

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 1 DAY OF JUNE, A.D., 2007.



STATE OF NORTH CAROLINA
COUNTY OF CABARRUS
I, Jonathan Marshall, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Jonathan Marshall by David Whitty
REVIEW OFFICER DATE 6/5/07

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, 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.

6/1/07 DATE
S. B. Hinde 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.

N/A DATE
DIRECTOR OF ELECTRICAL SYSTEMS

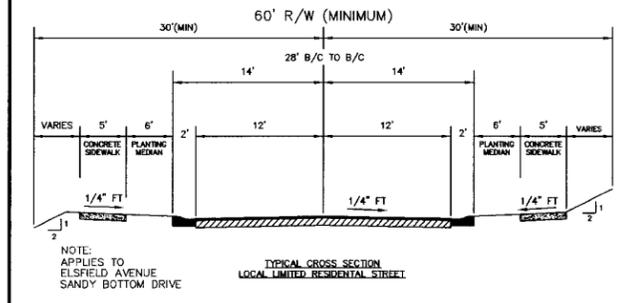
(E) IT IS HEREBY CERTIFIED THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN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

6/1/07 DATE
DIRECTOR OF DEVELOPMENT SERVICES

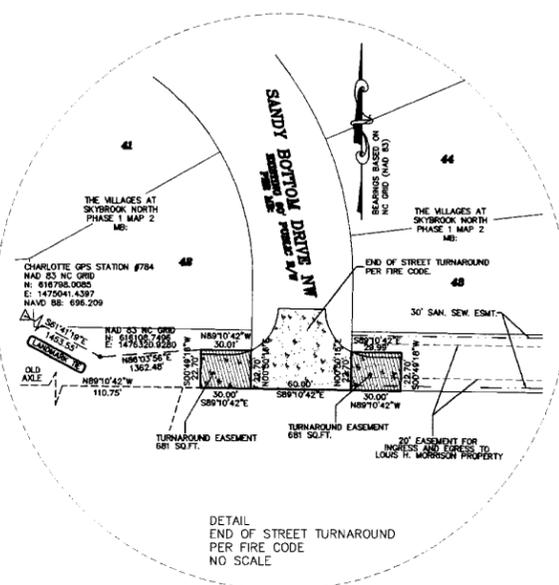
F. CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE VILLAGES AT SKYBROOK NORTH MAP 2 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

6/6/07 DATE
Ann Hagan FINANCE DIRECTOR



NOTE: APPLIES TO ELSFIELD AVENUE SANDY BOTTOM DRIVE
LOCAL TYPICAL CROSS SECTION



DETAIL END OF STREET TURNAROUND PER FIRE CODE NO SCALE

- 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)
PSE - 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'Y - 5' SIDEYARD
YWH - YARBROUGH-WILLIAMS AND HOULE

NOTES
COMMON OPEN SPACE AND RECREATIONAL AREA TO BE OWNED AND MAINTAINED BY THE VILLAGES AT SKYBROOK NORTH HOMEOWNERS ASSOCIATION OF CABARRUS INC.

THIS PROPERTY MAY BE SUBJECT TO RECORDED AND UNRECORDED EASEMENTS AND R/W NOT OBSERVED.

AREAS WERE CALCULATED BY COORDINATE METHOD.
ALL RIGHTS-OF-WAY SHOWN SHALL BE PUBLIC AND DEDICATED RIGHTS-OF-WAY, MAINTAINED BY THE CITY OF CONCORD.

PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PERMANENT STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
ALL UTILITY RIGHT-OF-WAYS ARE TO BE 20' WIDE UNLESS OTHERWISE NOTED.

THIS PROPERTY IS SHOWN ON FEMA FIRM PANELS 37025C 0070 D DATED NOVEMBER 2, 1994 FOR CABARRUS COUNTY.

MINIMUM SIGHT DISTANCE EASEMENTS: CITY STREET CORNER: 1/2 OF THE R/W ON EACH STREET STATE ROADS: 10'X70' CITY DRIVEWAYS: 10'X10'

IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.
GROUND DISTANCES SHOWN ON THIS PLAT, TO CONVERT TO GRID DISTANCE USE A COMBINED SCALE FACTOR OF 0.99984901.

STATEMENT OF ACTIVE OPEN SPACE
ACTIVE OPEN SPACE IMPROVEMENTS AS DEFINED IN 6.5.3.6.4 OF THE CONCORD UDO SHALL BE REQUIRED FOR THIS PLAT AND SHALL EQUAL A TOTAL MINIMUM FINANCIAL INVESTMENT OF 200% OF THE PRE-DEVELOPMENT TAX VALUE FOR THE AMOUNT OF DEDICATED LAND FROM THE PARCEL FROM WHICH THE OPEN SPACE IS BEING DEDICATED AS REQUIRED.

STUB STREETS SHOWN ON PLAT ARE INTENDED FOR FUTURE ROADWAY CONNECTIONS.

A FLOOD PLAN DEVELOPMENT CERTIFICATE MUST BE COMPLETED WITH ANY DISTURBANCE WITH A SPECIAL FLOOD HAZARD AREA FOR HABITABLE STRUCTURES WITHIN A FLOODPLAIN, AN ELEVATION CERTIFICATE IS REQUIRED.

NOTE: A FLOOD-PROOFING CERTIFICATE IS REQUIRED WITHIN THE 100-YEAR FLOODPLAIN THAT IS BELOW BASE-FLOOD ELEVATION. TO REMOVE PROPERTY FROM FEMA FLOODPLAIN A LETTER OF MAP REVISION IS REQUIRED.

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.

OWNER
For Laureldale LLC

STATE OF NORTH CAROLINA COUNTY OF MECKLENBURG
A NOTARY PUBLIC FOR THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC AND PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGE THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 1 DAY OF JUNE, 2007
MY COMMISSION EXPIRES: 12-29-08
NOTARY PUBLIC

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 CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON N/A DATE
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 AT A MEETING OF THE CITY COUNCIL HELD ON 4/17/07 DATE
CITY CLERK

NOTES
A 20' RADIUS IS DEDICATED AT ALL INTERSECTIONS.
A 25' RADIUS IS DEDICATED AT ALL INTERSECTIONS OF 50' RADIUS CURVE-SAGS R/W LINE AND STREET R/W LINE.
THIS PROPERTY IS NOT LOCATED WITHIN 2000' OF AN NCGS 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.

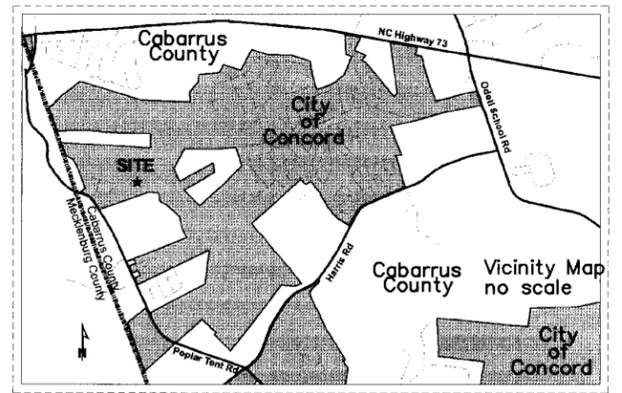
STREET TREES TO BE INSTALLED PER CITY OF CONCORD REQUIREMENTS.
THE FULL 120' WIDTH RSOD FROM THE TOP OF ROCKY RIVER DOES NOT IMPACT DEVELOPABLE AREAS OF THE SITE.

PROPERTY ZONED RM-2
LOT SIZES RANGE FROM 7,200 SF TO 12,541 SF
LOTS ARE SUBJECT TO THE FOLLOWING SETBACKS

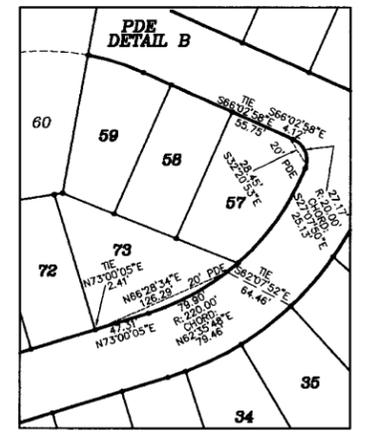
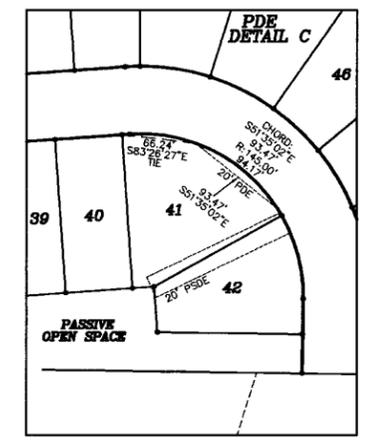
Table with setbacks: FRONT SETBACK 20', REAR SETBACK 30', SIDE YARD 5'. LINEAR FEET IN STREETS: ELSFIELD AVENUE-707.70 LF, SANDY BOTTOM DRIVE-1127.71 LF, PIN #4671-58-9249

AREA IN LOTS - 8,570 ACRES
AREA IN R/W - 2,491 ACRES
AREA IN COMMON OPEN SPACE(RECREATIONAL AREA) - 1,244 ACRES
TOTAL AREA THIS PLAT - 12,305 ACRES
43 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.



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



SHEET TITLE: MAJOR PLAT - 12.305 ACRES
OWNER/DEVELOPER: LAURELDALE, LLC
DEED: 6290-85
PIN# 4671-58-9249
PROJECT: THE VILLAGES AT SKYBROOK NORTH PHASE 1 MAP 2
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
700 Windsor Oaks Court (28278) P.O. Box 7007 (28241) Charlotte, North Carolina 704.558.1900 704.558.0505(fax)
PROJECT NO. 04/10/2007
SCALE 1"=100'
DATE 04/10/2007
DRAWN BY YWH
CHECKED BY JEW
ZONED RM-2(CLUSTER)
DRAWING NO. SHT 2 OF 2 SHTS