

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°00'00"	47.12'	30.00'	N19°06'15"W	42.43'
C2	90°00'00"	47.12'	30.00'	S70°53'45"W	42.43'
C3	90°00'00"	47.12'	30.00'	S19°06'15"E	42.43'
C4	90°00'00"	47.12'	30.00'	N70°53'45"E	42.43'
C5	8°43'16"	39.58'	260.00'	N68°27'53"W	39.54'
C6	6°10'13"	24.77'	230.00'	N61°01'08"W	24.76'
C7	4°53'54"	17.10'	200.00'	N66°33'12"W	17.09'
C8	90°00'00"	47.12'	30.00'	N19°06'15"W	42.43'
C9	90°00'00"	47.12'	30.00'	S70°53'45"W	42.43'
C10	31°07'14"	92.34'	170.00'	N48°32'38"W	91.21'
C11	30°42'17"	123.26'	230.00'	N42°34'53"W	121.79'
C12	19°17'44"	67.35'	200.00'	N78°39'01"W	67.04'
C13	15°28'21"	70.21'	260.00'	N80°33'43"W	70.00'

Note: Direct vehicular access on to Pitts School Road from lots 34,35,36 & 37 is not allowed

US Hwy 29  
Pitts School Road  
Vicinity Map N.T.S.

The State of North Carolina  
I, James T. West, certify that this map was drawn by me or under my supervision from an actual survey made by me or under my supervision. Best description recorded in Deeds Book 2975 Page 151. That the error of closure as calculated by latitudes and departures is 1:153,128; that the boundaries not surveyed are shown as broken lines platted from information found as noted. That this map was prepared in accordance with General Statute 47-36, as amended. Witness my hand and seal this 25th day of February, 2004.

**J. West**  
James T. West  
L-3392  
Reg. No.

PROFESSIONAL LAND SURVEYOR  
SEAL  
L-3392

Subject Property Information:  
Owner Rickey E. & Anne C. Yates  
Address Pitts School Road  
PIN 5508.04-93-7317  
Deed Book 2975 Page 151  
PIN 5518.03-03-4306  
Deed Book 2940 Page 306  
Zoned CURM-2

Certificate of ownership and dedication  
I hereby certify that I, 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 building 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 failure of improvements in such areas for a period of one year commencing after a certificate of approval has been executed by the city, or after final acceptance of required improvements, whichever occurs later.

**Ronald Gold Overcash**  
Owner

State of North Carolina  
County of Cabarrus  
I, **Robert Lund**, Review Officer of the Cabarrus County, certify that the map or plat to which this certification is affixed meets all statutory requirements of North Carolina General Statutes for recording. This does not constitute certification as to compliance with any or all local ordinances of all applicable local jurisdictions.

**3-1-04**  
Date  
Review Officer

No known easements affect this property  
#4 Rebars set at all corners unless otherwise noted  
Original subdivision name "Yates Mill Subdivision"  
Treva Anne Drive S.W. on preliminary as Poplar Grove Drive S.W.  
Jeff Yates Street S.W. on preliminary as Blue Stone Street S.W.  
Iron Pins set at all property corners unless otherwise noted  
Certificate of streets, water and sewer system approval and other improvements.

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 Yates Meadow Subdivision.

**3/1/04**  
Date  
**W.A. Seamore**  
Director of Engineering

Certificate of electric distribution system approval.  
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 Yates Meadow Subdivision.

**3-1-04**  
Date  
**W.A. Seamore**  
Director of Electric Systems

Certificate of final plat approval  
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.

**3/3/04**  
Date  
**J. Jeffrey Young**  
Director of Planning

Certificate of fee payment.  
I hereby certify that all fees for Yates Meadow Subdivision Phase II Map I have been paid, or that the fees are not applicable.

**3/3/04**  
Date  
**Albert M. Besshoff**  
City Attorney

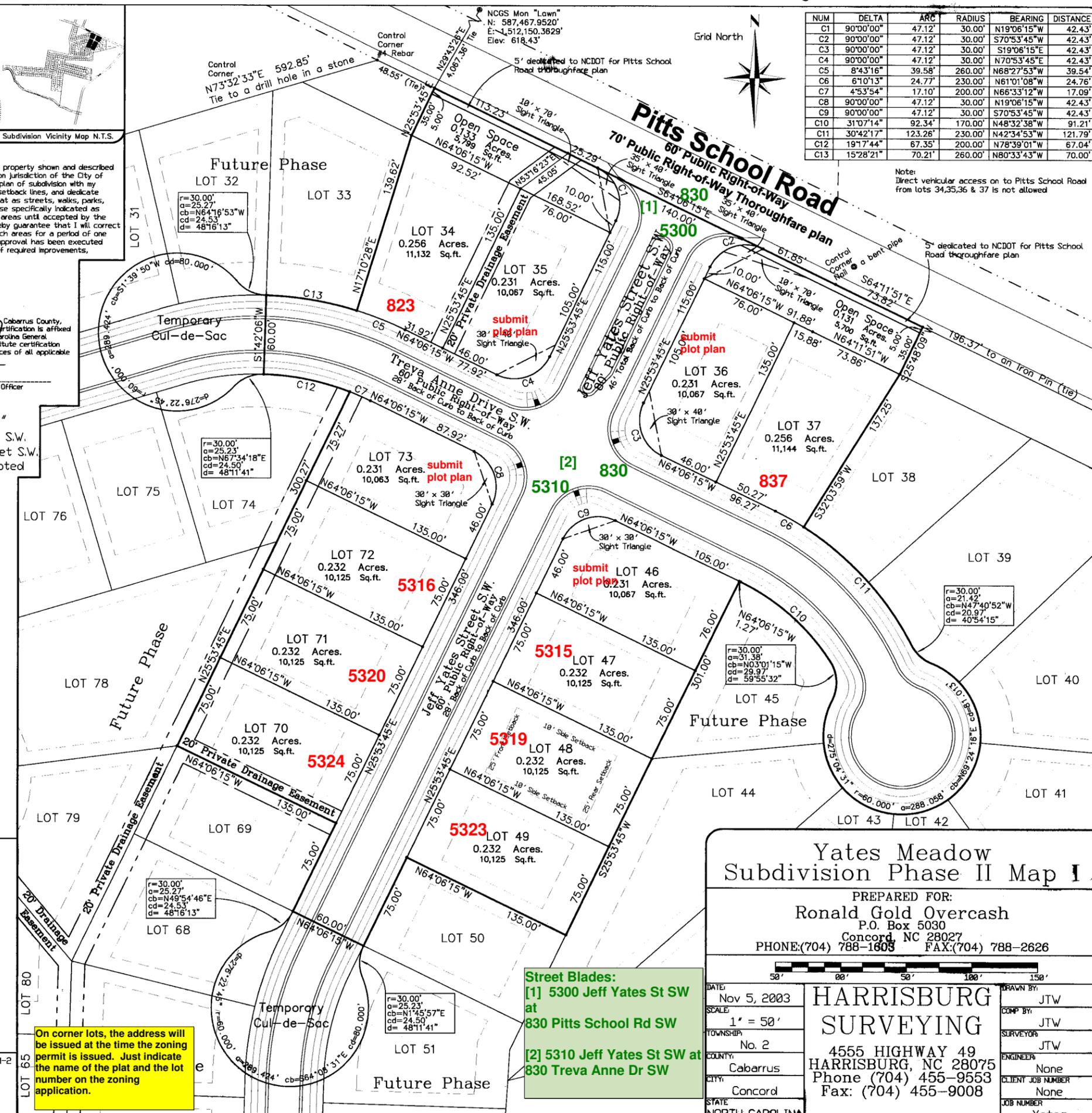
I, James T. West, Professional Land Surveyor # 3392 hereby certify to one or more of the following As indicated.

- A. 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.
- B. That this plat is of a survey that is located in such a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- C. That this plat is of a survey of an existing parcel or parcels of land.
- D. That this plat is of a survey of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision.
- E. That the information available to this surveyor is such that, I am unable to make a determination to the best of my professional ability as to provisions contained in A. through D. above

This property does not lie within a 100 year flood plain as shown on flood insurance rate maps: #37025C0115 D  
Dated: November 2,1994

This property shown on this plat is subject to all easements, right-of-ways and restrictions of record.  
No USGS monument found within 2000'

Zoned CURM-2  
Setbacks: Front 25' Side 10' Rear 25' Corner 25'



On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.

Street Blades:  
[1] 5300 Jeff Yates St SW at 830 Pitts School Rd SW  
[2] 5310 Jeff Yates St SW at 830 Treva Anne Dr SW

**Yates Meadow Subdivision Phase II Map I**

PREPARED FOR:  
**Ronald Gold Overcash**  
P.O. Box 5030  
Concord, NC 28027  
PHONE:(704) 788-1603 FAX:(704) 788-2626

DATE: Nov 5, 2003  
SCALE: 1" = 50'  
TOWNSHIP: No. 2  
COUNTY: Cabarrus  
CITY: Concord  
STATE: NORTH CAROLINA

**HARRISBURG SURVEYING**  
4555 HIGHWAY 49  
HARRISBURG, NC 28075  
Phone (704) 455-9553  
Fax: (704) 455-9008

DRAWN BY: JTW  
COMP BY: JTW  
SURVEYOR: JTW  
ENGINEER: None  
CLIENT JOB NUMBER: None  
JOB NUMBER: Yates