

TOTAL AREA NEWLY DEDICATED ROAD RIGHT OF WAY - 1.882 ACRES
 TOTAL IMPERVIOUS SURFACE TO DATE, 8/14/2008, - 43,528 SQ. FT. / 0.999 ACRES

REVISION CHART		
DATE	INITIALS	EXPLANATION
6/1/2009	RG	ADDRESS CITY OF CONCORD REVIEW COMMENTS OF 9/11/2008 AND 5/28/2009

- LEGEND**
- n.i.p. = New Iron Pin, (SET)
 - e.i.p. = Existing Iron Pipe, as described (FOUND)
 - e.i.r. = Existing Iron Rod, as described (FOUND)
 - CP = Computed Point / No Physical Monumentation
 - = Computed Point / No Physical Monumentation
 - - - = EASEMENT LINES
 - - - = EXISTING PUBLIC RIGHTS OF WAY
 - - - = ADJOINING PROPERTY LINES & TAX PARCEL LINES
 - - - = SURVEYED PROPERTY LINES NEW AND EXISTING
 - - - = APPROX. ZONING DISTRICT LINE
 - - - = SIGHT TRIANGLE 40'x40'

NOTE
 1) STUB STREETS SHOWN ON PLAT ARE INTENDED FOR FUTURE ROADWAY CONNECTIONS.

ZONING DISTRICT: RM-1 (Residential Medium Density)
 DIMENSIONAL AND DENSITY STANDARDS AS APPLY:

- MIN. FRONT SETBACK : 25 FT
- MIN. INTERIOR SIDE : 10 FT
- MIN. REAR : 25 FT
- ACCESSORY MIN. REAR & SIDE : 5 FT
- MIN. LOT SIZE : 15,000 SQ. FT.
- IMPERVIOUS SURFACE RATIO : -
- MIN. LOT WIDTH : 75 FT
- MIN. LOT DEPTH : 125 FT
- MAX. BUILDING HEIGHT : 35 FT

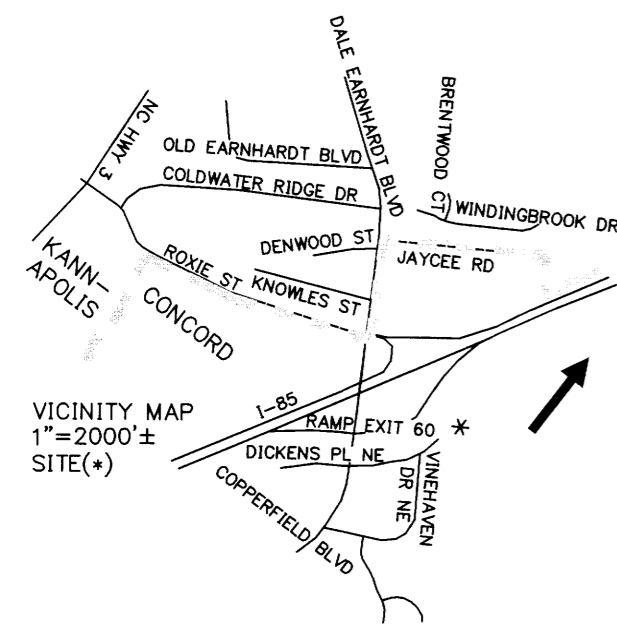
This property is subject to the maintenance of any public utilities not evident and to any rights-of-way, easements, or agreements of record prior to or at date of survey.

As of the date (6/1/2009) of this PLAT'S LATEST REVISION this property does not lie in a Special Flood Hazard Zone. Reference : Map # 3710562200 J
 Published by : Federal Emergency Management Agency
 Effective Date : November 5, 2008

CITY OF CONCORD DEVELOPMENT ORDINANCE
 CONTACT @ (704) 920 - 5152
 FOR ANY FURTHER RESTRICTIONS WITHIN THIS ZONE. AND MIN. BUILDING SETBACK PLACEMENT.

ZONING DISTRICT: C-2 (General Commercial District)
 DIMENSIONAL AND DENSITY STANDARDS AS APPLY:

- MIN. FRONT SETBACK : 10 FT
- MIN. LOT SIZE : -
- IMPERVIOUS SURFACE RATIO : 0.8
- MIN. LOT WIDTH : 50 FT
- MIN. LOT DEPTH : 100 FT
- MAX. BUILDING HEIGHT : 48 FT
 (Height may be increased by one foot for each one foot of additional building setback up to a maximum height of 200 feet.)



I, RUBY A. GOODWIN, Professional Land Surveyor No. L-3485, certify 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.

Ruby A. Goodwin 6/1/2009
 RUBY A. GOODWIN, Professional Land Surveyor No. L-3485

State of North Carolina, Cabarrus County

I, RUBY A. GOODWIN, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision is 1 : 10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in documents of record as shown herein; that this plat was prepared in accordance with G.S. 47 - 30 as amended. Witness my original signature, registration number and seal this 1st day of JUNE, 2009

Ruby A. Goodwin
 RUBY A. GOODWIN, P.L.S. (L-3485)



CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described herein, 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, walks, parks, open space, and easements, 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 failure of improvements in such areas for a period of one year commencing after final acceptance of required improvements.

Copperfield, Inc. President
 BY: OWNER DATE

STATE OF NORTH CAROLINA
 COUNTY OF Cabarrus

I, *Nonna L. Harney* a Notary Public of the County and State aforesaid, certify that *S. H. Craver* personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official seal, this *2nd* day of *JUN*, 2009.
Nonna L. Harney
 Notary Public
 My Commission Expires *2-16-2014*



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.

Robert J. Tate
 Date Director of Electric Systems

Certificate of Fee Payment
 I hereby certify that all fees for the DICKENS PLACE NE EXTENSION have been paid, or that the fees are not applicable.
FCR - the 6/14/09
 Finance Director Date

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD
 NOT APPLICABLE
 NAME OF SUBDIVISION
 DICKENS PLACE NE & CROSSPOINTE DRIVE
 NAME OF STREETS IN SUBDIVISION
 NA

I hereby, to the best of my knowledge, and belief, 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 conforms 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 suit and/or criminal prosecution under the General Statutes, including but not limited to, G.S. 14-100 and G.S. 136-102.6 and the Code of Ordinances of the City of Concord.

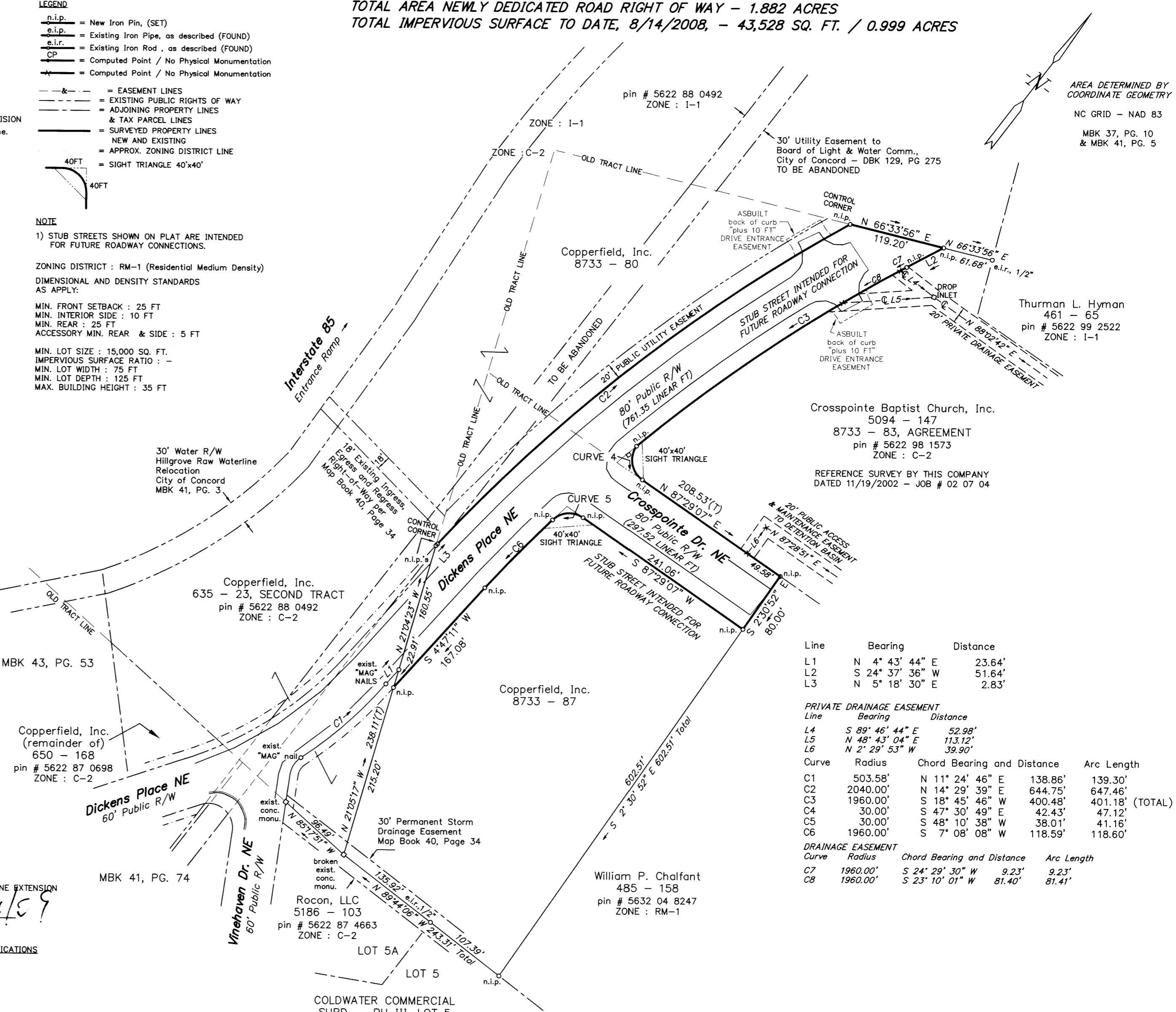
Signed: *NA*
 REGISTERED PROFESSIONAL ENGINEER
NA
 REGISTRATION NO. DATE
 My Commission Expires

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.

Mel G. Thompson
 Date Director of Engineering

Mel G. Thompson & Associates, PA
 PROFESSIONAL LAND SURVEYORS
 303 South Main Street
 Kannapolis, N.C. 28081
 Telephone (704) 938-4661



Line	Bearing	Distance
L1	N 4° 43' 44" E	23.64'
L2	S 24° 37' 36" W	51.64'
L3	N 5° 18' 30" E	2.83'

Line	Bearing	Distance
L4	S 89° 46' 44" E	52.98'
L5	N 48° 43' 04" E	113.12'
L6	N 2° 29' 53" W	39.90'

Curve	Radius	Chord Bearing and Distance	Arc Length
C1	503.58'	N 11° 24' 46" E 138.86'	139.30'
C2	2040.00'	N 14° 29' 39" E 644.75'	647.46'
C3	1960.00'	S 18° 45' 46" W 400.48'	401.18' (TOTAL)
C4	30.00'	S 47° 30' 49" E 42.43'	47.12'
C5	30.00'	S 48° 10' 38" W 38.01'	41.16'
C6	1960.00'	S 7° 08' 08" W 118.59'	118.60'

Curve	Radius	Chord Bearing and Distance	Arc Length
C7	1960.00'	S 24° 29' 30" W 9.23'	9.23'
C8	1960.00'	S 23° 10' 01" W 81.40'	81.41'

FINAL PLAT
 BOUNDARY SURVEY
 NEW ROAD RIGHT OF WAY
 PLAT OF DEDICATION
DICKENS PLACE NE - EXTENSION
and CROSSPOINTE DRIVE NE
 PROPERTY OF
Copperfield, Inc.
 P.O. BOX 526
 CONCORD, NC 28025

Tax Ref. : PART OF pin # 5622 88 0492

FILED Jun 04, 2009 02:38 pm
 BOOK 00057
 PAGE 0084 THRU 0084
 INSTRUMENT # 14398

FILED
 CABARRUS COUNTY NC
 LINDA F. McABEE
 REGISTER OF DEEDS

ZONING DISTRICT : RM-1
 ZONING DISTRICT : C-2
 Twp. # 4, Cabarrus Co., Concord, NC
 Survey Date : SEPTEMBER 25, 2008
 PLAT PREPARED : OCTOBER 6, 2008
 Scale : 1" = 100' Job # 07 02 08

