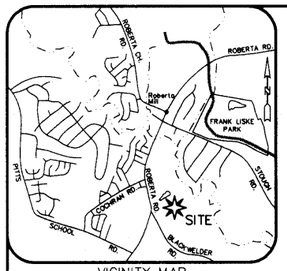
Book 57 Pg 106



VICINITY MAP
NOT TO SCALE

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	55.12'	480.00'	S 36°55'39" E	55.08'
C2	67.63'	480.00'	S 29°36'07" E	67.57'
C3	26.91'	480.00'	S 23°57'35" E	26.91'
C4	72.62'	420.00'	N 37°38'54" W	72.53'
C5	72.36'	420.00'	N 27°45'35" W	72.27'
C6	3.45'	420.00'	N 22°35'19" W	3.45'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 20°38'33" W	42.42'
L2	N 84°00'27" E	17.43'
L3	S 43°46'40" E	44.13'
L4	S 22°39'48" E	14.01'

BASIS OF BEARING
N.C. GRID ~ NAD 83(86)

OWNER:
M/I HOMES OF
CHARLOTTE, LLC
P.I.N. 5518-36-9124
DB. 6372, PG. 169

CITY OF CONCORD DEVELOPMENT STANDARDS

MINIMAL LOT SIZE:
10,000 SQ. FT.

PRINCIPAL SETBACKS:
FRONT = 20'
SIDE = 5'
SIDE STREET = 10'
REAR = 20'

ZONED: RM-2 (CLUSTER)

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, Jonathan Marshall, REVIEW OFFICER OF THE 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.

7/15/09 Jonathan Marshall
DATE REVIEW OFFICER
By: Debra Hahn

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD
GLENGROVE SUBDIVISION PHASE 2 PHASE 9
NAME OF SUBDIVISION

DUNBERRY PLACE
NAME OF STREET IN SUBDIVISION

MI HOMES INC.
SUBDIVIDER

I HEREBY, TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF, CERTIFY THAT ALL STREET, STORM DRAINAGE, WATER AND SEWER WORK TO BE PERFORMED ON THIS SUBDIVISION HAS BEEN CHECKED BY ME OR MY AUTHORIZED REPRESENTATIVE AND WILL CONFORM WITH LINES, GRADES, CROSS-SECTIONS, DIMENSIONS, AND MATERIAL REQUIREMENTS WHICH ARE SHOWN ON AND INDICATED IN THE PLANS WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CONCORD SUBDIVISION ADMINISTRATOR OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

I ALSO ACKNOWLEDGE THAT FALSIFICATION OF THE ABOVE CERTIFICATIONS MAY SUBJECT ME TO CIVIL SUIT AND/OR CRIMINAL PROSECUTION UNDER THE GENERAL STATUTES, INCLUDING BUT NOT LIMITED TO, G.S. 14-100 AND G.S. 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.

SIGN
REGISTERED PROFESSIONAL ENGINEER
026314 7/25/09
REGISTRATION NO. DATE

NORTH CAROLINA PROFESSIONAL SEAL 026314 ENGINEER JRYAN C. METZLER

NORTH CAROLINA
Mecklenburg COUNTY

I, Sarah K. Metzler, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Bryan C. Metzler, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 25th DAY OF July, 2009.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-17-2012

SARAH K. METZLER NOTARY PUBLIC MECKLENBURG COUNTY, NC MY COMMISSION EXPIRES 3/17/2012

Certificate of Fee Payment

I hereby certify that all fees for the GlenGrove Phase 2, Phase 11 have been paid, or that the fees are not applicable.

Finance Director 8/18/09
Date

Certificate of Streets, Water, and Sewer System Approval and Other Improvements

I hereby certify that all streets, public and/or private 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 Specification and standards of Concord and the State of North Carolina.

8/14/09
Date Director of Engineering

Certificate of Final Plat Approval

I hereby certify that this plat is in compliance with the City of Concord Code of Ordinances. This final plat for the GlenGrove, Phase 2, Phase 11 Subdivision was approved by the Concord Planning & Zoning Commission/ Administrator with the concurrence of the Development Review Committee at their meeting on July 22, 2009.

8/3/09 Margaret Pearson (VGA)
Date Development Services Director

Certificate of Ownership and Offer of Dedication

I hereby certify that i am owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the City of Concord, 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, sidewalks, greenways, rights-of-way, easements, open space and/or parks except those specifically indicated as private, and that I will maintain all such areas until accepted by the City of Concord, and further that I hereby guarantee that I will correct defects or failure of improvements in such areas for a period of one year (unless otherwise specified) after final acceptance of required improvements.

Owner

North Carolina
Gaston COUNTY

I, Michelle Baskett, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Michelle E. Coley PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 27th DAY OF July, 2009.

NOTARY PUBLIC
MY COMMISSION EXPIRES: Nov 22/2011

MICHELLE BASKETT
Notary Public
Gaston County, NC
My Commission Expires March 22, 2011

Certificate of Acceptance of Offer of Dedication

I hereby certify that the City Council accepted the offers of dedication shown on this plat by resolution at a meeting of the City Council held on 4/10 2008.

8/18/2009
Date Deputy City Clerk

CERTIFICATE OF SURVEY AND ACCURACY

I, JAMES E. CRADDOCK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN BOOK 6372, PAGE 169); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION IS 1:10,000+; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); AND THAT:

☒ A. THE 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 30 DAY OF JULY, 2009 A.D.

NORTH CAROLINA PROFESSIONAL SEAL L-3039 LAND SURVEYOR JAMES E. CRADDOCK

PROFESSIONAL LAND SURVEYOR LICENSE NO. L-3039

LEGEND

- ● EIP (AS DESCRIBED)
- ■ CMF (CONC. MON. FOUND)
- ○ SIP (SET #5 REBAR)
- □ CMS (CONC. MON. SET)
- ⊠ NPS (NO POINT SET)
- BOUNDARY LINE (AS SURVEYED)
- BOUNDARY LINE (BY DEED OR PLAT)
- TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE

NOTES:

1. TRAVERSE ADJUSTED BY LEAST SQUARES ADJUSTMENT METHOD; RAW ERROR OF CLOSURE 1:10,000+.
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 THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER F.I.R.M. MAP NUMBER 3710551800J, EFFECTIVE DATE NOVEMBER 5, 2008.
5. CITY OF CONCORD WATER AND SEWER UTILITIES ARE AVAILABLE.
6. THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED.

REFERENCES:

1. ALL DEEDS AND MAPS SHOWN HEREON.
2. CABARRUS COUNTY ON-LINE G.I.S. TAX MAP.
3. RECORDED MAP ENTITLED "SUBDIVISION PLAT OF GLENGROVE SUBDIVISION PHASE 2 PHASE 9", BY CESI LAND DEVELOPMENT SERVICES, DATED JANUARY 16, 2008, CESI JOB NO. 061020.000, RECORDED AT THE CABARRUS COUNTY REGISTER OF DEEDS OFFICE IN MB. 55, PG. 89.
4. GLENGROVE PHASE 2, PHASES 5-12 BY TURNBULL-SIGMON DESIGN AS REVISED, DATED MARCH 3, 2007

SITE DATA	
TOTAL ACREAGE	3.190
TOTAL EXISTING LOTS	1
ACREAGE IN OPEN SPACE	0.190
ACREAGE IN STREET R/W	0.600
ACREAGE IN LOTS	2.400
TOTAL LOTS	13
TOTAL LINEAR FEET OF STREET	435
DUNBERRY PLACE SW	435
AVERAGE IMPERVIOUS	
AREA PER LOT (SQ. FT.)	3676*

* IMPERVIOUS AREA CALCULATED BY AVERAGING BUILDING PAD FOOTPRINT AREA & DRIVEWAY AREA FOR THIS PHASE. ACTUAL IMPERVIOUS AREA MAY VARY.

REVISIONS
06-19-09: MINOR CHANGE TO PLAT PER CITY OF CONCORD'S COMMENTS.

MAJOR SUBDIVISION ~ FINAL PLAT FOR:

GLENGROVE SUBDIVISION PHASE 2, PHASE 11

NO. 2 TOWNSHIP, CITY OF CONCORD, CABARRUS COUNTY, NORTH CAROLINA

FOR CLIENT & OWNER:
MI HOMES OF CHARLOTTE, LLC
9335 HARRIS CORNERS PKWY., STE. 100
CHARLOTTE, NC 28269

DATE: JULY 24, 2009 COMPUTED BY: JRB
SCALE: 1" = 60' DRAWN BY: JRB
JOB NO.: 061020.000 CHECKED BY: JEC

SCALE IN FEET
0 60 120 180

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

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ACAD FILE: FINAL PLAT-PH2_PH11.DWG