

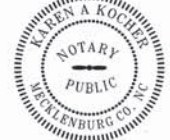
CERTIFICATE OF CONFORMITY WITH PLANS & SPECIFICATIONS:
 CITY OF CONCORD
 MILLS SUBDIVISION - PHASE 5B, MAP 1
 NAME OF SUBDIVISION
 MILL CREEK LN - 1017'
 NAME OF STREET - LINEAR FOOTAGE
 NEWSOME COURT - 201'
 NAME OF STREET - LINEAR FOOTAGE
 STEPPES DRIVE - 1867'
 NAME OF STREET - LINEAR FOOTAGE
 N/A, 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
 03/18/16
 REGISTERED NO. DATE



A NOTARY PUBLIC FOR SAO COUNTY AND STATE, DO HEREBY CERTIFY THAT ANTHONY BRENT COWAN PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
 WITNESS MY HAND AND OFFICIAL SEAL, THIS 18 DAY OF March, 2016.
 MY COMMISSION EXPIRES: 3/24/2019.



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 AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS.

BUILDING SETBACKS:

SET BACKS	FRONT	SIDE	REAR
50' LOTS	45'	3'	5'
60' LOTS	20'	5'	10'
70' LOTS	20'	6'	15'
80' LOTS	20'	6'	15'
100' LOTS	20'	7'	20'

SIGNED: *Patrick English*
 OWNER
 DATE: 3/22/16

Patrick English, Notary Public
 A NOTARY PUBLIC FOR SAO COUNTY AND STATE, DO HEREBY CERTIFY THAT KENN CONNERY PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
 WITNESS MY HAND AND OFFICIAL SEAL, THIS 22 DAY OF March, 2016.
 MY COMMISSION EXPIRES: 03/20/19

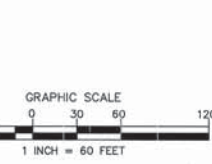
- Street Blades:
 [1] 2100 Drake Mill Ln SW & 2200 Steppes Dr SW
 [2] 2210 Steppes Dr SW & 1770 Mill Creek Ln SW
 [3] 1820 Mill Creek Ln SW & 7320 Newsome Ct SW

Street Keys:
 Drake Mill Ln SW - 2908
 Mill Creek Ln SW - 3050
 Steppes Dr SW - 3086
 Newsome Ct SW - 3087



I, STEPHEN S. DYER, CERTIFY THAT THIS PLAN 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 BROWN LINES; AND THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 16 DAY OF MARCH, 2016.

STEPHEN S. DYER, PLS L-3509



MAJOR SUBDIVISION PLAN
THE MILLS, PHASE 5B, MAP 1
 CITY OF CONCORD TOWNSHIP #1
 CABARRUS COUNTY, NORTH CAROLINA

OWNER: NVR, INC.
 Project P.L.S.: SSD
 File # 13118-RMSB-1 Date: 03-17-16
 Surveyed By: TIG
 Drawn By: GAT
 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 2

CERTIFICATE OF FEE PAYMENT:
 I HEREBY CERTIFY THAT ALL FEES FOR THE MILLS SUBDIVISION PHASE 5B, MAP 1, HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.
 DATE: 3/31/16
 FINANCE DIRECTOR

REVIEW OFFICER CERTIFICATION:
 STATE OF NORTH CAROLINA
 COUNTY OF CABARRUS
 REVIEW OFFICER OF CABARRUS COUNTY CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 DATE: 3/31/16
 REVIEW OFFICER

CERTIFICATE OF FINAL PLAT APPROVAL:
 I HEREBY CERTIFY THAT THIS PLAN IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE MILLS SUBDIVISION, PHASE 5B, MAP 1 WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCUSSION OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 3/22/16.
 DATE: 3/22/16
 DEVELOPMENT SERVICES DIRECTOR

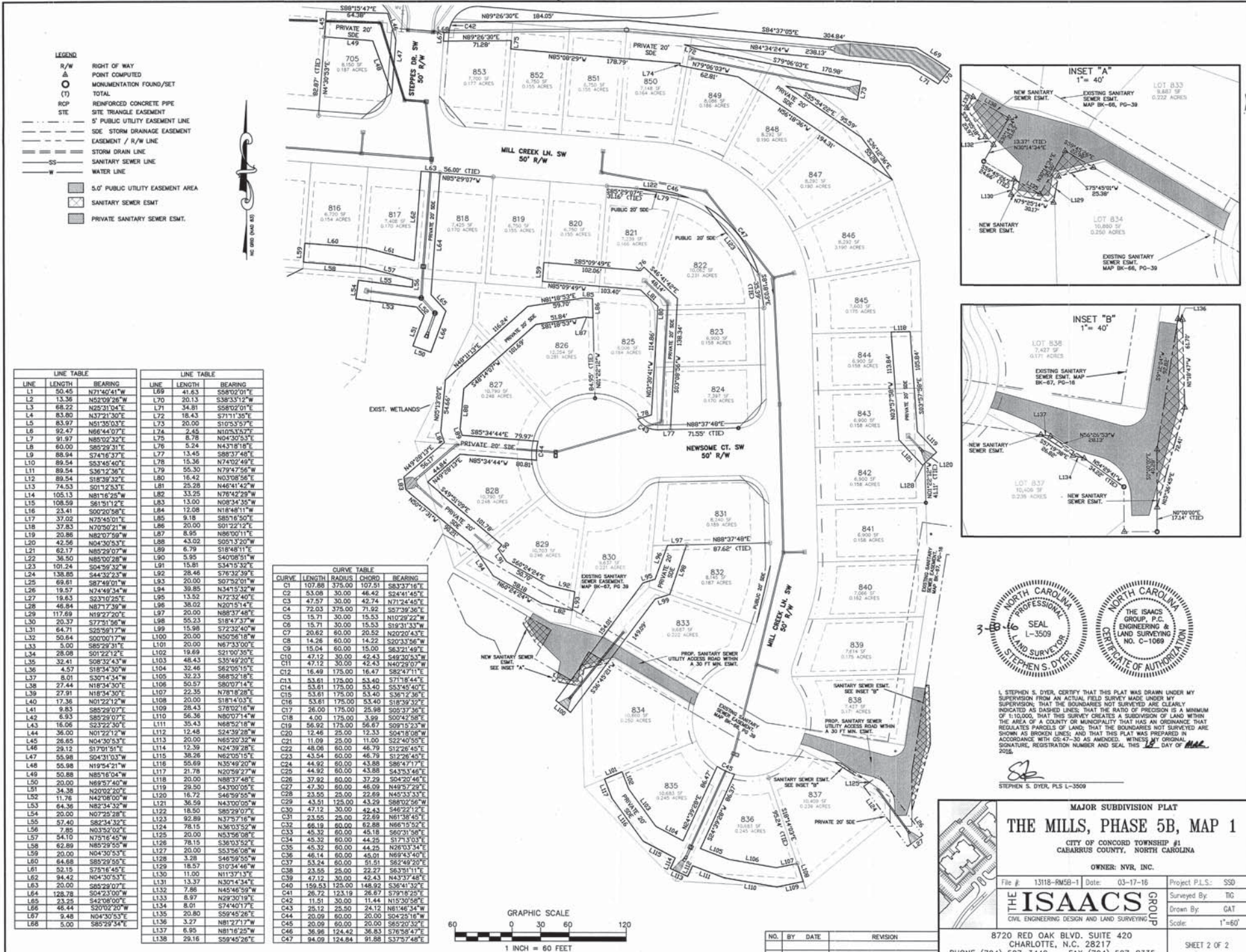
CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION:
 I HEREBY CERTIFY THAT THE CITY COUNCIL ACCEPTED THE OFFERS OF DEDICATION SHOWN ON THIS PLAT BY RESOLUTION AT A MEETING OF THE CITY COUNCIL HELD ON 3/22/16.
 DATE: 3/22/16
 CITY CLERK

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.
 DATE: 3/31/16
 DIRECTOR OF ENGINEERING

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 PARCELS TAX ID# 502727498
 7. CURRENT ZONING: PUD
 8. TOTAL ACREAGE THIS PLAT: 11.251 Acres
 9. AREA OF LOTS: 9,348 Acres
 10. R/W AREA TO BE DEDICATED: 1,803 Acres
 11. LOTS CREATED THIS PLAT: 39 (30' WIDE LOTS)
 12. SUBJECT DEED REFERENCE: DEED BK 11231, PG 67
 13. HANDICAPPED RAMPS ON ALL SIDEWALKS AT STREET CORNERS.
 14. PROPERTY WITHIN 2,000 FEET OF AN NCCS CONTROL MONUMENT.
 15. CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO THE PROPERTY
 16. LINEAR FOOTAGE OF DEDICATED UTILITIES:
 - 1,807' WATER LINE
 - 500' SEWER LINE
 - 1,194' DRAINAGE PIPE
 17. AVERAGE IMPERVIOUS AREA OF 3,000 SQUARE FEET PER LOT: THIS AREA INCLUDES PRINCIPAL STRUCTURE, ENTRY SIDEWALKS, A/V PATIO, PATIOS, AND ACCESSORY STRUCTURES.
 18. STORM DRAIN EASEMENT METES AND BOUNDS SHOWN ON SHEET 2 OF 2.
 19. SANITARY SEWER UTILITY EASEMENTS AND ACCESS ROADS SHOWN ON THIS PLAT SHALL HAVE A GRADE LESS THAN BX AND A SIDE SLOPE LESS THAN 2%.
 20. THE SANITARY SEWER UTILITY EASEMENTS AND ACCESS ROADS SHALL HAVE FREE AND CLEAR ACCESS FOR CITY OF CONCORD PERSONNEL.

- LEGEND:**
- R/W RIGHT OF WAY
 - POINT COMPUTED
 - MONUMENT FOUND/SET
 - TOTAL
 - REINFORCED CONCRETE PIPE
 - SITE TRIANGLE EASEMENT
 - 5' PUBLIC UTILITY EASEMENT LINE
 - SIDE STORM DRAINAGE EASEMENT
 - EASEMENT / R/W LINE
 - STORM DRAIN LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - 5.0' PUBLIC UTILITY EASEMENT AREA
 - SANITARY SEWER ESMT
 - PRIVATE SANITARY SEWER ESMT

NCCS MONUMENT "TROCKY"
 (NAD 83) COORDINATES:
 N=70426.897'
 E=192326.606'
 EL=810.54' (NAVD 88)
 CSF=0.999948613

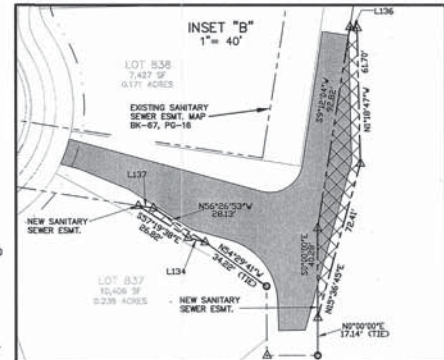
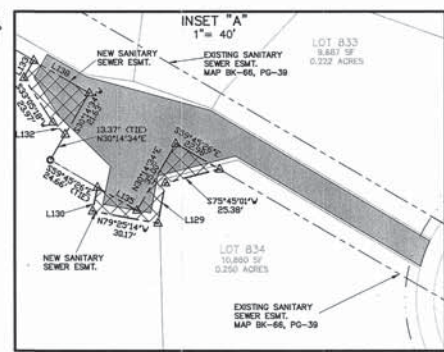


LEGEND

- R/W RIGHT OF WAY
- ▲ POINT COMPUTED
- MONUMENTATION FOUND/SET
- (T) TOTAL
- REDUCED CONCRETE PIPE
- SITE TRIANGLE EASEMENT
- 5' PUBLIC UTILITY EASEMENT LINE
- SDE STORM DRAINAGE EASEMENT
- EASEMENT / R/W LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- 5.0' PUBLIC UTILITY EASEMENT AREA
- SANITARY SEWER ESMT.
- PRIVATE SANITARY SEWER ESMT.

LINE TABLE		LINE TABLE	
LINE	BEARING	LINE	BEARING
L1	50.45 N71°40'41"W	L69	41.43 S38°07'01"E
L2	13.36 N52°09'28"W	L70	20.13 S38°33'12"W
L3	68.22 N25°21'04"E	L71	34.81 S58°02'01"E
L4	83.80 N37°41'30"E	L72	18.43 S71°11'35"E
L5	83.97 N5°05'00"E	L73	20.00 S10°03'07"E
L6	92.47 N66°44'07"E	L74	2.45 N10°03'57"E
L7	91.97 N85°02'32"E	L75	6.78 N04°30'53"E
L8	80.00 S89°29'31"E	L76	5.24 N43°18'18"E
L9	88.94 S74°16'37"E	L77	13.45 S88°37'48"E
L10	89.54 S53°45'40"E	L78	15.36 N74°02'49"E
L11	89.54 S36°12'36"E	L79	56.30 N79°47'56"W
L12	89.54 S18°39'32"E	L80	16.42 N03°08'56"E
L13	74.53 S01°12'33"E	L81	29.26 N46°41'42"W
L14	105.13 N81°18'25"W	L82	33.25 N76°42'29"W
L15	108.59 S61°51'12"E	L83	13.00 N08°34'55"W
L16	23.41 S00°20'58"E	L84	12.08 N18°48'11"W
L17	37.02 N78°45'01"E	L85	9.19 S85°15'50"E
L18	37.83 N70°02'21"W	L86	20.00 S01°22'52"E
L19	20.86 N82°07'59"W	L87	8.95 N86°00'11"E
L20	42.56 N04°30'53"E	L88	43.02 S05°13'20"W
L21	62.17 N85°29'07"E	L89	6.79 S18°48'11"E
L22	36.50 N85°02'28"W	L90	5.95 S40°08'51"W
L23	101.24 S04°59'32"W	L91	15.81 S34°15'32"E
L24	138.85 S44°32'23"W	L92	28.46 S78°32'39"E
L25	89.61 S87°48'01"W	L93	20.00 S07°32'01"W
L26	19.57 S44°48'44"W	L94	38.85 N34°15'32"W
L27	19.63 S23°10'25"E	L95	13.52 N72°32'40"E
L28	46.84 N87°13'39"W	L96	38.02 N20°15'14"E
L29	117.69 S19°27'02"E	L97	20.00 N89°37'48"E
L30	20.37 S72°31'36"W	L98	59.23 S18°47'37"W
L31	64.71 S20°08'17"W	L99	15.98 S72°32'40"W
L32	50.64 S00°00'17"W	L100	20.00 N50°56'18"W
L33	5.00 S85°29'31"E	L101	20.00 N67°33'00"E
L34	28.98 S01°22'12"E	L102	19.69 S21°00'35"E
L35	32.41 S09°54'47"W	L103	48.43 S35°49'20"E
L36	4.57 S18°34'30"W	L104	32.46 S62°05'15"E
L37	8.01 S30°14'34"W	L105	32.23 S68°32'18"E
L38	27.44 N18°34'30"E	L106	60.57 S80°07'14"E
L39	27.91 S04°34'20"E	L107	22.35 N78°18'28"E
L40	17.36 N01°22'12"E	L108	20.00 S18°14'03"E
L41	9.83 S85°28'07"E	L109	28.43 S78°02'16"E
L42	6.93 S85°29'07"E	L110	56.38 N80°07'14"W
L43	16.06 N47°08'00"W	L111	35.43 N68°25'19"E
L44	36.00 N01°22'12"E	L112	12.48 S24°39'28"W
L45	26.65 N04°30'53"E	L113	20.00 N65°20'32"W
L46	29.12 S17°01'51"E	L114	12.39 N24°39'28"E
L47	55.98 S94°31'03"W	L115	35.26 N82°05'15"E
L48	56.98 N19°24'21"W	L116	55.69 N35°49'20"E
L49	50.88 N85°16'04"W	L117	21.78 N20°59'27"W
L50	20.00 N89°37'40"W	L118	20.00 N89°37'48"E
L51	34.38 N20°02'20"E	L119	29.50 S43°00'25"E
L52	11.76 N47°08'00"W	L120	16.72 S46°59'55"W
L53	84.36 N82°34'32"W	L121	36.59 N43°00'05"W
L54	20.00 N07°25'28"E	L122	18.50 S89°29'07"E
L55	57.40 S82°34'32"E	L123	7.86 N37°46'59"E
L56	7.86 S03°52'02"E	L124	78.15 N36°03'52"W
L57	54.10 N19°16'45"W	L125	20.00 N53°06'08"E
L58	62.89 N89°29'55"W	L126	78.15 S36°03'52"E
L59	20.00 N04°30'53"E	L127	20.00 S53°36'08"W
L60	84.68 S85°29'59"E	L128	3.28 S46°59'55"W
L61	52.15 S78°14'45"E	L129	18.57 S10°34'46"W
L62	94.42 N04°30'53"E	L130	11.00 N11°37'13"E
L63	20.00 S85°29'07"E	L131	13.37 S30°14'34"E
L64	128.78 S04°33'00"W	L132	7.86 N28°05'15"E
L65	23.25 N28°05'15"E	L133	8.97 N29°30'19"E
L66	48.44 S20°02'20"W	L134	8.01 S74°40'17"E
L67	9.48 N04°30'53"E	L135	20.80 S59°45'26"E
L68	5.00 S85°29'54"E	L136	3.27 N81°27'17"W
		L137	6.95 N81°18'25"W
		L138	29.16 S59°45'26"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	107.88	375.00	107.51 S83°37'16"E
C2	53.08	30.00	46.42 S24°41'45"E
C3	47.57	30.00	42.74 N71°24'54"E
C4	72.03	375.00	71.92 S87°26'45"E
C5	15.71	30.00	15.53 N10°28'22"W
C6	15.71	30.00	15.53 S18°31'33"W
C7	20.62	60.00	20.52 N20°20'43"E
C8	14.26	60.00	14.22 S20°33'56"W
C9	15.04	60.00	15.00 S63°21'49"E
C10	47.12	30.00	42.43 S49°30'53"W
C11	47.12	30.00	42.43 N40°29'07"W
C12	16.48	175.00	16.47 S82°47'11"E
C13	53.61	125.00	53.40 S71°18'44"E
C14	53.61	175.00	53.40 S53°45'40"E
C15	53.61	175.00	53.40 S36°12'36"E
C16	53.61	175.00	53.40 S18°39'32"E
C17	26.00	175.00	25.98 S05°37'36"E
C18	4.00	175.00	3.99 S04°25'58"E
C19	56.92	175.00	56.67 S09°15'23"E
C20	12.48	25.00	12.33 S04°16'08"W
C21	11.09	25.00	11.00 S22°40'55"E
C22	48.06	60.00	46.79 S12°26'45"E
C23	43.54	60.00	46.79 S12°26'45"E
C24	44.92	60.00	43.88 S84°71'7"E
C25	44.92	60.00	43.88 S43°33'46"E
C26	37.52	60.00	37.29 S04°20'46"E
C27	47.32	60.00	46.69 N49°57'20"E
C28	23.55	25.00	22.69 N45°33'33"E
C29	43.51	125.00	43.29 S88°02'56"W
C30	47.12	30.00	42.43 S46°22'12"E
C31	43.54	60.00	44.25 N14°14'45"E
C32	66.19	60.00	62.88 N86°15'52"E
C33	45.32	60.00	45.18 S60°31'56"E
C34	45.32	60.00	44.25 S17°13'03"E
C35	45.32	60.00	44.25 N26°13'34"E
C36	46.14	60.00	45.01 N89°43'40"E
C37	53.24	60.00	51.51 S82°49'20"E
C38	23.55	25.00	22.57 S83°38'11"E
C39	47.12	30.00	42.43 S43°37'48"E
C40	159.53	125.00	148.92 S36°41'30"E
C41	26.72	123.19	26.67 S79°18'29"E
C42	11.51	30.00	11.44 N15°02'56"E
C43	25.12	25.00	24.12 N81°46'34"W
C44	20.09	60.00	20.00 S04°25'16"W
C45	20.09	60.00	20.00 S85°29'59"E
C46	36.99	124.42	36.83 S79°18'29"E
C47	94.09	124.84	91.88 S37°48'48"E



3-30-16

SEAL
L-3509

STEPHEN S. DYER
PLS L-3509

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR

THE ISAACS GROUP, P.C. ENGINEERING & LAND SURVEYING NO. C-1088

CERTIFICATE OF AUTHORIZATION

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 12TH DAY OF MAY, 2016.

SS
STEPHEN S. DYER, PLS L-3509

MAJOR SUBDIVISION PLAT
THE MILLS, PHASE 5B, MAP 1
CITY OF CONCORD TOWNSHIP #1
CABARRUS COUNTY, NORTH CAROLINA

OWNER: NVR, INC.

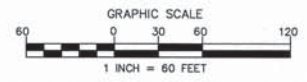
File #: 13118-RM58-1 Date: 03-17-16 Project P.L.S.: SSD

THE ISAACS GROUP
CIVIL ENGINEERING DESIGN AND LAND SURVEYING

Surveyed By: TIG
Drawn By: CAT
Scale: 1"=60'

8720 RED OAK BLVD., SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8355

SHEET 2 OF 2



NO.	BY	DATE	REVISION