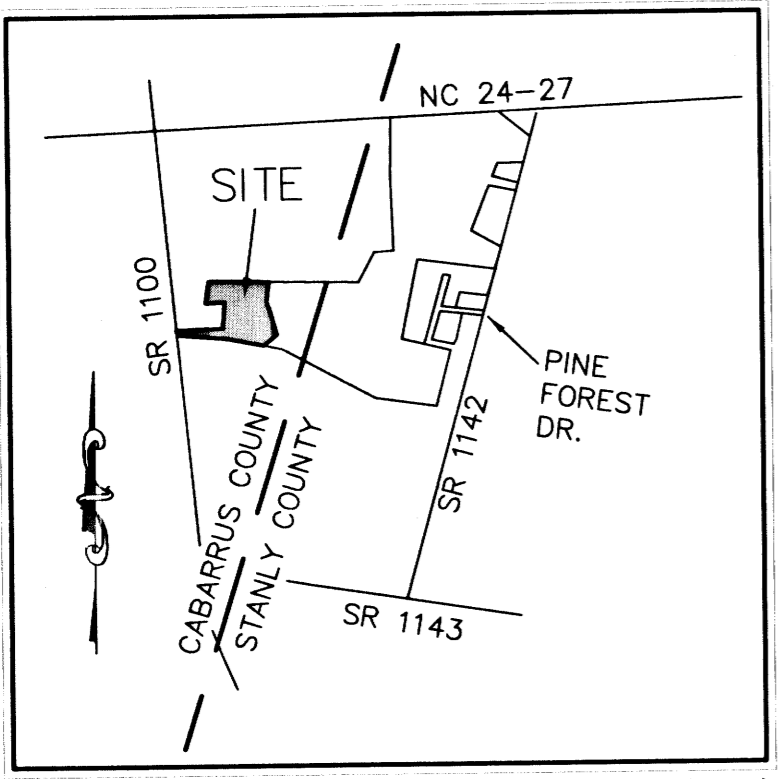


BK 15 PG 00



Vicinity Map (NTS)

State of North Carolina
Cabarrus County
I, **Greg Belk**, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed meets all statutory requirements of North Carolina general statutes for recording.
Greg Belk
Review Officer
6/22/17
Date

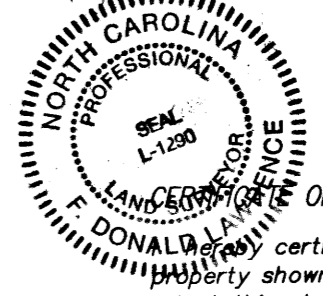
CERTIFICATE OF APPROVAL BY THE SUBDIVISION ADMINISTRATOR
I, **Terry Scott Eford**, Subdivision Administrator of the City of Locust hereby approve the final plat of the subdivision entitled **Bluffton Park** on the 21st day of June, month of 2017 year.
Terry Scott Eford
Subdivision Administrator

Approval by the Subdivision Administrator is conditioned upon the plat being registered in the Office of the Register of Deeds within thirty (30) days of such approval and receipt of record presented to the Commerce Department.

Flood Certification
I have examined the Flood Insurance Rate Map for Stanly County North Carolina, Community Panel Number 3710556400J, dated Nov. 5, 2008 and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Certificate of Survey and Accuracy
State of North Carolina, Stanly County
I, **E. Donald Lawrence**, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book and Page as shown); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown; that the ratio of precision as calculated is 1:10,000 or better; that this plat was prepared in accordance with G.S. 47-30 as amended.
This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
Witness my original signature, registration number and seal this the

12 day of **JUNE**, A.D., 2017
E. Donald Lawrence
F. Donald Lawrence, NCPLS L-1290



I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent, and dedicate all streets, alleys, walks, parks and other sites and easements to public or private use as noted. Further, I dedicate all sewer lines and water lines to the City of Locust.

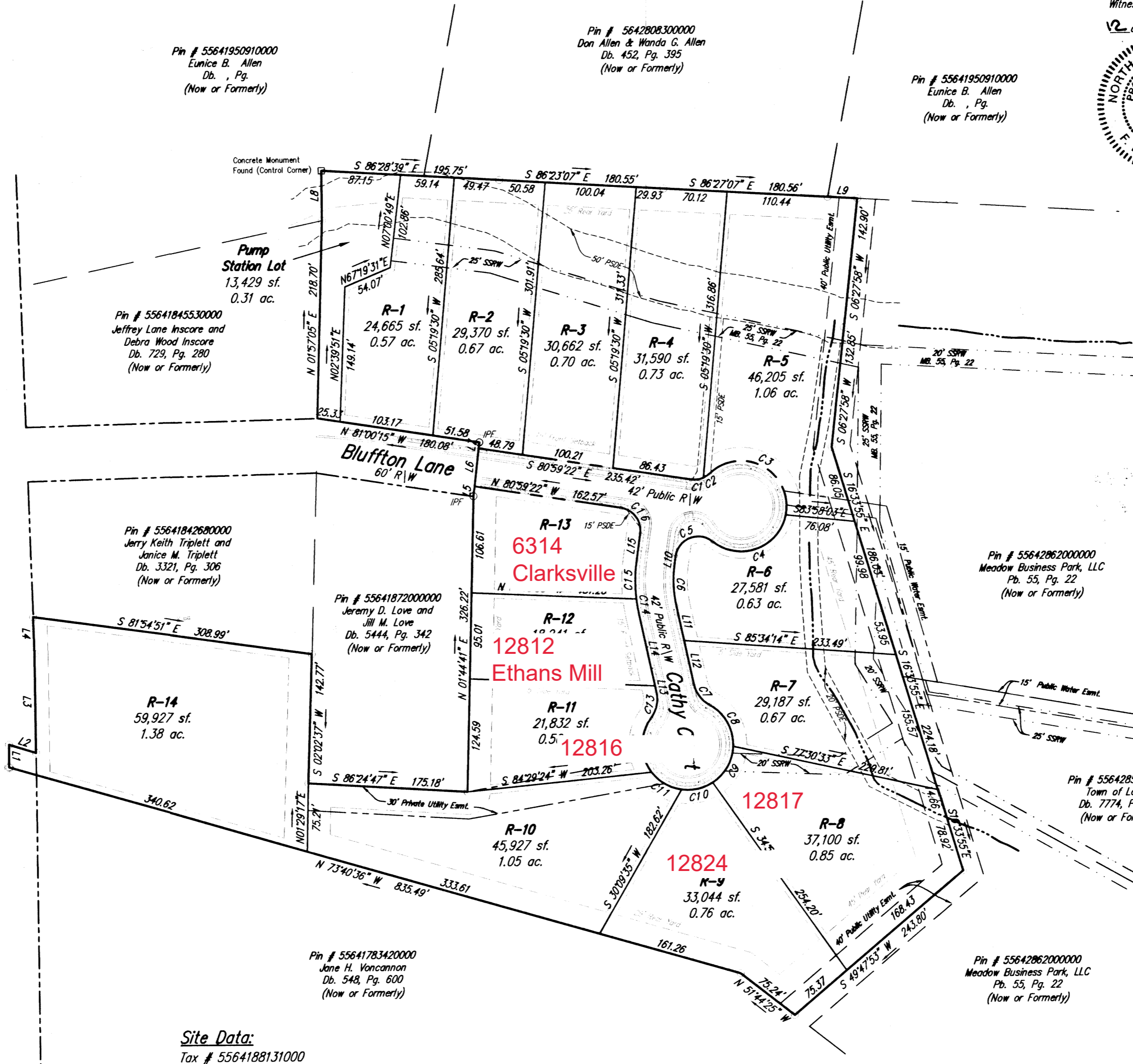
6/20/17 **Gus Schrad**
Date Owner/Developer

FILED Jun 22, 2017 04:05 pm
BOOK 00073
PAGE 0088 THRU 0088
INSTRUMENT # 15872
EXCISE TAX \$0.00
FILED CABARRUS COUNTY NC WAYNE NIXON REGISTER OF DEEDS

Line	Bearing	Distance
L1	N 00°15'51" W	25.02
L2	S 72°34'05" E	31.21
L3	N 00°20'43" W	109.66
L4	N 01°23'54" W	40.27
L5	N 08°42'39" E	11.01
L6	N 06°42'39" E	42.03
L7	N 06°42'39" E	6.76
L8	N 00°01'39" W	54.73
L9	S 86°25'17" E	32.82
L10	S 08°11'59" W	9.69
L11	S 11°56'06" E	39.48
L12	S 11°56'06" E	49.10
L13	N 11°56'06" W	7.37
L14	N 11°56'06" W	81.22
L15	N 08°11'59" E	29.57

Curve	Length	Radius	Chord Bearing	Chord Distance
C1	14.29	25.00	N82°38'04"E	14.10
C2	8.47	25.00	N56°33'00"E	8.43
C3	126.31	50.00	N60°47'18"W	95.30
C4	102.96	50.00	N70°34'27"E	85.71
C5	52.96	25.00	S68°52'59"W	43.60
C6	45.33	129.00	S01°52'03"E	45.10
C7	29.80	35.00	S36°19'47"E	28.91
C8	55.49	50.00	N28°55'47"W	52.69
C9	47.42	50.00	N30°02'08"E	45.66
C10	35.95	50.00	N77°48'09"E	35.18
C11	39.22	50.00	S59°07'50"E	38.22
C12	64.15	50.00	S00°05'49"W	59.84
C13	29.80	35.00	N12°27'36"E	28.91
C14	16.80	171.00	S09°07'14"E	16.79
C15	43.29	171.00	S00°56'49"W	43.18
C16	38.92	25.00	N36°23'42"W	35.10

- NOTES
- Areas computed using coordinate geometry.
 - This map was prepared without the benefit of a title search. Survey subject to full title search.
 - This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
 - All distances shown are horizontal ground distances.
 - Rebar set at all corners unless otherwise noted.
 - Broken lines indicate property lines not surveyed.
 - All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
 - Lawrence Associates makes no guarantees to the compactness or to the nonexistence of additional spoils areas.
 - Other underground utilities may exist but their locations are not known.
 - Subdivided parcel is tract 2 as shown on map recorded in MB 55 Page 22 of the Cabarrus County Registry.



Site Data:
Tax # 5564188131000
Zoning:
Legal Ref: Pb. 55, Pg. 22
Total Lots: 14
Total Map Area - 11.57
Total R/W Area - 0.82
Total in Lots - 10.75
Yard Requirements:
Setback (Front) - 15'
Side Yard - 5'
Rear Yard - 25'

Owner/Developer:
Meadow Creek Business Park, LLC
C/O Gus Schrad
304 22nd Street
Albemarle, NC 28001

LAWRENCE ASSOCIATES
106 W. Jefferson St.
Monroe, North Carolina 28112
P 704-289-1013 866-557-8051
F 704-283-9035
www.lawrencesurveying.com
Firm License Number: C-2856

Final Record Plat of:
Bluffton Park
City of Locust, No. 10 Township, Cabarrus County, NC
Orig. scale: 1" = 100' Date: October 14, 2011 Drawn By: JLH

REVISIONS
10-31-2011 JLH
06/05/2017 FDL

Job No. 1528 Drawing file: Rec-Plat.dwg Drawing no. 11/142