

VICINITY MAP

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	19.61'	279.39'	N80°40'19"W	19.61'
C2	20.12'	279.39'	N76°35'51"W	20.12'
C3	20.02'	279.39'	N72°28'55"W	20.01'
C4	20.02'	279.39'	N68°22'36"W	20.01'
C5	20.12'	279.39'	N64°15'40"W	20.12'
C6	50.50'	279.39'	N57°01'10"W	50.44'
C7	20.05'	279.39'	N49°47'04"W	20.05'
C8	9.85'	279.39'	N46°43'05"W	9.85'
C9	19.57'	20.00'	S35°23'23"W	18.80'
C10	11.85'	20.00'	S80°23'23"W	11.67'
C11	18.46'	127.46'	N78°30'12"W	18.44'
C12	37.63'	127.46'	N65°53'52"W	37.49'
C13	20.32'	127.46'	N52°52'26"W	20.30'
C14	5.29'	127.46'	N47°07'05"W	5.29'
C15	47.12'	30.00'	N00°45'01"W	42.43'
C16	38.81'	30.00'	N81°18'27"E	36.16'
C17	4.19'	30.00'	S57°37'57"E	4.19'
C18	15.88'	340.00'	S54°58'04"E	15.87'
C19	16.01'	340.00'	S57°39'15"E	16.00'
C20	16.01'	340.00'	S60°21'06"E	16.00'
C21	20.06'	340.00'	S63°23'26"E	20.06'
C22	10.10'	340.00'	S65°55'54"E	10.10'
C23	20.06'	340.00'	S68°28'22"E	20.06'
C24	16.01'	340.00'	S71°30'42"E	16.00'
C25	16.01'	340.00'	S74°12'32"E	16.00'
C26	20.06'	340.00'	S77°14'53"E	20.06'
C27	21.97'	340.00'	S80°47'23"E	21.97'
C28	35.72'	30.00'	N79°51'25"W	33.64'
C29	47.12'	30.00'	N00°45'01"W	42.43'
C30	47.12'	30.00'	N89°14'59"E	42.43'
C31	47.12'	30.00'	S00°45'01"E	42.43'
C32	10.72'	175.00'	S47°30'19"E	10.72'
C33	20.15'	175.00'	S52°33'34"E	20.14'
C34	20.58'	175.00'	S59°13'38"E	20.57'
C35	0.76'	175.00'	S62°43'11"E	0.76'
C36	20.31'	175.00'	S66°10'07"E	20.30'
C37	20.04'	175.00'	S72°46'30"E	20.03'
C38	20.11'	175.00'	S79°20'55"E	20.10'
C39	31.42'	20.00'	N37°38'28"W	28.28'
C40	5.93'	30.00'	N51°24'31"W	5.92'
C41	7.88'	30.00'	S51°46'28"W	7.86'

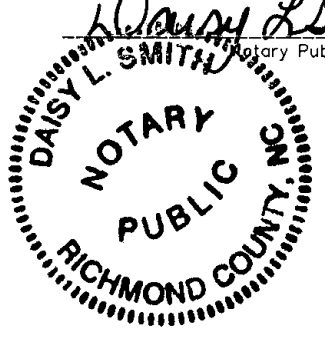
LINE	LENGTH	BEARING
L1	6.75'	S10°17'28"W
L2	20.00'	S07°21'32"W
L3	16.74'	S07°21'32"W
L4	5.85'	S07°21'32"W
L5	6.15'	S45°45'01"E
L6	16.00'	S45°45'01"E
L7	20.00'	S45°45'01"E
L8	20.07'	S45°45'01"E
L9	20.00'	S45°45'01"E
L10	16.00'	S45°45'01"E
L11	20.00'	S45°45'01"E
L12	16.00'	S45°45'01"E
L13	20.00'	S45°45'01"E
L14	15.45'	S45°45'01"E
L15	29.60'	N45°45'01"W
L16	30.76'	N44°14'58"E
L17	89.72'	N74°23'27"E
L18	7.69'	N74°23'27"E
L19	46.24'	N74°23'27"E
L20	20.00'	N76°03'22"W
L21	20.00'	N76°03'22"W
L22	20.00'	N76°03'22"W
L23	32.31'	S45°45'01"E
L24	25.70'	S45°45'01"E
L25	9.14'	S66°02'11"W
L26	50.10'	S66°02'11"W
L27	16.14'	N45°45'01"W
L28	16.00'	N45°45'01"W
L29	20.00'	N45°45'01"W
L30	16.00'	N45°45'01"W
L31	20.00'	N45°45'01"W
L32	20.00'	N45°45'01"W
L33	16.00'	N45°45'01"W
L34	16.00'	N45°45'01"W
L35	20.00'	N45°45'01"W
L36	20.00'	N70°24'54"W
L37	20.00'	N70°24'54"W
L38	20.00'	N70°24'54"W
L39	20.00'	N70°24'54"W
L40	30.00'	N82°38'28"W
L41	9.76'	N82°58'15"W
L42	16.25'	N82°58'15"W
L43	16.25'	N82°58'15"W
L44	1.68'	N82°58'15"W
L45	11.12'	N45°45'01"W
L46	16.44'	N45°45'01"W
L47	20.53'	N45°45'01"W
L48	14.68'	N45°45'01"W
L49	38.18'	N44°14'59"E
L50	25.35'	S66°02'11"W
L51	45.38'	S66°02'11"W
L52	61.31'	N45°45'01"W
L53	20.00'	N45°45'01"W
L54	20.00'	N45°45'01"W
L55	20.00'	N45°45'01"W
L56	20.00'	N45°45'01"W
L57	13.00'	N45°45'01"W
L58	20.00'	N45°45'01"W
L59	20.00'	N45°45'01"W
L60	20.00'	N45°45'01"W
L61	20.00'	N45°45'01"W
L62	20.49'	S45°45'01"E
L63	20.00'	S45°45'01"E
L64	20.00'	S45°45'01"E
L65	20.00'	S45°45'01"E
L66	20.00'	S45°45'01"E
L67	13.00'	S45°45'01"E
L68	20.00'	S45°45'01"E
L69	9.29'	S45°45'01"E
L70	20.06'	S82°38'28"E
L71	25.06'	S82°38'28"E
L72	30.00'	S82°38'28"E
L73	55.00'	N44°14'58"E
L74	30.40'	S45°45'01"E
L75	35.12'	S07°21'32"W
L76	32.57'	S44°14'59"W
L77	41.17'	N44°14'59"E
L78	115.82'	S29°49'08"W
L79	151.23'	S00°27'12"W
L80	9.09'	S29°24'33"E
L81	22.53'	N49°03'26"E
L82	154.85'	S00°27'12"W
L83	10.69'	S53°05'04"E
L84	74.06'	N53°05'04"W
L85	87.82'	S29°49'08"W
L86	115.72'	S45°45'01"E
L87	23.96'	S45°45'01"E
L88	20.00'	S44°14'59"W
L89	23.96'	N45°45'01"W
L90	36.83'	N01°20'43"E
L91	20.00'	S88°39'17"E
L92	55.42'	S01°20'43"W
L93	32.83'	N85°48'40"E
L94	20.00'	S04°11'20"E
L95	15.10'	S85°48'40"W
L96	62.68'	S72°03'05"E

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.

DATE 4/28/13 OWNER Claudia S. Robinson

NORTH CAROLINA COUNTY Richmond
 I, Daisy L. Smith, a notary public for said county and state, do hereby certify that Claudia S. Robinson 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 January 2013
 My commission expires: May 13, 2017



LOT	ACREAGE
1	0.053
2	0.042
3	0.053
4	0.042
5	0.053
6	0.053
7	0.042
8	0.042
9	0.053
10	0.053
11	0.054
12	0.054
13	0.053
14	0.047
15	0.038
16	0.040
17	0.052
18	0.052
19	0.040
20	0.039
21	0.047
22	0.053
23	0.053
24	0.053
25	0.053
26	0.053
27	0.053
28	0.053
29	0.055
30	0.048
31	0.047
32	0.047
33	0.044

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD
 JACOBS LANDING RESIDENTIAL TOWNHOMES PHASE 1
 NAME OF SUBDIVISION
 COVENTRY COMMONS
 HALTON CROSSING
 ALDBURGH ROAD
 NAME OF STREETS IN SUBDIVISION
 JR DEVELOPERS LLC
 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.

Signature: Matthew E. Lowder
 REGISTERED PROFESSIONAL ENGINEER
 24434
 REGISTRATION NO. DATE 4/27/13



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

Craig Belk by: Madlene Lowder 2-28-13
 REVIEW OFFICER DATE

CERTIFICATE OF FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THE FINAL PLAT FOR THE JACOBS'S LANDING RESIDENTIAL TOWNHOMES PHASE 1 WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION / ADMINISTRATOR AND THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 2/28, 2013

DATE 2/28/13 DEVELOPMENT SERVICES DIRECTOR Margaret Keenan (WKS)

CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE JACOBS'S LANDING RESIDENTIAL TOWNHOMES PHASE 1 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

Signature: Pam Nelson 02-28-13
 FINANCE DIRECTOR DATE

CERTIFICATE OF STREETS, 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 THE CITY OF CONCORD AND THE STATE OF NORTH CAROLINA IN JACOBS'S LANDING COMMERCIAL OUTPARCELS SUBDIVISION.

Signature: M. Sue Hyde 2/28/13
 DIRECTOR OF ENGINEERING DATE

PLAT CERTIFICATION

I, MARION L. SANDLIN, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEEDS AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:71,898; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; 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, REGISTERED PROFESSIONAL ENGINEER NUMBER AND SEAL THIS 30TH DAY OF MAY, A.D., 2012.



- REFERENCES:
- ALL DEEDS AND MAPS SHOWN HEREON.
 - MAP TITLED "FINAL MAJOR PLAT WATERVILLE COMMONS (MAP 2) BY THE ISAACS GROUP, DATED 9-17-2001. RECORDED IN MAP BOOK 38 PAGE 106.
 - MAP TITLED "PLAT OF SECTION 1 CAROLANDO" BY EDWARD R. BUCKNER, DATED 12-5-1973. RECORDED IN MAP BOOK 15 PAGE 28.
 - MAP TITLED "PHYSICAL SURVEY OF 118.292 ACRES" BY MEL G. THOMPSON & ASSOCIATES, DATED 1-3-1990.
 - MAP TITLED "RIGHT OF WAY DEDICATION PLAT FOR PROPERTY OF LITTLEFIELD ENTERPRISES CONCORD APARTMENTS, LLC, BY CONCORD ENGINEERING & SURVEYING, INC., DATED 12-16-2003. RECORDED IN MAP BOOK 43 PAGE 70.
 - UNRECORDED MAP TITLED "BOUNDARY SURVEY FOR CODDLE CREEK DEVELOPMENT LLC" BY CESI, DATED 3-14-2007.

- NOTES:
- TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - AREAS DETERMINED BY COORDINATE COMPUTATIONS.
 - SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEMA F.I.R.M. MAP NO. 3710550900J, EFFECTIVE DATE NOVEMBER 5, 2008).
 - 71 JAS IS LISTED AS A BENCHMARK ONLY. COORDINATES SHOWN ARE TAKEN FROM MAP IN REF. #5.

LEGEND

- CONCRETE MONUMENT SET
- ⊗ NO POINT SET
- SET IRON PIN (#5 REBAR)
- EXISTING IRON PIN (AS DESCRIBED)
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- CDS COMMON OPEN SPACE

- TIE LINE
- TOWNHOME LOT LINES
- BOUNDARY AS SURVEYED
- BOUNDARY BY DEED OR PLAT
- - - RIGHT OF WAY
- - - EASEMENT

MAJOR SUBDIVISION FINAL PLAT FOR:
JACOBS'S LANDING RESIDENTIAL TOWNHOMES PHASE 1 (SHEET 2 OF 2)
 NO. 2 TOWNSHIP, CITY OF CONCORD, CABARRUS COUNTY, NORTH CAROLINA

FOR:
 J.R. DEVELOPERS LLC
 275 S. BENNETT STREET
 SOUTHERN PINES, NC 28387

DATE: 5-30-2012 COMPUTED BY: RCW
 SCALE: 1" = 40' DRAWN BY: RCW
 JOB NO.: 080719.005 CHECKED BY: MLS
 ACAD.: JL-TOWNHOMES-PH1.dwg

SCALE IN FEET
 0 40 80

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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