Book 55 Page 18

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 — DATE — N. Sue Hyde — 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 — DATE — Walker A Lemon — 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.

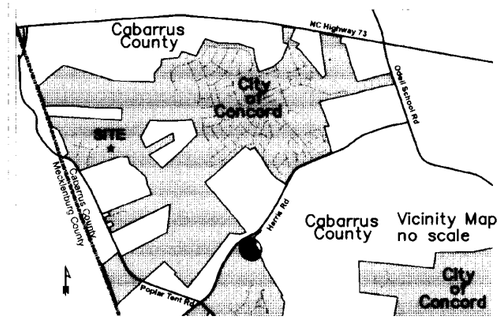
2-6-08 — DATE — Margaret Pearson (PM) — DIRECTOR OF DEVELOPMENT SERVICES

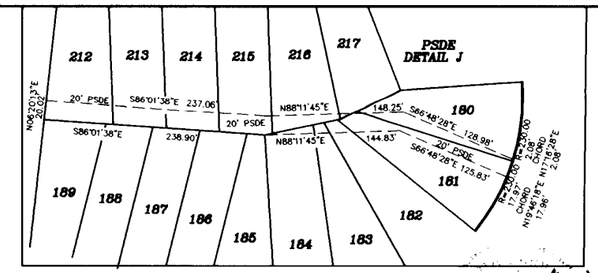
F. CERTIFICATE OF FEE PAYMENT

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

02-05-08 — DATE — Pam Hinson (PH) — FINANCE DIRECTOR

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





" 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 23 DAY OF JAN .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 — 2/6/08
REVIEW OFFICER — DATE — By: Colleen Nace

CERTIFICATE OF OWNERSHIP AND DEDICATION

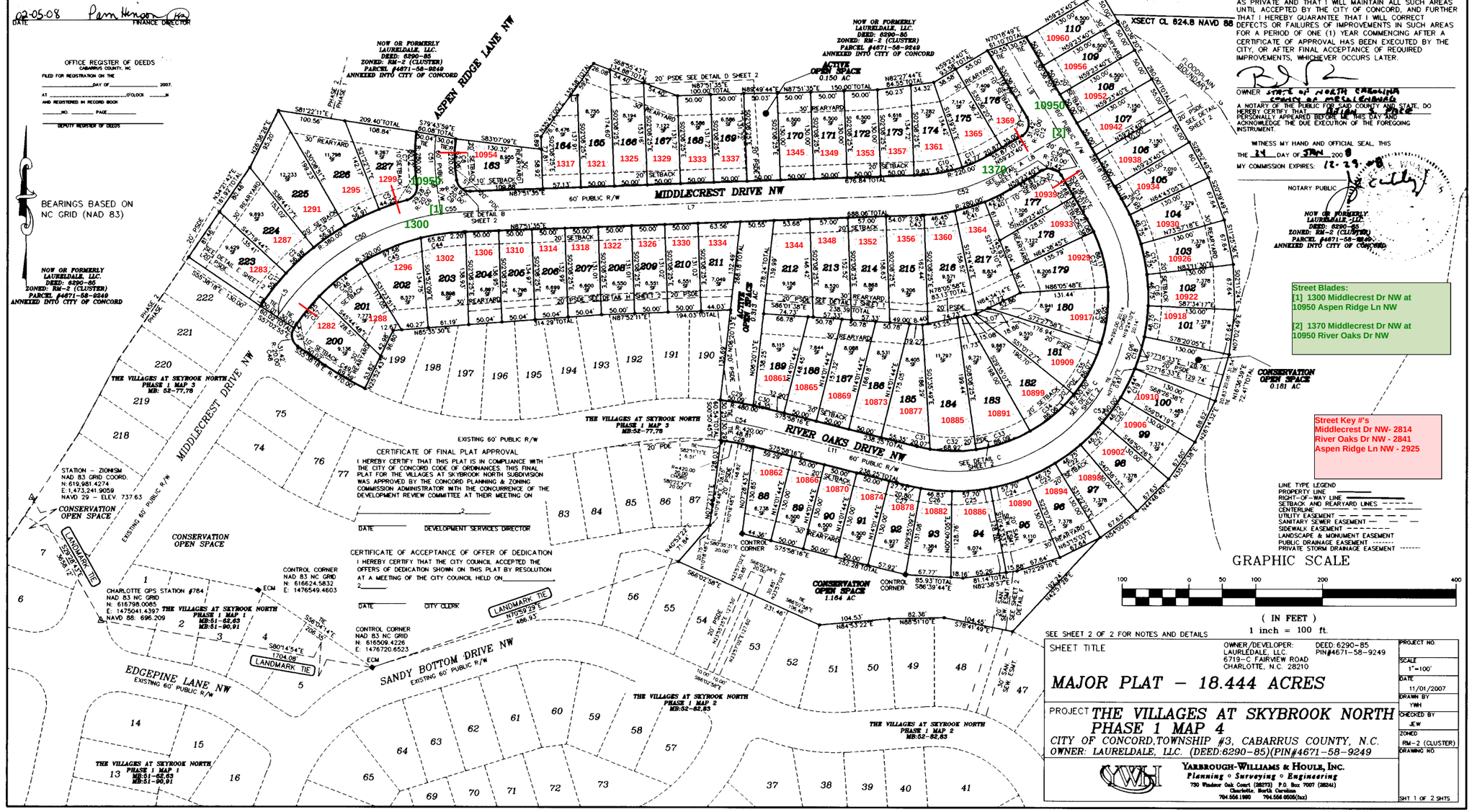
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN 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 MECKLENBURG

A NOTARY OF THE PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Helen S. Hyde PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGE THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 24 DAY OF JAN 2008
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 _____

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 HELD ON _____

DATE — CITY CLERK

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

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

SEE SHEET 2 OF 2 FOR NOTES AND DETAILS

SHEET TITLE

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

MAJOR PLAT – 18.444 ACRES

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 Windsor Oak Court (28273) P.O. Box 7007 (28241)
Charlotte, North Carolina
704.556.1990 704.556.0505(fax)

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