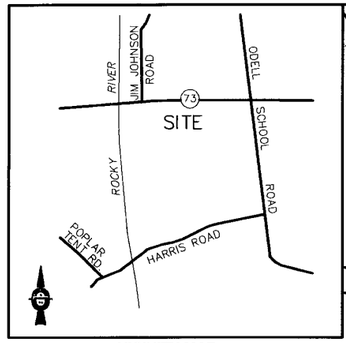


VICINITY MAP

SITE MAP

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	45.90	175.00	N80°58'59"W 45.77
C2	51.56	175.00	S83°03'48"W 51.37
C3	47.63	175.00	S66°49'36"W 47.48
C4	51.46	175.00	S50°36'23"W 51.27
C5	36.91	175.00	S36°08'26"W 36.84
C6	13.02	175.03	N32°13'34"E 13.01
C7	98.88	175.03	N50°32'29"E 97.57
C8	39.50	25.00	S69°36'11"E 35.52
C9	39.51	25.00	S20°56'11"W 35.52
C10	46.30	225.03	N60°35'33"E 46.22
C11	55.95	225.03	N47°34'37"E 55.81
C12	40.67	225.03	N35°16'28"E 40.62
C13	9.23	125.00	S32°12'46"W 9.22
C14	157.52	125.00	S70°25'43"W 147.31
C15	62.35	345.00	N35°16'32"E 62.27
C16	85.79	345.00	N47°34'37"E 85.57
C17	69.30	345.00	N60°27'18"E 69.18
C18	47.86	5025.00	N24°03'49"W 47.86

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N73°28'10"W	25.02
L2	N66°12'33"E	25.43
L3	S24°20'12"E	46.90
L4	N73°28'10"W	1.51

DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2
AREA OF LOT: 3.85 ACRES
AREA OF RIGHT-OF-WAY: 0.66 ACRES
TOTAL AREA PLAT: 4.51 ACRES
TOTAL LOTS: 18

LOT DATA:
FRONT SETBACK: 30'
SIDEYARD: 3'
REARYARD: 20' INTERNAL/25' EXTERNAL
SIDEYARD STREET SIDE: 10'

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD

MOSS CREEK VILLAGE, ASHETON GROVE, MAP 3
NAME OF SUBDIVISION

RAVENSCROFT LANE NW
NAME OF STREETS IN SUBDIVISION

J & B DEVELOPMENT AND MANAGEMENT, INC.
SUBDIVIDER

I HEREBY, TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF, CERTIFY THAT ALL STREET, STORM DRAINAGE, WATER AND SEWER WORK TO BE PERFORMED 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 INDICATED IN THE PLANS WHICH HAVE BEEN REVIEWS AND APPROVED BY THE CONCORD SUBDIVISION ADMINISTRATOR OR THE NORTH CAROLINA DEPARTMENT OF TRANSPIRATION.

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, GS 14-100 AND 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.

REGISTERED PROFESSIONAL ENGINEER

29921 — 14 Nov 06
REGISTRATION NO. — DATE

NORTH CAROLINA
Cabarrus **COUNTY**

I, Carol A. Wingate, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Robert W. Burkett PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INDTRUMENT. WITNESS MY HAND AND OFFICAL SEAL, THIS THE 14 DAY OF November, 2006

MY COMMISSION EXPIRES: My Commission Expires 9-17-2011

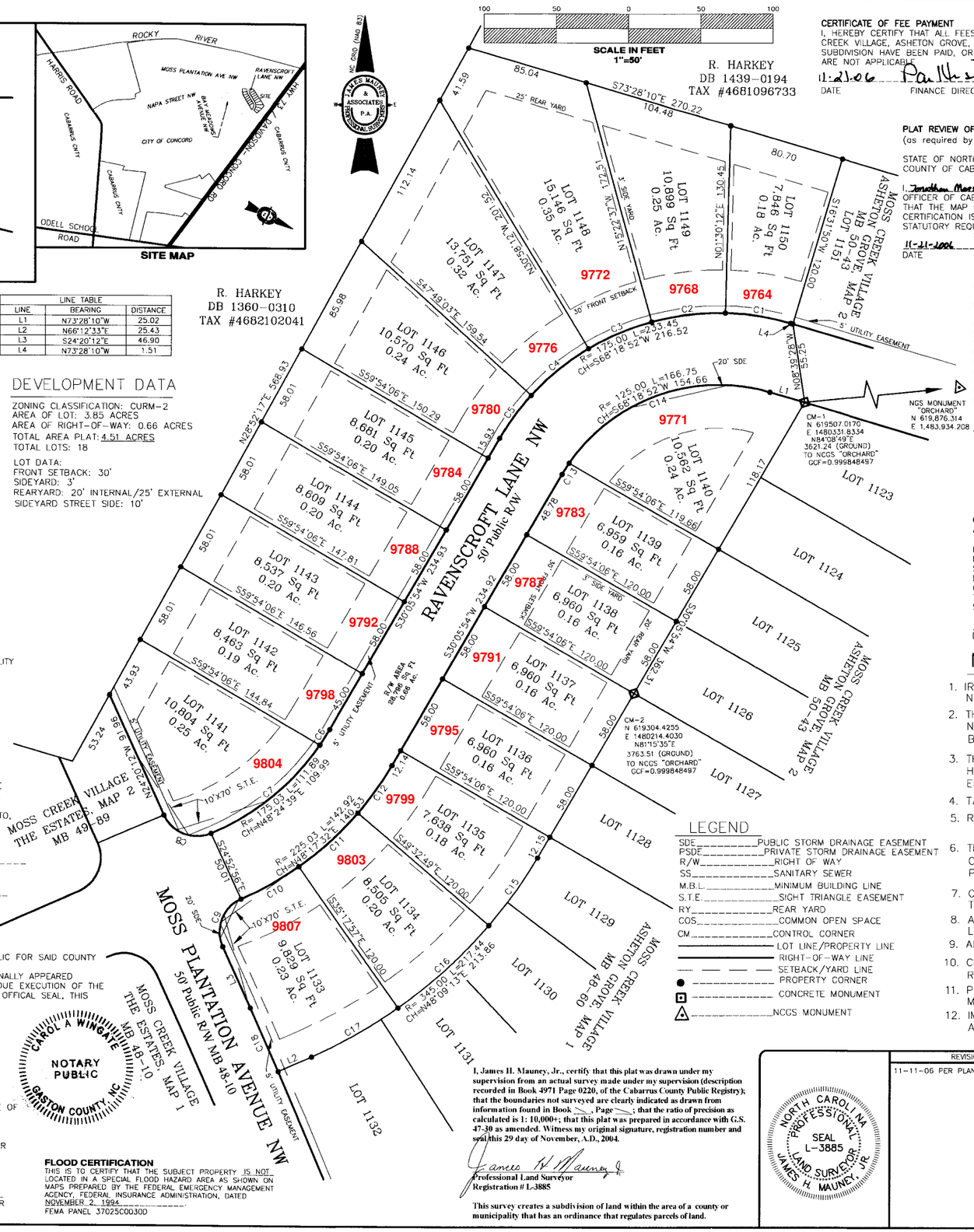
CAROL A WINGATE — NOTARY PUBLIC — GASTON COUNTY, NC

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 MOSS CREEK VILLAGE, ASHETON GROVE, MAP 3 SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 11/9, 2006

11/21/06 — DATE — DEVELOPMENT SERVICES DIRECTOR

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED NOVEMBER 2, 1994
FEMA PANEL 37025C0030D



LEGEND

SDE — PUBLIC STORM DRAINAGE EASEMENT
PSDE — PRIVATE STORM DRAINAGE EASEMENT
R/W — RIGHT OF WAY
SS — SANITARY SEWER
M.B.L. — MINIMUM BUILDING LINE
S.T.E. — SIGHT TRIANGLE EASEMENT
RY — REAR YARD
COS — COMMON OPEN SPACE
CM — CONTROL CORNER
LOT LINE/PROPERTY LINE
RIGHT-OF-WAY LINE
SETBACK/YARD LINE
PROPERTY CORNER
CONCRETE MONUMENT
NCGS MONUMENT

I, James H. Mauney, Jr., certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Book 4971 Page 0220, of the Cabarrus County Public Registry); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ___, Page ___; that the ratio of precision as calculated is 1: 10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 29 day of November, A.D., 2004.

Professional Land Surveyor
Registration # L-3885

This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

NORTH CAROLINA PROFESSIONAL SEAL L-3885 LAND SURVEYOR JAMES H. MAUNEY, JR.

CERTIFICATE OF FEE PAYMENT
I, HEREBY CERTIFY THAT ALL FEES FOR THE MOSS CREEK VILLAGE, ASHETON GROVE, MAP 3 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

11-21-06 — DATE — FINANCE DIRECTOR

PLAT REVIEW OFFICERS CERTIFICATE
(as required by N.C.G.S. 47-30.2)

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, Jonathan Marshall REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THE CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS for recording.

Jonathan Marshall by David Lakey
11-21-2006 — DATE — REVIEW OFFICER

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE 22nd DAY OF November 2006 AT 9:03 O'CLOCK a M AND REGISTERED IN RECORD BOOK — NO. 51 PAGE 23

REGISTER OF DEEDS

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 November 9, 2006

11/21/06 — DATE — CITY CLERK

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MIN. BUILDING SETBACK LINES AND DEDICATE TO PUBLIC USE ALL 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 FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS,

K-J Moss Properties, LLC by Farrar Griggs Jr. AIF 11/4/06
OWNER — DATE
BY FARRAR GRIGGS, JR. GRANTED POWER OF ATTORNEY FOR R.J. MOSS PROPERTIES, LLC AS RECORDED IN BOOK 4842, PG 41

11-13-06
OWNER, ROBERT BURKETT — DATE

CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS

I, HEREBY CERTIFY THAT ALL STREETS PUBLIC AND/OR PRIVATE STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND ALL 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

11/20/06 — DATE — DIRECTOR. OF ENGINEERING

NOTES

1. IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
2. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY JAMES MAUNEY & ASSOCIATES, P.A.
3. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-0030D EFFECTIVE DATE: 11/2/94.
4. TAX PARCEL NOS. 4681096141
5. REFERENCES: DB 2430 PG 224, DB 1439 PG 194 DB 1104 PG 176, DB 232 PG 218
6. THIS PLAT IS SUBJECT TO R/W OF CONCORD TELEPHONE COMPANY DB 214 PG 37., DUKE POWER COMPANY DB 155 PG 377, NC DEPT. OF TRANSPORTATION DB 317 PG 235.
7. CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO ALL LOTS.
8. ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
9. ALL AREAS CALCULATED BY COORDINATE METHOD.
10. CENTERLINE STREET DISTANCES RAVENSCROFT LANE NW = 575'
11. PROPERTY IS NOT LOCATED WITHIN 2000' OF A NCGS CONTROL MONUMENT.
12. IMPERVIOUS AREA FOR EACH LOT WILL BE BETWEEN 1890 SQ.FT. AND 5507 SQ.FT.

REVISIONS
11-11-06 PER PLANNING COMMENTS

FINAL MAJOR PLAT

MOSS CREEK VILLAGE
ASHETON GROVE, MAP 3
TOWNSHIP #3, CITY OF CONCORD
CABARRUS COUNTY, NC

OWNER:
J&B DEVELOPMENT AND MANAGEMENT, INC
9179 DAVIDSON HWY., CONCORD, NC 28027
PHONE 704-782-7800

JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL SURVEYORS
18627-A NORTHLINE DRIVE - CORNELIUS, NC 28031
TEL: 704-987-3862 - FAX: 704-987-3863

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
AP	JM		1"=50'	10-05-2006	2304	F308