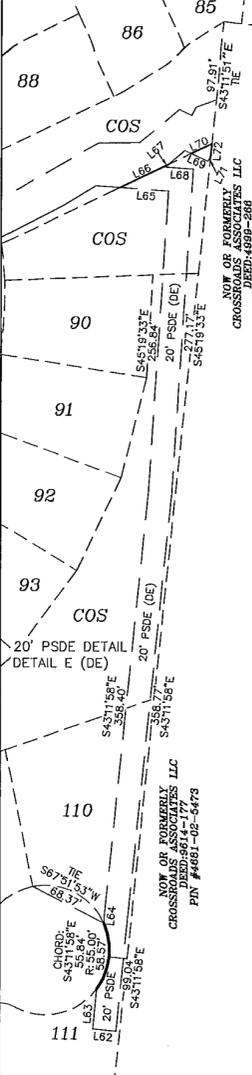
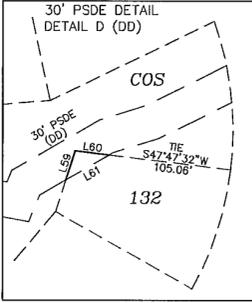
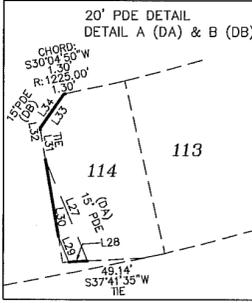
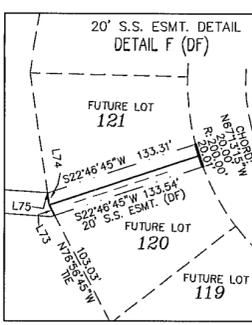
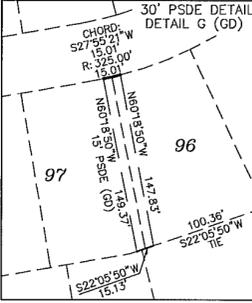
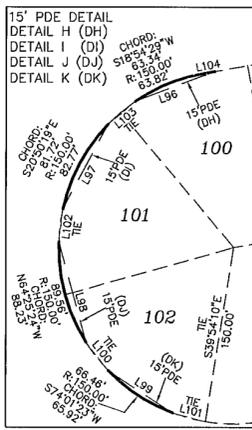
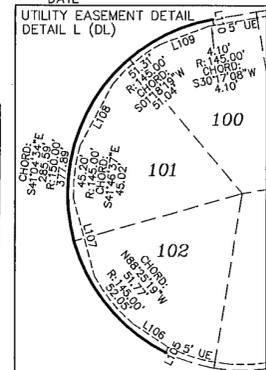
CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS. (C) I HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATION AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN SOUTHSIDE AT CANNON CROSSING MAP 1 SUBDIVISION.

DATE 3/13/14 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.

DATE 3/17/14 Greg Bell FINANCE DIRECTOR

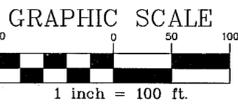
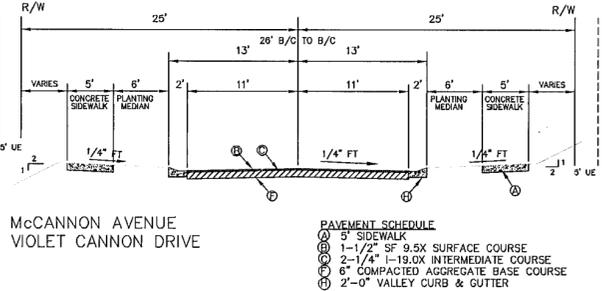
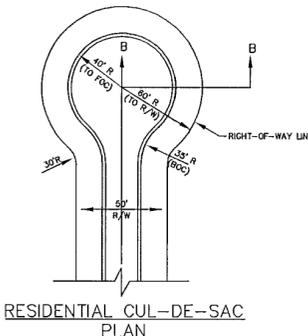
CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION I HEREBY CERTIFY THAT THE CITY COUNCIL ACCEPTED THE OFFERS OF DEDICATION SHOWN ON THIS PLAT BY RESOLUTION AT A MEETING OF THE CITY COUNCIL HELD ON 12-12-13. DATE 3-17-14 Jim G. Deasun CITY CLERK



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

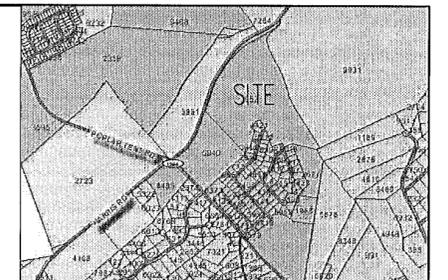
Table with 3 columns: LINE, LENGTH, BEARING. Lists line data for the easement details.

Table with 5 columns: CURVE, LENGTH, RADIUS, CHORD, BEARING, DELTA. Lists curve data for the easement details.



- LINE TYPE LEGEND: PROPERTY LINE, RIGHT-OF-WAY LINE, SETBACK AND REARYARD LINES, CENTERLINE, UTILITY EASEMENT, SANITARY SEWER EASEMENT, SIDEWALK EASEMENT, LANDSCAPE & MONUMENT EASEMENT, PUBLIC STORM DRAINAGE EASEMENT, PRIVATE STORM DRAINAGE EASEMENT, R50Z BUFFER.

NOTES: A PORTION OF THIS PROPERTY LIES WITHIN THE FLOODPLAIN AS SHOWN HEREON AND AS SHOWN ON FEMA MAP COMMUNITY PANEL #3710468100J DATED: NOVEMBER 5, 2008. THIS PROPERTY LOCATED WITHIN THE CITY OF CONCORD FEMA COMMUNITY #370037. SANITARY SEWER AND DOMESTIC WATER BY THE CITY OF CONCORD WILL BE AVAILABLE TO EACH LOT. RIVER/STREAM OVERLAY DISTRICT (RSOD) BUFFER DETERMINED BY CITY OF CONCORD REQUIREMENTS. PROPERTY ZONED RM-1 LOT SIZES RANGE FROM 8,761 SF TO 19,936 SF 38 LOTS RECORDED ON THIS PLAT LOTS ARE SUBJECT TO THE FOLLOWING SETBACKS BUILDING SETBACKS: FRONT SETBACK 20' (OR AS SHOWN) REAR SETBACK 20' SIDE YARD 5'



- LEGEND: ECM - EXISTING CONCRETE CONTROL CORNER MONUMENT, FPE - FLOOD PROTECTION ELEVATION, COS - COMMON OPEN SPACE, LF - LINEAR FEET, MB - MAP BOOK, PDE - PUBLIC STORM DRAINAGE EASEMENT, PSDE - PRIVATE STORM DRAINAGE EASEMENT, R/W - RIGHT-OF-WAY, SF - SQUARE FEET, ST - 25'X25' SIGHT TRIANGLE EASEMENT, ST2 - 10'X70' SIGHT TRIANGLE EASEMENT, S.S. ESMT. - SANITARY SEWER EASEMENT, 5'SY - 5' SIDEYARD, 5' UE - 5 FOOT UTILITY EASEMENT, YWBH - YARBROUGH-WILLIAMS AND HOULE SWME - STORM WATER MANAGEMENT EASEMENT, (DX) - SEE DETAIL X.

NOTES: COMMON OPEN SPACE AND RECREATIONAL AREA TO BE OWNED AND MAINTAINED BY THE SOUTHSIDE AT CANNON CROSSING HOMEOWNERS ASSOCIATION OF CABARRUS INC. THE FULL 120' WIDTH R50Z FROM THE TOP OF ROCKY RIVER DOES NOT IMPACT DEVELOPABLE AREAS OF THE SITE. THIS PROPERTY MAY BE SUBJECT TO RECORDED AND UNRECORDED EASEMENTS AND R/W NOT OBSERVED. AREAS WERE CALCULATED BY COORDINATE METHOD. 5' UTILITY EASEMENT LOCATED 5' BEHIND RIGHT-OF-WAY UNLESS OTHERWISE NOTED. ALL RIGHTS-OF-WAY SHOWN SHALL BE PUBLIC AND DEDICATED RIGHTS-OF-WAY. PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PERMANENT STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER. ALL UTILITY RIGHT-OF-WAYS ARE TO BE 20' WIDE UNLESS OTHERWISE NOTED.

MINIMUM SIGHT DISTANCE EASEMENTS: CITY STREET CORNER: 1/2 OF THE R/W ON EACH STREET STATE ROADS: 10'X70' CITY DRIVEWAYS: 10'X10' IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED. GROUND DISTANCES SHOWN ON THIS PLAT, TO CONVERT TO GRID DISTANCE USE A COMBINED SCALE FACTOR OF 0.99984901. STATEMENT OF ACTIVE OPEN SPACE ACTIVE OPEN SPACE IMPROVEMENTS AS DEFINED IN 6.5.3.6.4 OF THE CONCORD UDD SHALL BE REQUIRED FOR THIS PLAT AND SHALL EQUAL A TOTAL MINIMUM FINANCIAL INVESTMENT OF 200% OF THE PRE-DEVELOPMENT TAX VALUE FOR THE AMOUNT OF DEDICATED LAND FROM THE PARCEL FROM WHICH THE OPEN SPACE IS BEING DEDICATED AS REQUIRED.

A FLOOD PLAIN DEVELOPMENT CERTIFICATE MUST BE COMPLETED WITH ANY DISTURBANCE WITHIN A SPECIAL FLOOD HAZARD AREA FOR HABITABLE STRUCTURES WITHIN A FLOOD PLAIN, AN ELEVATION CERTIFICATE IS REQUIRED. NOTE: A FLOOD-PROOFING CERTIFICATE IS REQUIRED WITHIN THE 100-YEAR FLOODPLAIN THAT IS BELOW BASE-FLOOD ELEVATION TO REMOVE PROPERTY FROM FEMA FLOODPLAIN A LETTER OF MAP REVISION IS REQUIRED.

STREET LIGHT INSTALLATION MUST BE WITHIN CITY OF CONCORD GUIDELINES. ANY UPGRADE TO DECORATIVE LIGHTING WILL BE AT THE COST OF THE OWNER/DEVELOPER.

A 20' RADIUS IS DEDICATED AT ALL INTERSECTIONS. A 25' RADIUS IS DEDICATED AT ALL INTERSECTIONS OF 50' RADIUS CUL-DE-SACS R/W LINE AND STREET R/W LINE.

STREET TREES TO BE INSTALLED PER CITY OF CONCORD REQUIREMENTS. A 2' SIDEWALK EASEMENT WILL BE IN PLACE WHERE SIDEWALK ABUTS RIGHT-OF-WAY.

COMMON OPEN SPACE AREAS TO BE LEFT UNDISTURBED. ACTIVE RECREATION AREAS MAY BE DISTURBED TO INSTALL IMPROVEMENTS. OTHER AREAS MAY ONLY BE DISTURBED UPON APPROVAL BY THE SUBDIVISION ADMINISTRATOR.

CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THIS SITE. DEDICATION OF COMMON OPEN SPACE THE SOUTHSIDE AT CANNON CROSSING HOMEOWNERS ASSOCIATION OF CABARRUS, INC. IN RECORDING THIS PLAT AS A PORTION OF THE SOUTHSIDE AT CANNON CROSSING HAS DESIGNATED CERTAIN PARTS AS "COMMON OPEN SPACES" FOR USE BY THE HOMEOWNERS OR TENANTS OF SOUTHSIDE AT CANNON CROSSING FOR PARKING, RECREATIONAL AND OTHER RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO SOUTHSIDE AT CANNON CROSSING. DECLARATION TO BE RECORDED IN THE CABARRUS COUNTY REGISTRY PRIOR TO THE SALE OF ANY LOTS, AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN.

SHEET TITLE: MAJOR PLAT - 28.813 ACRES. PROJECT: SOUTHSIDE AT CANNON CROSSING MAP 1 CITY OF CONCORD, TOWNSHIP #3, CABARRUS COUNTY, N.C. OWNER: SOUTHSIDE NEIGHBORHOOD LLC DEED: 10844-349. OWNER/DEVELOPER: SOUTHSIDE NEIGHBORHOOD LLC 13615 CANNONBAR PLACE HUNTERVILLE, N.C. 28078 DEED: 9894-306. PROJECT NO. SCALE 1"=100' DATE 03/12/2014 DRAWN BY YWH CHECKED BY JEW ZONED RM-1 DRAWING NO. SHEET 2 OF 3 SHEETS.