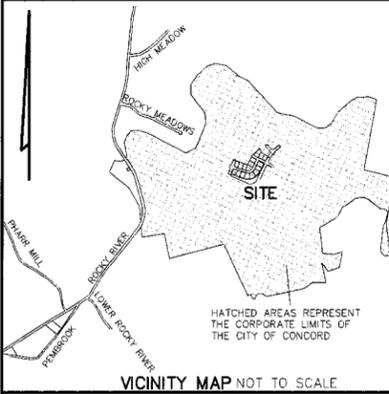


filed 8/23/2007 @ 3:40 pm BK 53 PG 59 (mkc)



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 PLAN 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 WITH MY FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS.
 BY: *Keith M. Kallen* DATE: 8/1/07
 KEITH M. KALLEN, MANAGER
 Amy L. Wess
 A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT KEITH M. KALLEN PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
 WITNESS MY HAND AND OFFICIAL SEAL, THIS 7 DAY OF August 2007.
 MY COMMISSION EXPIRES: 3.20.08
 Amy L. Wess
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF WAYNE
 MY COMMISSION EXPIRES Mar 20, 2008
 ACTING IN COUNTY OF *Caldwell*

LEGEND

R/W RIGHT OF WAY
 E.I.P. IRON PIN FOUND
 N.I.P. IRON PIN SET
 Δ POINT COMPUTED
 (T) TOTAL
 RCP REINFORCED CONCRETE PIPE
 SDE STORM DRAINAGE EASEMENT
 S.T.E. SIGHT TRIANGLE EASEMENT
 RSOD RIVER/STREAM OVERLAY DISTRICT
 UNDERGROUND PIPE
 100+1 FLOOD PLAIN LINE
 EASEMENT / R/W LINE
 CREEK / WETLANDS
 STORM DRAINAGE EASEMENT
 "NO BUILD" ZONE
 SANITARY SEWER EASEMENT

NOTES:
 1. THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLATION OF ALL PROPOSED IMPROVEMENTS AS SHOWN ON THIS PLAN.
 2. COMMON OPEN SPACE AREAS SHALL BE MAINTAINED RESPECTIVELY BY THE HOME OWNER'S ASSOCIATION (HOA) OR THE COMMERCIAL OWNER'S ASSOCIATION (COA).
 3. SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
 4. MONUMENTATION FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 5. AREAS CALCULATED BY COORDINATED GEOMETRY.
 6. SUBJECT PARCEL TAX ID# 5527744080
 7. CURRENT ZONING: PUD
 8. TOTAL ACREAGE THIS PLAT, 8.7 ACRES
 COMMON OPEN SPACE: 1.58 ACRES
 AREA OF LOTS: 5.66 ACRES
 R/W AREA TO BE DEDICATED: 1.47 ACRES
 9. LOTS CREATED THIS PLAT: 17
 10. SUBJECT DEED REFERENCE: DEED BK 1996, PG 167
 11. HANDICAPPED RAMPS ON ALL SIDEWALKS AT STREET CORNERS.
 12. A 20' RADIUS IS DEDICATED AT ALL INTERSECTIONS
 13. A 25' RADIUS IS DEDICATED AT THE INTERSECTIONS OF 50' RADIUS CUL-DE-SACS ROW LINE AND STREET ROW LINE.
 14. PROPERTY WITHIN 2,000 FEET OF AN NCGS CONTROL MONUMENT.
 15. CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO THE PROPERTY
 16. LINEAR FOOTAGE OF DEDICATED UTILITIES:
 - 1,110' WATER LINE
 - 844' SEWER LINE
 - 895' DRAINAGE PIPE
 17. AVERAGE IMPERVIOUS AREA OF 3,370 SQUARE FEET PER LOT: BASED ON AN AVERAGE OF 2,916 sq ft. FOR THE HOUSE, WITH A 18'X25' DRIVE.
 18. FLOOD PLAIN DEVELOPMENT CERTIFICATE MUST BE COMPLETED WITH ANY DISTURBANCE WITHIN A SPECIAL FLOOD HAZARD AREA FOR HABITABLE STRUCTURES WITHIN A FLOOD PLAIN. AN ELEVATION CERTIFICATE IS REQUIRED. NOTE: A FLOOD-PROOFING CERTIFICATE IS REQUIRED WITHIN THE 100-YEAR FLOOD PLAIN THAT IS BELOW BASE-FLOOD ELEVATION TO REMOVE PROPERTY FROM FEMA FLOOD PLAIN A LETTER OF MAP REVISION IS REQUIRED.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S19°18'04"W	10.64
L2	S32°32'09"E	3.50
L3	S64°02'27"E	22.52
L4	S50°07'04"E	9.07
L5	S50°07'04"E	24.78
L7	S25°59'17"W	6.52
L9	N54°06'10"W	30.00
L10	S16°54'00"E	10.35

OFFICE REGISTER OF DEEDS
 CABARRUS COUNTY, NC
 FILED FOR REGISTRATION ON THE
 _____ DAY OF _____ 2007.
 AT _____ O'CLOCK _____ M
 AND REGISTERED IN RECORD BOOK
 _____ NO. _____ PAGE

DEPUTY REGISTER OF DEEDS

FLOOD CERTIFICATION
 THIS IS TO CERTIFY THAT A PORTION OF THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 37025C-0120D AND 37025C-0145D, DATED NOVEMBER 2, 1994.

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 MILLS SUBDIVISION, PHASE 1, MAP 2 WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 8/23/07.
Michael Deaton DATE: 8/23/07
 DEVELOPMENT SERVICES DIRECTOR

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.
 8/23/07 *Sue Blundell*
 DIRECTOR OF ENGINEERING

CERTIFICATE OF FEE PAYMENT
 I HEREBY CERTIFY THAT ALL FEES FOR THE MILLS SUBDIVISION, PHASE 1, MAP 2 HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.
Don Hinton @ 08-23-07
 FINANCE DIRECTOR

CERTIFICATE OF CONFORMITY WITH PLANS & SPECIFICATIONS:
 CITY OF CONCORD
 MILLS SUBDIVISION - PHASE 1
 NAME OF SUBDIVISION
 GRIST MILL DRIVE S.W. = 758 SF +/-
 WATERWHEEL STREET S.W. = 330 SF +/-
 NAME OF STREETS - LINEAR FOOTAGE
 CROSSINGS @ ROCKY RIVER, LLC
 SUBDIVIDER

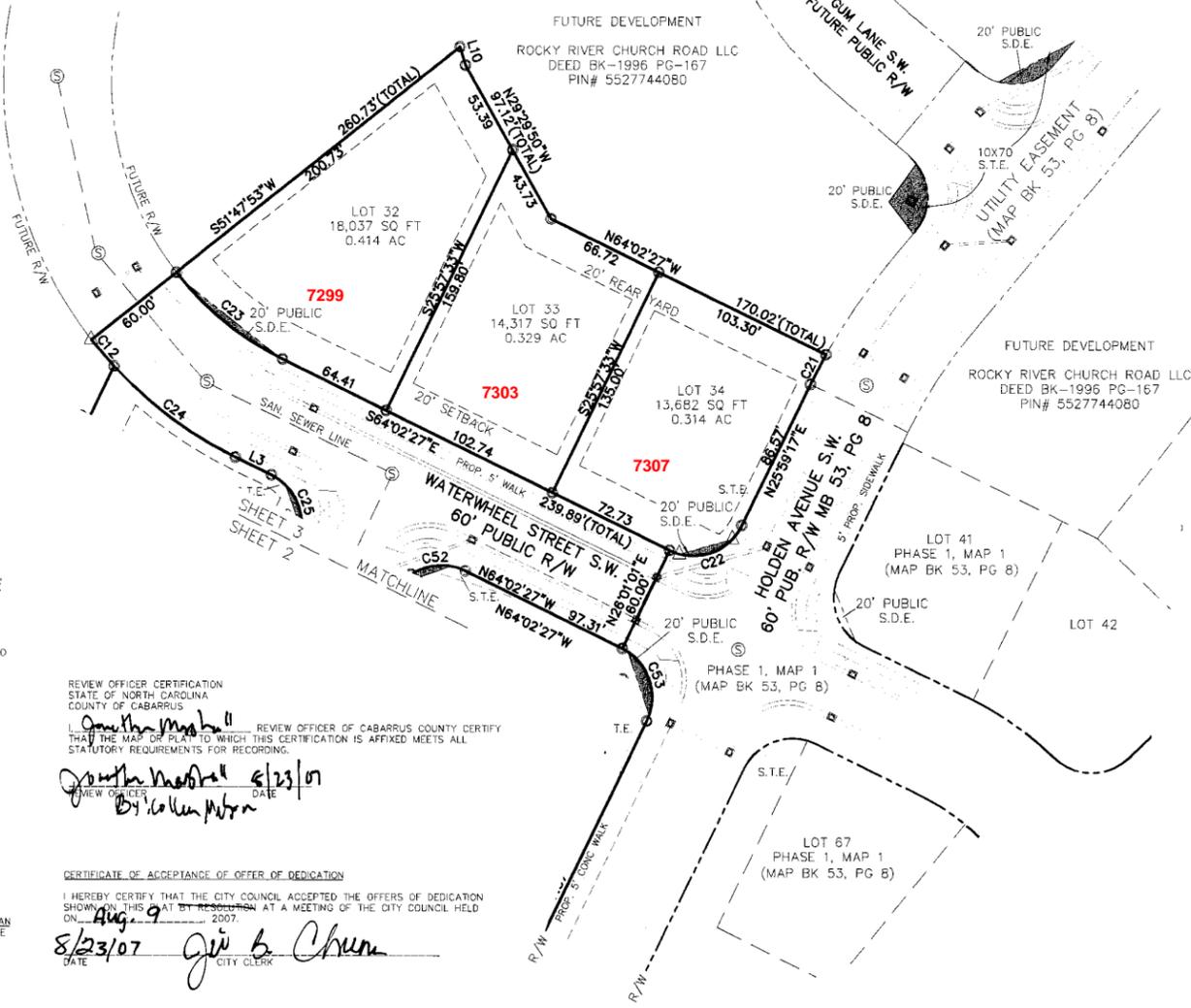
I HEREBY, TO THE BEST OF MY KNOWLEDGE, AND BELIEF, THAT ALL STREET, STORM DRAINAGE, WATER AND SEWER WORK TO BE PERFORMED ON THIS SUBDIVISION HAS BEEN CHECKED BY ME OR MY AUTHORIZED REPRESENTATIVE AND CONFORMS WITH LINES, GRADES, CROSS-SECTIONS, DIMENSIONS, AND MATERIAL REQUIREMENTS WHICH ARE SHOWN ON 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:
Anthony B. Cowan
 REGISTERED PROFESSIONAL ENGINEER
 026462
 REGISTERED NO. 8/6/07
 DATE



REVIEW OFFICER CERTIFICATION
 STATE OF NORTH CAROLINA
 COUNTY OF CABARRUS
 I, *Jonathan Marshall*, REVIEW OFFICER OF CABARRUS COUNTY CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Jonathan Marshall DATE: 8/23/07
 REVIEW OFFICER

CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION
 I HEREBY CERTIFY THAT THE CITY COUNCIL ACCEPTED THE OFFERS OF DEDICATION SHOWN ON THIS AT A MEETING OF THE CITY COUNCIL HELD ON 8/23/07.
 8/23/07 *Jim B. Chum*
 CITY CLERK



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	315.00	142.53	N38°55'19"E	141.32	25°55'31"
C2	315.00	157.59	N66°12'58"E	155.95	28°39'48"
C3	315.00	157.59	S85°07'14"E	155.95	28°39'48"
C4	315.00	3.13	S70°30'16"E	3.13	0°34'07"
C5	375.00	131.05	S60°12'33"E	130.38	20°01'21"
C6	375.00	133.93	S39°57'59"E	133.22	20°27'46"
C7	375.00	133.93	S19°30'13"E	133.22	20°27'46"
C8	205.00	113.65	S06°48'31"W	112.20	31°45'49"
C9	205.00	186.36	S48°44'02"W	180.01	52°05'13"
C10	205.00	186.36	N79°10'44"W	180.01	52°05'13"
C11	205.00	186.36	N27°05'31"W	180.01	52°05'13"
C12	230.00	19.36	S40°36'48"E	19.36	4°49'23"
C15	30.00	10.94	S60°33'43"E	10.88	20°53'19"
C19	30.00	47.12	N05°07'04"W	42.43	90°00'00"
C20	330.00	61.57	S34°32'14"W	61.48	10°41'24"
C21	330.00	18.45	S27°35'25"W	18.45	3°12'15"
C22	30.00	47.11	N70°58'25"E	42.42	91°16'10"
C23	170.00	76.67	S51°07'17"E	76.02	25°50'20"
C24	230.00	84.36	S53°31'58"E	83.89	21°00'57"
C25	30.00	47.12	N19°02'27"W	42.43	90°00'00"
C26	120.00	175.55	N67°52'10"E	160.31	83°49'14"
C27	30.00	46.87	S25°27'34"E	42.25	89°31'17"
C28	30.00	47.37	N64°32'26"E	42.60	90°28'43"
C29	170.00	24.06	S66°09'57"E	24.04	8°06'32"
C30	170.00	224.56	S24°16'09"E	208.59	75°41'03"
C31	170.00	5.81	S14°33'05"W	5.81	1°57'25"
C32	25.00	21.98	S40°42'59"W	21.28	50°22'25"
C33	60.00	70.12	N32°25'56"E	66.20	66°57'41"
C34	60.00	54.55	N27°05'31"W	52.69	52°05'13"
C35	60.00	54.55	N79°10'44"W	52.69	52°05'13"
C36	60.00	54.55	S48°44'02"W	52.69	52°05'13"
C37	60.00	58.79	S05°22'51"E	56.47	56°08'33"
C38	25.00	21.50	N08°48'40"W	20.85	49°16'55"
C39	230.00	23.04	S12°57'37"W	23.03	5°44'22"
C40	230.00	77.73	S00°24'33"W	77.36	19°21'46"
C41	230.00	82.14	S19°30'13"E	81.71	20°27'46"
C42	230.00	82.14	S39°57'59"E	81.71	20°27'46"
C43	230.00	80.38	S60°12'33"E	79.97	20°01'21"
C44	30.00	46.87	N25°27'34"W	42.25	89°31'17"
C45	30.00	31.86	S49°43'23"W	30.38	60°50'38"
C46	30.00	15.52	N85°02'15"W	15.34	29°58'05"
C47	180.00	1.79	S70°30'16"E	1.79	0°34'07"
C48	180.00	90.05	S85°07'14"E	89.11	28°39'48"
C49	180.00	90.05	N66°12'58"E	89.11	28°39'48"
C50	180.00	81.45	N38°55'19"E	80.75	25°55'31"
C51	30.00	15.71	S40°57'33"W	15.53	30°00'00"
C52	30.00	31.42	S85°57'33"W	30.00	60°00'00"
C53	30.00	47.14	N19°01'37"W	42.44	90°01'31"
C54	64.00	62.41	N56°12'55"E	59.96	55°52'15"
C55	122.00	51.46	S72°04'03"W	51.08	24°09'59"
C56	64.00	62.56	N87°59'11"E	60.10	56°00'13"
C57	540.00	63.02	N67°21'19"W	62.99	6°41'13"
C58	30.00	47.12	S25°41'56"E	42.43	90°00'00"
C59	430.70	116.24	S46°58'35"W	115.89	15°27'47"
C60	30.00	47.12	N84°52'56"E	42.43	90°00'00"
C61	270.00	65.48	S32°56'07"W	65.31	13°53'39"
C62	370.00	6.71	S40°24'07"W	6.71	1°02'22"
C63	370.00	127.59	S50°48'01"W	126.96	19°45'26"
C64	370.00	10.84	S61°31'06"W	10.84	1°40'44"
C65	430.70	56.48	S58°27'53"W	56.44	7°30'49"
C66	60.00	13.39	N59°31'39"W	13.36	12°47'04"
C67	60.00	16.97	N45°02'02"W	16.91	16°12'11"

I, STEPHEN S. DYER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES; THAT THE RATIO OF PRECISION IS A MINIMUM OF 1:10,000; THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15th DAY OF JUNE, 2007.
Stephen S. Dyer
 STEPHEN S. DYER, PLS L-3509

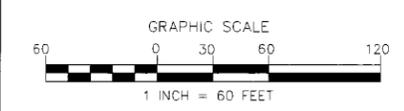


NORTH CAROLINA
 CABARRUS COUNTY
 I, KAREN A. KOCHER
 A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT ANTHONY B. COWAN PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
 WITNESS MY HAND AND OFFICIAL SEAL, THIS 8/23/07.
 MY COMMISSION EXPIRES: MARCH 21, 2009
Karen A. Kocher
 NOTARY PUBLIC
 MECKLENBURG CO., NC

MAJOR PLAT
THE MILLS, PHASE 1, MAP 2
 CITY OF CONCORD, TOWNSHIP 1
 CABARRUS COUNTY, NORTH CAROLINA
 PREPARED FOR: CROSSWINDS @ ROCKY RIVER LLC
 22920 VENTURE DRIVE
 NOVI, MICHIGAN 48375

File #: 05132-RM1 Date: 06-15-2007 Project P.L.S.: SSD
 Surveyed By: TIG
 Drawn By: MWJ
 Scale: 1"=60'
 SHEET 3 OF 3

THE ISAACS GROUP
 CIVIL ENGINEERING DESIGN AND LAND SURVEYING
 8720 RED OAK BLVD. SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335



DEVELOPMENT REQUIREMENTS

UNIT TYPE	FRONT	SIDE	REAR
45' LOTS	5'	3'	5'
PATIO HOMES (50')	20'	5'	10'
60' LOTS	20'	6'	15'
90' LOTS	20'	6'	20'
100' LOTS	20'	7'	20'
TOWNHOMES (1)			
TOWNHOME BLDG. SEPARATION:	15'	0'	

NO. BY DATE REVISION

NO.	BY	DATE	REVISION