State of North Carolina, Cabarrus County

I, Ruby A. Goodwin, certify that this plat was drawn by me 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 hereon ; that this plat was prepared in accordance with G.S. 47 – 30 as amended. Witness my original signature, registration number and seal this 12th day of June, 2015.

Ruby A. Goodwin, P.L.S. (L–3485)
REFERENCE DOCUMENTS ORIGINAL SURVEY:
PORTIONS OF DBK 764, PG. 536, DBK 764, PG. 573, AND DBK 764, PG. 744
BK OF MAPS 9995, PAGES 2724, 2731, & 2737

NORTH CAROLINA PROFESSIONAL SEAL L–3485 LAND SURVEYOR RUBY A. GOODWIN

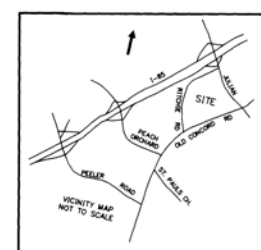
I, Ruby A. Goodwin, Professional Land Surveyor No. L–3485, certify that this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

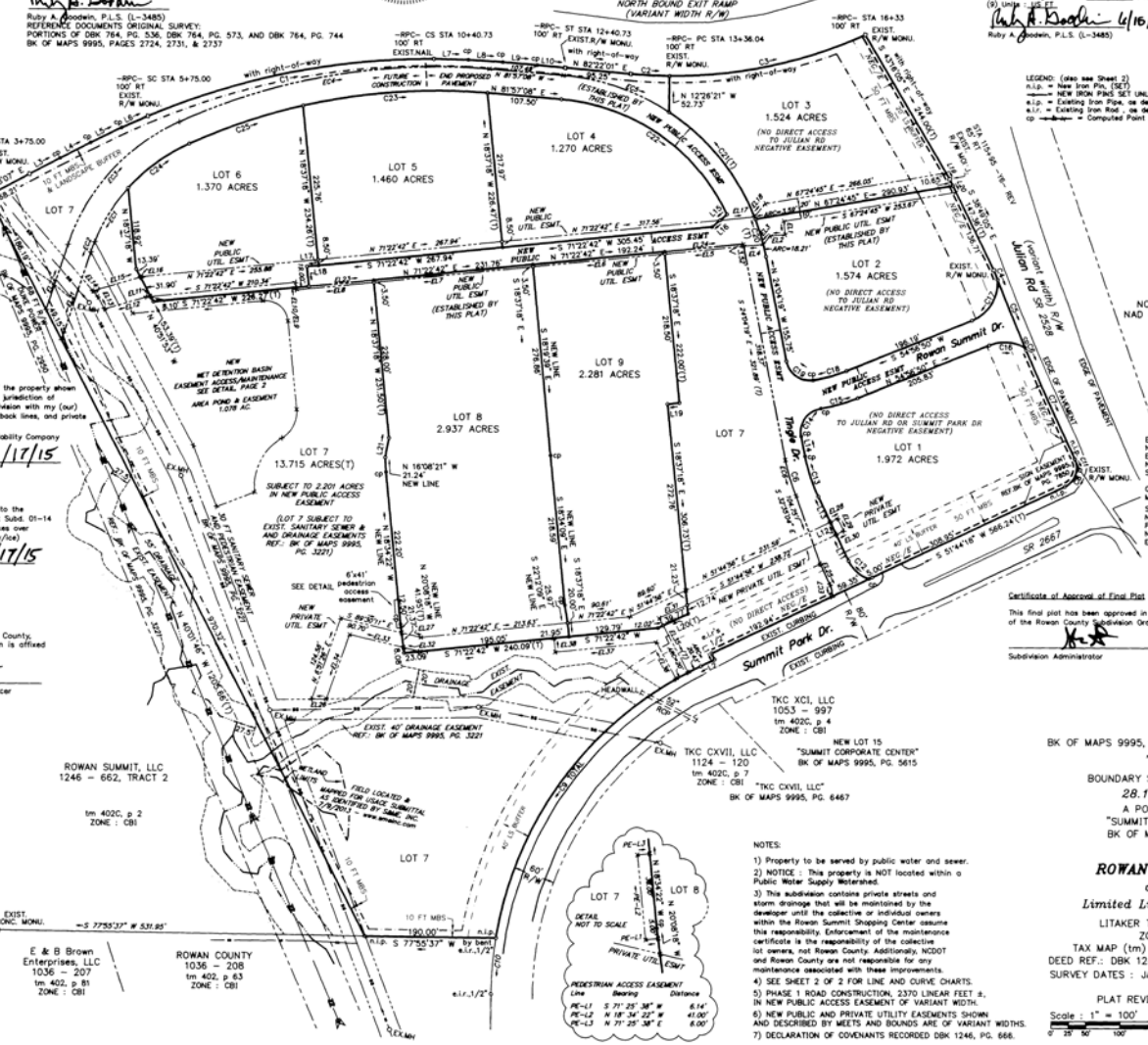
Ruby A. Goodwin, Professional Land Surveyor No. L–3485

Doc ID: 012635320002 Type: CRP
Recorded: 06/20/2015 at 01:36:48 PM
Fee Amt: $42.00 Page 1 of 2
Rowan, NC
J. E. Brindle Register of Deeds
BK 9995 PG 7951

I, RUBY A. GOODWIN , certify that this plat was drawn BY ME from an actual GPS CONTROL & GROUND RUN survey made under my supervision and that the following information was used to perform the survey :
(1) Class of Survey : Suburban Class "B" Boundary Survey
(2) Positional accuracy : 0.12 FT @ 95% CONFIDENCE LEVEL
(3) Type of GPS field procedure : RTK/VRS
(4) Dates of GPS CONTROL survey : 1/15/2014 & 1/15/2014
(5) Datum/Epoch : NAD 83(2011)
(6) Published/Fixed–control use : NCGS MONU. "COUNTY AZ MK"
(7) Geoid model : GEOID12
(8) Combined grid factor : 0.9998619 AVERAGE FOR SITE CONTROL
(9) Units : US FT

Ruby A. Goodwin, P.L.S. (L–3485)





LEGEND: (also see Sheet 2)
n.i.p. = New Iron Pin, (SET)
= NEW IRON PINS SET UNLESS DESCRIBED OTHERWISE
e.i.p. = Existing Iron Pipe, as described (FOUND)
e.i.r. = Existing Iron Rod , as described (FOUND)
cp = Computed Point / No Physical Monumentation

Certificate of Ownership and Dedication

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, which is located in the subdivision jurisdiction of Rowan County and that I hereby adopt this plan of subdivision with my (our) free consent and establish minimum lot size, building setback lines, and private & public easements as shown hereon.

Owner – Rowan Summit, LLC a North Carolina, Limited Liability Company

By: Date 6/17/15

Certificate of Road Maintenance

I (We) hereby certify that I (We) will maintain the roads to the standards set forth by the approved Planned Development Subd. 01–14 and associated covenants until the OWNERS OF LOT 6 takes over this responsibility. (This does not include removal of snow/ice)

Date Owner/Developer 6/17/15

CERTIFICATE OF REVIEW OFFICER

State of North Carolina
County of ROWAN

I, Shane Stewart , Review Officer of ROWAN County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

June 17, 2015 DATE Review Officer

ROWAN COUNTY, NORTH CAROLINA
Filed for registration at 1:36 o'clock PM
6/20 , 2015 and registered in
Rowan Book 9995 , Page 7951
Jonathan Brindle, Register of Deeds
BY Sybil Clark ASST./DEPUTY

REVISION CHART		
DATE	INITIALS	EXPLANATION
1/12/2015	RG	ADDRESS FINAL REVIEW COMMENTS
6/9/2015		REVISE LOTS 7, 8, & 9 & PED. ACCESS ESMT

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 (1/9/2015) of this SURVEY this property does not lie in a Special Flood Hazard Zone
Reference : Map # 3710565800 J
Published by : Federal Emergency Management Agency
Effective Date : JUNE 16, 2009

Mel G. Thompson & Associates, PA
PROFESSIONAL LAND SURVEYORS
303 South Main Street
Kannapolis, N.C. 28081
Telephone (704) 938–4661
Corporate License # (C–0686)

Certificate of Approval of Final Plat

This final plat has been approved in accordance with the provisions of the Rowan County Subdivision Ordinance on June 17, 2015

Subdivision Administrator

NOTES:

1) Property to be served by public water and sewer.
2) NOTICE : This property is NOT located within a Public Water Supply Watershed.
3) This subdivision contains private streets and storm drainage that will be maintained by the developer until the collective or individual owners within the Rowan Summit Shopping Center assume this responsibility. Enforcement of the maintenance certificate is the responsibility of the collective lot owners, not Rowan County. Additionally, NCDOT and Rowan County are not responsible for any maintenance associated with these improvements.
4) SEE SHEET 2 OF 2 FOR LINE AND CURVE CHARTS.
5) PHASE 1 ROAD CONSTRUCTION, 2370 LINEAR FEET ±, IN NEW PUBLIC ACCESS EASEMENT OF VARIANT WIDTH.
6) NEW PUBLIC AND PRIVATE UTILITY EASEMENTS SHOWN AND DESCRIBED BY MEETS AND BOUNDS ARE OF VARIANT WIDTHS.
7) DECLARATION OF COVENANTS RECORDED DBK 1246, PG. 666.

REVISION PLAT OF
BK OF MAPS 9995, PG. 7814 (2 SHEETS)

"ROWAN SUMMIT"

BOUNDARY SURVEY AND DIVISION

28.114 ACRES TOTAL

A PORTION BEING TRACT 1
"SUMMIT CORPORATE CENTER"
BK OF MAPS 9995, PG. 3221,

PROPERTY OF

ROWAN SUMMIT, LLC
a North Carolina,
Limited Liability Company

LITAKER TWP, ROWAN CO., N.C.
ZONING DISTRICT : CBI
TAX MAP (tm) 402C, PARCEL (p) 1
DEED REF.: DBK 1246, PG. 662, TRACT 1
SURVEY DATES : JAN. 14–FEB. 17, 2014
& DEC. 4, 2014
PLAT REVISED : JUNE 12, 2015

Scale : 1" = 100' Job # 14 01 02
0 25' 50' 100' 200' 300'