Filed 1.20.2015 @ 10:39 Am #1180 Bk 67 Pg 100

CERTIFICATE OF CONFORMITY WITH PLANS & SPECIFICATIONS:

CITY OF CONCORD

MILLS SUBDIVISION – PHASE 5, MAP 3
NAME OF SUBDIVISION

MILLS CREEK LANE S.W. – 346'
NAME OF STREETS – LINEAR FOOTAGE

ELBENS LANE – 758'
NAME OF STREETS – LINEAR FOOTAGE

NVR, INC.
NAME OF 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 01/06/15
REGISTERED NO. DATE

NORTH CAROLINA PROFESSIONAL SEAL 026462 ENGINEER ANTHONY B. COWAN

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 THE 6th DAY OF January, 2015.

MY COMMISSION EXPIRES: MARCH 24, 2019

KAREN A KOCHER NOTARY PUBLIC MECKLENBURG CO. NC

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 December 11, ~~2015~~ 2014

1/20/15 Kim J. Deason
DATE CITY CLERK

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.

1/15/15 M. Snethorde
DATE DIRECTOR OF ENGINEERING

CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE MILLS SUBDIVISION PHASE 5, MAP 3, HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

FINANCE DIRECTOR DATE 1/20/15

PHASE 1: (67 LOTS)
PREVIOUSLY RECORDED:
PHASE 1, MAP 1:
27 – 80' LOTS
PHASE 1, MAP 2:
17 – 100' LOTS

23 YET TO BE RECORDED

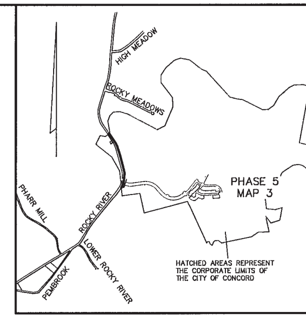
PHASE 2: (256 LOTS)
PREVIOUSLY RECORDED:
PHASE 2, MAP 1::
30 – 80' LOTS
14 – 100' LOTS
PHASE 2, MAP 2:
30 – 80' LOTS
PHASE 2, MAP 4:
5 – 100' LOTS
177 YET TO BE RECORDED
PHASE 2, MAP 5:
8 – 100' LOTS
169 YET TO BE RECORDED

LINE TABLE

LINE	LENGTH	BEARING
L1	50.00	N50°55'52"W
L2	46.23	N52°12'02"W
L3	36.74	N64°57'14"W
L4	47.06	N02°54'06"W
L5	56.83	S87°11'50"W
L6	49.14	N67°16'55"E
L7	75.00	N02°54'06"W
L8	8.62	N07°51'17"E
L9	62.45	N68°03'14"W
L10	31.03	N21°56'46"E
L11	90.31	N49°55'34"E
L12	62.17	S80°45'53"W
L13	63.30	N68°35'13"W
L14	55.40	N67°53'49"W
L15	62.90	N37°11'39"W
L16	110.08	N62°28'43"E
L17	110.00	N80°54'25"E
L18	70.37	S02°45'00"W
L19	70.37	S26°38'28"W
L20	50.05	N47°03'05"E
L21	51.54	N58°34'09"E
L22	50.01	N45°33'21"E
L23	50.01	N45°33'21"E
L24	50.00	N44°35'39"E
L25	12.72	N44°30'40"E
L26	33.56	N41°00'45"E
L27	54.54	N31°49'25"E
L28	40.67	S44°30'40"W
L29	7.00	S29°30'40"W
L30	7.00	N29°30'40"E
L31	50.00	N44°30'40"E
L32	50.00	N44°30'40"E
L33	12.72	N44°30'40"E
L34	23.11	S60°58'38"E
L35	45.40	N21°56'46"E
L36	58.44	N21°56'46"E
L37	57.94	N02°54'06"W
L38	28.52	S86°14'30"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	68.84	425.00	68.77	S58°28'21"E
C2	49.91	30.00	44.35	N15°27'24"W
C3	34.78	375.00	34.77	N34°51'25"E
C4	10.17	375.00	10.17	N38°17'29"E
C5	41.52	205.00	41.44	N16°54'59"W
C6	49.63	30.00	44.16	N36°16'37"E
C7	47.12	30.00	42.43	N47°54'06"W
C8	15.99	60.00	15.95	S17°01'10"E
C9	40.37	425.00	40.35	N41°47'24"E
C10	49.80	30.00	44.27	S03°02'29"E
C11	36.90	275.00	36.88	S54°26'17"E
C12	67.58	275.00	67.41	S65°19'22"E
C13	63.57	275.00	63.43	S78°59'06"E
C14	35.01	275.00	34.99	S89°15'16"E
C15	1.80	30.00	1.80	N85°23'00"E
C16	11.74	325.00	11.74	N88°08'01"E
C17	49.27	325.00	49.22	S86°29'18"E
C18	49.27	325.00	49.22	S77°48'08"E
C19	52.62	325.00	52.56	S68°49'16"E
C20	82.20	325.00	81.98	S56°56'15"E
C21	51.52	30.00	45.42	S81°06'25"W
C22	8.57	205.00	8.57	S30°42'30"W
C23	23.55	25.00	22.69	S02°31'37"W
C24	57.79	60.00	55.58	N03°08'00"E
C25	41.37	60.00	40.56	N50°28'35"E
C26	46.78	60.00	45.60	S87°26'13"E
C27	42.36	60.00	41.48	S44°52'46"E
C28	38.63	60.00	37.97	S09°03'42"W
C29	52.10	60.00	50.48	S52°22'50"W
C30	6.52	60.00	6.51	S80°22'01"W
C31	23.55	25.00	22.69	N56°29'42"E
C32	16.20	255.00	16.20	S31°19'51"W
C33	50.33	255.00	50.25	S38°48'19"W
C34	35.62	375.00	35.61	N41°47'24"E
C35	8.21	30.00	8.19	N57°32'11"W
C36	13.59	30.00	13.48	S44°53'07"W



VICINITY MAP
NOT TO SCALE

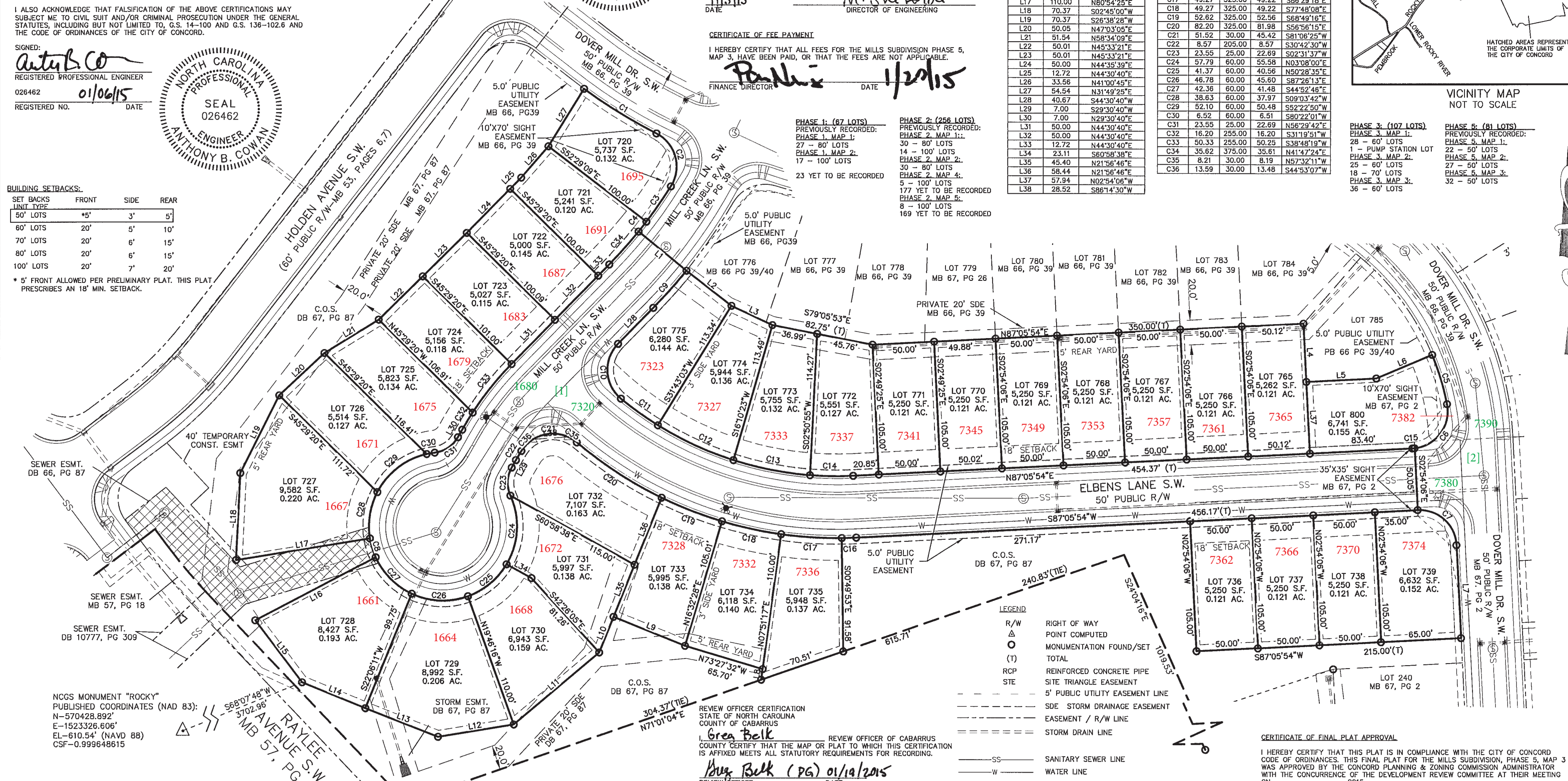
PHASE 3: (107 LOTS)
PHASE 3, MAP 1:
28 – 60' LOTS
1 – PUMP STATION LOT
PHASE 3, MAP 2:
25 – 60' LOTS
18 – 70' LOTS
PHASE 3, MAP 3:
36 – 60' LOTS

PHASE 5: (81 LOTS)
PREVIOUSLY RECORDED:
PHASE 5, MAP 1:
22 – 50' LOTS
PHASE 5, MAP 2:
27 – 50' LOTS
PHASE 5, MAP 3:
32 – 50' LOTS

BUILDING SETBACKS:

SET BACKS UNIT TYPE	FRONT	SIDE	REAR
50' LOTS	*5'	3'	5'
60' LOTS	20'	5'	10'
70' LOTS	20'	6'	15'
80' LOTS	20'	6'	15'
100' LOTS	20'	7'	20'

* 5' FRONT ALLOWED PER PRELIMINARY PLAT. THIS PLAT PRESCRIBES AN 18' MIN. SETBACK.



LEGEND

R/W	RIGHT OF WAY
△	POINT COMPUTED
O	MONUMENTATION FOUND/SET
(T)	TOTAL
RCP	REINFORCED CONCRETE PIPE
STE	SITE TRIANGLE EASEMENT
— — —	5' PUBLIC UTILITY EASEMENT LINE
— — — —	SDE STORM DRAINAGE EASEMENT
— - —	EASEMENT / R/W LINE
= = =	STORM DRAIN LINE
—SS—	SANITARY SEWER LINE
—W—	WATER LINE
[ ]	5.0' PUBLIC UTILITY EASEMENT AREA
⊠	SANITARY SEWER ESMT

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 5, MAP 3 WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON___________, 2015.

Margaret Pearson (SW) 1-16-15
DEVELOPMENT SERVICES DIRECTOR DATE

REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA
COUNTY OF CABARRUS
I, Greg Belk REVIEW OFFICER OF CABARRUS COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Greg Belk (PG) 01/19/2015
REVIEW OFFICER DATE

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.

BY: ________ 1/6/15
OWNER DATE

I, Patricia English-Mirabelli
A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Kevin Conway PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 6th DAY OF JANUARY, 2015.

MY COMMISSION EXPIRES: 08/08/19

PATRICIA ENGLISH-MIRABELLI Notary Public Lincoln County North Carolina My Commission Expires Aug 8, 2019

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# 5527733411
7. CURRENT ZONING: PUD
8. TOTAL ACREAGE THIS PLAT: 4.882 Acres
AREA OF LOTS: 3.833 Acres
R/W AREA TO BE DEDICATED: 1.049 Acres
9. LOTS CREATED THIS PLAT: 32 – 50' WIDE LOTS
10. SUBJECT DEED REFERENCE: DEED BK 1996, PG 167
11. HANDICAPPED RAMPS ON ALL SIDEWALKS AT STREET CORNERS.
12. PROPERTY WITHIN 2,000 FEET OF AN NCGS CONTROL MONUMENT.
13. CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO THE PROPERTY
14. LINEAR FOOTAGE OF DEDICATED UTILITIES:
– 1,264' WATER LINE
– 1,078' SEWER LINE
– 723' DRAINAGE PIPE
15. AVERAGE IMPERVIOUS AREA OF 2,750 SQUARE FEET PER LOT: THIS AREA INCLUDES PRINCIPAL STRUCTURE, ENTRY SIDEWALKS, A/C PADS, PATIOS, AND ACCESSORY STRUCTURES.
16. STORM DRAIN EASEMENT METES AND BOUNDS SHOWN ON SHEET 2 OF 2.

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 6 DAY OF JANUARY, 2015.

STEPHEN S. DYER, PLS L-3509

1-6-15 NORTH CAROLINA PROFESSIONAL SEAL L-3509 LAND SURVEYOR STEPHEN S. DYER

NORTH CAROLINA THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1069 CERTIFICATE OF AUTHORIZATION

Street Blades:
[1] 1680 Mill Creek Ln SW & 7320 Elbens Ln SW
[2] 7380 Elbens Ln SW & 7390 Dover Mill Dr SW

Street Keys:
Mill Creek Ln SW - 3050
Elbens Ln SW - 3063
Dover Mill Dr SW - 3049

GRAPHIC SCALE
60 0 30 60 120
1 INCH = 60 FEET

NO.	BY	DATE	REVISION

MAJOR SUBDIVISION PLAT

THE MILLS, PHASE 5, MAP 3

CITY OF CONCORD TOWNSHIP #1
CABARRUS COUNTY, NORTH CAROLINA

OWNER: NVR, INC.

File #: 13118-RM5-3	Date: 01-05-2015	Project P.L.S.	SSD
		Surveyed By	TIG
		Drawn By	CBH
		Scale	1"=60'

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

SHEET 1 OF 1