Book 52 pg 77

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

(C) I HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE S'SYSTEMS, WATER AND SEWER S'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.

5/24/07 — Sue B Hyde
DATE — DIRECTOR OF ENGINEERING

(D) I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION S'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 S'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.

5-23-07 — Kevin Ashley
DATE — DIRECTOR OF DEVELOPMENT SERVICES

F. CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE VILLAGES AT SKYBROOK NORTH MAP 3 HAS BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

5/25/07 — Dorothy S
DATE — FINANCE DIRECTOR

G. CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

LETTER OF CREDIT

NAME OF SUBDIVISION

NAME OF STREETS IN SUBDIVISION

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	280.00	11.90	11.90	N33°08'40"E	2°26'04"
C2	20.00	31.42	28.28	S10°38'18"E	90°00'00"
C3	470.00	69.59	69.52	S59°52'48"E	8°28'59"
C4	470.00	58.30	58.26	S67°40'29"E	7°06'25"
C5	470.00	62.28	62.24	S75°01'29"E	7°35'34"
C6	470.00	60.28	60.24	S82°29'43"E	7°20'54"
C7	470.00	60.28	60.24	S89°50'38"E	7°20'55"
C8	470.00	51.51	51.48	N83°20'33"E	6°16'44"
C9	480.00	39.18	39.17	N82°32'30"E	4°40'36"
C10	480.00	47.99	47.97	N87°44'39"E	5°43'43"
C11	480.00	47.99	47.97	S86°31'38"E	5°43'43"
C12	420.00	61.80	61.74	S86°50'44"E	8°25'50"
C13	420.00	62.23	62.17	N84°41'41"E	8°29'19"
C14	420.00	1.81	1.81	N80°19'37"E	0°14'50"
C15	530.00	30.55	30.54	N81°51'16"E	3°18'08"
C16	530.00	48.17	48.16	N86°06'34"E	5°12'28"
C17	530.00	48.17	48.16	S88°40'57"E	5°12'29"
C18	530.00	48.17	48.16	S83°28'29"E	5°12'29"
C19	530.00	48.17	48.16	S78°16'00"E	5°12'29"
C20	530.00	48.17	48.16	S73°03'32"E	5°12'28"
C21	530.00	48.17	48.16	S67°51'03"E	5°12'29"
C22	530.00	48.17	48.16	S62°38'35"E	5°12'29"
C23	530.00	40.71	40.70	S57°50'19"E	4°24'02"
C24	20.00	31.42	28.28	N79°21'42"E	90°00'00"
C25	280.00	20.53	20.53	N70°53'25"E	4°13'20"
C26	280.00	154.15	152.21	N68°46'22"E	31°32'34"
C27	500.00	385.35	375.89	S77°43'03"E	44°09'30"
C28	450.00	130.50	130.04	N68°30'39"E	16°36'56"

BEARINGS BASED ON NC GRID (NAD 83)

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

5-24-07

5-24-07 — Kevin Ashley, P.E.
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 BY RESOLUTION AT A MEETING OF THE CITY COUNCIL ON THE 12th DAY OF April, 2007.

5/25/07 — Kimberly S. Bogle
DATE — CITY CLERK

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.02	S55°38'18"E
L2	50.02	S55°38'18"E
L3	391.60	N34°21'42"E
L4	49.26	N34°21'42"E
L5	100.02	S55°38'18"E
L6	116.46	N80°12'11"E

NOW OR FORMERLY LAURELDALE, LLC. DEED: 6290-85 ZONED: RM-2 (CLUSTER) PARCEL #4671-58-9249 ANNEXED INTO CITY OF CONCORD

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

NORTH CAROLINA PROFESSIONAL SEAL L-3954 LAND SURVEYOR JOSEPH E. WHALEY JR.

" 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 16 DAY OF MAY ,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 Whitley — 5/30/2007
REVIEW OFFICER — DATE

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.

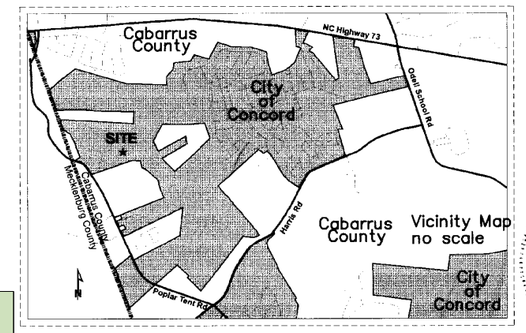
OWNER

STATE OF NORTH CAROLINA COUNTY OF CABARRUS
A NOTARY OF THE PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT WILLIAM E. DALE PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGE THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 16 DAY OF MAY, 2007
MY COMMISSION EXPIRES: 12-29-08

NOTARY PUBLIC

JOSEPH E. WHALEY JR. NOTARY PUBLIC CABARRUS COUNTY, N.C.

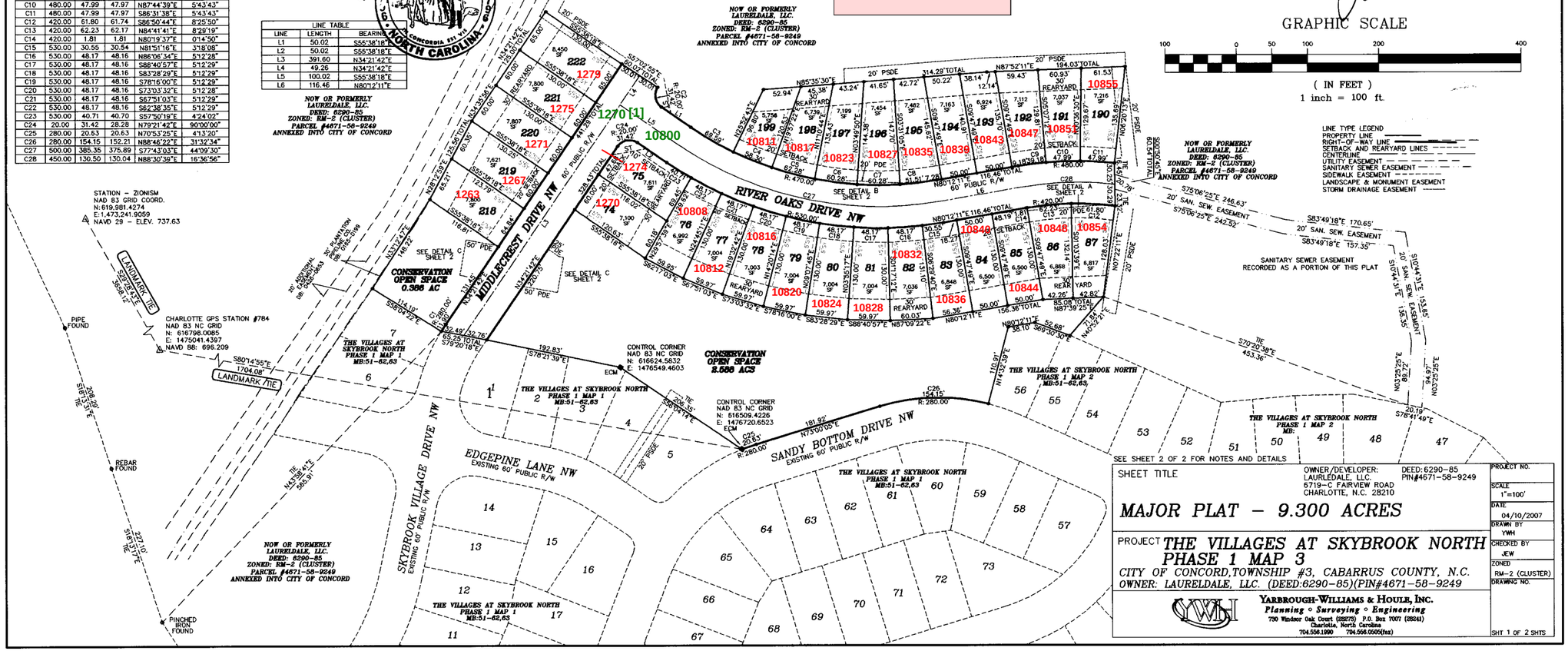


Street Blades:
[1] 1270 Middlecrest Dr NW at 10800 River Oaks Dr NW

Street Key #'s
Middlecrest Dr NW- 2814
River Oaks Dr NW - 2841

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LINE TYPE LEGEND
PROPERTY LINE
RIGHT-OF-WAY LINE
SETBACK AND REARYARD LINES
CENTERLINE
UTILITY EASEMENT
SANITARY SEWER EASEMENT
SIDEWALK EASEMENT
LANDSCAPE & MONUMENT EASEMENT
STORM DRAINAGE EASEMENT



SHEET TITLE

MAJOR PLAT - 9.300 ACRES

OWNER/DEVELOPER: LAURELDALE, LLC. 5719-C FAIRVIEW ROAD CHARLOTTE, N.C. 28210

DEED: 6290-85 PIN#4671-58-9249

PROJECT THE VILLAGES AT SKYBROOK NORTH PHASE 1 MAP 3
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 Windsor Oak Court (28273) P.O. Box 7071 (28241)
Charlotte, North Carolina
704.556.1990 704.556.0505(fax)

PROJECT NO.	
SCALE	1"=100'
DATE	04/10/2007
DRAWN BY	YWH
CHECKED BY	JEW
ZONED	RM-2 (CLUSTER)
DRAWING NO.	
	SHT 1 OF 2 SHTS

P:\PROJ\SUBDIVISION\LAURELDALE-TwPMBULL-03CSDS\MECDPD PLATS\PhASE1PP3.dwg, 5/11/2007 5:38:04 PM, JeanK, HP-750-24-48pc3