

filed 9/25/2014 @ 3:54 PM BK47 PG 2 Int# 20827 m

**CERTIFICATE OF FEE PAYMENT**  
 I HEREBY CERTIFY THAT ALL FEES FOR THE MILLS SUBDIVISION PHASE 5, MAP 2, HAVE BEEN PAID, OR THAT THE FEES ARE NOT DUE.  
*Rae Hinson* 9/25/14  
 FINANCE DIRECTOR DATE  
 REVIEW OFFICER CERTIFICATION  
 STATE OF NORTH CAROLINA  
 COUNTY OF CABARRUS  
*Cora Bell* REVIEW OFFICER OF CABARRUS COUNTY CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
*Cora Bell (RB)* 9/25/14  
 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. THIS FINAL PLAT FOR THE MILLS SUBDIVISION, PHASE 5, MAP 2 WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENT OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 9-25-14, 2014.  
*Monica Pearson (PV)* 9-25-14  
 DEVELOPMENT SERVICES DIRECTOR DATE

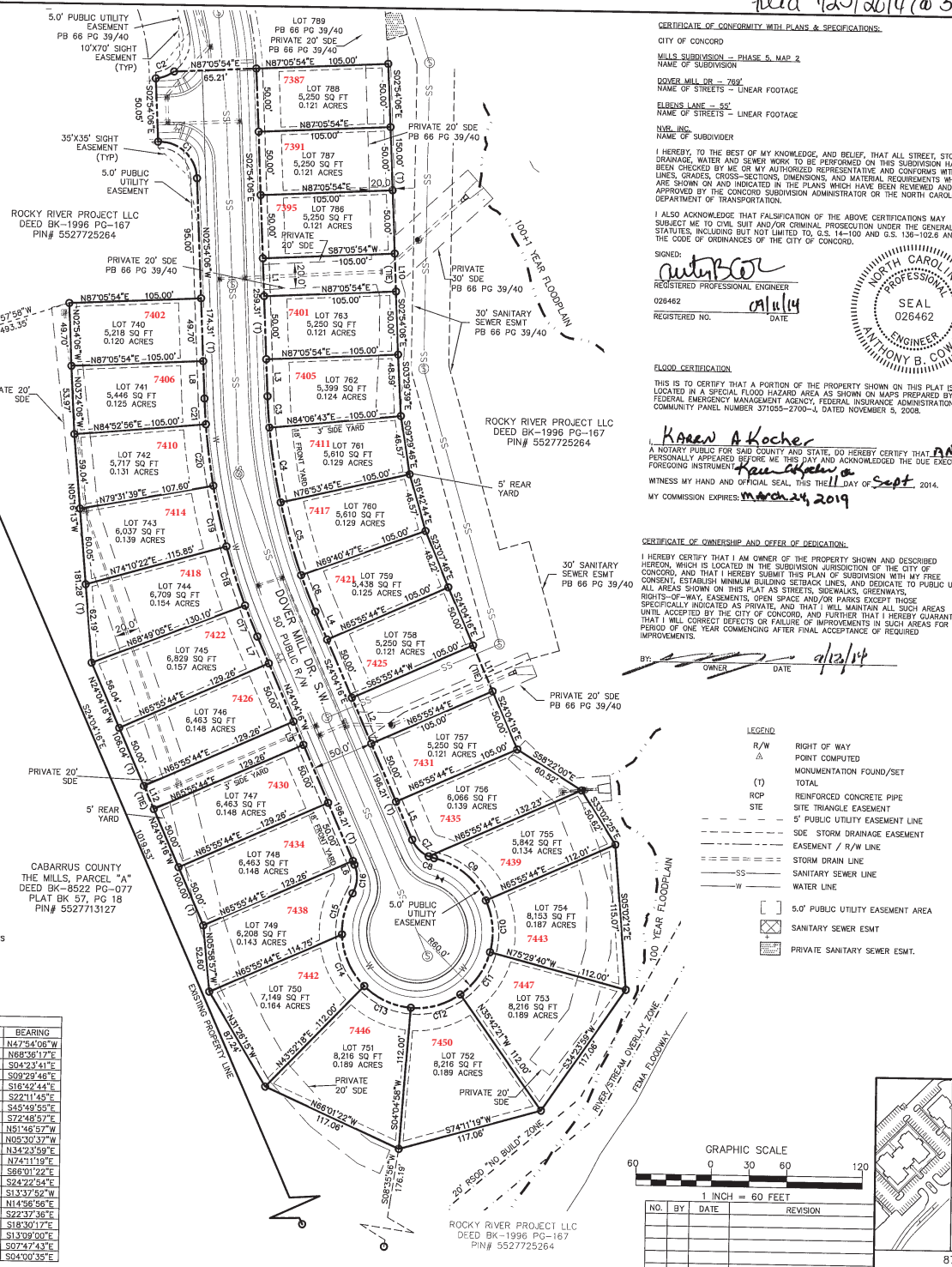
NCS MONUMENT "ROCKY"  
 PUBLISHED COORDINATES (NAD 83):  
 N=570428.892'  
 E=1523328.808'  
 EL=410.54' (NAVD 88)  
 CSF=0.999649615

**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 9/25/2014.  
*Rita P. Prange*  
 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.  
 9/25/14  
*M. Swo Head*  
 DATE 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 OWNERS ASSOCIATION (HOA) OR THE COMMERCIAL OWNER'S ASSOCIATION (COA).  
 3. SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, APPROPRIATIONS OF RECORD, HOWEVER RECORDED AND/OR IMPLIED OR NOTED.  
 4. MONUMENTATION FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.  
 5. AREAS CALCULATED BY COORDINATED GEOMETRY.  
 6. SUBJECT PARCEL TAX ID# 502734425  
 7. CURRENT ZONING: P20  
 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: 27 - 50' WIDE LOTS  
 10. SUBJECT DEED REFERENCE: DEED BK 1996 PG 187  
 11. HANDICAPPED RAMPS ON ALL SIDEWALKS AT STREET CORNERS.  
 12. PROPERTY WITHIN 2,000 FEET OF AN HGS CONTROL MONUMENT.  
 13. CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO THE PROPERTY  
 14. LINEAR FOOTAGE OF DEDICATED UTILITIES:  
 - 912' WATER LINE  
 - 550' SEWER LINE  
 - 1194' 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.

LINE TABLE			CURVE TABLE				
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	CHORD	BEARING
L1	30.00	S02°54'06"E	C1	47.12	30.00	42.43	N47°54'06"W
L2	39.42	S24°04'16"E	C2	15.77	30.00	15.59	N68°36'17"E
L3	29.31	S92°24'58"E	C3	24.76	475.00	24.76	S04°23'41"E
L4	24.01	S24°04'16"E	C4	59.82	475.00	59.78	S02°29'48"E
L5	32.78	S24°04'16"E	C5	59.82	475.00	59.78	S16°42'44"E
L6	3.19	N24°04'16"W	C6	31.10	475.00	31.09	S22°11'45"E
L7	23.02	N24°04'16"W	C7	18.99	25.00	18.54	S45°49'59"E
L8	29.61	N02°54'06"W	C8	4.56	75.00	4.55	S72°48'57"E
L9	20.00	N24°04'16"W	C9	54.99	60.00	53.09	N51°48'57"W
L10	30.00	S02°54'06"E	C10	41.92	60.00	41.07	N05°30'37"W
L11	39.42	S24°04'16"E	C11	41.67	60.00	40.83	N34°23'59"E
L12	20.00	N24°04'16"W	C12	41.67	60.00	40.83	N74°11'19"E
			C13	41.67	60.00	40.83	S80°31'22"E
			C14	45.55	80.00	44.46	S24°22'54"E
			C15	34.07	60.00	33.61	S13°37'52"W
			C16	13.04	25.00	12.90	N14°56'56"E
			C17	26.47	525.00	26.47	S72°48'57"E
			C18	49.07	525.00	49.05	S18°30'17"E
			C19	49.07	525.00	49.05	S13°09'00"E
			C20	49.07	525.00	49.05	S07°47'43"E
			C21	20.31	525.00	20.31	S04°00'35"E



**CERTIFICATE OF CONFORMITY WITH PLANS & SPECIFICATIONS:**  
 CITY OF CONCORD  
 MILLS SUBDIVISION - PHASE 5, MAP 2  
 NAME OF SUBDIVISION  
 DOVER MILL DR - 789'  
 NAME OF STREETS - LINEAR FOOTAGE  
 ELBENS LANE - 55'  
 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. 106-1026 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.  
 SIGNED:  
*Anthony B. Cowan*  
 REGISTERED PROFESSIONAL ENGINEER  
 028462  
 REGISTERED NO. DATE 09/16/14

**CITY MAP NOT TO SCALE**

**BUILDING SETBACKS:**

SET BACKS:	FRONT	SIDE	REAR
50' LOTS	5'	5'	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.

**FLOOD CERTIFICATION**  
 THIS IS TO CERTIFY THAT A PORTION OF THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY PANEL NUMBER 371055-2700-1, DATED NOVEMBER 5, 2008.  
 I, *Karen A. Kocher*  
 A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT *Anthony Cowan* PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT *Rae Hinson*  
 WITNESS MY HAND AND OFFICIAL SEAL, THIS 11th DAY OF Sept. 2014.  
 MY COMMISSION EXPIRES: *March 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 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: *Karen A. Kocher* OWNER DATE 9/13/14

**LEGEND**

- R/W RIGHT OF WAY
- Δ POINT COMPUTED
- (T) MONUMENTATION FOUND/SET
- TOTAL
- HCPV REINFORCED CONCRETE PIPE
- SITE TRIANGLE EASEMENT
- 5' PUBLIC UTILITY EASEMENT LINE
- SIDE 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  
 PRIVATE SANITARY SEWER ESMT

**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 (206 LOTS)**  
 PREVIOUSLY RECORDED:  
 PHASE 2, MAP 1:  
 30 - 80' LOTS  
 PHASE 2, MAP 2:  
 14 - 100' LOTS  
 PHASE 2, MAP 3:  
 30 - 80' LOTS  
 PHASE 2, MAP 4:  
 177 YET TO BE RECORDED  
 PHASE 2, MAP 5:  
 9 - 100' LOTS  
 169 YET TO BE RECORDED

**PHASE 3 (107 LOTS)**  
 PHASE 3, MAP 1:  
 28 - 60' LOTS  
 PHASE 3, MAP 2:  
 1 - PUMP STATION LOT  
 PHASE 3, MAP 3:  
 25 - 60' LOTS  
 PHASE 3, MAP 4:  
 18 - 70' LOTS  
 PHASE 3, MAP 5:  
 36 - 60' LOTS

**PHASE 4 (81 LOTS)**  
 PREVIOUSLY RECORDED:  
 PHASE 4, MAP 1:  
 22 - 50' LOTS  
 PHASE 4, MAP 2:  
 27 - 50' LOTS  
 32 YET TO BE RECORDED

**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 10th DAY OF SEPTEMBER, 2014.**  
*S.Dyer*  
 STEPHEN S. DYER, PLS L-3509

**NOTARY PUBLIC**  
 KAREN A. KOCHER  
 09/16/14  
 SEAL  
 L-3509

**NOTARY PUBLIC**  
 THE ISAACS GROUP, P.C.  
 LAND SURVEYING  
 NO. C-1069  
 STATE OF NORTH CAROLINA  
 CERTIFICATE OF AUTHORITY

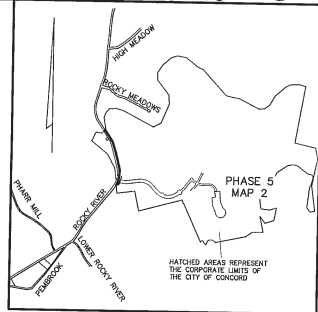
**MAJOR SUBDIVISION PLAT**  
**THE MILLS, PHASE 5, MAP 2**  
 CITY OF CONCORD TOWNSHIP #1  
 CABARRUS COUNTY, NORTH CAROLINA

OWNER: NVR, INC.

File # 13118-RM5-2 Date: 07-21-2014 Project P.L.S. SSD  
 Drawn By: JIC  
 Surveyed By: CBH  
 Scale: 1"=60'

7820 RED OAK BLVD, SUITE 420  
 CHARLOTTE, N.C. 28217  
 PHONE (704) 527-3440 FAX (704) 527-8335

SHEET 1 OF 2



LINE	LENGTH	BEARING
L13	14.53	N74°42'16"E
L14	163.10	S08°56'26"E
L15	220.92	S19°47'50"E
L16	15.21	N88°54'09"E
L17	20.00	S21°05'51"E
L18	13.66	N68°54'09"E
L19	99.14	N14°18'29"W
L20	59.37	N19°23'52"W
L21	42.27	N26°43'40"W
L22	42.52	N30°41'00"W
L23	48.00	N42°52'21"W
L24	48.03	N52°53'39"W
L25	19.49	N85°58'15"W
L26	20.00	S23°01'45"W
L27	17.02	S86°58'15"E
L28	43.80	S52°53'39"E
L29	44.11	S42°52'21"E
L30	39.69	S30°41'00"E
L31	40.30	S26°43'40"E
L32	50.20	S19°23'50"E
L33	101.08	S14°18'29"E
L34	95.10	N85°58'15"E
L35	20.00	S24°04'16"E
L36	92.69	N65°58'58"E
L37	217.67	S19°47'50"E
L38	162.56	S08°56'26"E
L39	5.84	N87°05'54"E
L40	20.00	N83°04'50"W
L41	50.36	N38°53'10"E
L42	49.47	N14°53'39"E
L43	39.23	N01°12'21"E
L44	36.25	N18°29'47"W
L45	45.10	N22°04'34"W
L46	50.26	N48°02'18"W
L47	20.00	N41°57'42"E
L48	44.55	S48°02'18"E
L49	34.57	N84°48'53"E
L50	20.90	S05°11'07"E
L51	23.77	S84°48'53"W
L52	37.70	S22°04'34"E
L53	40.34	S18°29'47"E
L54	44.75	S01°12'21"W
L55	55.76	S14°53'39"W
L56	54.24	S38°55'10"W
L57	25.26	N90°00'00"E
L58	119.36	N65°58'44"E
L59	20.00	S22°52'36"E
L60	123.20	N63°35'44"E
L61	20.59	N90°00'00"E
L62	21.90	N24°04'16"W
L63	86.41	N86°32'12"E
L64	154.02	N02°38'51"W
L65	20.00	N87°05'54"E
L66	135.42	S02°38'51"E
L67	76.93	N47°17'01"E
L68	30.00	S42°30'05"E
L69	97.74	S47°19'14"W
L70	9.90	S18°03'13"E
L71	46.32	S00°07'22"E
L72	51.11	S02°16'06"W
L73	20.33	N84°58'43"E
L74	53.55	N02°18'06"E
L75	42.75	N00°07'22"W
L76	9.96	N18°03'13"W
L77	89.49	S86°32'12"W
L78	20.00	N02°54'08"W
L79	28.95	S13°10'46"W
L80	34.90	S05°44'12"E
L81	43.62	N83°08'58"W
L83	24.56	N36°51'04"E

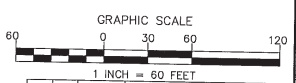
NGCS MONUMENT "ROCKY"  
PUBLISHED COORDINATES (NAD 83):  
N=570428.892'  
E=523326.806'  
EL=810.54' (NAVD 88)  
CSF=0.999648615

ROCKY RIVER PROJECT LLC  
DEED BK-1996 PG-167  
PIN# 5527725264

ROCKY RIVER PROJECT LLC  
DEED BK-1996 PG-167  
PIN# 5527725264

CABARRUS COUNTY  
THE MILLS, PARCEL "A"  
DEED BK-8522 PG-077  
PLAT BK 57, PG 18  
PIN# 5527713127

- LEGEND**
- R/W RIGHT OF WAY
  - △ POINT COMPUTED
  - 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
  - [ ] PRIVATE SANITARY SEWER ESMT.



NO.	BY	DATE	REVISION

I, STEPHEN S. DYER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY INDICATION 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 ORIGINATEE 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 12 DAY OF SEPTEMBER, 2014.

STEPHEN S. DYER, PLS L-3509



MAJOR SUBDIVISION PLAT

## THE MILLS, PHASE 5, MAP 2

CITY OF CONCORD TOWNSHIP #1  
CABARRUS COUNTY, NORTH CAROLINA

OWNER: NVR, INC.

File # 13118-RM5-2 Date: 07-21-2014 Project P.L.S.: SSD

**THE ISAACS GROUP, P.C.**  
CIVIL ENGINEERING DESIGN AND LAND SURVEYING  
Scale: 1"=60'

8720 RED OAK BLVD. SUITE 420  
CHARLOTTE, N.C. 28217  
PHONE (704) 527-3440 FAX (704) 527-8335

Surveyed By: TIG  
Drawn By: CBH  
SHEET 2 OF 2