

VICINITY MAP NOT TO SCALE

**SITE DATA**

TOTAL ACREAGE	2.562
TOTAL EXISTING LOTS	1
ACREAGE IN OPEN SPACE	N/A
ACREAGE IN STREET R/W	0.677
ACREAGE IN LOTS	1.885
TOTAL LOTS	10
TOTAL LINEAR FEET OF STREET	515
ALISTER AVENUE SW	395
LARKHAVEN AVENUE SW	120
AVERAGE IMPERVIOUS AREA PER LOT (SQ. FT.)	3527*

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

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

I, Sarah 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.

DATE: 5/10/11 REVIEW OFFICER: Sarah Marshall

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD  
GLEN GROVE SUBDIVISION PHASE 2 PHASE 7  
NAME OF SUBDIVISION

ALISTER AVENUE SW and LARKHAVEN AVENUE SW  
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.

SIGNED: [Signature]  
REGISTERED PROFESSIONAL ENGINEER  
028314 10/1/10  
REGISTRATION NO. DATE



NORTH CAROLINA  
COUNTY OF CABARRUS

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

WITNESS MY HAND AND OFFICIAL SEAL, THIS 10 DAY OF OCTOBER, 2010.

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: SEPTEMBER 30, 2011

Certificate of Fee Payment

I hereby certify that all fees for said subdivision, Phase 2, Phase 7 have been paid, or that the fees are not applicable.

[Signature] 5/10/11  
Finance Director 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.

5/9/11 [Signature]  
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 7 Subdivision was approved by the Concord-Planning & Zoning Commission, Administrator with the concurrence of the Development Review Committee at their meeting on 5/11/11 2010.

5/11/11 [Signature]  
Date Development Services Director

Certificate of Ownership and Offer of Dedication

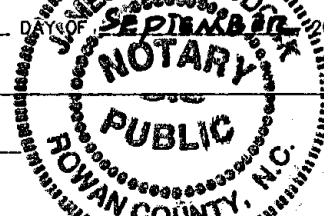
I hereby certify that I am owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the City of Concord, and that I hereby submit this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate to public use all areas 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 commencing after final acceptance of required improvements.

Owner: [Signature]  
NORTH CAROLINA  
COUNTY OF CABARRUS

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

WITNESS MY HAND AND OFFICIAL SEAL, THIS 30 DAY OF SEPTEMBER, 2010.

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: July 26, 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 05-10-2011, 2011.

5/10/2011 [Signature]  
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 6834, PAGE 258); 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 SEPTEMBER, 2010 A.D.



- REFERENCES:
- ALL DEEDS AND MAPS SHOWN HEREON.
  - CABARRUS COUNTY ON-LINE G.I.S. TAX MAP.
  - RECORDED MAP ENTITLED "SUBDIVISION PLAT OF: GLEN GROVE SUBDIVISION PHASE 2, PHASE 12, MAP 1", BY CESI LAND DEVELOPMENT SERVICES, DATED JANUARY 16, 2008, CESI JOB NO. 081020.000, RECORDED AT THE CABARRUS COUNTY REGISTER OF DEEDS OFFICE IN MB. 57, PG. 107.
  - GLEN GROVE PHASE 2, PHASES 5-12 BY TURNBULL-SIGMON DESIGN AS REVISED, DATED MARCH 5, 2008.

- NOTES:
- TRAVERSE ADJUSTED BY LEAST SQUARES ADJUSTMENT METHOD; RAW ERROR OF CLOSURE 1:10,000+
  - AREA COMPUTED BY COORDINATE COMPUTATIONS.
  - ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
  - 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 3710551800, EFFECTIVE DATE NOVEMBER 5, 2008.
  - CITY OF CONCORD WATER AND SEWER UTILITIES ARE AVAILABLE.
  - THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED.

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

GLEN GROVE SUBDIVISION  
FUTURE PHASE 2, PHASE 8

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	64.35'	285.00'	S 37°51'29" W	64.22'
C2	48.05'	30.00'	S 77°16'33" W	43.08'
C3	56.31'	220.00'	N 49°30'18" W	56.16'
C4	53.20'	225.00'	N 38°09'45" E	53.07'
C5	63.29'	280.00'	S 51°02'55" E	63.16'
C6	46.56'	30.00'	S 13°04'02" E	42.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 31°23'22" W	20.71'
L2	N 20°38'33" E	31.96'
L3	N 20°38'33" E	10.46'

Street Blade  
1. 3500 Larkhaven Ave SW @  
3520 Alister Ave SW  
Street Keys  
Larkhaven Ave SW - 2714  
Alister Ave SW - 2987

- LEGEND
- EIP (AS DESCRIBED)
  - CMF (CONC. MON. FOUND)
  - PDE (PRIVATE DRAINAGE ESMT.)
  - SIP (#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
  - 30' X 30' SITE TRIANGLE EASEMENT
  - SETBACK LINE
  - PHASE LINE

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)

REVISIONS

MAJOR SUBDIVISION ~ FINAL PLAT FOR:  
**GLEN GROVE SUBDIVISION**  
PHASE 2, PHASE 7  
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: AUGUST 30, 2010  
SCALE: 1" = 50'  
JOB NO.: 100522.000

COMPUTED BY: JRB  
DRAWN BY: JRB  
CHECKED BY: JEC

SCALE IN FEET  
0 50 100 150

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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