

VICINITY MAP NOT TO SCALE

- NOTES:**
1. TRAVERSE ADJUSTED BY LEAST SQUARES ADJUSTMENT METHOD; AVERAGE RAW ERROR OF CLOSURE 1:25,343.
 2. AREA COMPUTED BY COORDINATE COMPUTATIONS.
 3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 4. SUBJECT PROPERTY LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER F.I.R.M. PANEL 3710580300K, EFFECTIVE DATE NOVEMBER 16, 2018.
 5. BASIS OF N.C. GRID ~ NAD 83(2011) & NAVD 1988 ELEVATIONS WERE DERIVED FROM NCGS NETWORK RTK ON SEPTEMBER 30, 2016 & OCTOBER 5, 2016. THIS WAS A CLASS A SURVEY (POSITIONAL TOLERANCE < 0.10') USING GEOD MODEL GEOD12B; UNIT OF MEASUREMENT IS U.S. SURVEY FEET.
 6. PROJECT POINT OF LOCALIZATION IS TRAVERSE NAIL #1 HAVING THE FOLLOWING COORDINATES: N= 633920.87'; E= 1501711.54'; ELEV.= 774.28'; C.G.F.= 0.999848396.
 7. SOURCE OF UNDERGROUND UTILITY MARKINGS IS ALLIED ASSOCIATES, PA. (336) 397-1225; THE UTILITY MARKINGS ARE TO BE WITHIN +/- 2' (FEET) OF THE ACTUAL UTILITY BEING MARKED. CESI IS SOLELY RESPONSIBLE FOR THE LOCATION OF THE UTILITY MARKINGS AND NOT THE ACTUAL LOCATION OF THE UTILITIES BEING MARKED. THERE MAY BE MORE UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN. BEFORE DOING ANY DIGGING, CALL N.C. ONE-CALL: (800-632-4949).
 8. THIS MAP DOES NOT CONFORM TO G.S. 47-30 AS AMENDED IN THAT SIZE REQUIREMENTS HAVE NOT BEEN MET FOR RECORDING PURPOSES.
 9. WITHIN PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE AREAS, NO LAND-DISTURBING ACTIVITY, PLACEMENT OF IMPERVIOUS SURFACE, REMOVAL OF VEGETATION, ENCROACHMENT, CONSTRUCTION OR ERECTION OF ANY STRUCTURES SHALL OCCUR, EXCEPT IN ACCORDANCE WITH A REVISED STORMWATER PERMIT FIRST THING BEING ISSUED BY THE CITY OF KANNAPOLIS.
 10. EACH LOT OR TRACT SERVED BY THE STORMWATER BMO IS JOINTLY OR SEVERALLY RESPONSIBLE FOR REPAIRS AND MAINTENANCE OF THE STORM WATER BMP AND ANY UNPAID AD VALOREM TAXES, PUBLIC ASSESSMENTS FOR IMPROVEMENTS AND UNSAFE BUILDING AND PUBLIC NUISANCE ABATEMENT LIENS CHARGED AGAINST THE FACILITY, INCLUDING ALL INTEREST CHARGES TOGETHER WITH ATTORNEYS FEES, COST AND EXPENSES OF COLLECTION. THE FAILURE TO MAINTAIN STORMWATER BMP IS A VIOLATION OF THE UNDO SUBJECT EACH LOT OWNER SUBJECT TO SIGNIFICANT DAILY CIVIL PENALTIES AND OTHER ENFORCEMENT ACTIONS AS MORE SPECIFICALLY SET FORTH IN THE KANNAPOLIS CODE OF ORDINANCES.

- REFERENCES:**
1. ALL DEEDS AND MAPS SHOWN HEREON.
 2. CABARRUS COUNTY ON-LINE G.I.S. TAX MAP.
 3. RECORDED MAP TITLED "SUBDIVISION OF 7.906 ACRES FOR CABARRUSCO, LLC", BY BEN M. FLOWE AND SON LAND SURVEYING & MAPPING SERVICES, DATED DECEMBER 9, 2015, RECORDED AT THE CABARRUS COUNTY REGISTER OF DEEDS OFFICE IN MB. 70, PG. 8.
 4. RECORDED MAP TITLED "FINAL PLAT / MINOR SUBDIVISION PROPERTIES OF PBH, F/K/A PIEDMONT BEHAVIORAL HEALTHCARE AND BILLIE F. OVERCASH" BY MEL G. THOMPSON & ASSOCIATES, PA, DATED APRIL 28, 2011, RECORDED AT THE CABARRUS COUNTY REGISTER OF DEEDS OFFICE IN MB. 60, PG. 54.

BMP MAINTENANCE AND ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
BMAE1	N86°27'02"E	61.17'
BMAE2	S8°59'36"W	18.16'
BMAE3	S8°38'02"E	93.71'
BMAE4	S82°03'12"W	80.32'

BMP MAINTENANCE EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
BMAEC1	107.38'	60.00'	S42°16'41"E	93.61'
BMAEC2	6.15'	20.00'	S00°10'47"W	6.13'
BMAEC3	94.97'	60.00'	S36°42'35"W	85.36'

TOTAL IMPERVIOUS SPACE BUILDING AREA: 2.186 AC
 TOTAL IMPERVIOUS SPACE ALONG ROAD : 0.740 AC
 TOTAL OF ALL IMPERVIOUS SPACE 2.926 AC
 (PROPOSED-AS PER CIVIL DRAWINGS)

SITE DATA

TOTAL ACREAGE	7.907 AC.	TOTAL LINEAR FEET OF STREET	597'
TOTAL LOTS	1	MILESTONE AVE.	597'
ACREAGE IN OPEN SPACE	N/A		
ACREAGE IN STREET R/W	0.909 AC.		
ACREAGE IN LOTS	6.998 AC		

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HERON, WHICH IS LOCATED IN THE CITY LIMITS OF KANNAPOLIS JURISDICTION AND IS SUBJECT TO "PHASE II STORMWATER MANAGEMENT, BMP MAINTENANCE AND INSPECTION", AND HEREBY DEDICATE FOR PUBLIC USE THE ACCESS AND STORMWATER BMP EASEMENTS IDENTIFIED ON THIS PLAT AND AGREE TO COMPLY WITH DOCUMENTS OF RECORD TO WHICH THIS PLAT IS ATTACHED AS EXHIBITS

OWNER: *[Signature]* 8/19/19 DATE

I HEREBY CERTIFY THAT THIS PLAT IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF THE CITY OF KANNAPOLIS DUE TO ITS EXCLUSIONS FROM THE DEFINITION OF A SUBDIVISION AS ESTABLISHED BY NCGS 160A-376(A). APPROVAL OF THIS PLAT BY THE CITY OF KANNAPOLIS IS NOT REQUIRED

PLANNING DIRECTOR: *[Signature]* 8-16-19 DATE

LOT #7
 PBH (F/K/A PIEDMONT BEHAVIORAL HEALTHCARE)
 P.I.N. 5603-04-7468
 DB. 8514, PG. 338
 DB. 9036, PG. 23
 MB. 60, PG. 54

LOT #2
 BILLIE FRANK OVERCASH & wife, PEGGY I. OVERCASH
 P.I.N. 5603-14-2331
 DB. 640, PG. 133 (TRACT 1)
 DB. 7530, PG. 34
 DB. 9036, PG. 18
 MB. 60, PG. 54

LOT #1
 BILLIE FRANK OVERCASH & wife, PEGGY I. OVERCASH
 P.I.N. 5603-14-4249
 DB. 640, PG. 133 (TRACT 1)
 DB. 7530, PG. 34
 DB. 9036, PG. 18
 MB. 60, PG. 54

MAURICE LEE OVERCASH, JR.
 P.I.N. 5603-03-7885
 DB. 2895, PG. 258

CABARRUSCO, LLC
 P.I.N. 5603-13-4901
 DB. 11749, PG. 309
 MB. 70, PG. 8
 ZONED: AG

TRACT 1 AREA 6.998 AC

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADOPT THIS PLAN OF DIVISION OF MY (OUR) PROPERTY OF MY (OUR) FREE CONSENT, ESTABLISHING ANY LINES AND FEATURES SHOWN ON THIS PLAT.

DATE: 8/19/19 PROPERTY OWNER(S)
 DATE: _____ PROPERTY OWNER(S)

R/W AREA 0.909 AC.

CERTIFICATE OF STREET, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS

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 SPECIFICATIONS AND STANDARDS OF KANNAPOLIS AND THE STATE OF NORTH CAROLINA IN CONCORD MANOR

DATE: 8/16/19 CITY ENGINEER: *[Signature]*
 DATE: 8-16-19 DIRECTOR OF PUBLIC WORKS: *[Signature]*

STATE OF NORTH CAROLINA COUNTY OF CABARRUS

I, *[Signature]* 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: *[Signature]* DATE: 8/20/19

PLAT CERTIFICATION

I, DAVID L HAYWOOD, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEEDS AS SHOWN); 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 1:25,343; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT

D. THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 14TH DAY OF AUGUST, A.D., 2019

PROFESSIONAL LAND SURVEYOR: *[Signature]* 8/14/19
 LICENSE NO. L-4822

- LEGEND**
- CMF (CONC. MON. FOUND)
 - EIP (AS DESCRIBED)
 - SIP (#5 REBAR)
 - ⊗ NPS (NO POINT SET)
 - BOUNDARY LINE (AS SURVEYED)
 - BOUNDARY LINE (BY DEED OR PLAT)
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - TIE LINE
 - EMERGENCY TURN AROUND
 - PUBLIC UTILITY ACCESS EASEMENT
 - STORM WATER EASEMENT
 - PUE SW / SWC

CITY OF KANNAPOLIS EASEMENT STATEMENT:

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.

STORMWATER BMP ACCESS AND MAINTENANCE EASEMENTS CABARRUSCO, LLC

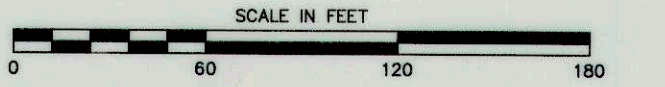
NO. 4 TOWNSHIP, CITY OF KANNAPOLIS, CABARRUS COUNTY, NORTH CAROLINA

OWNER: CABARRUSCO, LLC
 P.O. BOX 2568
 HICKORY, NC 28603

FOR CLIENT: INTEGRATED CONSTRUCTION, LLC
 14827 MANDARIN ROAD
 JACKSONVILLE, FL 32223

DATE: 08/14/2019
 SCALE: 1" = 60'
 JOB NO.: 170153.000

COMPUTED BY: DLH
 DRAWN BY: AJS
 CHECKED BY: DLH



LAND DEVELOPMENT SERVICES
 N.C. FIRM LICENSE NO. C-0263
 45 SPRING STREET SW CONCORD (704) 786-5404
 CONCORD, NC 28025 FAX (704) 786-7454
 ACAD FILE: BMP ACCESS AND MAINTENANCE.DWG
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