

Recorded @ 3:49 pm on April 26, 2013

Instrument # 11693

Book 63 Page 23

I, JOSEPH E. WHALEY JR., STATE THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (I 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 9 DAY OF OCT A.D., 2012.

STATE OF NORTH CAROLINA COUNTY OF CABARRUS

Greg Belk REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Greg Belk 4-26-13 REVIEW OFFICER bq, Mariano Lora

CERTIFICATE OF OWNERSHIP AND OFFER OF 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, SIDEWALKS, GREENWAYS, RIGHTS-OF-WAY, EASEMENTS, OPEN SPACE AND/OR PARKS 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 FINAL ACCEPTANCE OF REQUIRE IMPROVEMENTS.

OWNER: NORTH CAROLINA CABARRUS COUNTY, JOSEPH E. WHALEY JR. FOR LAURELDALE LLC

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

WITNESS MY HAND AND OFFICIAL SEAL, THIS 11 DAY OF APRIL, 2013. MY COMMISSION EXPIRES: 12-29-13

NOTARY PUBLIC

LEGEND: ECM - EXISTING CONCRETE CONTROL CORNER MONUMENT, COS - COMMON OPEN SPACE, LF - LINEAR FEET, LME - LANDSCAPE AND MONUMENT EASEMENT, MB - MAP BOOK, PDE - PUBLIC DRAINAGE EASEMENT (MAINTAINED BY CITY OF CONCORD), PSDE - PRIVATE STORM DRAINAGE EASEMENT (MAINTAINED BY HOMEOWNERS), R/W - RIGHT-OF-WAY, SF - SQUARE FEET, STE - 35'X35' SIGHT TRIANGLE EASEMENT, SAN. SEW. ESM. - SANITARY SEWER EASEMENT, 30' RY - 30' REARYARD, 20' SB - 20' SETBACK, 5' SY - 5' SIDEYARD, WYWH - YARBROUGH-WILLIAMS AND HOULE

NOTES: COMMON OPEN SPACE AND RECREATIONAL AREA TO BE OWNED AND MAINTAINED BY THE LAURELDALE HOMEOWNERS ASSOCIATION OF CABARRUS INC. THIS PROPERTY MAY BE SUBJECT TO RECORDED AND UNRECORDED EASEMENTS AND R/W NOT OBSERVED. AREAS WERE CALCULATED BY COORDINATE METHOD. ALL RIGHTS-OF-WAY SHOWN SHALL BE PUBLIC AND DEDICATED RIGHTS-OF-WAY, MAINTAINED BY THE CITY OF CONCORD. PIPE SYSTEMS AND/OR CHANNELS LOCATED WITHIN PERMANENT STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER. ALL UTILITY RIGHT-OF-WAYS ARE TO BE 20' WIDE UNLESS OTHERWISE NOTED. MINIMUM SIGHT DISTANCE EASEMENTS: CITY STREET CORNER: 1/2 OF THE R/W ON EACH STREET STATE ROADS: 10'X70' CITY DRIVEWAYS: 10'X10' IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED. GROUND DISTANCES SHOWN ON THIS PLAT, TO CONVERT TO GRID DISTANCE USE A COMBINED SCALE FACTOR OF 0.999984901.

STATEMENT OF ACTIVE OPEN SPACE ACTIVE OPEN SPACE IMPROVEMENTS AS DEFINED IN 6.5.3.6.4 OF THE CONCORD UDO SHALL BE REQUIRED FOR THIS PLAT AND SHALL EQUAL A TOTAL MINIMUM FINANCIAL INVESTMENT OF 200% OF THE PRE-DEVELOPMENT TAX VALUE FOR THE AMOUNT OF DEDICATED LAND FROM THE PARCEL FROM WHICH THE OPEN SPACE IS BEING DEDICATED AS REQUIRED. STUB STREETS SHOWN ON PLAT ARE INTENDED FOR FUTURE ROADWAY CONNECTIONS. A FLOOD PLAIN DEVELOPMENT CERTIFICATE MUST BE COMPLETED WITH ANY DISTURBANCE WITHIN A SPECIAL FLOOD HAZARD AREA FOR HABITABLE STRUCTURES WITHIN A FLOOD PLAIN, AN ELEVATION CERTIFICATE IS REQUIRED. NOTE: A FLOOD-PROOFING CERTIFICATE IS REQUIRED WITHIN THE 100-YEAR FLOODPLAIN THAT I BELOW BASE-FLOOD ELEVATION. TO REMOVE PROPERTY FROM FEMA FLOODPLAIN A LETTER OF MAP REVISION IS REQUIRED. STREET LIGHT INSTALLATION MUST BE WITHIN CITY OF CONCORD GUIDELINES. ANY UPGRADE TO DECORATIVE LIGHTING WILL BE AT THE COST OF THE OWNER/DEVELOPER. A 20' RADIUS IS DEDICATED AT ALL INTERSECTIONS. A 25' RADIUS IS DEDICATED AT ALL INTERSECTIONS OF 50' RADIUS CUL-DE-SACS R/W LINE AND STREET R/W LINE.

THIS PROPERTY IS NOT LOCATED WITHIN 2000' OF AN NCGS CONTROL MONUMENT. A 2' SIDEWALK EASEMENT WILL BE IN PLACE WHERE SIDEWALK ABUTS RIGHT-OF-WAY. COMMON OPEN SPACE AREAS TO BE LEFT UNDISTURBED. ACTIVE RECREATION AREAS MAY BE DISTURBED TO INSTALL IMPROVEMENTS. OTHER AREAS MAY ONLY BE DISTURBED UPON APPROVAL BY THE SUBDIVISION ADMINISTRATOR. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THIS SITE.

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 VILLAGES AT SKYBROOK NORTH SUBDIVISION.

4/18/13 M. Sue Hoyer DATE 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 VILLAGES AT SKYBROOK NORTH SUBDIVISION.

DATE DIRECTOR OF ELECTRICAL SYSTEMS

F. CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE VILLAGES AT SKYBROOK NORTH PHASE 1 MAP 6 HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

4/26/13 Finance Director

OFFICE REGISTER OF DEEDS CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE DAY OF 2012. AT O'CLOCK AND REGISTERED IN RECORD BOOK NO. PAGE DEPUTY REGISTER OF DEEDS

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. Rows C1 through C21.

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

APR 25 2013 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 APRIL 11 2013

4/11/13 Kim J. Deason DATE CITY CLERK

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows L1, L2, L3.

JOSEPH E. WHALEY, JR. NOTARY PUBLIC Iredell County, North Carolina

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

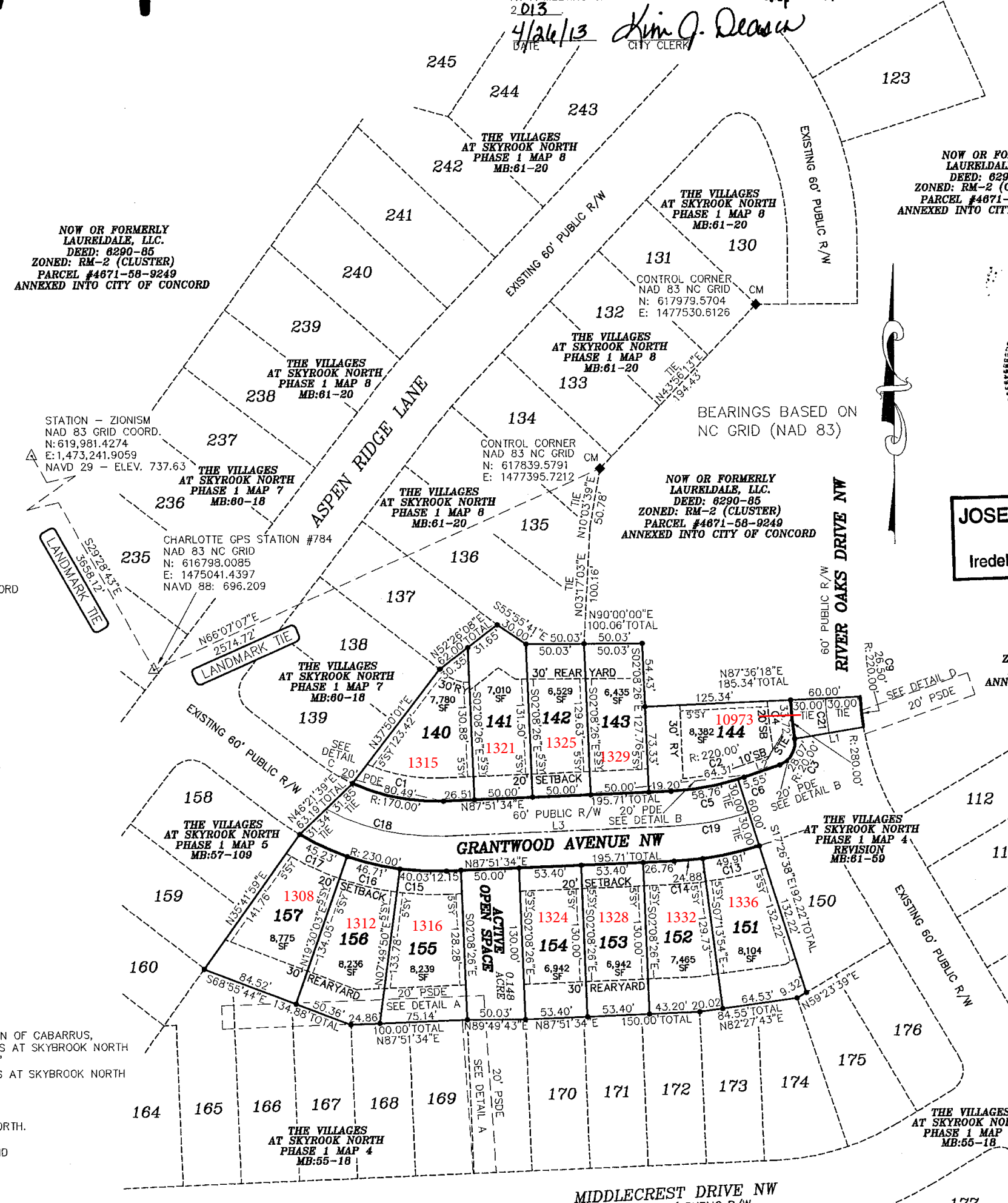
NOTES: A PORTION OF THIS PROPERTY LIES WITHIN THE FLOODPLAIN AS SHOWN HEREON AND AS SHOWN ON FEMA MAP COMMUNITY PANEL #3710467100J DATED: NOVEMBER 5, 2008. THIS PROPERTY LOCATED WITHIN THE CITY OF CONCORD FEMA COMMUNITY #3730037.

SANITARY SEWER AND DOMESTIC WATER BY THE CITY OF CONCORD WILL BE AVAILABLE TO EACH LOT. RIVER/STREAM OVERLAY DISTRICT (RSOD) BUFFER DETERMINED BY CITY OF CONCORD REQUIREMENTS. STREET TREES TO BE INSTALLED PER CITY OF CONCORD REQUIREMENTS. THE FULL 120' WIDTH RSOD FROM THE TOP OF ROCKY RIVER DOES NOT IMPACT DEVELOPABLE AREAS OF THE SITE.

PROPERTY ZONED RM-2 LOT SIZES RANGE FROM 6,435 SF TO 8,775 SF LOTS ARE SUBJECT TO THE FOLLOWING SETBACKS: BUILDING SETBACKS: FRONT SETBACK 20', REAR SETBACK 30', SIDE YARD 5'. LINEAR FEET IN STREETS: GRANTWOOD AVENUE NW-368.79 LF, RIVER OAKS DRIVE NW-30.11 LF. PIN #4671-58-9249

AREA IN LOTS - 2.086 ACRES, AREA IN R/W - 0.549 ACRES, AREA IN ACTIVE OPEN SPACE - 0.148 ACRE, TOTAL AREA - 2.783 ACRES, 12 LOTS RECORDED ON THIS PLAT.

DEDICATION OF COMMON OPEN SPACE THE VILLAGES AT SKYBROOK NORTH HOMEOWNERS ASSOCIATION OF CABARRUS, INC. IN RECORDING THIS PLAT AS A PORTION OF THE VILLAGES AT SKYBROOK NORTH HAS DESIGNATED CERTAIN PARTS AS "COMMON OPEN SPACES" FOR USE BY THE HOMEOWNERS OR TENANTS OF THE VILLAGES AT SKYBROOK NORTH FOR PARKING RECREATIONAL AND OTHER RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO THE VILLAGES AT SKYBROOK NORTH. DECLARATION TO BE RECORDED IN THE CABARRUS COUNTY REGISTRY PRIOR TO THE SALE OF ANY LOTS, AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN.



JOSEPH E. WHALEY, JR. NOTARY PUBLIC Iredell County, North Carolina

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JOSEPH E. WHALEY, JR. NOTARY PUBLIC Iredell County, North Carolina

G. CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS.

THE VILLAGES AT SKYBROOK NORTH PHASE 1 MAP 6 NAME OF SUBDIVISION

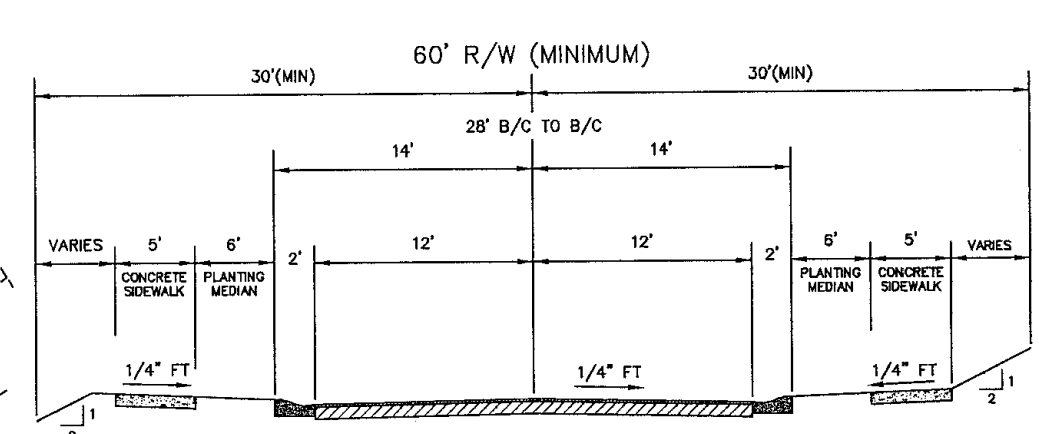
GRANTWOOD AVENUE NW, RIVER OAKS DRIVE NW NAME OF 'STREETS' IN SUBDIVISION LAURELDALE, LLC. SUBDIVIDER

I HEREBY, TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF, CERTIFY THAT ALL STREET, STORM DRAINAGE, WATER AND SEWER WORK TO BE PREFORMED ON THIS SUBDIVISION HAS BEEN CHECKED BY ME OR MY AUTHORIZED REPRESENTATIVE AND WILL CONFORM WITH LINES, GRADES, CROSS-SECTIONS, DIMENSIONS, AND MATERIAL REQUIREMENTS WHICH ARE SHOWN ON AND APPROVED BY THE CONCORD SUBDIVISION ADMINISTRATOR OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

I ALSO ACKNOWLEDGE THAT FALSIFICATION OF THE ABOVE CERTIFICATIONS MAY SUBJECT ME TO CIVIL SUIT AND/OR CRIMINAL PROSECUTION UNDER THE GENERAL STATUTES, INCLUDING BUT NOT LIMITED TO, G.S. 14-100 G.S. 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF

WITNESS MY HAND AND OFFICIAL SEAL, THIS 24 DAY OF APRIL 2013. MY COMMISSION EXPIRES: 12-29-13

NOTARY PUBLIC



GRAPHIC SCALE (IN FEET) 1 inch = 100 ft.

SHEET TITLE: MAJOR PLAT - 2.783 ACRES. PROJECT: THE VILLAGES AT SKYBROOK NORTH PHASE 1 MAP 6. 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 704.568.1990 704.568.0606(fax)