

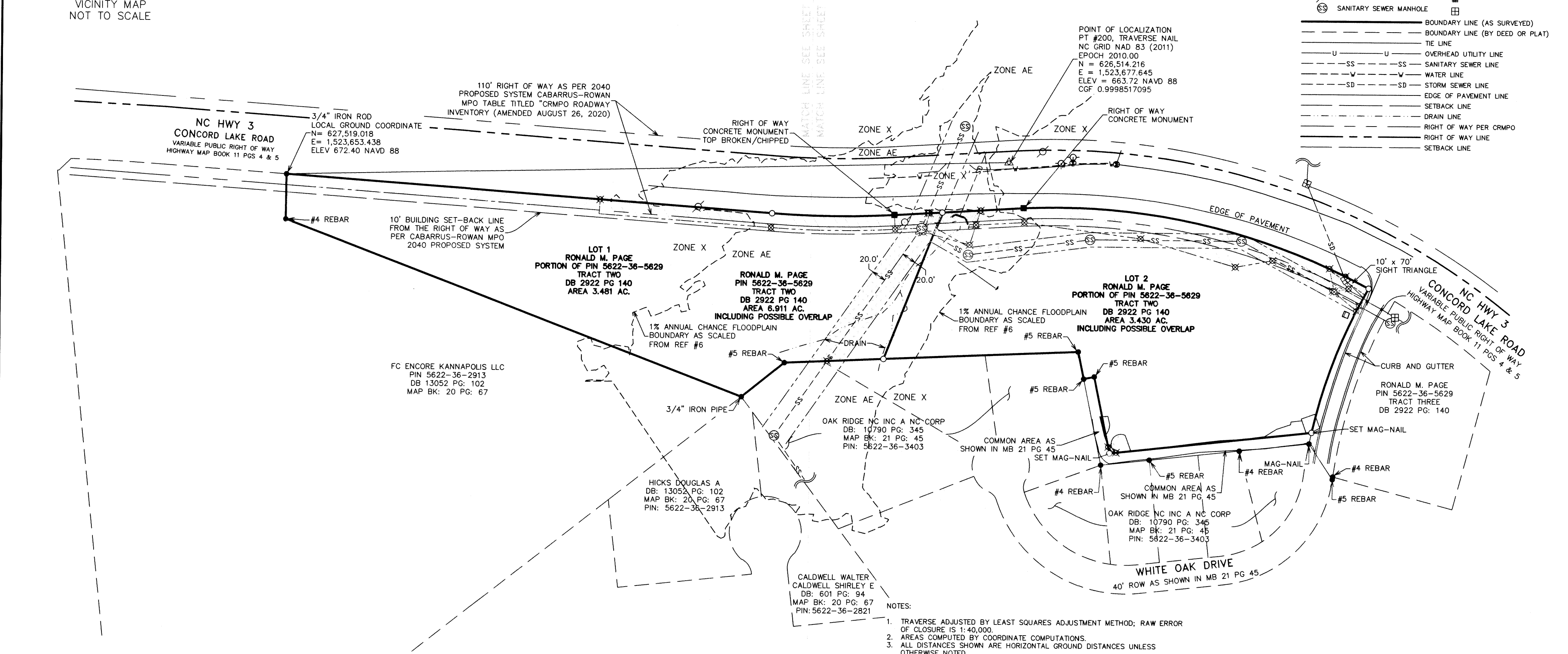
STATE OF NORTH CAROLINA COUNTY OF CABARRUS I, Greg Bell REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

CERTIFICATE OF APPROVAL BY THE SUBDIVISION ADMINISTRATOR I, [Signature] SUBDIVISION ADMINISTRATOR OF CABARRUS COUNTY HEREBY APPROVE THE FINAL PLAT OF THE SUBDIVISION ENTITLED MINOR SUBDIVISION OF LANDS OF RONALD M. PAGE, ON THE 21 DAY OF NOVEMBER, 2020.

CERTIFICATE OF FINAL PLAT APPROVAL BY AUTHORITY OF THE CITY OF KANNAPOLIS SUBDIVISION REGULATIONS, THIS FINAL PLAT FOR THE LANDS OF RONALD M. PAGE SUBDIVISION IS HEREBY APPROVED. DATE 2-1-21 [Signature] DIRECTOR OF PLANNING

ZONING: OI (PER CITY OF KANNAPOLIS UNIFIED DEVELOPMENT ORDINANCE TABLE 4.7-1 BUILDING SETBACKS) MIN. FRONT SETBACK: 10' MIN. REAR SETBACK: NA MIN. INTERIOR SIDEYARD SETBACK: NA PROPERTY OWNER INFORMATION: RONALD M. PAGE PIN: 5622-36-5629 DB 2922, PG 140 TOTAL AREA: 6.911 ACRES ZONE: OI, OFFICE-INSTITUTIONAL DISTRICT (PER CITY OF KANNAPOLIS ZONING MAP AND CABARRUS COUNTY GIS)

LEGEND table with symbols for EIP (AS DESCRIBED), SIP (SET #5 REBAR W/CAP), NPS (NO POINT SET), UTILITY POLE, SANITARY SEWER MANHOLE, BOUNDARY LINE (AS SURVEYED), BOUNDARY LINE (BY DEED OR PLAT), TIE LINE, OVERHEAD UTILITY LINE, SANITARY SEWER LINE, WATER LINE, STORM SEWER LINE, EDGE OF PAVEMENT LINE, SETBACK LINE, DRAIN LINE, RIGHT OF WAY PER CRMPO, RIGHT OF WAY LINE, SETBACK LINE.



EASEMENT STATEMENT (PER CITY OF KANNAPOLIS UNIFIED DEVELOPMENT ORDINANCE) ENCROACHMENT OF ANY STRUCTURES OR LANDSCAPING, INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, POOLS, FENCES, TREES, WELLS, RESERVOIRS, OR OTHER OBSTRUCTIONS, WHICH WOULD INTERFERE WITH FREE, EASY, AND CLEAR ACCESS TO UTILITIES ON ANY EASEMENT, ARE PROHIBITED. HOWEVER, CERTAIN STRUCTURES, FILLING, OR GRADING MAY BE PERMITTED UPON EXECUTION OF AN EXPRESS ENCROACHMENT AGREEMENT. THE CITY OF KANNAPOLIS MAY AUTHORIZE AN ENCROACHMENT AGREEMENT, BUT ONLY AFTER REVIEW AND APPROVAL OF DETAILED PLANS.

CERTIFICATE OF OWNERSHIP AND 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 KANNAPOLIS 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 KANNAPOLIS, 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 A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

NORTH CAROLINA CABARRUS COUNTY I, Crystal D. Almond A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Ronald M. Page PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS 21 DAY OF January, 2020. MY COMMISSION EXPIRES: 4/25/23

- NOTES: 1. TRAVERSE ADJUSTED BY LEAST SQUARES ADJUSTMENT METHOD; RAW ERROR OF CLOSURE IS 1:40,000. 2. AREAS COMPUTED BY COORDINATE COMPUTATIONS. 3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. 4. NC GRID NAD 83 (2011) EPOCH 2010.00 BASIS OF BEARING DERIVED FROM NCGS NETWORK RTK ON OCTOBER 10, 2020 (HORIZONTAL POSITIONAL ACCURACY = 0.07', VERTICAL POSITIONAL ACCURACY 0.06) USING GEIOD18 MODEL PROJECT LOCALIZED HOLDING CONTROL PT. #200 (N=626,514.216', E=1,523,677.645', ELEV= 663.72 NAVD83) AND A COMBINED GRID FACTOR OF 0.9998517095. UNITS ARE U.S. SURVEY FEET. 5. SOURCE FOR UNDERGROUND UTILITY LOCATIONS IS ALLIED ASSOCIATES, P.A. CESI IS RESPONSIBLE ONLY FOR THE LOCATION OF ALLIED ASSOCIATES, P.A. MARKINGS AND NOT THE ACTUAL LOCATION OF UTILITIES BEING MARKED. THERE MAY BE OTHER UNDERGROUND UTILITIES ON THIS SITE OTHER THAN THOSE SHOWN. BEFORE DOING ANY DIGGING CALL NC ONE-CALL. (1-800-632-4949). 6. FLOODPLAIN DATA SCALED FROM F.I.R.M. MAP NUMBER 3710562200K; EFFECTIVE DATE NOVEMBER 16, 2018. NOT FIELD LOCATED. ZONE AE = SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED. ZONE X = MINIMAL FLOOD RISK, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. 7. SUBJECT PROPERTY IS ZONED "OI" AS PER CABARRUS COUNTY GIS. 8. THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. 9. THE DIMENSIONS BETWEEN SANITARY SEWER MANHOLES IS THE DISTANCE FROM CENTERLINE OF MANHOLE TO CENTERLINE OF MANHOLE. 10. PIN 5622-36-5629 IS ZONED "OI" PER CABARRUS COUNTY GIS.

FILED Feb 02, 2021 10:07 am FILED CABARRUS COUNTY NC WAYNE NIXON REGISTER OF DEEDS BOOK 00087 PAGE 0002 THRU 0002 INSTRUMENT # 04518 EXCISE TAX \$0.00

I, DAVID L. HAYWOOD, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED RECORDED IN DEED BOOK 2922, PAGE 140); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:40,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. I HEREBY CERTIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT THIS MAP IS A DIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REQUIRES THE SURVEY OF PARCELS OF LAND. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 21 DAY OF JANUARY, 2021. DAVID L. HAYWOOD, JR., PLS L-4822

MINOR SUBDIVISION OF: LANDS OF RONALD M. PAGE NO. 4 TOWNSHIP, CITY OF KANNAPOLIS, CABARRUS CO., NORTH CAROLINA FOR CLIENT: CABARRUS EVC X X OWNERS: RONALD M. PAGE 8750 HIGH RIDGE LANE CONCORD, NORTH CAROLINA 28027 DATE: JANUARY 25, 2021 COMPUTED BY: RV REVISIONS: DRAWN BY: RV SCALE: 1" = 100' CHECKED BY: DLH JOB NO.: 200534.000 SCALE IN FEET CIVIL - GEOTECHNICAL - SURVEYING N.C. FIRM LICENSE NO. C-0263 45 SPRING STREET SW CONCORD (704) 786-5404 CONCORD, NC 28025 FAX (704) 786-7454 CAD FILE: 200534 BNDRY.DWG © CESI 2021