

I, JOSEPH E. WHALEY JR., STATE THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4999, PAGE 270, THAT THE RATIO OF PRECISION AS CALCULATED IS IN EXCESS OF 1:10000 WITH A MAXIMUM FIELD ERROR OF ANGULAR CLOSURE OF 7 1/2 SEC. PER ANGLE; THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 26 DAY OF SEP A.D. 2007.

J. Whaley

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

Jonathan M. Hester REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT IS ONE IN WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Jonathan M. Hester 2/6/08
REVIEW OFFICER
By: Lakana N. Noyes DATE

LINE	LENGTH	BEARING
L1	10.44	N87°51'35"E
L2	6.97	N34°21'42"E
L3	5.49	N34°21'42"E
L4	6.23	N34°21'42"E
L5	52.45	S07°43'21"E
L6	688.06	N87°51'35"E
L7	105.87	N59°23'40"E
L8	180.48	S30°36'20"E
L9	126.48	S30°36'20"E
L10	238.25	S79°38'16"E

G. CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

THE VILLAGES AT SKYBROOK NORTH PHASE 1 MAP 4
NAME OF SUBDIVISION

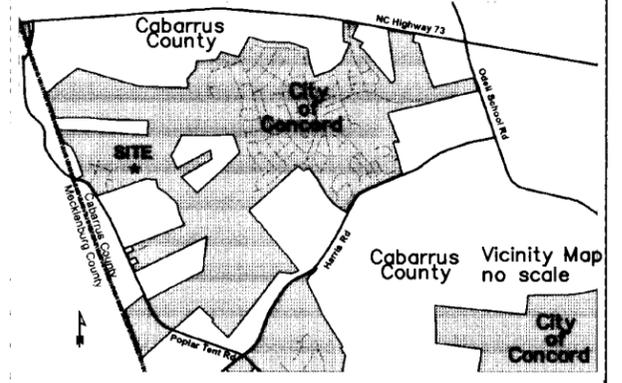
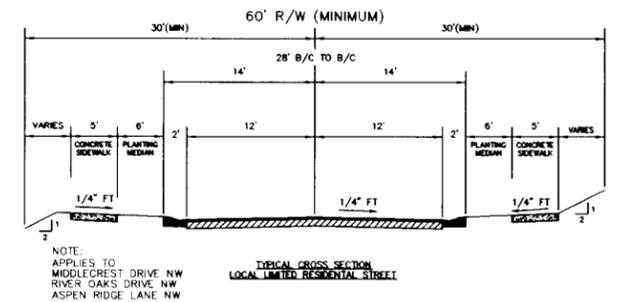
ASPEN RIDGE LANE NW, MIDDLECREST DRIVE NW, RIVER OAKS DRIVE NW
NAME OF STREETS IN SUBDIVISION

LAURELDALE, 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 PREFORMED 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 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. 47-30, G.S. 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.

SIGNED: Jonathan M. Hester
REGISTERED PROFESSIONAL ENGINEER
1A900
REGISTRATION NO. DATE: 1/24/08



H. CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS.

(C) 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 SPECIFICATION AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE LAURELDALE SUBDIVISION.

2/5/08 Ad. Sue Hester
DATE DIRECTOR OF ENGINEERING

(D) I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD IN THE LAURELDALE SUBDIVISION.

2-5-08 William J. Langer
DATE DIRECTOR OF ELECTRICAL SYSTEMS

(E) IT IS HEREBY CERTIFIED THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

2-6-08 Margaret P. Ryan
DATE DIRECTOR OF DEVELOPMENT SERVICES

F. CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE VILLAGES AT SKYBROOK NORTH MAP 4 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

2020508 Ann Wilson
DATE TRIANGLE DIRECTOR

G. CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE 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 SETBACK LINES AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, 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 FAILURES OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE (1) YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

WITNESS MY HAND AND OFFICIAL SEAL, THIS
24 DAY OF SEP, 2008
MY COMMISSION EXPIRES: 12-29-08

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS
I, JOSEPH E. WHALEY JR., A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I AM THE DULY QUALIFIED AND PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGE THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS
24 DAY OF SEP, 2008
MY COMMISSION EXPIRES: 12-29-08

NOTARY PUBLIC

LEGEND:

- ECM - EXISTING CONCRETE CONTROL CORNER MONUMENT
- COS - COMMON OPEN SPACE
- LF - LINEAR FEET
- LME - LANDSCAPE AND MONUMENT EASEMENT
- MB - MAP BOOK
- PDE - PUBLIC DRAINAGE EASEMENT (MAINTAINED BY CITY OF CONCORD)
- PSDE - PRIVATE STORM DRAINAGE EASEMENT (MAINTAINED BY HOMEOWNERS)
- R/W - RIGHT-OF-WAY
- SF - SQUARE FEET
- ST - 35'X35' SIGHT TRIANGLE
- SAN. SEW. ESMT. - SANITARY SEWER EASEMENT
- S'51' - 5' SIDEWALK
- YWBH - YARBROUGH-WILLIAMS AND HOULE

NOTES:

- A 20' RADIUS IS DEDICATED AT ALL INTERSECTIONS.
- A 25' RADIUS IS DEDICATED AT ALL INTERSECTIONS OF 50' RADIUS CUL-DE-SACS R/W LINE AND STREET R/W LINE.
- THIS PROPERTY IS NOT LOCATED WITHIN 2000' OF AN NCOS CONTROL MONUMENT.
- A 2' SIDEWALK EASEMENT WILL BE IN PLACE WHERE SIDEWALK ABUTS RIGHT-OF-WAY.
- COMMON OPEN SPACE AREAS TO BE LEFT UNDISTURBED.
- ACTIVE RECREATION AREAS MAY BE DISTURBED TO INSTALL IMPROVEMENTS. OTHER AREAS MAY ONLY BE DISTURBED UPON APPROVAL BY THE SUBDIVISION ADMINISTRATOR.
- CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THIS SITE.
- SANITARY SEWER AND DOMESTIC WATER BY THE CITY OF CONCORD WILL BE AVAILABLE TO EACH LOT.
- RIVER/STREAM OVERLAY DISTRICT (RSOD) BUFFER DETERMINED BY CITY OF CONCORD REQUIREMENTS.
- STREET TREES TO BE INSTALLED PER CITY OF CONCORD REQUIREMENTS.
- THE FULL 120' WIDTH RSOD FROM THE TOP OF ROCKY RIVER DOES NOT IMPACT DEVELOPABLE AREAS OF THE SITE.
- PROPERTY ZONED RM-2
- LOT SIZES RANGE FROM 6,476 SF TO 11,798 SF
- LOTS ARE SUBJECT TO THE FOLLOWING SETBACKS

FRONT SETBACK 20'
REAR SETBACK 30'
SIDE YARD 5'

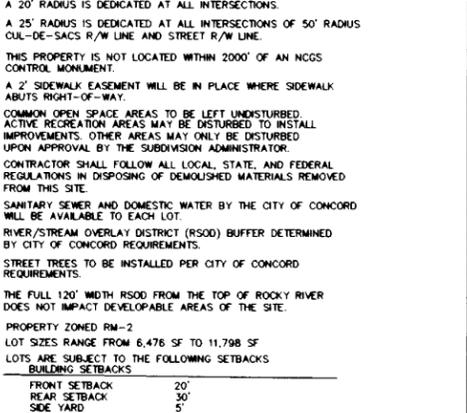
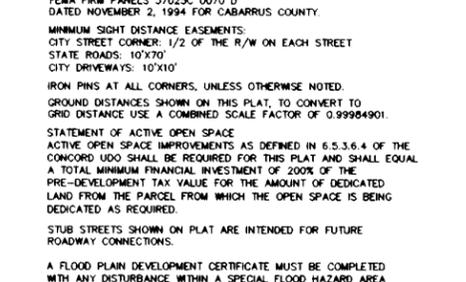
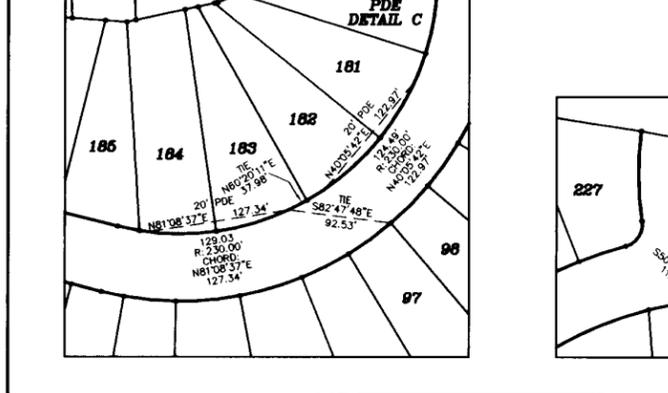
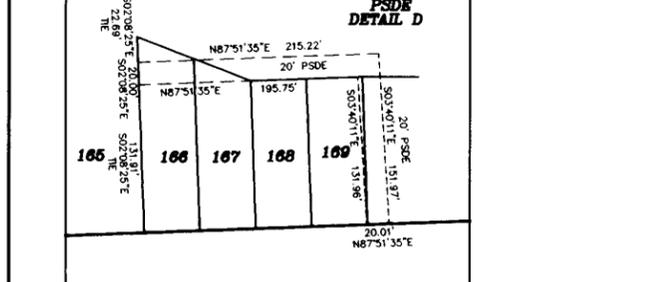
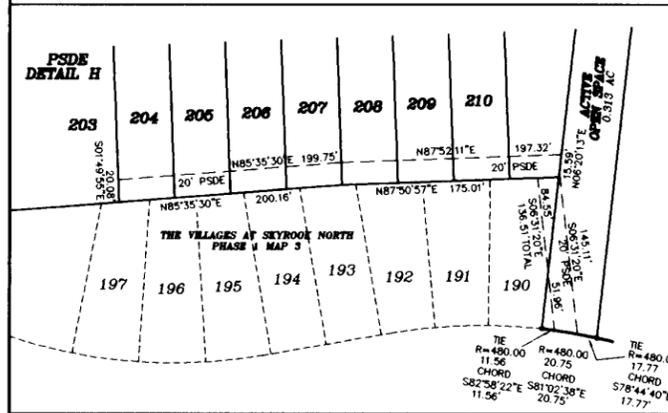
LINEAR FEET IN STREETS
MIDDLECREST DRIVE - 1251.16 LF
RIVER OAKS DRIVE - 1192.80 LF
ASPEN RIDGE LANE - 117.94 LF
PIN #4671-58-9249

AREA IN LOTS - 13.181 ACRES
AREA IN R/W - 3.455 ACRES
AREA IN COMMON OPEN SPACE (RECREATIONAL AREA) - 1.808 ACRES
TOTAL AREA THIS PLAT - 18.444 ACRES
74 LOTS RECORDED ON THIS PLAT.

DEDICATION OF COMMON OPEN SPACE

THE VILLAGES AT SKYBROOK NORTH HOMEOWNERS ASSOCIATION OF CABARRUS, INC. IN RECORDING THIS PLAT AS A PORTION OF THE VILLAGES AT SKYBROOK NORTH HAS DESIGNATED CERTAIN PARTS AS "COMMON OPEN SPACES" FOR USE BY THE HOMEOWNERS OR TENANTS OF THE VILLAGES AT SKYBROOK NORTH FOR PARKING RECREATIONAL AND OTHER RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO THE VILLAGES AT SKYBROOK NORTH. DECLARATION TO BE RECORDED IN THE CABARRUS COUNTY REGISTRY PRIOR TO THE SALE OF ANY LOTS, AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN.

STREET LIGHT INSTALLATION MUST BE WITHIN CITY OF CONCORD GUIDELINES.
ANY UPGRADE TO DECORATIVE LIGHTING WILL BE AT THE COST OF THE OWNER/DEVELOPER.



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	380.00	55.11	55.06	N38°30'59"E	818.34'
C2	380.00	56.98	56.92	N46°57'59"E	835.26'
C3	380.00	56.97	56.92	N55°33'26"E	835.26'
C4	380.00	56.91	56.86	N64°08'34"E	834.50'
C5	380.00	44.25	44.22	N71°46'07"E	840.17'
C6	20.00	29.28	26.74	N33°09'29"E	835.333'
C7	280.00	80.12	79.85	S00°35'26"E	1623.43'
C8	220.00	62.06	61.85	S01°12'00"E	1678.91'
C9	20.00	26.92	26.47	S50°42'37"E	824.35'
C10	220.00	63.45	63.23	N79°35'52"E	1631.26'
C11	220.00	45.85	45.77	N65°21'55"E	1126.30'
C12	20.00	31.42	28.28	N14°23'40"E	900.000'
C13	290.00	26.95	26.94	S27°56'38"E	519.25'
C14	290.00	46.75	46.70	S20°39'49"E	914.13'
C15	290.00	46.75	46.70	S11°25'36"E	914.13'
C16	290.00	46.75	46.70	S02°11'24"E	914.13'
C17	290.00	46.75	46.70	N07°02'49"E	914.13'
C18	290.00	50.06	50.00	N16°36'39"E	953.27'
C19	290.00	47.44	47.38	N28°14'32"E	922.19'
C20	290.00	46.72	46.67	N35°32'38"E	913.52'
C21	290.00	46.75	46.70	N44°46'40"E	914.11'
C22	290.00	46.75	46.70	N54°00'51"E	914.12'
C23	290.00	46.75	46.70	N63°15'05"E	914.12'
C24	290.00	57.70	57.60	N73°34'08"E	1123.58'
C25	290.00	57.70	57.60	N84°58'06"E	1123.58'
C26	290.00	46.83	46.77	S84°42'23"E	915.05'
C27	290.00	20.80	20.80	S78°01'34"E	406.34'
C28	420.00	48.81	48.79	S79°18'03"E	639.32'
C29	480.00	50.09	50.07	S06°48'55"E	829.59'
C30	480.00	14.35	14.35	S76°49'39"E	142.45'
C31	230.00	20.07	20.06	S78°28'15"E	459.57'
C32	230.00	68.92	68.67	S89°33'19"E	1710.12'
C33	230.00	86.09	85.58	N71°08'14"E	2126.41'
C34	230.00	86.06	85.56	N49°41'43"E	2126.21'
C35	230.00	86.05	85.57	N28°15'17"E	2126.31'
C36	230.00	86.05	85.57	N06°48'55"E	2126.14'
C37	230.00	86.11	85.61	S14°37'43"E	2127.03'
C38	230.00	21.08	21.07	S27°58'48"E	515.05'
C39	20.00	31.42	28.28	S75°36'20"E	900.000'
C40	280.00	42.95	42.91	N63°47'19"E	847.19'
C41	280.00	46.78	46.72	N72°58'09"E	934.19'
C42	280.00	46.45	46.39	N82°30'28"E	920.15'
C43	280.00	2.93	2.93	N87°33'34"E	626.01'
C44	320.00	65.82	65.71	N81°58'01"E	1147.08'
C45	320.00	97.58	97.20	N67°20'18"E	1728.18'
C46	320.00	80.14	79.93	N51°25'41"E	1420.57'
C47	320.00	55.25	55.18	N39°18'27"E	953.30'
C48	20.00	31.42	28.28	S10°38'18"E	900.000'
C49	470.00	69.59	69.52	S92°21'27"E	829.59'
C50	350.00	292.70	284.25	N68°19'11"E	4754.57'
C51	250.00	65.49	65.31	S00°13'03"E	1500.36'
C52	250.00	124.20	122.93	N73°37'37"E	2827.55'
C53	260.00	610.95	479.78	N36°42'42"E	13438.04'
C54	450.00	56.63	56.59	S79°34'35"E	712.36'
C55	350.00	34.10	34.09	N85°04'07"E	6534.56'

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE _____ DAY OF _____ 2007.

AT _____ O'CLOCK _____ M

AND REGISTERED IN RECORD BOOK _____

_____ NO. _____ PAGE _____

DEPUTY REGISTER OF DEEDS

CERTIFICATE OF FINAL PLAT APPROVAL

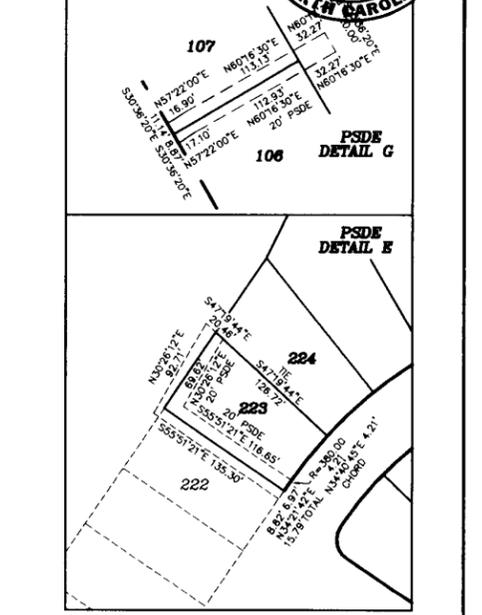
I HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES, THIS FINAL PLAT FOR THE VILLAGES AT SKYBROOK NORTH SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCUURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 1-31-2008

2-6-08 Margaret P. Ryan
DATE DEVELOPMENT SERVICES DIRECTOR

CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION

I HEREBY CERTIFY THAT THE CITY COUNCIL HAS ACCEPTED THE OFFERS OF DEDICATION SHOWN ON THIS PLAT AND THAT THE CITY OF CONCORD HAS ACCEPTED THE OFFER OF DEDICATION AT A MEETING OF THE CITY COUNCIL HELD ON 2-6-08

2/6/08 Kim G. Deane
DATE CITY CLERK



SHEET TITLE: MAJOR PLAT - 18.444 ACRES

OWNER/DEVELOPER: LAURELDALE, LLC. DEED: 6290-85
6719-C FAIRVIEW ROAD PIN#4671-58-9249
CHARLOTTE, N.C. 28210

PROJECT: THE VILLAGES AT SKYBROOK NORTH PHASE 1 MAP 4
CITY OF CONCORD TOWNSHIP #3, CABARRUS COUNTY, N.C.
OWNER: LAURELDALE, LLC. (DEED: 6290-85) (PIN#4671-58-9249)

YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
730 Woodrow Oak Court (28273) P.O. Box 7007 (28241)
Charlotte, North Carolina
704.556.1900 704.566.0000(fax)

PROJECT NO. _____
SCALE: 1"=100'
DATE: 11/01/2007
DRAWN BY: YWH
CHECKED BY: JEW
ZONED: RM-2 (CLUSTER)
DRAWING NO. _____

SHT 2 OF 2 SHTS