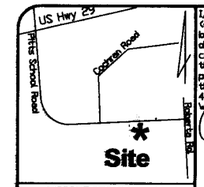
Book 43 Page 46

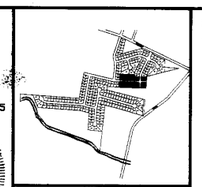


VICINTY MAP N.T.S.

I, James T. West, certify that this map was (drawn by me) (drawn under my supervision) from (an actual survey made by me) (an actual survey made under my supervision) (deed description, etc.) [illegible] that the error of [illegible] as calculated by latitudes and departures is [illegible], that the boundaries not surveyed are shown as broken lines plotted from information found in Book 2975, Page 151; that this map was prepared in accordance with General Statute 47-30, as amended. Witness my hand and seal this 8th day of November, A.D. 2005

James T. West
L - 3392
Reg. No.

NORTH CAROLINA PROFESSIONAL SEAL L-3392 LAND SURVEYOR JAMES T WEST



Subdivision Vicinity Map N.T.S.

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

OFFICE OF REGISTER OF DEEDS
Cabarrus County, N.C.
Filed for Registration on the
_____ day of _____, 2005
at _____ o'clock _____M
and registered in Record Book
Map Book No. _____ Page _____
_____
Register of Deeds

NC Grid North
NAD 83

Certificate of ownership and dedication.

I hereby certify that I am 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 11-8-05
Owner Ronald Gold Overcash for Poplar Park LLC Date

Plat Review Officer Certificate
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 governing.

11-23-2005 Jonathan Marshall by David Whitley
Date Review Officer

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.

11/17/05 Meyen Thomas
Date Director of Development Services

11/22/05 William M. Brown
Date City Attorney

Certificate of fee payment.

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

11/17/05 J. A. Allen
Date Finance Director

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.

11/17/05 Sue B Hyde
Date 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 Phase I Map II.~~

~~Date _____ Director of Electric Systems _____~~

Legend

- Boundary
- Lots in Phase
- Lots in other Phases
- Adjoiners
- Setbacks
- Phase Line
- Easement
- Sight Triangle
- #4 Rebar set unless other wise noted
- Control Corner as noted

No.	Date	By	Revision

This property does not lie within a 100 year flood plain as shown on flood insurance rate maps #3782CC0115 D Dated: November 2,1994

This property shown on this plat is subject to all easements, right-of-ways and restrictions of record.

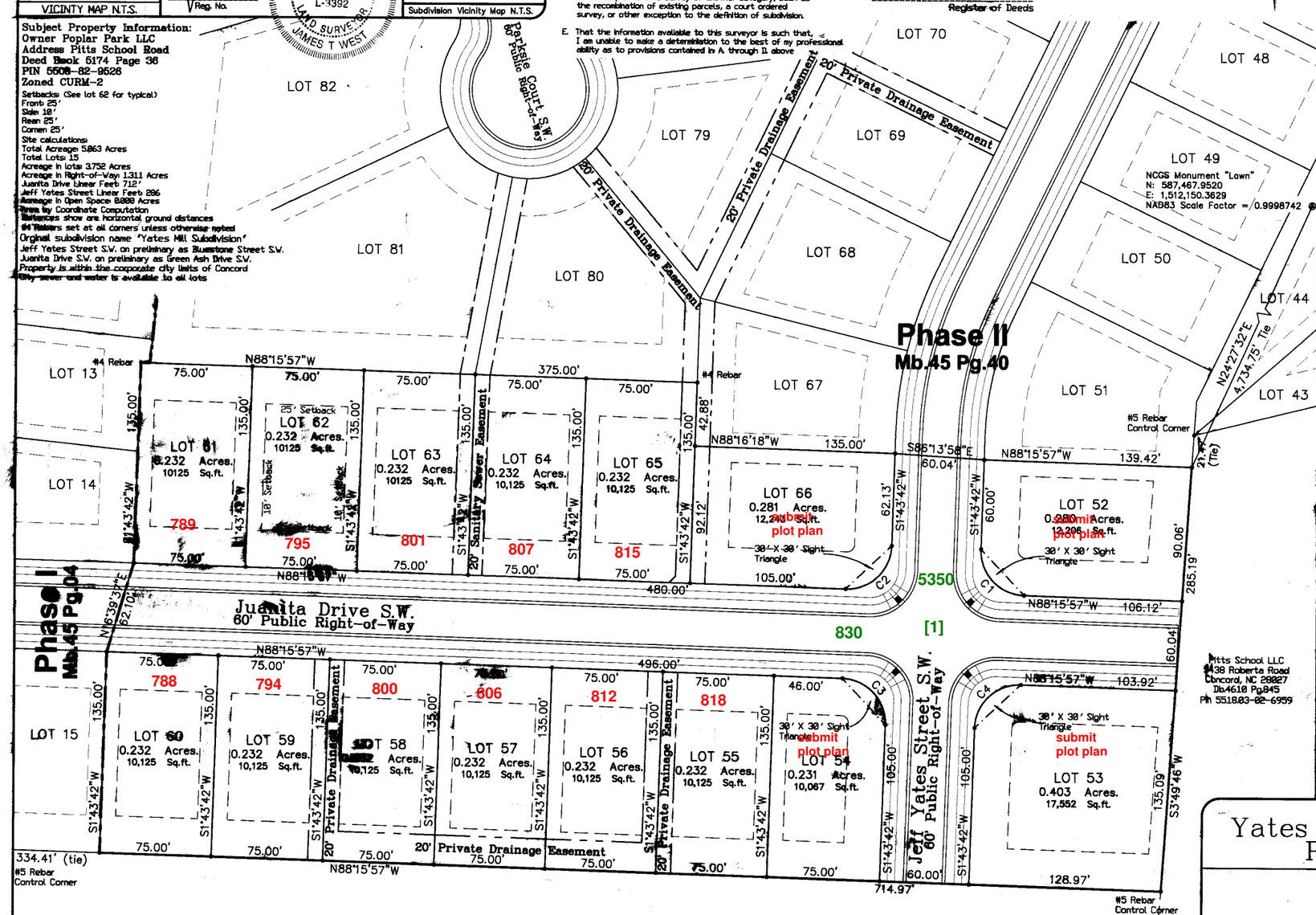
No USGS monument found within 2000'

Zoning CURM-2
Setbacks:
Front 25'
Side 18'
Rear 25'
Corner 25'

Subject Property Information:
Owner Poplar Park LLC
Address Pitts School Road
Deed Book 5174 Page 36
PIN 5508-82-9528
Zoned CURM-2

Setbacks (See lot 62 for typical)
Front: 25'
Side: 18'
Rear: 25'
Corner: 25'

Site calculations:
Total Acreage: 5.863 Acres
Total Lots: 15
Acreage in lots: 3.752 Acres
Acreage in Right-of-Way: 1.311 Acres
Juanita Drive Linear Feet: 712'
Jeff Yates Street Linear Feet: 286
Acreage in Open Space: 0.800 Acres
Area by Coordinate Computation
Distances show are horizontal ground distances
#4 Rebars set at all corners unless otherwise noted
Orginal subdivision name 'Yates Mill Subdivision'
Jeff Yates Street S.W. on preliminary as Bluestone Street S.W.
Juanita Drive S.W. on preliminary as Green Ash Drive S.W.
Property is within the corporate city limits of Concord
City sewer and water is available to all lots



Pitts School LLC
438 Roberta Road
Concord, NC 28027
Db.4610 Pg.845
Pin 5518.03-02-6959

Edward A. Cochran
No Address Found
Concord, NC 28027
Db 1615 Pg.228
Pin 5508.04-92-7801

Street Blade:
[1] 5350 Yates Meadow St SW at 830 Juanita Dr SW

Street Key #'s
Yates Meadow St SW - 2655
Juanita Dr SW - 2683

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.

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	89°59'39"	47.12'	30.00'	S43°16'08"E	42.42'
C2	90°00'20"	47.13'	30.00'	N46°43'52"E	42.43'
C3	89°59'39"	47.12'	30.00'	N43°16'08"W	42.42'
C4	90°00'20"	47.13'	30.00'	S46°43'52"W	42.43'

Final Map Of:
Yates Meadow Subdivision Phase II Map III

PREPARED FOR:
Poplar Park LLC
P.O. Box 5030
Concord, NC 28027
PHONE:(704) 788-1603 FAX:(704) 788-2626

50' 00' 50' 100' 150'

DATE: Sept. 21, 2005	DRAWN BY: SDG
SCALE: 1' = 50'	COMP BY: SDG
TOWNSHIP: No. 2	SURVEYOR: JTW
COUNTY: Cabarrus	ENGINEER: None
CITY: Concord	CLIENT JOB NUMBER: None
STATE: NORTH CAROLINA	JOB NUMBER: Yates

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