



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.) (other) that the error of closure as calculated by latitudes and departures is 1:153,128 - that the boundaries not surveyed are shown as lines plotted from information found in Book 52 Page 34-38, as amended. Witness my hand and seal this 23rd day of November 2006.

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

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, NC.
Filed for Registration on the _____ day of _____, 2006
at _____ o'clock _____ M
and registered in Record Book _____
Map Book No. _____ Page _____
Register of Deeds

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 will 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 3-13-07
Owner Ronald Gold Overcash for Poplar Park LLC Date

NORTH CAROLINA
CABARRUS COUNTY
I, **Cheryl B. Chandler**, a notary public for said county and state, that personally appeared before me this day and acknowledged foregoing instrument.
WITNESS my hand and official seal, this 23rd day of _____, 2006.
Cheryl B. Chandler
My commission expires 10-1-2007

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.
Date: 4/25/2007
Jonathan Marshall by **David Whitley**
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.
Date: 4-24-07
Myra A. Furr
Director of Development Services

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.
Date: 04-24-07
Pam Hansen
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.
Date: 4/16/07
Steve R. Hyde
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: N/A
Director of Electric Systems

Legend

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

1	2/14/07	SDG	removed phase V
No.	Date	By	Revision
			This property shown on this plat is subject to all easements, rights-of-ways and restrictions of record.
			No USGS monument found within 2000'
			Zoned CURM-2 Setbacks: Front: 25' Side: 10' Rear: 25' Corner: 25'

Street Key #'s
Yvonne Dr SW - 2711
Ophela Ct SW - 2839
Mott Shue Dr SW - 2840

Street Blades:
[1] 750 Mott Shue Dr SW at 5380 Ophela Ct SW
[2] 750 Yvonne Dr SW at 5400 Ophela Ct SW

Appx location of 500 year flood plain
FIRM #37025C0115 D Dated: November 2, 1994

Appx location of 100 year flood plain
FIRM #37025C0115 D Dated: November 2, 1994

Field Run flood line as shown on preliminary map by V. Earl Cochran & Son, Inc.

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.

30' Right-of-Way (to remain)
Dated May 29, 1998 for Ricky E. and Anne C. Yates

Lots 104, 105, 106, 107 and 108 lie within a 100 year flood plain as shown on flood insurance rate maps: #37025C0115 D Dated: November 2, 1994

NUM	DISTANCE	BEARING	NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
L1	60.04'	N16°58'08"E	C1	94°38'24"	49.54'	30.00'	N57°32'18"E	44.10'
L2	4.96'	N88°15'57"W	C2	78°38'32"	41.18'	30.00'	N35°50'14"W	38.02'
L3	33.87'	N12°39'29"E	C3	48°11'05"	25.23'	30.00'	N27°34'52"E	24.49'
L6	5.10'	S75°09'30"E	C4	48°11'05"	25.23'	30.00'	S20°36'48"E	24.49'
			C5	6°45'02"	55.38'	470.00'	S6°51'34"W	55.34'
			C6	95°10'45"	49.84'	30.00'	S57°49'28"W	44.30'
			C8	48°16'29"	25.28'	30.00'	N13°54'00"W	24.54'
			C9	48°06'38"	25.19'	30.00'	S34°17'11"W	24.46'
			C19	32°07'04"	33.63'	60.00'	N28°38'48"W	33.20'
			C20	56°54'31"	58.59'	60.00'	N15°52'00"E	57.17'
			C21	56°18'25"	58.96'	60.00'	N72°28'29"E	56.62'
			C22	47°10'07"	49.40'	60.00'	S55°47'14"E	48.01'
			C23	77°08'28"	80.78'	60.00'	S6°22'04"W	74.82'
			C24	6°44'07"	7.05'	60.00'	S48°18'22"W	7.05'
			C25	48°16'20"	50.55'	60.00'	S13°54'05"E	49.07'
			C26	58°52'47"	61.66'	60.00'	S39°40'29"W	58.98'
			C27	69°39'50"	72.95'	60.00'	N76°03'12"W	68.54'
			C28	46°03'18"	48.23'	60.00'	N18°11'38"W	46.94'
			C29	53°30'29"	56.03'	60.00'	N31°35'16"E	54.02'
			C30	84°49'14"	44.41'	30.00'	S32°10'32"E	40.47'

Subject Property Information:
Owner Poplar Park LLC
Address Pitts School Road
Deed Book 6174 Page 36
PIN 5508-B1-2824
Zoned CURM-2
Setbacks: (See lot 111 for typical)
Front: 25'
Side: 10'
Rear: 25'
Corner: 25'
Site calculations:
Total Acreage: 10,507 Acres
Total Lots: 27
Acreage in lots: 8,508 Acres
Acreage in Right-of-Way: 1,999 Acres
Yvonne Drive Linear Feet: 17882
Ophela Court Linear Feet: 948.72
Mott Shue Drive Linear Feet: 124.86
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.
Ophela Court S.W., on preliminary as Six Forks Court S.W.
Mott Shue Drive S.W., on preliminary as River Pine Drive S.W.
Property may be subject to recorded and unrecorded easement and R/W not observed

Final Map Of:
**Yates Meadow Subdivision
P/O Phase III**

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

100' 00' 100' 200' 300'

DATE: Nov. 24, 2006
SCALE: 1" = 100'
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