

US Hwy 29  
Vicinity Map N.T.S.  
Site  
James T. West, L-3392  
Reg. No. L-3392  
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:

- 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 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.
- That this plat is of a survey of an existing parcel or parcels of land.
- 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.
- 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.

Subject Property Information:  
Owner Poplar Park LLC  
Address Pitts School Road  
Deed Book 5174 Page 36  
PIN 5508-82-9526  
Zoned CURM-2

Setbacks: (See lot 129 for typical)  
Front 25'  
Side 10'  
Rear 25'  
Corner 25'  
She calculations:  
Total Acreage: 7683 Acres  
Total Lots: 24  
Acreage in lots: 5417 Acres  
Acreage in Right-of-Way: 1969 Acres  
Juanita Drive Linear Feet: 328'  
Josephine Lane Linear Feet: 825'  
Yvonne Drive Linear Feet: 328'  
Acreage in Open Space: 8088 Acres  
Area by Coordinate Computation  
Distances show are horizontal ground distances  
#4 Rebars set at all corners unless otherwise noted  
Original subdivision name "Yates Mill Subdivision"  
Yvonne Drive S.W. on preliminary as River Oak Drive S.W.  
Josephine Lane S.W. on preliminary as Black Horse Lane S.W.  
Juanita Drive S.W. on preliminary as Green Ash Drive S.W.  
Ophelia Court S.W. on preliminary as Six Forks Court S.W.

Sanitary sewer and water not installed at time of recording.  
All lots are bonded for recording.

None of lots 24, 25, 85 - 97, & 125 - 133 lie within a 100 year flood plain as shown on flood insurance rate maps #3702SC0115 D Dated November 2, 1994

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	87°34'35"	45.86'	30.00'	N33°33'13"W	41.52'
C2	92°25'24"	48.39'	30.00'	S56°26'47"W	43.31'
C3	90°29'02"	47.38'	30.00'	N55°28'45"E	42.61'
C4	85°23'35"	44.71'	30.00'	S32°27'42"E	40.69'
C5	11°06'23"	52.34'	270.00'	N80°42'42"W	52.26'
C6	6°59'09"	40.24'	330.00'	N82°46'19"W	40.21'

NUM	DISTANCE	BEARING
L1	61.47'	N16°18'38"E
L2	64.13'	N35°30'17"E
L3	37.75'	N37°14'53"W
L4	6.39'	N67°09'52"W

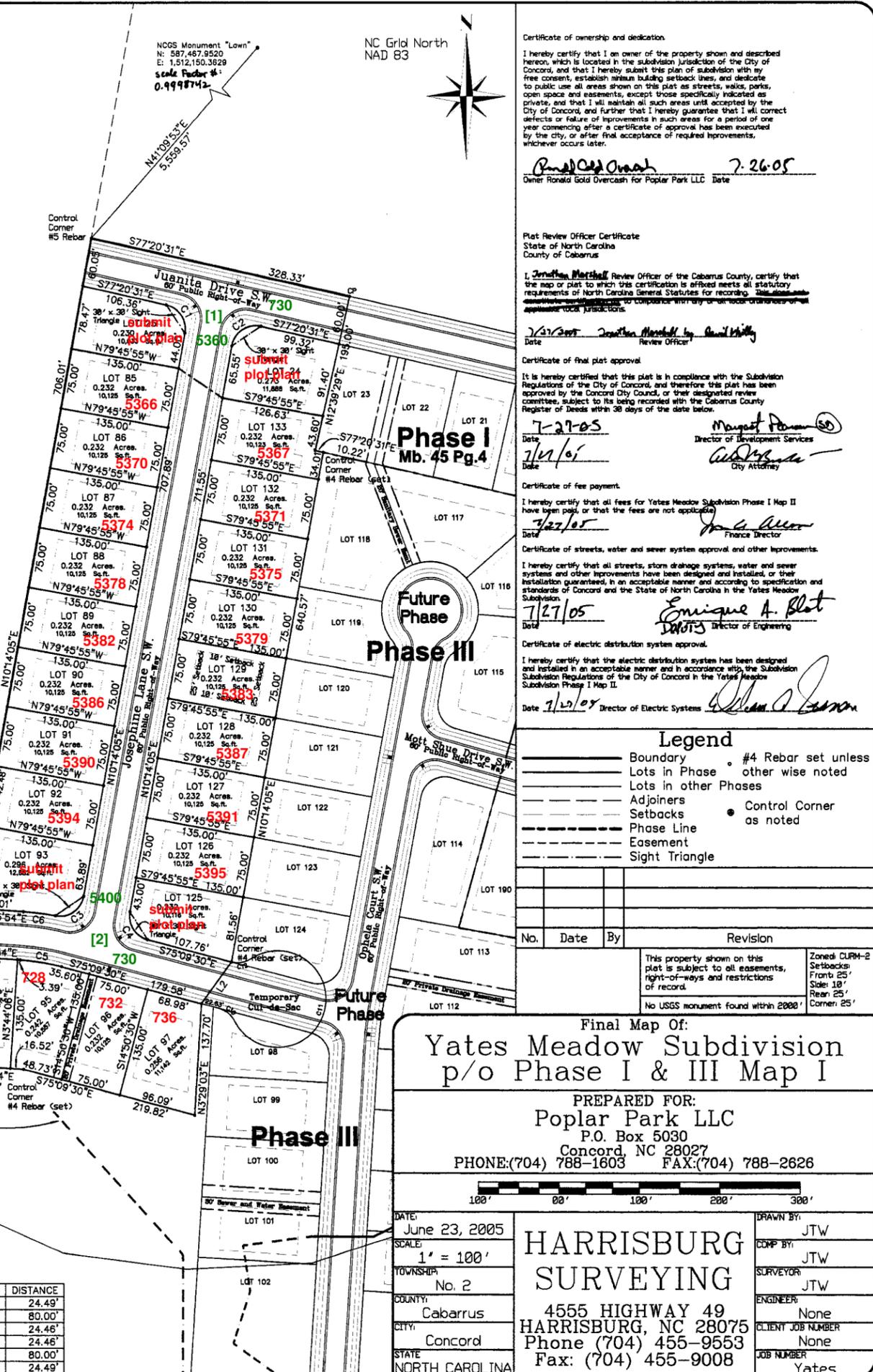
On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.

OFFICE OF REGISTER OF DEEDS  
Cabarrus County, NC  
Filed for Registration on the  
27th day of July, 2005  
at 11:30 o'clock A.M.  
and registered in Record Book  
Map Book No. 41 Page 34  
54 [Signature] Deputy  
Register of Deeds

Street Blades:  
[1] 730 Juanita Dr SW at 5360 Josephine Ln SW  
[2] 5400 Josephine Ln SW at 730 Yvonne Dr SW

Street Key #s  
Juanita Dr SW - 2683  
Josephine Ln SW - 2710  
Yvonne Dr SW - 2711

Evelyn H Furr  
5126 / 5128 Pitts School Road  
Concord, NC 28027  
De 654 Pg.136  
Ph 558684-73-0913



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 setbacks, 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 7-26-05  
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 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 certification is subject to compliance with any or all local ordinances of an applicable local jurisdiction.  
Jonathan Marshall by David Whitty  
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.  
7-27-05  
Date  
Margaret Parnell (S)  
Director of Development Services  
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.  
7-27-05  
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.  
7-27-05  
Date  
Emrique A. Blot  
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.  
7-27-05  
Date  
Director of Electric Systems

No.	Date	By	Revision

Final Map Of:  
**Yates Meadow Subdivision**  
p/o Phase I & III Map I  
PREPARED FOR:  
Poplar Park LLC  
P.O. Box 5030  
Concord, NC 28027  
PHONE: (704) 788-1603 FAX: (704) 788-2626  
DATE: June 23, 2005  
SCALE: 1" = 100'  
TOWNSHIP: No. 2  
COUNTY: Cabarrus  
CITY: Concord  
STATE: NORTH CAROLINA  
DRAWN BY: JTW  
CMP BY: JTW  
SURVEYOR: JTW  
ENGINEER: None  
CLIENT JOB NUMBER: None  
JOB NUMBER: Yates

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C10	48°11'04"	25.23'	30.00'	N51°05'50"W	24.49'
C11	276°22'45"	289.42'	60.00'	N14°48'19"E	80.00'
C12	48°06'43"	25.19'	30.00'	N80°40'18"E	24.46'
C13	48°06'43"	25.19'	30.00'	S69°36'05"W	24.46'
C14	276°22'45"	289.42'	60.00'	S3°44'06"W	80.00'
C15	48°11'04"	25.23'	30.00'	S62°10'03"E	24.49'