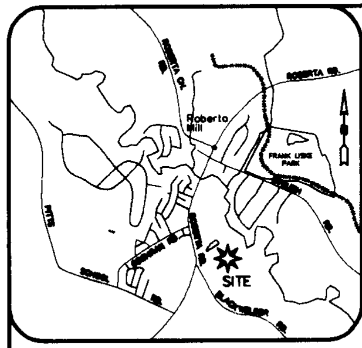
Book 55 pg 89



VICINITY MAP

FILING STATEMENT

FILED FOR REGISTRATION ON ______DAY OF ____________A.D. 20__ AT ________O'CLOCK __M. AND REGISTERED IN THE OFFICE AT THE REGISTER OF DEEDS, CABARRUS COUNTY, NORTH CAROLINA IN BOOK ______ PAGE ______
LINDA F. McABEE REGISTER OF DEEDS
BY ________________________ASSISTANT DEPUTY

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 April 10, 2008
Kim J. Deason 5/02/08
DATE CITY CLERK

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

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

TRIUMPH DRIVE & DUNHILL LANE
NAME OF STREETS 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 4/20/08
REGISTRATION NO. DATE

North Carolina STATE
Mecklenburg COUNTY

I, Sarah K. Metzler, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Benjamin 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 20th DAY OF April 2008
MY COMMISSION EXPIRES: 3-17-2012
[signature] NOTARY

CERTIFICATE OF FINAL PLAT APPROVAL

I HEREBY CERTIFIED THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE GLENGROVE SUBDIVISION PHASE 2 PHASE 9 WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION/ADMINISTRATION WITH THEIR CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 5-1 2008.

5-2-2008 Margaret Pearson
DATE DIRECTOR OF DEVELOPMENT SERVICES

N/A
DATE CITY ATTORNEY

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE 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 THE PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD, AND THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURES OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE (1) YEAR COMMENCING AFTER ACCEPTANCE APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

[signature]
OWNER

North Carolina
Rowan COUNTY

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

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 21 DAY OF April 2008
MY COMMISSION EXPIRES: July 26, 2011
[signature] NOTARY

PLAT CERTIFICATION

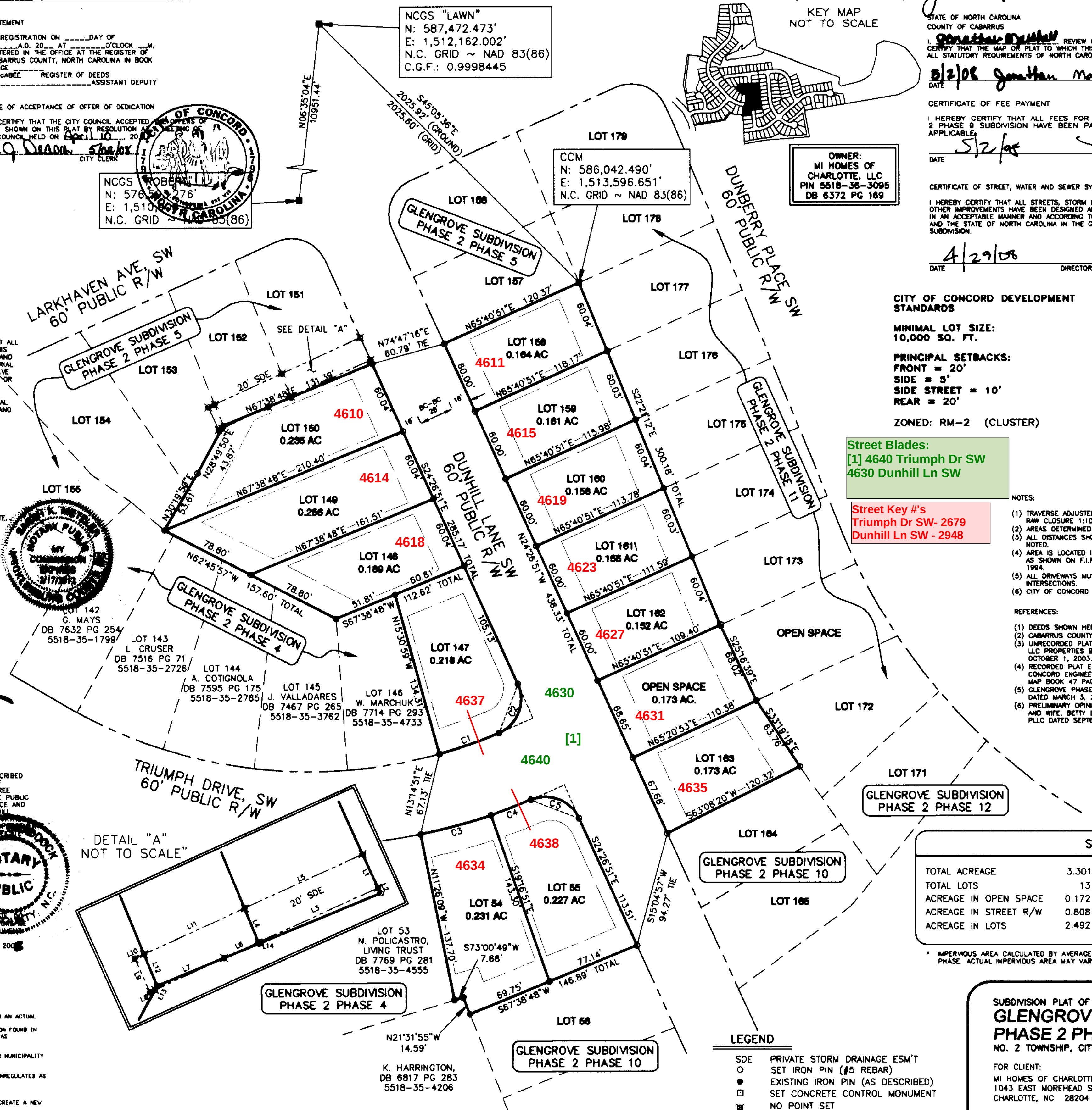
I, JAMES E. CRADDOCK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED AS SHOWN) ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED; AND THAT:

- [x] 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;
- [ ] B. THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- [ ] C. ANY OF THE FOLLOWING:
  1. THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
  2. THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
  3. THAT THE SURVEY IS A CONTROL SURVEY.
- [ ] 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;
- [ ] E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 21 DAY OF April, 2008 A.D.

SEAL L-3039

PROFESSIONAL LAND SURVEYOR LICENSE NO. L-3039



Street Blades:
[1] 4640 Triumph Dr SW
4630 Dunhill Ln SW

Street Key #'s
Triumph Dr SW- 2679
Dunhill Ln SW - 2948

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.

5/2/08 Jonathan Marshall
DATE REVIEW OFFICER

CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE GLENGROVE SUBDIVISION PHASE 2 PHASE 9 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.
5/2/08 [signature]
DATE FINANCE DIRECTOR

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 CONCORD AND THE STATE OF NORTH CAROLINA IN THE GLENGROVE SUBDIVISION PHASE 2 PHASE 9 SUBDIVISION.

4/29/08 M. Sue Hyde
DATE DIRECTOR OF ENGINEERING

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

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)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 24°26'51" E	20.00'
L2	S 24°26'51" E	3.36'
L3	N 65°33'09" E	71.31'
L4	N 22°21'12" W	20.01'
L5	S 65°33'09" W	70.58'
L6	N 65°33'09" E	20.56'
L7	N 65°33'09" E	41.36'
L8	N 65°33'09" E	2.99'
L9	S 24°26'51" E	20.00'
L10	S 65°33'09" W	5.60'
L11	S 65°33'09" W	60.04'
L12	N 22°21'12" W	18.57'
L13	N 28°49'50" E	2.41'
L14	N 22°21'21" E	0.75'

NOTES:

(1) TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD, ERROR OF RAW CLOSURE 1:10,000+.
(2) AREAS DETERMINED BY COORDINATE COMPUTATIONS.
(3) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCE UNLESS OTHERWISE NOTED.
(4) AREA IS LOCATED IN ZONE X (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON F.I.R.M. PANEL 37025C0115D; EFFECTIVE DATED NOVEMBER 2, 1994.
(5) ALL DRIVEWAYS MUST BE A MINIMUM OF 60' FROM RIGHT OF WAYS AT INTERSECTIONS.
(6) CITY OF CONCORD WATER AND SEWER UTILITIES ARE AVAILABLE.

REFERENCES:

(1) DEEDS SHOWN HEREON.
(2) CABARRUS COUNTY TAX MAP 5518-01.
(3) UNRECORDED PLAT ENTITLED BOUNDARY SURVEY FOR CODDLE CREEK VILLAGE, LLC PROPERTIES BY CONCORD ENGINEERING AND SURVEYING, INC, DATED OCTOBER 1, 2003.
(4) RECORDED PLAT ENTITLED "GLENGROVE SUBDIVISION PHASE 2 PHASE 4", BY CONCORD ENGINEERING AND SURVEYING, INC. DATED MAY 5, 2005. MAP BOOK 47 PAGE 82 CABARRUS COUNTY REGISTER OF DEEDS OFFICE.
(5) GLENGROVE PHASE 2 PHASE 5-12 BY TURNBULL-SIGMON DESIGN AS REVISED, DATED MARCH 3, 2007.
(6) PRELIMINARY OPINION ON TITLE FOR THE PROPERTY OF JERRY R. BLACKWELDER AND WIFE, BETTY D. BLACKWELDER BY NEXSEN, PRUET, JACOBS, AND POLLARD, PLLC DATED SEPTEMBER 26, 2003.

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	51.06'	395.00'	N 70°47'28" E	51.03'
C2	47.93'	30.00'	N 21°19'13" E	42.99'
C3	59.30'	455.00'	N 74°49'50" E	59.26'
C4	34.85'	455.00'	N 68°54'09" E	34.85'
C5	46.52'	30.00'	N 68°52'11" W	42.00'

LEGEND

SDE	PRIVATE STORM DRAINAGE ESM'T
○	SET IRON PIN (#5 REBAR)
●	EXISTING IRON PIN (AS DESCRIBED)
⊡	SET CONCRETE CONTROL MONUMENT
⊠	NO POINT SET
XXXX-XX-XXXX	PARCEL ID NUMBER
	TIE LINE
	BOUNDARY AS SURVEYED
	BOUNDARY BY DEED OR PLAT
	RIGHT OF WAY
	EASEMENT
	30' X 30' SIGHT TRIANGLE EASEMENT

SITE DATA

TOTAL ACREAGE	3.301	TOTAL LINEAR FEET OF STREET	729
TOTAL LOTS	13	LARKHAVEN AVE, SW	574
ACREAGE IN OPEN SPACE	0.172	DUNHILL LANE SW	155
ACREAGE IN STREET R/W	0.808	TOTAL NUMBER OF LOTS PRIOR TO SUBDIVISION	1
ACREAGE IN LOTS	2.492	AVERAGE IMPERVIOUS AREA PER LOT (SQUARE FEET)	4230*

* IMPERVIOUS AREA CALCULATED BY AVERAGE BUILDING PAD FOOTPRINT FOR THIS PHASE. ACTUAL IMPERVIOUS AREA MAY VARY.

SUBDIVISION PLAT OF
GLENGROVE SUBDIVISION PHASE 2 PHASE 9
NO. 2 TOWNSHIP, CITY OF CONCORD, CABARRUS CO., NORTH CAROLINA

FOR CLIENT:
MI HOMES OF CHARLOTTE, LLC
1043 EAST MOREHEAD STREET SUITE 105
CHARLOTTE, NC 28204

DATE: JANUARY 16, 2008
SCALE: 1" = 60'
JOB NO.: 061020.000
ACAD FILE: PHASE2PHASE9.DWG
COMPUTED BY: DLH
DRAWN BY: DLH
CHECKED BY: JEC

SCALE IN FEET
0 60 120 180

CESI
LAND DEVELOPMENT SERVICES
45 SPRING STREET SW
CONCORD, NC 28025
PHONE (704) 786-5404
FAX (704) 786-7454

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