#06954

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LEGEND

LINES NOT SURVEYED	
RIGHT OF WAY/ EASEMENT	
REBAR SET	⊛
PROPERTY CORNER FOUND	○
COMPUTED POINT	◐
CONTROL CORNER	☐ (CONCRETE MONUMENT)
PUBLIC STORM DRAINAGE EASEMENT	PSDE
SETBACK LINE	SB

I, MARK E. FUNKHOUSER, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

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 CABARRUS COUNTY, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS A STREETS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY NOTATED AS PRIVATE AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY CABARRUS COUNTY, 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 A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE COUNTY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

OWNER

I, MARK E. FUNKHOUSER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2747, PG 91); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED FROM INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION 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 17TH DAY OF JANUARY, A.D. 2005.

SURVEYOR: MARK E. FUNKHOUSER
REGISTRATION NUMBER: L-3602

NOTES

1. APPARENT SOURCE OF TITLE: DB 3627, PG 287. TAX PARCEL NUMBER: 4671-69-6256.
2. AREAS BY COORDINATE GEOMETRY METHOD.
3. UNLESS SIGNED AND SEALED, THIS PLAT IS PRELIMINARY NOT FOR RECORDATION, SALES OR CONVEYANCE.
4. THIS AREA SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. OTHER PORTIONS OF THE PROPERTY THAT IS REFERENCED IN NOTE 1 DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
5. PROPERTY CORNERS SET AT THE TIME OF SIGNING OF PLAT.
6. MAINTENANCE OF THE COMMON OPEN SPACE WILL BE THE RESPONSIBILITY OF THE CABARRUS CROSSING HOMEOWNERS ASSOCIATION

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

REVIEW OFFICER Jonathan Marshall NRS

DATE 3-4-05

CERTIFICATE OF ROAD MAINTENANCE

I (WE) HEREBY CERTIFY THAT I (WE) WILL MAINTAIN THE ROADS TO THE STANDARDS SET FORTH BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION UNTIL THE RESPECTIVE GOVERNMENTAL AGENCY TAKES OVER THIS RESPONSIBILITY (THIS DOES NOT INCLUDE REMOVAL OF SNOW OR ICE.)

DATE 2-15-05 OWNER

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING DIRECTOR

I, Jonathan Marshall, DIRECTOR OF THE CABARRUS COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVE THE FINAL PLAT ON THE 4th DAY OF March OF 2005.

DIRECTOR Jonathan Marshall NRS

AREA SUMMARY

TOTAL NUMBER OF LOTS SHOWN: 31

TOTAL AREA PLATTED: 374,411 SQ. FT./8.595 ACRES

AREA WITHIN PUBLIC RIGHT OF WAY: 61,592 SQ. FT./ 1.414 ACRES

AREA WITHIN COMMON AREAS: 55,466 SQ. FT./1.273 ACRES

AREA OF LOTS: 257,353 SQ. FT./5.908 ACRES

ZONING- MEDIUM DENSITY RESIDENTIAL, CUSTOMIZED DEVELOPMENT
REQUIRED OPEN SPACE- 30%
SETBACKS- FRONT: FLEXIBLE (50% OF THE TOTAL LOTS 30')
REAR: FLEXIBLE
SIDE: FLEXIBLE
8' MINIMUM BUILDING SEPARATION

PBS&J IS HEREBY RELEASED TO RECORD THIS PLAT

STEVEN MOORE
2-15-05
DATE

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED D.R. Hanna
DISTRICT ENGINEER

DATE 02/28/05

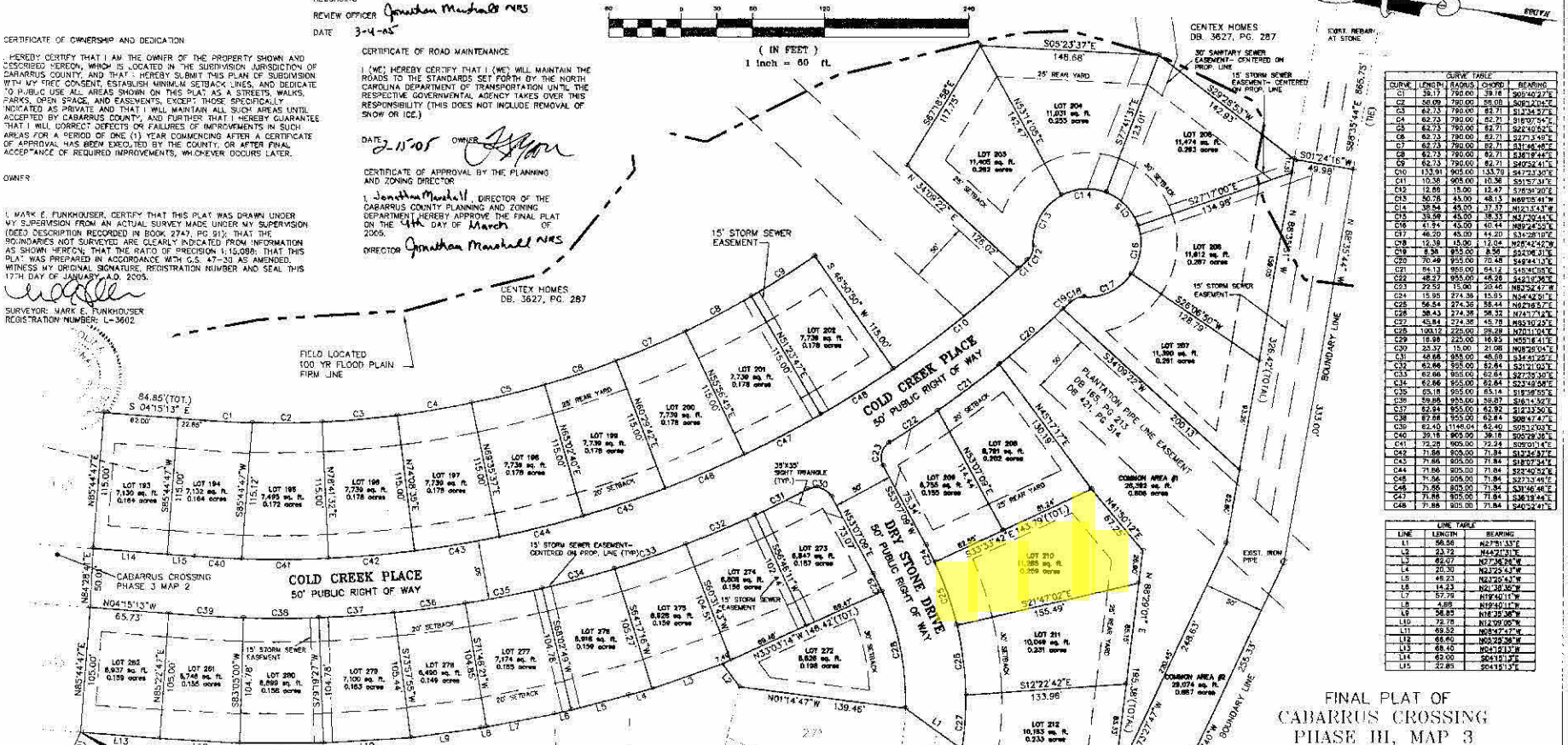
I HEREBY CERTIFY THAT ALL FEES FOR THE CABARRUS CROSSING SUBDIVISION PHASE 3, MAP 3 HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

3/4/05
DATE

FINANCE DIRECTOR

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	39.17	790.00	39.16	S05°40'27"E
C2	58.09	790.00	58.08	S09°12'04"E
C3	62.73	790.00	62.71	S12°34'57"E
C4	62.73	790.00	62.71	S16°07'54"E
C5	62.73	790.00	62.71	S22°40'52"E
C6	62.73	790.00	62.71	S27°13'49"E
C7	62.73	790.00	62.71	S31°46'46"E
C8	62.73	790.00	62.71	S36°19'44"E
C9	62.73	790.00	62.71	S40°52'41"E
C10	133.91	905.00	133.79	S47°33'30"E
C11	10.38	905.00	10.38	S51°57'30"E
C12	12.88	15.00	12.47	S76°39'20"E
C13	50.78	45.00	48.13	N69°05'41"W
C14	38.54	45.00	37.37	N121°53'37"W
C15	39.09	45.00	38.03	N47°39'44"E
C16	41.94	45.00	40.44	N89°24'55"E
C17	46.20	45.00	44.20	S34°28'10"E
C18	12.38	15.00	12.04	N28°42'42"W
C19	8.38	955.00	8.38	S22°46'31"E
C20	70.49	955.00	70.48	S49°44'13"E
C21	64.13	955.00	64.12	S45°46'08"E
C22	48.27	955.00	48.26	S42°10'36"E
C23	22.52	15.00	20.46	N83°32'47"W
C24	15.95	274.38	15.95	N04°42'51"E
C25	56.54	274.38	56.44	N02°16'57"E
C26	58.43	274.38	58.32	N12°17'12"E
C27	43.84	274.38	43.79	N23°10'25"E
C28	100.12	225.00	99.29	N20°11'04"E
C29	18.98	225.00	18.93	N35°18'41"E
C30	23.37	15.00	21.08	N08°26'04"E
C31	48.66	955.00	48.66	S34°41'25"E
C32	62.66	955.00	62.64	S31°21'03"E
C33	62.66	955.00	62.64	S27°35'38"E
C34	62.66	955.00	62.64	S23°49'54"E
C35	65.18	955.00	65.14	S19°56'55"E
C36	59.86	955.00	59.87	S16°14'52"E
C37	62.94	955.00	62.92	S12°33'50"E
C38	62.68	955.00	62.64	S08°47'47"E
C39	62.40	1148.04	62.40	S05°33'03"E
C40	39.18	905.00	39.18	S05°29'36"E
C41	72.25	905.00	72.24	S09°00'14"E
C42	71.86	905.00	71.84	S12°34'57"E
C43	71.86	905.00	71.84	S16°07'34"E
C44	71.86	905.00	71.84	S23°40'52"E
C45	71.86	905.00	71.84	S27°13'49"E
C46	71.86	905.00	71.84	S31°46'46"E
C47	71.86	905.00	71.84	S36°19'44"E
C48	71.86	905.00	71.84	S40°52'41"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	56.56	N27°51'33"E
L2	23.72	N44°21'31"E
L3	62.07	N77°46'26"W
L4	20.30	N23°25'43"W
L5	48.23	N23°29'43"W
L6	14.43	N2°38'36"E
L7	57.79	N19°40'11"W
L8	4.89	N19°40'11"W
L9	58.83	N16°39'36"W
L10	72.78	N12°09'06"W
L11	69.52	N08°47'47"W
L12	66.60	N05°28'36"W
L13	68.40	N04°51'13"W
L14	62.00	S04°51'13"E
L15	22.85	S04°51'13"E

FINAL PLAT OF
CABARRUS CROSSING
PHASE III, MAP 3

DATE: 28 APRIL 2004 SCALE: 1"=60'
TOWNSHIP NUMBER 3, CABARRUS COUNTY
NORTH CAROLINA

PROPERTY OWNER: CENTEX HOMES
5350 77 CENTER DRIVE
SUITE 100
CHARLOTTE, NC 28217
704-523-8111

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC
Filed for Registration on the 4 day March, 2005
at 2:50 P.M.
and registered in Record Book
No. 46 Page 37
Register of Deeds

SURVEY BY:
PBSJ
POST, BUCKLEY, SCHUH & JERNIGAN, INC.
5200 77 CENTER DRIVE, SUITE 500
CHARLOTTE, NORTH CAROLINA 28217
TEL. NO. (704)522-7275