

Section B Submittal Deadlines

Petitions for annexation are accepted by Planning & Neighborhood Development at any time. Find annexation schedule here: <https://www.concordnc.gov/Departments/Planning/Planning-Services/Annexations> The annexation will become effective immediately upon adoption of the annexation ordinance at the scheduled public hearing unless notified otherwise by the City Clerk.

(The City reserves the right to make exceptions to this tentative processing schedule for any reason, including when outstanding staff comments need to be addressed.)

Section C Summary Information / Metes and Bounds Descriptions

Development Project Name Millgrove

Street Address 580 Cox Mill Road, Concord, NC 28027

Cabarrus County Property Identification Number(s) list below

P.I.N. 46804609360000

P.I.N. 46804603690000

P.I.N.

P.I.N.

P.I.N.

P.I.N.

Acreage of Annexation Site 71.5 acres

Annexation site is requesting connection to City of Concord Water yes and/or **Sewer** yes

Person to contact if there are questions about the petition

Name John Holcomb, Kimley-Horn and Associates, Inc.

Address 200 South Tryon Street, Suite 200, Charlotte, NC 28202

Phone 704-954-7480

Fax # N/A

Email john.holcomb@kimley-horn.com

Written metes and bounds description of property to be annexed

Attach additional sheets if necessary. Petitioners must submit an electronic Microsoft Word version. Petitioners must email an electronic copy to rogerss@concordnc.gov

See Exhibit A - Overall Metes and Bounds Description

Section D Annexation Petition

State of North Carolina, Cabarrus County, Petition of Annexation of Property to the City of Concord, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section C) respectfully request the annexation of said property to the City of Concord, North Carolina. **The petitioners understand and agree that any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:

<input checked="" type="checkbox"/>	Contiguous to the present primary corporate limits of the City of Concord, North Carolina, or
<input type="checkbox"/>	Satellite (Not Contiguous) to the municipal limits of the City of Concord, and meets all of the requirements for NCGS §160A-58.1(b) . This includes that if any portion of an area of the proposed annexation is part of a subdivision, all of the subdivision must be included.

Part 2 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? Yes ___ No X

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this 7th day of January, 2020 by the owners of the property described in Section C.

Owner's Signature(s)

Include signatures of new owners if ownership will change during the annexation process.

Indicate if owner is signing on behalf of legal entity and in what capacity.

Print Name Anne P. Hodges Phone _____
Address 3604 Greenside Ct. NW, Concord, NC 28027
Signature Anne P. Hodges Date 1-7-2020

Print Name Dewitt C. Hodges Phone 704.743.8204
Address 3604 Greenside Ct., NW, Concord, NC 28027
Signature Dewitt C. Hodges Date _____

Print Name Hodges Family Farm, LLC Phone _____
Address 3604 Greenside Ct., NW, Concord, NC 28027
Signature Anne P. Hodges, LLC manager Date 1-7-2020

Print Name _____ Phone _____
Address _____
Signature _____ Date _____

Print Name _____ Phone _____
Address _____
Signature _____ Date _____

Print Name _____ Phone _____
Address _____
Signature _____ Date _____

Print Name _____ Phone _____
Address _____
Signature _____ Date _____

A notary statement must be completely filled out for each signature.

PETITION MUST BE NOTARIZED

State of: North Carolina
County of: Cabarrus

Use this section for individual landowners.

I, Janice Walker [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, Hodges Family Farm LLC [Name of Landowner], as stated on the annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Use this section for all land owners that are not individuals, such as (without limitation) corporate land owners, properties held in an estate, properties held in trust, etc.

I, Janice Walker [Notary's Name], a Notary Public for said County and State, do hereby certify that Anne P. Hodges, [Representative for Landowner], a duly authorized representative for Hodges Family Farm, LLC [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is LLC Manager [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

Use this section for all individual landowners that are having a Power-of-Attorney execute the Annexation Request.

I, _____ [Notary's Name], a Notary Public for Said County and State, do hereby certify that, _____ [Attorney-In-Fact's Name], Attorney-in-Fact for _____, [Name of Landowner(s)] personally appeared before me this day, and being by me duly sworn, say that he/she executed the foregoing and annexed instrument for and on behalf of said Landowner(s) and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds in the County of _____, State of _____, [County & State of Recording Office] on the ___ day of _____, 20___, [Date of Recording of the Document] and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I further certify that the said Attorney-In-Fact acknowledged the due execution of the foregoing instrument for the purposed therein expressed for and on behalf of said Landowners.

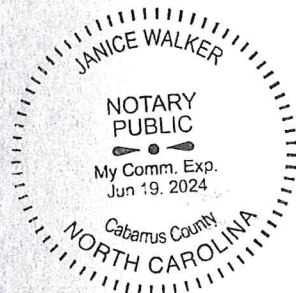
Witness my hand and official seal this 7 day of January, 2020.

Janice Walker
Notary Public

My commission expires June 19, 2024

[SEAL of Notary Public]

Notary's Stamp:



PETITION MUST BE NOTARIZED

State of: North Carolina
County of: Cabarrus County

Use this section for individual landowners.

I, Janice Walker [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, Anne Hodges [Name of Landowner], as stated on the annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Use this section for all land owners that are not individuals, such as (without limitation) corporate land owners, properties held in an estate, properties held in trust, etc.

I, _____ [Notary's Name], a Notary Public for said County and State, do hereby certify that _____ [Representative for Landowner], a duly authorized representative for _____ [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is _____ [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

Use this section for all individual landowners that are having a Power-of-Attorney execute the Annexation Request.

I, _____ [Notary's Name], a Notary Public for Said County and State, do hereby certify that, _____ [Attorney-In-Fact's Name], Attorney-in-Fact for _____, [Name of Landowner(s)] personally appeared before me this day, and being by me duly sworn, say that he/she executed the foregoing and annexed instrument for and on behalf of said Landowner(s) and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds in the County of _____, State of _____, [County & State of Recording Office] on the __ day of _____, 20__, [Date of Recording of the Document] and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I further certify that the said Attorney-In-Fact acknowledged the due execution of the foregoing instrument for the purposed therein expressed for and on behalf of said Landowners.

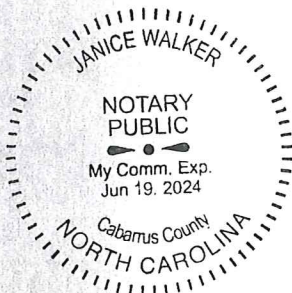
Witness my hand and official seal this 7 day of January, 2020.

Janice Walker
Notary Public

My commission expires June 19, 2024, _____

[SEAL of Notary Public]

Notary's Stamp:



PETITION MUST BE NOTARIZED

State of: North Carolina
County of: Cabarrus

Use this section for individual landowners.

I, Janice Walker [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, Dewitt Hodges [Name of Landowner], as stated on the annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Use this section for all land owners that are not individuals, such as (without limitation) corporate land owners, properties held in an estate, properties held in trust, etc.

I, _____ [Notary's Name], a Notary Public for said County and State, do hereby certify that _____ [Representative for Landowner], a duly authorized representative for _____ [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is _____ [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

Use this section for all individual landowners that are having a Power-of-Attorney execute the Annexation Request.

I, _____ [Notary's Name], a Notary Public for Said County and State, do hereby certify that, _____ [Attorney-In-Fact's Name], Attorney-in-Fact for _____, [Name of Landowner(s)] personally appeared before me this day, and being by me duly sworn, say that he/she executed the foregoing and annexed instrument for and on behalf of said Landowner(s) and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds in the County of _____, State of _____, [County & State of Recording Office] on the ___ day of _____, 20___, [Date of Recording of the Document] and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I further certify that the said Attorney-In-Fact acknowledged the due execution of the foregoing instrument for the purposed therein expressed for and on behalf of said Landowners.

Witness my hand and official seal this 7 day of January, 2020.

Janice Walker
Notary Public

My commission expires June 19, 2024

[SEAL of Notary Public]

Notary's Stamp:



Section E Supplemental Information

In order for the City of Concord to better serve annexation areas, now and in the future, the City requests the following information from you. Please give your best estimates where they are needed. Contact information for relative City Departments can be found at the end of the worksheet. Please indicate 'N/A' for questions on which you have no information.

Acreage of Area										71.5 acres				
Current Population of Area										2				
Current Zoning of Area										Low Density Residential (LDR)				
Desired City Zoning of Area										Planned Unit Development (PUD-CD)				
Proposed Use (i.e. residential, commercial, or industrial)										Residential & Commercial				
Estimated Total Value of Residential Units for the Proposed Development										+/- \$68,000,000				
Total Proposed Number of Dwelling Units										+/- 207 (96 SF Detached, 111 SF Attached)				
Type of Proposed Dwelling Units (Single Family Detached, Single Family Attached, Multi-Family)										Single Family Detached and Single Family Attached				
Year 1	0	Year 2	+/- 60	Year 3	+/- 60	Year 4	+/- 60	Year 5	+/- 25					
Estimated Total Value of Business Units for the Entire Proposed Development														
Commercial Value		+/- \$5.0M		Industrial Value		N/A		Other (not-for-profit) Value		N/A				
Proposed Number of Commercial														
Year 1	0	Year 2	1	Year 3	1	Year 4	1	Year 5	0					
Proposed Number of Industrial														
Year 1	N/A	Year 2		Year 3		Year 4		Year 5						
Proposed Number of Other (not-for-profit)?														
Year 1	N/A	Year 2		Year 3		Year 4		Year 5						

Section E (continued) Supplemental Information

Street Information									
Proposed total linear mileage of roadway installed									
Year 1	+/- 1	Year 2	+/- 1	Year 3	N/A	Year 4	N/A	Year 5	N/A
Proposed total number of non-state maintained street miles									
Year 1	+/- 1	Year 2	+/- 1	Year 3	N/A	Year 4	N/A	Year 5	N/A

Water Information									
Typical water service(s) (i.e. 3/4", 1", etc.)					3/4"				
Number of services installed by developer (by service type)									
Year 1	+/- 80	Year 2	+/- 80	Year 3	+/- 45	Year 4	N/A	Year 5	N/A
Number of services requested (by service type)									
Year 1	+/- 40	Year 2	+/- 80	Year 3	+/- 85	Year 4	N/A	Year 5	N/A
Typical irrigation meter size(s) to be installed (i.e. 3/4", 1", etc.)					3/4"				
Number of Services Requested									
Year 1	+/- 40	Year 2	+/- 80	Year 3	+/- 85	Year 4	N/A	Year 5	N/A
Estimated Mileage of Water Pipe Needed									
Year 1	+/- 1	Year 2	+/- 0.5	Year 3	+/- 0.5	Year 4	N/A	Year 5	N/A

Sewer Information									
Typical sewer service(s) (i.e. 4", 6", 8" etc.)					4"				
Number of services installed by developer (by service type)									
Year 1	+/- 80	Year 2	+/- 80	Year 3	+/- 45	Year 4	N/A	Year 5	N/A
Number of services requested (by service type)									
Year 1	+/- 40	Year 2	+/- 80	Year 3	+/- 85	Year 4	N/A	Year 5	N/A
Estimated Mileage of Water Pipe Needed									
Year 1	+/- 1	Year 2	+/- 0.5	Year 3	+/- 0.5	Year 4	N/A	Year 5	N/A

Section E (continued) Supplemental Information

Solid Waste Data									
Number of Rollouts needed for Multi-Family Units									
Year 1	0	Year 2	+/- 45	Year 3	+/- 66	Year 4	N/A	Year 5	N/A
Number of commercial units using City rollout collection									
Year 1	0	Year 2	0	Year 3	1	Year 4	1	Year 5	1
Number of commercial units needing corrugated (cardboard) recycling									
Year 1	N/A	Year 2	N/A	Year 3	N/A	Year 4	N/A	Year 5	N/A
Number of commercial units needing white paper pick-up (recycling)									
Year 1	N/A	Year 2	N/A	Year 3	N/A	Year 4	N/A	Year 5	N/A

PLEASE SUBMIT ANY SKETCH PLANS OR PRELIMINARY PLATS THAT YOU MAY CURRENTLY HAVE FOR YOUR PROJECT.

City Contact Information

Planning and Neighborhood Development	704-920-5146
Water Resources Director	704-920-5343
Director of Electric Services	704-920-5301
Director of Engineering	704-920-5401
Solid Waste Manager	704-920-5351
Fire Chief	704-920-5536
Police Chief	704-920-5000
Transportation	704-920-5362
Legal	704-920-5114

Exhibit A – Overall Metes and Bounds Description

COMMENCING FROM NORTH CAROLINA GEODETIC SURVEY MONUMENT "M 135" HAVING NORTH CAROLINA NAD 83/2011 GRID COORDS; NORTHING: 597,737.44, EASTING: 1,481,437.78 AND A COMBINED SCALE FACTOR OF: 0.99984599, PROCEED N 20-50-21 E 8,524.37 FEET (GROUND DISTANCE), 8,523.06 FEET (GRID DISTANCE) TO THE POINT OF BEGINNING A COMMON CORNER WITH ALLEN MILLS HOMEOWNERS ASSOCIATION, INC AS RECORDED IN BOOK 13022 PAGE 319 AND PLAT BOOK 77 PAGE 59 OF THE CABARRUS COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF ALLEN MILLS HOMEOWNERS ASSOCIATION, INC THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) N 85-06-56 W, PASSING A FOUND #4 REBAR AT 44.53 FEET, A TOTAL DISTANCE OF 261.31 FEET TO A FOUND #5 REBAR (DISTURBED), 2) N 08-52-14 E 140.23 FEET TO A FOUND #5 REBAR, 3) N 51-45-56 W 1013.48 FEET TO A POINT A COMMON CORNER WITH ALLEN MILLS PHASE 2 MAP 2 AS RECORDED IN PLAT BOOK 82 PAGES 21 THRU 25 OF THE CABARRUS COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF ALLEN MILLS SUBDIVISION N 51-45-56 W 902.43 FEET TO A SET #5 REBAR A COMMON CORNER WITH CAROLINA INTERNATIONAL SCHOOL AS RECORDED IN BOOK 9934 PAGE 299 OF THE CABARRUS COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF CAROLINA INTERNATIONAL SCHOOL THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) N 59-34-47 E 362.58 FEET TO A FOUND #4 REBAR, 2) N 26-43-37 E 218.90 FEET TO A FOUND #4 REBAR, 3) N 62-54-38 E 588.62 FEET TO A FOUND #4 REBAR, 4) N 17-28-20 E 375.16 FEET TO A FOUND #5 REBAR A COMMON CORNER WITH W. C. HILL, JR. AND LORA F. HILL AS RECORDED IN BOOK 201 PAGE 212 OF THE CABARRUS COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF W.C. HILL, JR. AND LORA F. HILL S 85-28-59 E 710.91 FEET TO A POINT IN BRIDGE A COMMON CORNER WITH JEFFERY LEE BONDS AS RECORDED IN BOOK 587 PAGE 718 OF THE CABARRUS COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF JEFFERY LEE BONDS AND WITH THE CENTER OF ROCKY RIVER THE FOLLOWING SIX (6) COURSES AND DISTANCES; 1) S 12-44-27 E 166.96 FEET TO A POINT, 2) S 33-39-48 E 327.14 FEET TO A POINT, 3) S 51-10-21 E 327.14 FEET TO A POINT, 4) S 11-53-14 W 310.28 FEET TO A POINT, 5) S 01-57-43 E 334.16 FEET TO A POINT, 6) S 13-53-10 E 323.16 FEET TO A POINT A COMMON CORNER WITH ROBERT PATEL QUINN AND SMITA PATEL QUINN AS RECORDED IN BOOK 620 PAGE 217 OF THE CABARRUS COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF ROBERT PATEL AND SMITA PATEL QUINN AND LEAVING ROCKY RIVER S 81-28-13 W, PASSING A FOUND AXLE (DISTURBED) AT 163.74 FEET, A TOTAL DISTANCE OF 196.88 FEET TO A POINT IN THE CENTER OF COX MILL ROAD SR# 1448 HAVING A 60' PUBIC RIGHT OF WAY AS RECORDED IN BOOK 365 PAGE 76 OF THE CABARRUS COUNTY REGISTRY, THENCE WITH THE CENTER OF AFFORMENTIONED COX MILL ROAD THE FOLLOWING FOUR (4) COURSES AND DISTANCES; 1) S 06-09-14 W 141.78 FEET TO A POINT, 2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 647.69 FEET AN ARC LENGTH OF 402.43 FEET AND A CHORD BEARING AND DISTANCE OF S 23-57-13 W 395.99 FEET TO A POINT, 3) S 41-45-14 W 142.62 FEET TO A PONT, 4) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 321.83 FEET AN ARC LENGTH OF 79.87 FEET AND A CHORD BEARING AND DISTANCE OF S 34-38-36 W 79.67 FEET TO THE POINT OF BEGINNING 69.141 ACRES MORE OR LESS.

EXHIBIT B

PLANNING AND RECORDATION OFFICES

PLANNING AND RECORDATION OFFICES

NO. | DATE | REGION | BY

FOR EXAMINATION AND RECORDATION OF THE ABOVE DESCRIBED PROJECT

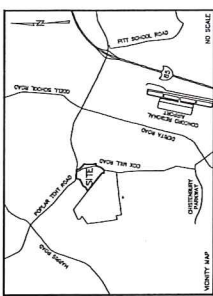
FOR EXAMINATION AND RECORDATION OF THE ABOVE DESCRIBED PROJECT

FOR EXAMINATION AND RECORDATION OF THE ABOVE DESCRIBED PROJECT

1.0

TAYLOR MORRISON

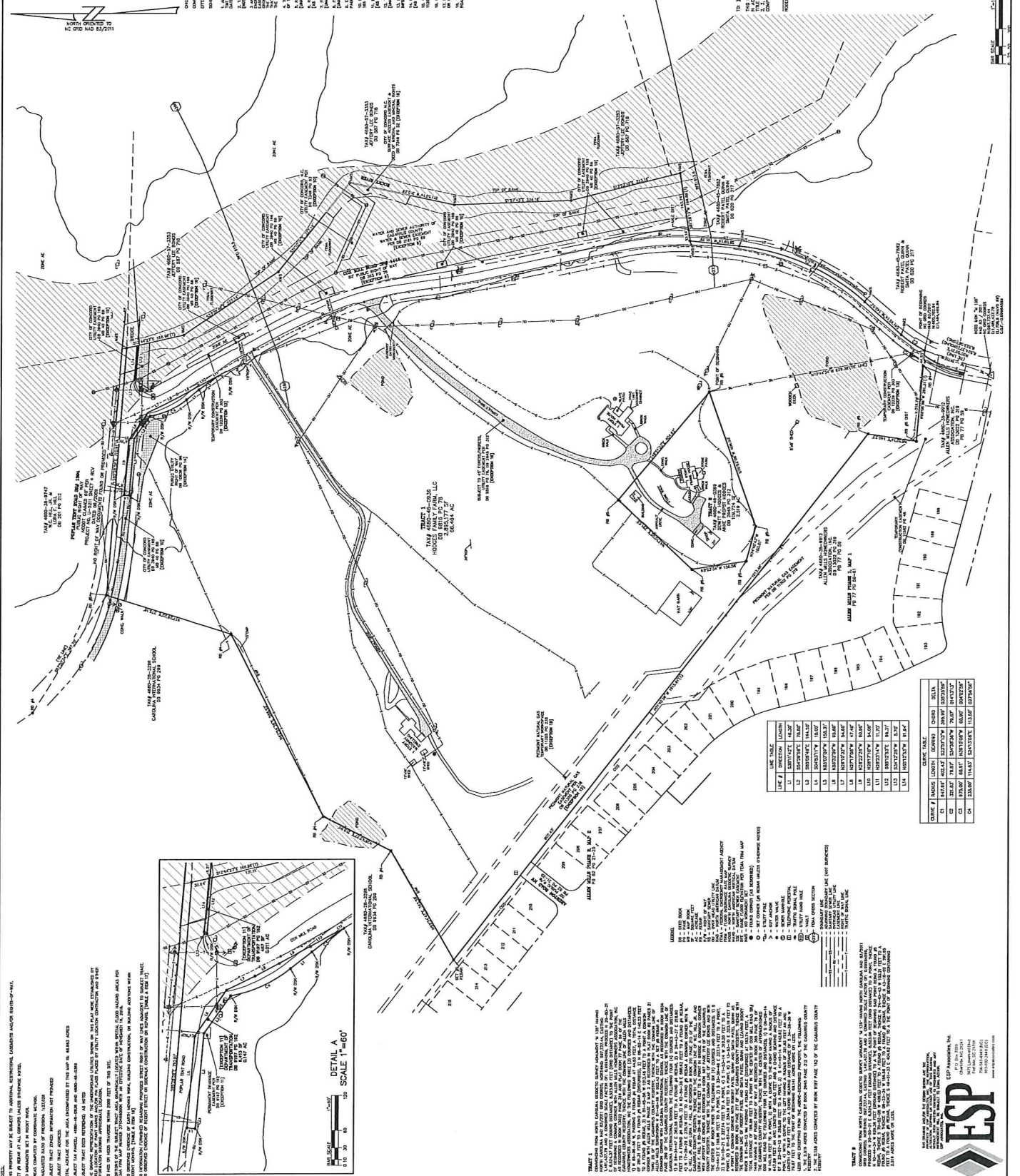
11408 CHARLOTTE, NC 28277



THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL THE RELEVANT LAWS, ORDINANCES AND REGULATIONS OF THE STATE OF NORTH CAROLINA, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NORTH CAROLINA.

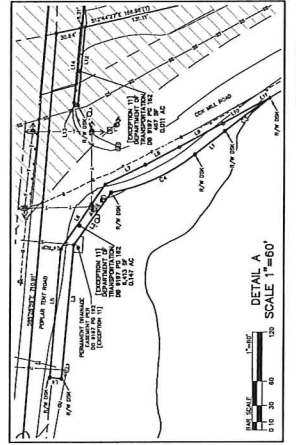
DATE OF SURVEY: 10/27/2014

BY: TAYLOR MORRISON



LINE #	DIRECTION	LENGTH	BEARING
L1	S 89°15'42"E	14.56'	S 89°15'42"E
L2	S 89°15'42"E	14.56'	S 89°15'42"E
L3	S 89°15'42"E	14.56'	S 89°15'42"E
L4	S 89°15'42"E	14.56'	S 89°15'42"E
L5	S 89°15'42"E	14.56'	S 89°15'42"E
L6	S 89°15'42"E	14.56'	S 89°15'42"E
L7	S 89°15'42"E	14.56'	S 89°15'42"E
L8	S 89°15'42"E	14.56'	S 89°15'42"E
L9	S 89°15'42"E	14.56'	S 89°15'42"E
L10	S 89°15'42"E	14.56'	S 89°15'42"E
L11	S 89°15'42"E	14.56'	S 89°15'42"E
L12	S 89°15'42"E	14.56'	S 89°15'42"E
L13	S 89°15'42"E	14.56'	S 89°15'42"E
L14	S 89°15'42"E	14.56'	S 89°15'42"E

TRACT 1
 THIS TRACT IS THE ENTIRE TRACT DESCRIBED IN BOOK 987 PAGE 142 OF THE CAMARON COUNTY RECORDS, BEING THE TRACT OF LAND AND INTEREST THEREIN OWNED BY TAYLOR MORRISON, AS SHOWN ON THE MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED.



ESP

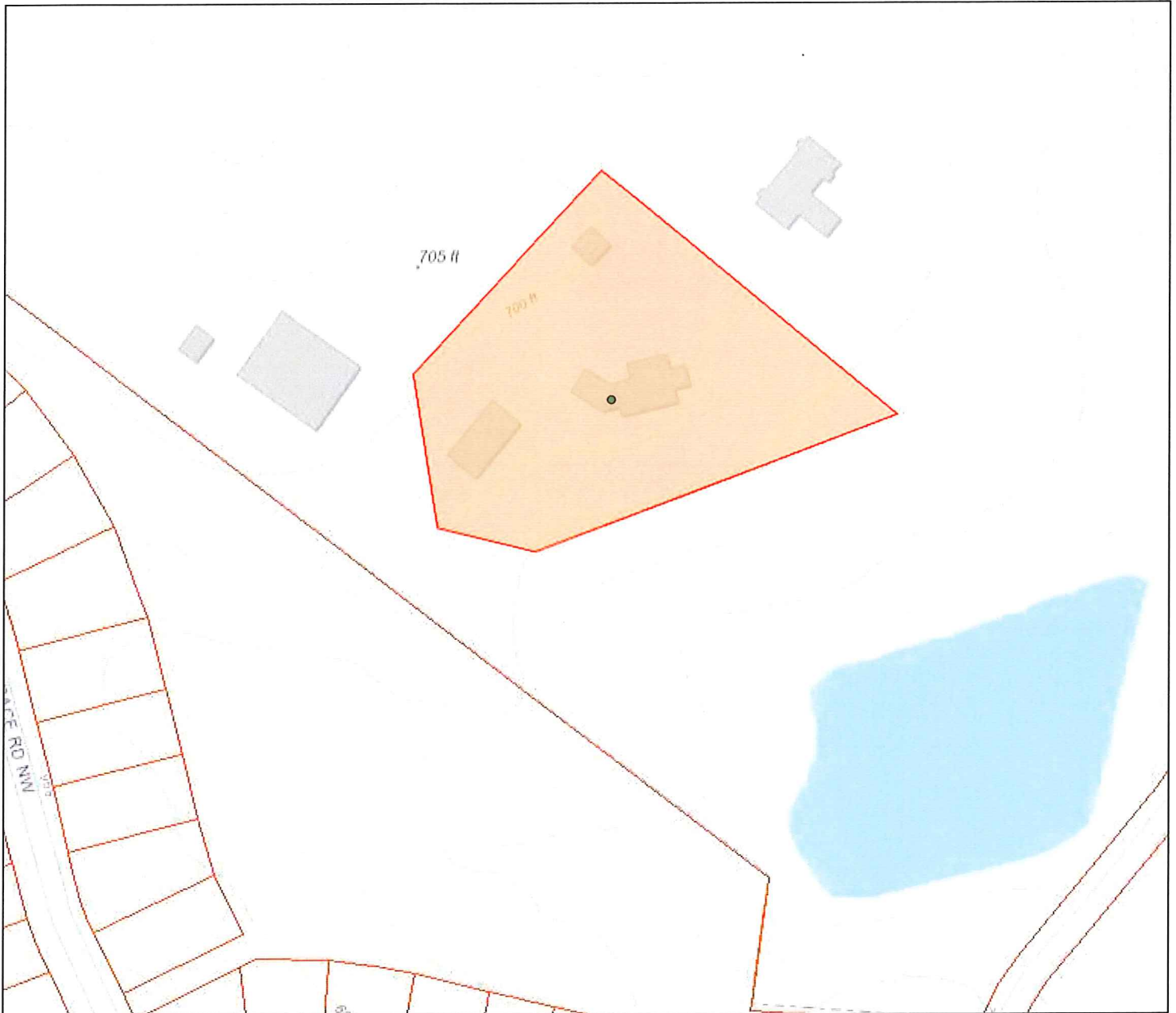
Engineering & Surveying Professionals

11408 CHARLOTTE, NC 28277

PH: 704.392.1234

FX: 704.392.1235

WWW.ESP-NC.COM

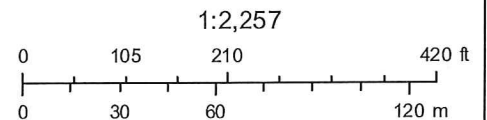


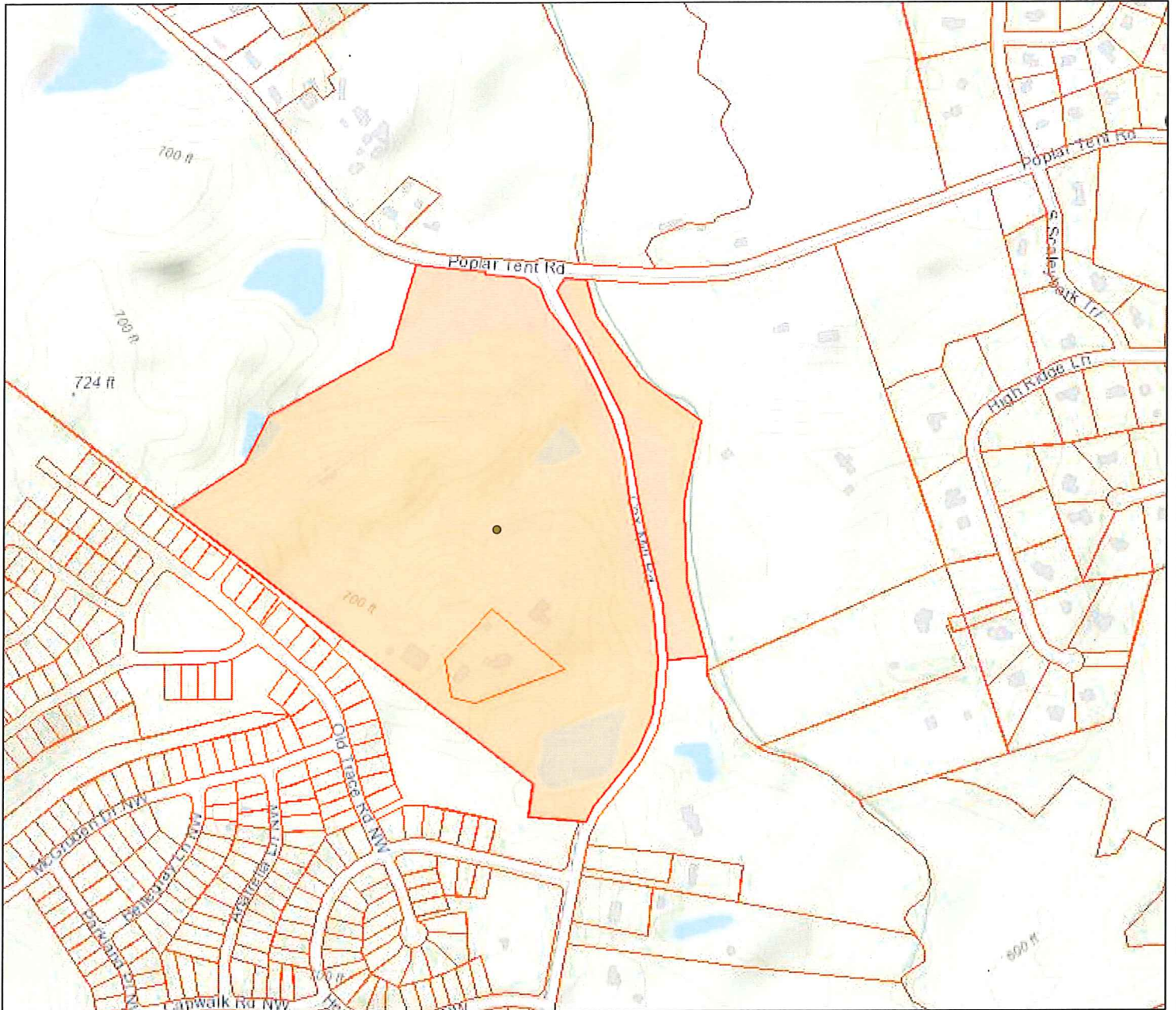
Property Real ID	02-001 -0007.10	Parcel PIN	46804603690000
Physical Address:	600 COX MILL RD CONCORD NC 28027	Land Units	2.52
Owner Name 1:	HODGES DEWITT P & ANNE P	Land Units Type	AC
Owner Name 2:		Land Value	79860
Mailing Address:	600 COX MILL ROAD	Building Value	364680
Mail City:	CONCORD	Assessed Value	477710
Mail State:	NC	Market Value	477710
Mail Zip:	28027		

Cabarrus County shall not be held liable for any errors in the data represented on this record. This includes errors of omission, commission, concerning the content of the data, and relative positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which this data was compiled must be consulted for verification of information represented on this map document.

Map Created By Cabarrus County IT Department
Data Sources: Cabarrus County Land Records

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community





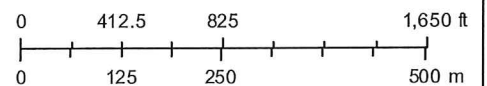
Property Real ID	02-001 -0007.20	Parcel PIN	46804609360000
Physical Address:	580 COX MILL RD CONCORD NC 28027	Land Units	68.98
Owner Name 1:	HODGES FAMILY FARM LLC	Land Units Type	AC
Owner Name 2:		Land Value	1553520
Mailing Address:	600 COX MILL RD	Building Value	151230
Mail City:	CONCORD	Assessed Value	326410
Mail State:	NC	Market Value	1756450
Mail Zip:	28027		

Cabarrus County shall not be held liable for any errors in the data represented on this record. This includes errors of omission, commission, concerning the content of the data, and relative positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which this data was compiled must be consulted for verification of information represented on this map document.

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Data Sources: Cabarrus County Land Records

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

1:9,028



9816 .
0078

FILED
CABARRUS COUNTY NC
LINDA F. McABEE
REGISTER OF DEEDS
FILED Dec 22, 2011
AT 01:47 pm
BOOK 09816
START PAGE 0078
END PAGE 0080A
INSTRUMENT # 27513
EXCISE TAX \$0.00
LFM

Excise Tax \$0.00 (business convenience)

Tax Parcel: 4680-46-0936

Prepared by and mail after recording to: Samuel F. Davis, Jr., Hartsell & Williams, P.A.
PO Box 368, Concord, NC 28026-0368

Brief description for the index

Poplar Tent Rd and Cox Mill Rd

The lands herein conveyed are not the principal residence of the Grantor.

SPECIAL WARRANTY DEED

THIS DEED made this ____ day of August 2011, by ANNE PROPST HODGES and husband, DEWITT P. HODGES, ("Grantor"), whose address is 580 Cox Mill Road, Concord, NC 28027, to HODGES FAMILY FARM, LLC, a North Carolina limited liability company, ("Grantee"), whose address is 580 Cox Mill Road, Concord, NC 28027.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter, as required by context.

WITNESSETH, that the Grantor, for and consideration of a business convenience, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Concord, Cabarrus County, North Carolina and more particularly described as follows:

Lying and being in No. Two (2) Township, Cabarrus County, North Carolina at the intersection of Cox Mill Road (SR 1448) and Poplar Tent Road (SR 1394) and being a 69.141 acre tract containing 3,011,804 square feet and being that property designated as Parcel 2, Carl A. Propst Family Limited Partnership as shown upon Sheet 2 of 2 of a Boundary Survey and Division of 150.727 Acres prepared for Carl A. Propst, Jr. and Anne P. Hodges by ESP Associates, P.A., Scott L. Hunter, professional land surveyor, dated September 19, 2008 and being more particularly described as follows:

Commencing at North Carolina Geodetic Control Monument "Billboard" having North Carolina State Plane Coordinates (NAD 83/2001) of North: 598,577.27 and East: 1,491,735.92; thence N. 37-35-31 W. 11,890.75 Feet (ground distance - combined factor = 0.999850589) to a computed point located at the center of the bridge over Rocky River and along Poplar Tent Road (SR 1394), THE POINT OF BEGINNING said point having North Carolina State Plane Coordinates (NAD 83/2001) of North: 607,997.80 and East: 1,484,483.25, and being a common corner with that of Jeffrey Lee Bonds (Deed

-26-
3pgs

Book 587, page 718) Marsha Herrin Hood, Theresa Herrin Mann, and Merl Lee Herrin (Deed Book 7705, Page 76), and W.C. Hill, Jr. and wife, Lora F. Hill (Deed Book 201, Page 212 and runs thence S. 12-43-51 E. 166.96 feet to a point; thence S. 33-39-12 E. 327.14 feet to a point; thence S. 51-09-45 E. 327.14 feet to a point; thence S. 11-35-50 W. 310.28 feet to a point; thence S. 01-57-07 E. 334.16 feet to a point; thence S. 13-52-34 E. 323.16 ft. to a point, a corner of Robert Patel Quinn and wife Smita Patel Quinn (now or formerly, Deed Book 620, Page 217); thence with the line of Quinn five courses as follows: 1) S. 81-28-49 W. crossing a 1" pipe on line at 26.79 feet and an axle found on line at 163.75 feet for a distance of 196.88 feet to a point in the approximate center of the 60' right of way of Cox Mill Road; 2) with the approximate center line of Cox Mill Road S. 06-09-50 W. 141.78 feet to a point; 3) in a clockwise and southwesterly direction with the center line of Cox Mill Road an arc having a radius of 647.69 feet for a distance of 402.43 feet (Bearing S. 23-57-49 W.; Chord 395.99 feet; Delta 35-35-59) to a point; 4) thence continuing with the center line of Cox Mill Road S. 41-45-50 W. 142.62 feet to a point; 5) thence continuing with the approximate center of Cox Mill Road and in a counter clockwise and southwesterly direction an arc having a radius of 321.83 feet for a distance of 79.88 feet (Bearing S. 34-39-12 W.; Chord 79.67 feet; Delta 14-13-15) to a point; thence S. 85-07-01 W. crossing a No. 5 rebar on line at 13.86 feet and a No. 5 rebar on line at 29.51 feet for a distance of 261.30 feet to a No. 5 rebar, a corner of Clark's Creek Associates, LLC (now or formerly, Deed Book 5335, Page 25); thence with the line of Clark's Creek Associates, LLC N. 08-52-27 E. 140.28 feet to a No. 5 rebar; thence continuing with Clark's Creek Associates, LLC N. 51-45-20 W. 195.91 feet to a set No. 4 rebar; thence N. 59-35-23 E. 362.58 feet to a No. 4 rebar; thence N. 26-44-13 E. 218.90 feet to a No. 4 rebar; thence N. 62-55-14 E. 588.62 feet to a No. 4 rebar; thence N. 17-28-56 E. 375.16 feet to a No. 4 rebar in the approximate center line of Poplar Tent Road; thence with the approximate center line of Poplar Tent Road S. 85-28-23 E. 710.91 feet to the point of BEGINNING and being the property conveyed to Grantor by deed recorded in Deed Book 8467, Page 310.

LESS AND EXCEPTING from the above-described property, the following:

1. The part thereof conveyed to the North Carolina Department of Transportation by instrument recorded in Book 9197, page 162, Cabarrus County Registry.
2. The 2.519 acres conveyed by Carl A. Propst Family Limited Partnership to the Grantors herein by Deed recorded August 31, 1999 in Deed Book 2645, at page 312, Cabarrus County Registry, and the description set forth in said deed is incorporated herein by reference.

This conveyance is made and accepted SUBJECT TO, and Grantors hereby reserve a permanent, non-exclusive right of way and easement, forty-five feet in width, for egress, ingress, and regress to and from the 2.519-acre parcel, which is described in Deed Book 2645, at page 312, Cabarrus County Registry, to Cox Mill Road and for providing utilities to the 2.519-acre parcel. The centerline of the 45-foot right of way is the centerline of the existing driveway and is described, as follows:

BEGINNING in the fifth line of the description of the aforesaid 2.519-acre parcel, said beginning point being S 49-42-53 E 77.84 feet from a new iron pin, a corner of the 2.519-acre parcel, and runs thence from said beginning point, N 59-21-58 E 45.07 feet; thence N 09-24-30 E 144.36 feet; thence N 23-47-25 E 129.11 feet; thence N 30-37-23 E 86.96 feet; thence N 44-37-08 E 160.38 feet to a point in Cox Mill Road (said point being S 25-18-19 E 767.40 feet from a "MAG" nail set in the centerline of the intersection of Cox Mill Road and Poplar Tent Road).

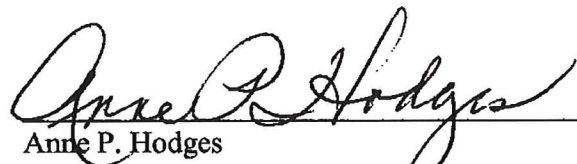
And Grantor shall have the non-exclusive right and easement upon, over, and under said right-of-way to construct and maintain a driveway and drainage and to install and maintain electric, gas, cable, telephone, and other utility lines, pipes, and fixtures for the transmission of utilities to the 2.519 acres. Grantee shall not construct any buildings, fences, or other instructions within the right of way or obstruct or interfere with the non-exclusive use of the right of way by Grantor for the purposes herein set forth. Grantee shall repair any damage caused by Grantee to the roadway, drainage, or utility lines and facilities. Grantor shall have the right to construct and maintain a security gate limiting entrance to the right of way at Cox Mill Road. The rights and easements herein retained shall be appurtenant to and run with the Grantor's aforesaid 2.519-acre parcel.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee in fee simple, subject to the right of way and easement herein reserved.

The Grantor does hereby covenant that Grantor has not placed or suffered to be placed any presently existing lien or encumbrance on the premises and that Grantor will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under, or on account of the Grantor, but no further. The title to the property hereinabove described is subject to the following exceptions:

1. Property taxes for 2011 and deferred taxes on agricultural land for prior years, which Grantee assumes and agrees to pay.
2. The right of way and easement herein reserved.
3. Right of Way and Easement for utility purposes recorded October 24, 2008 in Book 8467, page 316, Cabarrus County Registry.
4. All other enforceable rights of way, easements, and restrictions without reimposing the same, including, but not limited to, the rights of way and easements described in the instruments recorded in Book 2161, page 69, Book 2645, page 312, Book 3940, page 165, Book 3940, page 165, Book 7330, page 291, Book 7346, page 52, Book 8467, page 162, and Book 9197, page 162 in the Office of the Cabarrus County Register of Deeds.

IN TESTIMONY WHEREOF, the said Grantor has executed this Special Warranty Deed, as of the day and year first above written.



Anne P. Hodges



Dewitt P. Hodges

NORTH CAROLINA, CABARRUS COUNTY

I, Diane E. Miller, a Notary Public for said County and State, do hereby certify that Anne P. Hodges, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. WITNESS my hand and notary seal, this the 10th day of ~~August~~ September 2011.

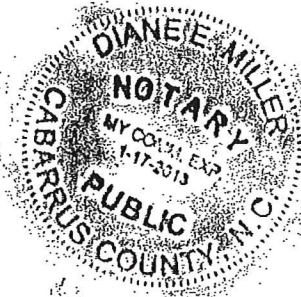


My Commission Expires:
1-17-2013

Diane E. Miller
Notary Public

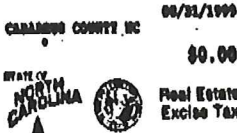
NORTH CAROLINA, CABARRUS COUNTY

I, Diane E. Miller, a Notary Public for said County and State, do hereby certify that Dewitt P. Hodges, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. WITNESS my hand and notary seal, this the 7th day of ~~August~~ September 2011.



My Commission Expires:
1-17-2013

Diane E. Miller
Notary Public



AUG 31 8 05 AM '99

CHARLES B. ROSS
REGISTER OF DEEDS
CABARRUS CO., N.C.

Tax Parcel No.: 4680 27 8815

This instrument drafted by: Williams, Boger, Grady, Davis & Tuttle, P.A., Concord, NC

After recording, mail to: Williams, Boger, Grady, Davis & Tuttle, P.A.,
Grantee P. O. Box 810, Concord, N. C. 28026-0810

Excise Tax: _____

NORTH CAROLINA

WARRANTY DEED

CABARRUS COUNTY

THIS DEED made this 27th day of August 1999 by CARL A. PROPST FAMILY LIMITED PARTNERSHIP, a North Carolina Limited Partnership ("Grantor"), to DEWITT P. HODGES, and Wife ANNE PROPST HODGES ("Grantee"), whose address is 65 Ingleside Drive, S.E., Concord, Cabarrus County, North Carolina.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH: -

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in No. 2 Township, Cabarrus County, North Carolina, and more particularly described as follows:

Lying and being in No. 2 Township, Cabarrus County, North Carolina on the west side of but not adjoining Cox Mill Road, (SR 1448) and being a part of the property described in the deed recorded in Book 1538, Page 362, Cabarrus County Registry, and more particularly described as follows:

To locate the Beginning point, start at an existing one inch iron rod on the west bank of Rocky River in the line of Robert Patell Quinn (Book 620, Page 217), and thence from said point S. 81-43-20 W. 136.79 feet to a six-inch axle in the east edge of the right-of-way of Cox Mill Road; thence S. 82-41-34 W. 470.14 feet to a new iron pin, the point and place of BEGINNING; thence from the BEGINNING with five new lines, as follows: (1) S. 71-01-47 W. 409.12 feet to a new iron pin, (2) N. 74-27-50 W. 103.20 feet to a new iron pin, (3) N. 08-12-40 W. 156.59 feet to a new iron pin, (4) N. 43-19-46 E. 291.47 feet to a new iron pin, and (5) S. 49-42-53 E. 404.66 feet to the BEGINNING, containing 2.519 acres as shown upon a conveyance plat of 2.519 acres of the property of Carl A. Propst Family Limited Partnership, by Mel G. Thompson, PLS, dated August 13, 1999, a copy of which is attached hereto and incorporated herein by reference.

TOGETHER WITH AND SUBJECT TO the non-exclusive use of a right-of-way for ingress and egress to and from Cox Mill Road, being 45 feet wide, and having a center line described as follows:

BEGINNING at a point in the fifth line of the description of the property herein conveyed, said beginning point being S. 49-42-53 E. 77.84 feet from a new iron pin, a corner of the above-described property, and runs thence from said beginning point N. 59-21-58 E. 45.07 feet; thence N. 09-24-30 E. 144.36 feet; thence N. 23-47-25 E.

P.O. Box 688 Concord 28026
mail to Grantee

129.11 feet; thence N. 30-37-23 E. 86.96 feet; thence N. 44-37-08 163.80 feet E. to a point in Cox Mill Road (said point being S. 25-18-19 E. 767.40 feet from a "MAG" nail set in the center line of the intersection of Cox Mill Road and Poplar Tent Road).

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee in fee simple.

The Grantor does hereby covenant that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. The title to the property hereinabove described is subject to the following exceptions:

All enforceable easement, rights-of-way, and restrictions without reimposing the same.

IN WITNESS WHEREOF, the Carl A. Propst Family Limited Partnership has caused this instrument to be executed by its general partners under seal by authority duly given.

CARL A. PROPST
FAMILY LIMITED PARTNERSHIP

by: Carl A. Propst (SEAL)
Carl A. Propst, General Partner

by: Catherine B. Propst (SEAL)
Catherine B. Propst, General Partner

NORTH CAROLINA
Cabarrus COUNTY

I, a Notary Public in and for said County and State, do hereby certify that
CARL A. PROPST and CATHERINE B. PROPST, general partners of the Carl A.
Propst Family Limited Partnership personally appeared before me this day and
acknowledged the execution of the foregoing instrument as the act and deed of said
partnership.

WITNESS my hand and Notarial Seal, this 30th day of August 1999.

Billy T. Paul
Notary Public



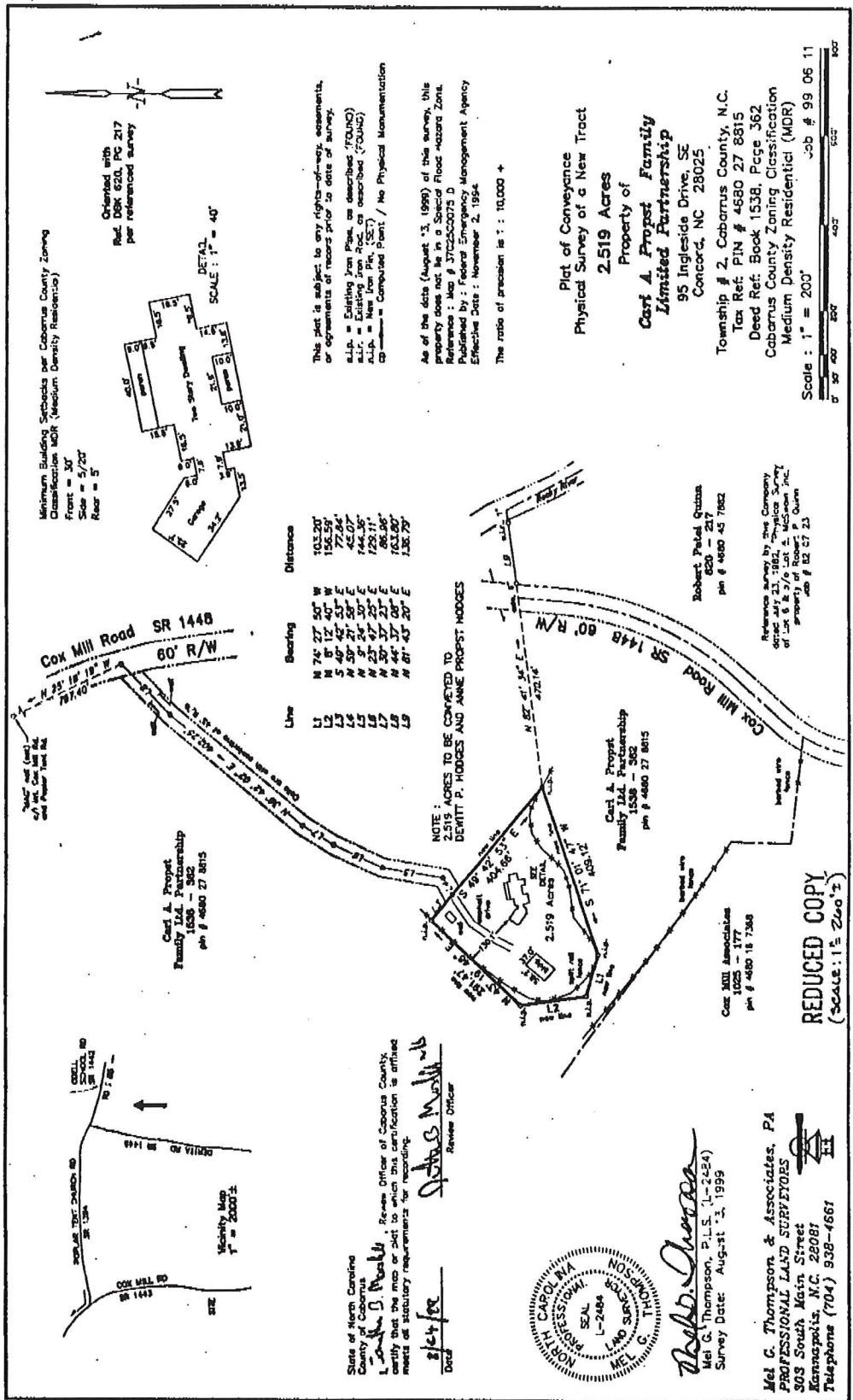
My Commission Expires:
8/25/2004

N. C. - Cabarrus Co.

The foregoing certificate(s) of Billy T. Paul, Notary Public is (are) certified to be correct.
This instrument and this certificate are duly registered at the time and date and in the
Book and Page shown on the first page hereof.

CHARLES B. ROSS
Register of Deeds, Cabarrus County, N. C.

by: William A. McChesney
Deputy/Assistant Register of Deeds
8-31-99



Minimum Building Setbacks per Cabarrus County Zoning Classification MDR (Medium Density Residential)
 Front = 30'
 Side = 5/20'
 Rear = 5'



Line	Bearing	Distance
U1	N 74° 27' 50" W	103.20'
U2	N 8° 12' 40" W	156.59'
U3	N 57° 21' 50" E	77.40'
U4	N 59° 24' 30" E	44.07'
U5	N 57° 24' 30" E	144.35'
U6	N 23° 47' 25" E	123.11'
U7	N 20° 37' 20" E	86.86'
U8	N 44° 42' 20" E	103.50'
U9	N 44° 42' 20" E	130.79'

NOTE: LINES TO BE CONVEYED TO DENITT P. HODGES AND ANNE PROBST HODGES

State of North Carolina
 County of Cabarrus
 I, *James M. Wells*, Review Officer
 certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
 Date: *8/24/99*



Mel C. Thompson
 Mel C. Thompson, P.L.S. (L-2484)
 Survey Date: August 21, 1999

Mel C. Thompson & Associates, PA
 PROFESSIONAL LAND SURVEYORS
 303 South Main Street
 Monroeville, N.C. 28081
 Telephone (704) 938-4661

REDUCED COPY
 (Scale: 1" = 200')

Cox Mill Associates
 1025 - 177
 ph # 480 15 7386

Carl A. Probst
 Family Ltd. Partnership
 1538 - 302
 ph # 480 27 8015

Robert Pald Quinn
 626 - 217
 ph # 960 45 7082

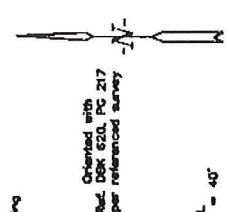
Reference Survey by the Company of James B. & J. G. McQueen, Inc. property of Robert P. Quinn Job # 12 57 23

Plat of Conveyance
 Physical Survey of a New Tract
 2.519 Acres
 Property of
**Carl A. Probst Family
 Limited Partnership**
 95 Ingleside Drive, SE
 Concord, NC 28025

Township # 2, Cabarrus County, N.C.
 Tax Ref: PIN # 4680 27 8815
 Deed Ref: Book 1538, Page 362
 Cabarrus County Zoning Classification
 Medium Density Residential (MDR)

Scale: 1" = 200'
 Job # 99 06 11

This plat is subject to any rights-of-way, easements, or encumbrances of record prior to date of survey.
 s.l.p. = Existing Iron Pins, as described (FOUND)
 s.l.p. = Existing Iron Rod, as described (FOUND)
 s.l.p. = New Iron Pin, (SCT)
 CP = Computer Print / No Physical Monumentation
 As of the date (August 21, 1999) of this survey, this property does not lie in a Special Flood Hazard Zone.
 Reference: Map # 37025-0075 D
 Published by: Federal Emergency Management Agency
 Effective Date: November 2, 1994
 The ratio of precision is 1 : 10,000 +



To: City of Concord Planning Department

From: Dewitt P. Hodges and Ann P. Hodges

RE: Authorization for Annexation Petition

To whom it may concern:

Please accept this letter as our written authorization to allow Taylor Morrison of Carolinas, Inc. to make on our behalf an application for consideration of annexation and rezoning into the City limits of Concord, North Carolina. The effected properties are 46804603690000 (2.52 Acres) and 46804609360000 (68.98 Acres).

Sincerely,

Handwritten signatures of Dewitt P. Hodges and Ann P. Hodges. The signature of Dewitt P. Hodges is on top, and the signature of Ann P. Hodges is below it. Both signatures are in black ink and are written in a cursive style.

Dewitt P. Hodges & Ann P. Hodges

List of Current Adjacent Property Owners (as of 1/9/2020)

AcctName1	AcctName2	MailAddr1	MailCity	MailState	MailZipCod
ALLEN MILLS HOMEOWNERS ASSOCIATION INC	C/O KUESTER MANAGEMENT GROUP	PO BOX 3340	FORT MILL	SC	29716
BONDS JEFFREY LEE		PO BOX 296	CLEVELAND	NC	27013
BURRIS PAULETTE H		9400 POPLAR TENT RD	CONCORD	NC	28027
CANNON CROSSING HOA	C/O LESLIE A LANCASTER	5970 FAIRVIEW RD STE 710	CHARLOTTE	NC	28210
CAROLINA INTERNATIONAL SCHOOL		9545 POPLAR TENT RD	CONCORD	NC	28027
CATAWBA LANDS CONSERVANCY		4530 PARK RD STE 420	CHARLOTTE	NC	28209
HILL W C JR	HILL WILLIAM CAULDWELL	9500 POPLAR TENT RD	CONCORD	NC	28027
HODGES DEWITT P & ANNE P		600 COX MILL ROAD	CONCORD	NC	28027
HODGES FAMILY FARM LLC		600 COX MILL RD	CONCORD	NC	28027
M/J HOMES OF CHARLOTTE LLC	TAYLOR MORRISON OF CAROLINAS	11405 N COMMUNITY HOUSE RD STE 150	CHARLOTTE	NC	28277
QUINN ROBERT PATEL	QUINN SMITA PATEL WF	801 COX MILL RD	CONCORD	NC	28027
WINDING WALK OWNERS ASSOC INC	C/O MAIN STREET MGMT GROUP	P O BOX 1329	CORNELIUS	NC	28031
KEITH LINDGREN	CANNON CROSSING PRESIDENT	1158 DONELEA LN NW	CONCORD	NC	28027
SRINIVASA VEMULAPALLI	WINDING WALK PRESIDENT	10619 EUCLID AVE	CONCORD	NC	28027



CONCORD, NC

MILLGROVE

January 2020



Prepared for:



Prepared by:



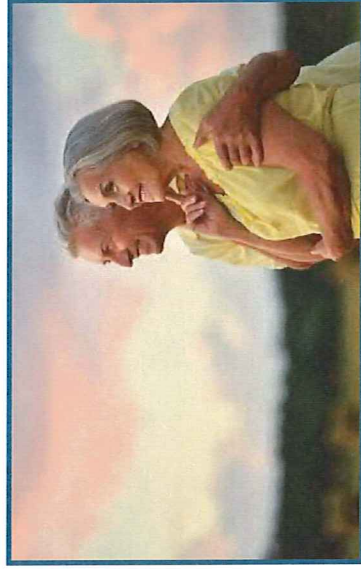
ABOUT TAYLOR MORRISON

In 2019 Taylor Morrison was ranked as the 6th largest builder in the United States for overall home closings.

In 2016, 2017, 2018, and 2019 Taylor Morrison received the “America’s Most Trusted Home Builder” award presented by Lifestory Research. Taylor Morrison is the only builder to win this award four years in a row.

Charlotte Area Projects

- » Taylor Morrison is currently building in 19 Communities in the Charlotte Metro Area.
- » In 2019 Taylor Morrison closed 620 Homes.
- » Homes range from the mid \$200’s to the upper \$600’s.

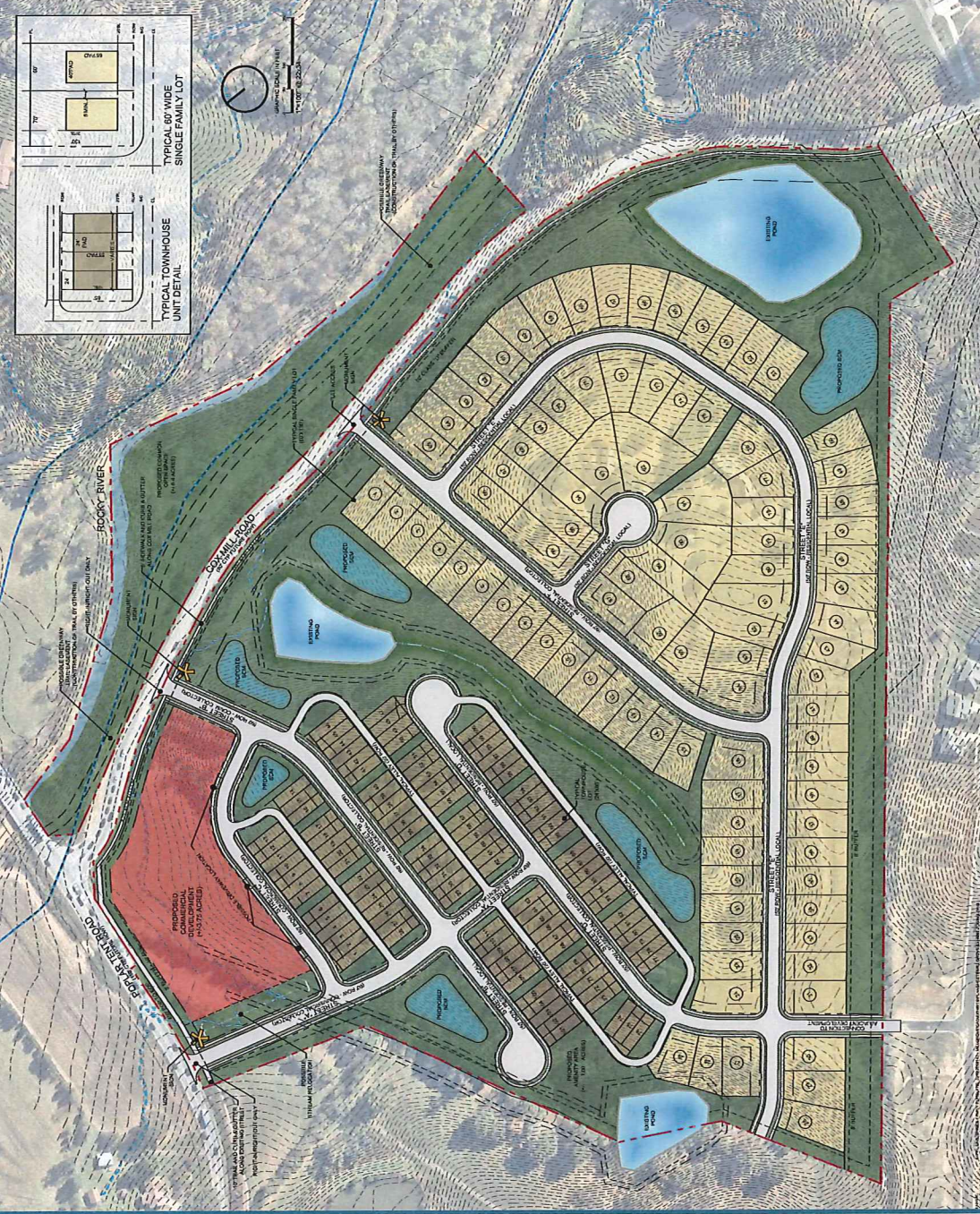


SITE AERIAL



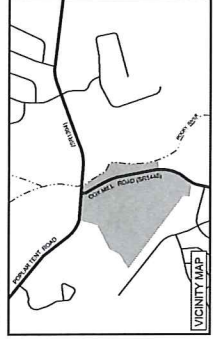
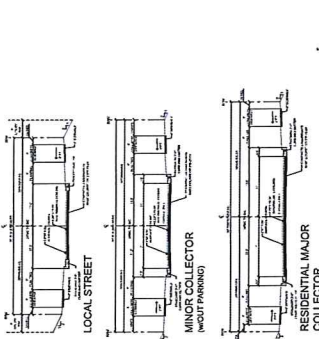
Site Acreage: 71.5 acres
Proposed Zoning: PUD

REZONING PLAN



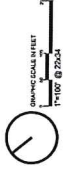
SITE DATA TABLE

DEVELOPMENT DATA	
LAND USE:	COMMERCIAL & RESIDENTIAL
TOTAL LOT AREA:	142.33 ACRES
TOTAL IMPROVED AREA:	1,021,876 S.F.
TOTAL UNIMPROVED AREA:	138,572 S.F.
TOTAL NUMBER OF LOTS:	99
TOTAL NUMBER OF UNITS:	99
TOTAL NUMBER OF GARAGES:	99
TOTAL NUMBER OF DRIVEWAYS:	99
TOTAL NUMBER OF DRIVEWAYS:	99
TOTAL NUMBER OF DRIVEWAYS:	99
CONTRIBUTED DATA	
CONTRACT DISTRICT:	STONEMOUNT
PROPOSED ZONING:	RESIDENTIAL MAJOR COLLECTOR
PROPOSED LOT AREA:	7,498 SF
PROPOSED LOT WIDTH:	33.0 FT
PROPOSED LOT DEPTH:	36.0 FT
PROPOSED LOT AREA:	3,432 SF
SETBACKS:	
FRONT YARD:	5 FT
REAR YARD:	5 FT
LEFT SIDE YARD:	5 FT
RIGHT SIDE YARD:	5 FT
HEIGHT:	12 FT
MAXIMUM OVERHANG:	3 FT
MINIMUM OVERHANG:	0 FT
MINIMUM SIDEWALK CLEARANCE:	5 FT
MINIMUM DRIVEWAY CLEARANCE:	7 FT
MINIMUM DRIVEWAY CLEARANCE:	7 FT
MINIMUM DRIVEWAY CLEARANCE:	7 FT
MINIMUM DRIVEWAY CLEARANCE:	7 FT
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MINIMUM DRIVEWAY CLEARANCE:	7 FT



ZONING EXHIBIT
Millgrove - Cox Mill
TaylorMorrison
Concord, North Carolina
January 2020
Kimley»Horn
200 South Tryon Street, Suite 200
Concord, NC 28025
704.885.2121
www.kimleyhorn.com License No. E-0102

ILLUSTRATIVE PLAN



RENDERING
Millgrove - Cox Mill
TaylorMorrison
Concord, North Carolina
January 2020

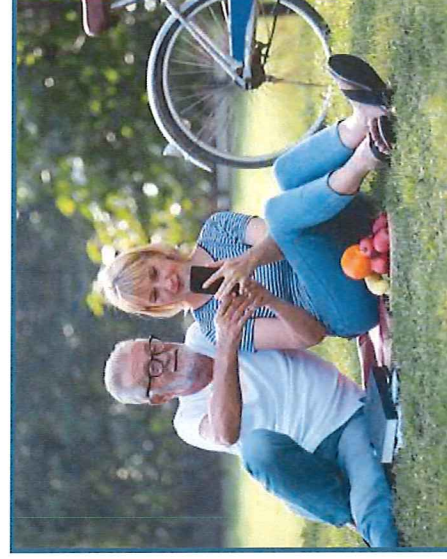
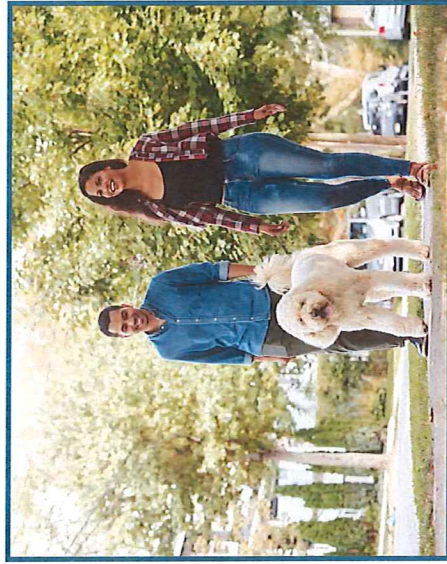
Kimley»Horn
200 South Tryon Street, Suite 200
Raleigh, NC 27601
Phone: 919.876.1111
www.kimleyhorn.com
KIMLEY HORN IS AN EQUAL OPPORTUNITY EMPLOYER AND AFFIRMATIVE ACTION EMPLOYER.

CONCEPTUAL SINGLE FAMILY HOME ELEVATIONS



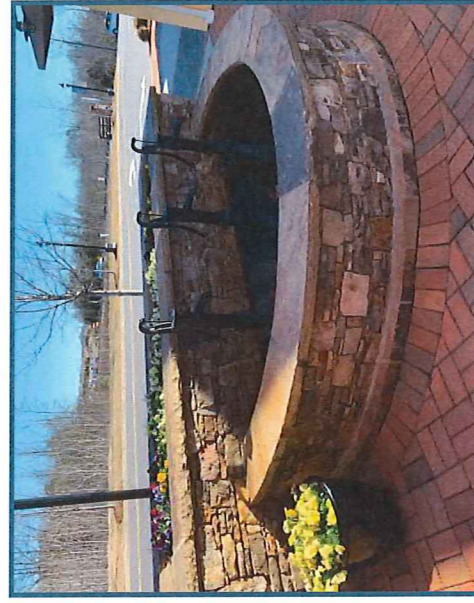
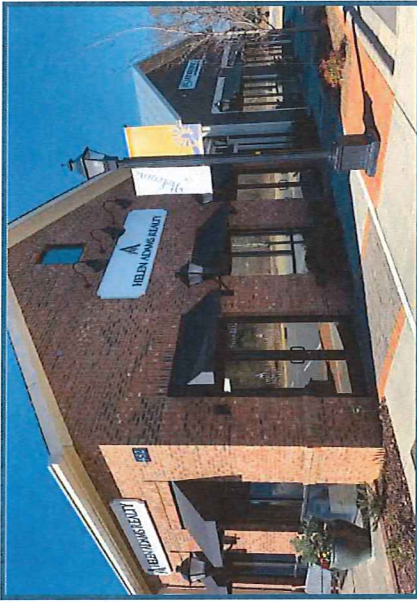
Homes shall be sided with brick, concrete fiber cement boards (e.g., hardiplank), architectural concrete, stone, stone veneer, stucco, or a combination of these materials. Vinyl siding shall not be allowed as a siding material, except for soffits.

CONCEPTUAL TOWNHOME ELEVATIONS



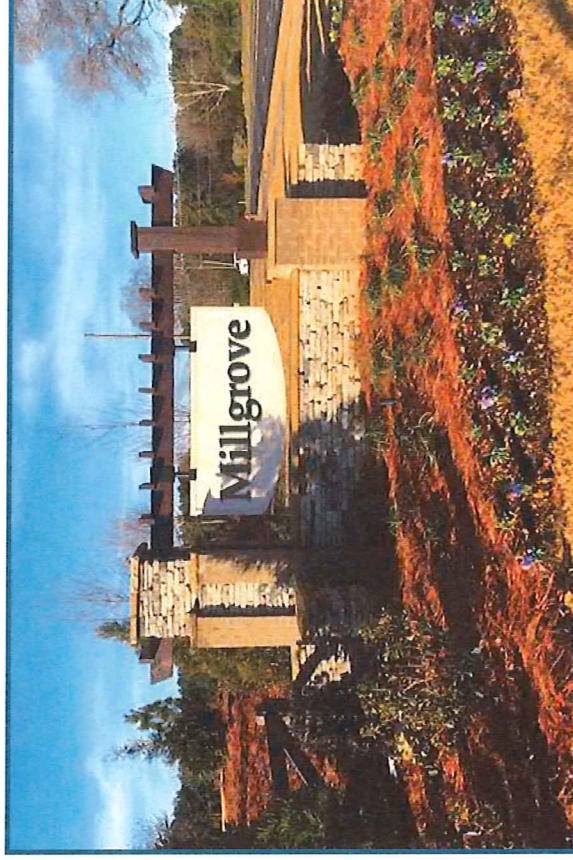
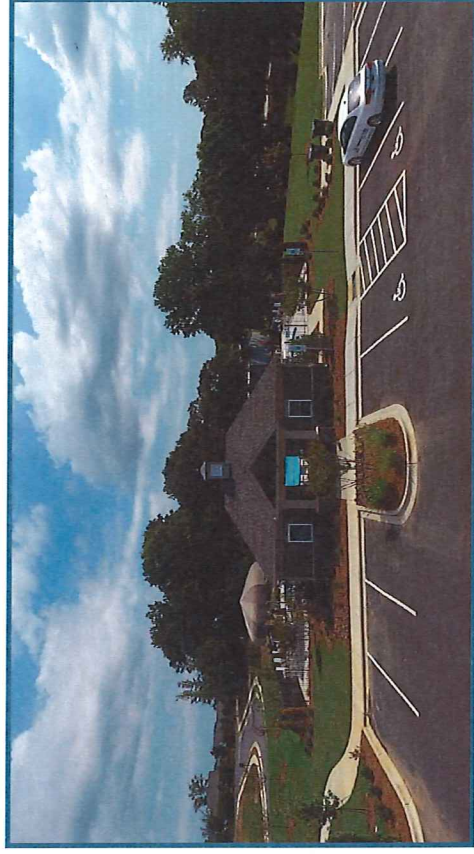
Homes shall be sided with brick, concrete fiber cement boards (e.g., hardiplank), architectural concrete, stone, stone veneer, stucco, or a combination of these materials. Vinyl siding shall not be allowed as a siding material, except for soffits.

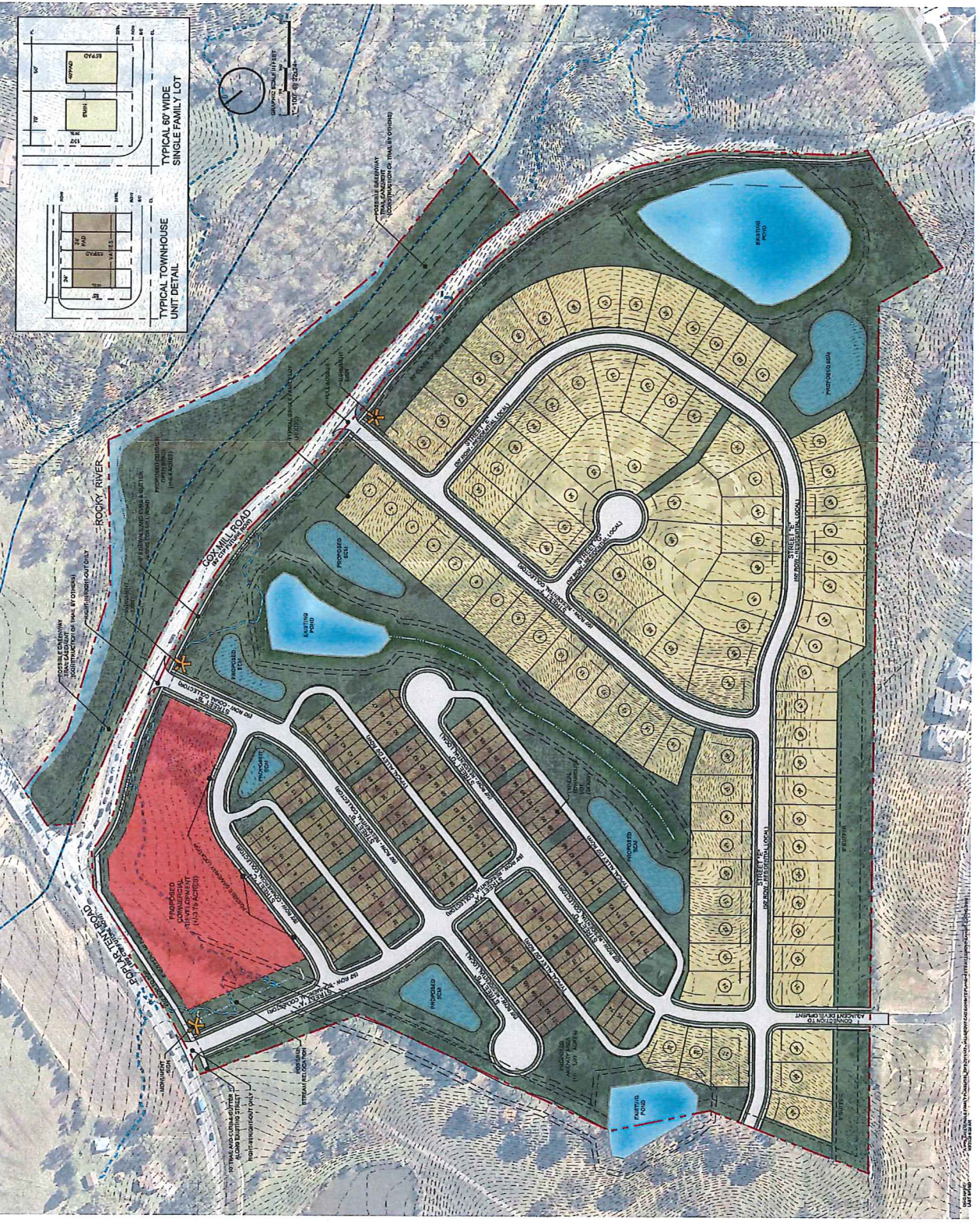
CONCEPTUAL COMMERCIAL ELEVATIONS



Buildings shall be sided with brick, concrete fiber cement boards (e.g., hardiplank), architectural concrete, stone, stone veneer, stucco, or a combination of these materials. Vinyl siding shall not be allowed as a siding material, except for soffits.

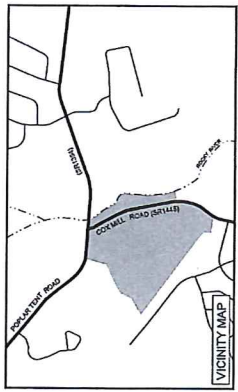
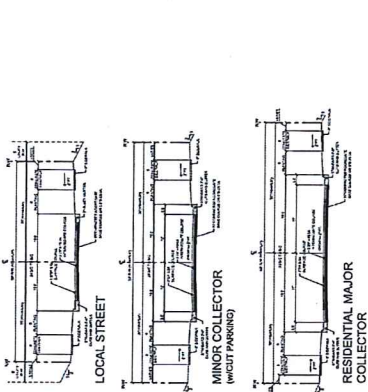
AMENITY/COMMUNITY CHARACTER CONCEPTS





SITE DATA TABLE

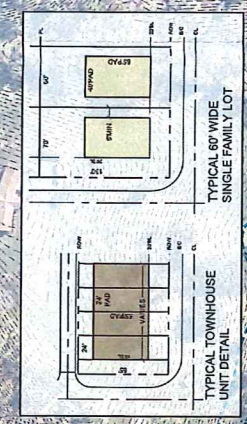
DEVELOPMENT DATA	
CONVENTIONAL DEVELOPMENT	15.00 ACRES
TOTAL SITE AREA	15.00 ACRES
TOTAL LOT AREA	15.00 ACRES
STREET OVERLAP AREA	15.00 ACRES
STREET RIGHT-OF-WAY AREA	15.00 ACRES
TOTAL NUMBER OF LOTS	150
MINIMUM LOT AREA	1000 SF
MINIMUM LOT WIDTH	30 FT
MINIMUM LOT DEPTH	30 FT
MINIMUM LOT FRONT YARD SETBACK	5 FT
MINIMUM LOT SIDE YARD SETBACK	5 FT
MINIMUM LOT REAR YARD SETBACK	5 FT
MINIMUM LOT FRONT PORCH SETBACK	5 FT
MINIMUM LOT SIDE PORCH SETBACK	5 FT
MINIMUM LOT REAR PORCH SETBACK	5 FT
MINIMUM LOT FRONT PORCH SETBACK	5 FT
MINIMUM LOT SIDE PORCH SETBACK	5 FT
MINIMUM LOT REAR PORCH SETBACK	5 FT
MINIMUM LOT FRONT PORCH SETBACK	5 FT
MINIMUM LOT SIDE PORCH SETBACK	5 FT
MINIMUM LOT REAR PORCH SETBACK	5 FT



ZONING EXHIBIT

Millgrove - Cox Mill
Taylor Morrison
 Concord, North Carolina
 January 2020

Kimley-Horn
 200 South Tryon Street, Suite 200
 Charlotte, NC 28202
 Phone: 704.335.5111
 North Carolina License No. P-0102



NOT TO SCALE
 DATE: 01/15/20
 DRAWN BY: J. HORN
 CHECKED BY: J. HORN
 APPROVED BY: J. HORN



RENDERING
Millgrove - Cox Mill
 TaylorMorrison.
 Concord, North Carolina
 January 2020
Kimley»Horn
 200 South Tryon Street, Suite 200
 Charlotte, North Carolina 28202
 704.335.5131
 North Carolina License No. F-0102
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