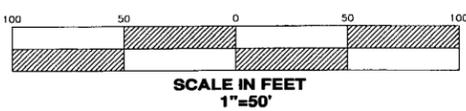


CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD
C1	25.00	37.84	S13°15'30"E 34.33
C2	25.00	40.70	N76°44'30"E 36.35
C3	635.00	11.42	N30°36'49"E 11.42
C4	155.00	39.19	N22°51'19"E 39.08
C5	25.00	45.79	N36°39'53"W 39.65

- LEGEND**
- PSDE ----- PRIVATE STORM DRAINAGE EASEMENT
 - SDE ----- PUBLIC 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



- NOTES**
- IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
 - THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY JAMES MAUNEY & ASSOCIATES, P.A.
 - THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-0030D EFFECTIVE DATE: 11/2/94.
 - TAX PARCEL NOS. 4681096141
 - REFERENCES: DB 4971 PG 220
 - 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.
 - CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO ALL LOTS.
 - ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
 - ALL AREAS CALCULATED BY COORDINATE METHOD.
 - PROPERTY IS NOT LOCATED WITHIN 2000' OF A NCGS CONTROL MONUMENT.
 - IMPERVIOUS AREA FOR EACH LOT TO BE BETWEEN 1890 SQFT AND 5507 SQ FT
 - MINIMUM LOT SIZE 7,200. SQ.FT.

DEVELOPMENT DATA

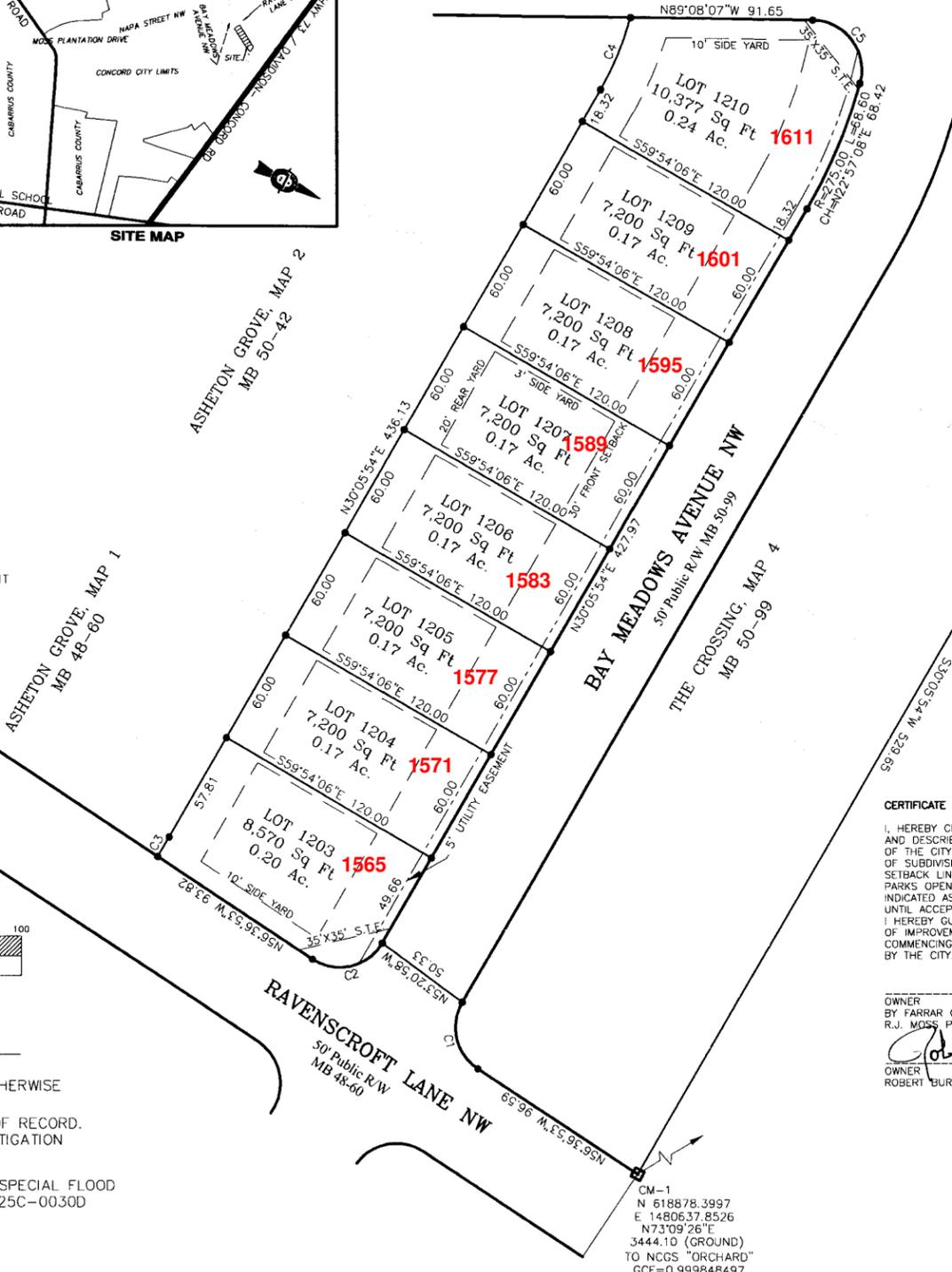
ZONING CLASSIFICATION: CURM-2
 AREA OF LOT: 1.43 ACRES
 COMMON OPEN SPACE: 0.0 ACRES
 R/W AREA: 0.0 ACRES
 TOTAL AREA PLAT: 1.43 ACRES
 TOTAL LOTS: 8
 LOT DATA:
 FRONT SETBACK: 30'
 SIDEYARD: 3'
 REARYARD: 20' INTERNAL/25' EXTERNAL
 SIDEYARD STREET SIDE: 10'

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 220); that the error of closure as calculated by latitudes and departures is 1:10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book 4971, Page 220; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this 29th day of November, A.D., 2004.

James H. Mauney, Jr.
 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.

RAVENSCROFT LANE NW
 50' Public R/W MB 50-99



CM-2
 N 619336.6334
 E 1480903.4638
 N79°54'12"E
 3078.42 (GROUND)
 TO NCGS "ORCHARD"
 GCF=0.999848497

NGS MONUMENT
 "ORCHARD"
 N 619,876.314
 E 1,483,934.208

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.

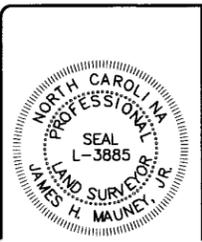
DATE: 2/22/07
Sue Blythe
 DIRECTOR OF ENGINEERING

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.

OWNER: BY FARRAR GRIGGS, JR., ESQ. GRANTED POWER OF ATTORNEY FOR R.J. MOSS PROPERTIES, LLC
 DATE: 2-6-07
Robert W. Burkett
 OWNER ROBERT BURKETT

NORTH CAROLINA
 Cabarrus County
 I, Carol A. Wingate, 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 INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS 29th DAY OF NOVEMBER, 2004.
 MY COMMISSION EXPIRES: 9-17-2014
Carol A. Wingate
 NOTARY PUBLIC



01-15-07 PER PLANNING COMMENTS



OFFICE REGISTER OF DEEDS
 CABARRUS COUNTY, NC
 FILED FOR REGISTRATION ON THE _____ DAY OF _____ 20____
 AT _____ O'CLOCK _____ M
 AND REGISTERED IN RECORD BOOK NO. _____ PAGE _____
 REGISTER OF DEEDS

CERTIFICATE OF FEE PAYMENT
 I, HEREBY CERTIFY THAT ALL FEES FOR THE MOSS CREEK VILLAGE, THE CROSSING, MAP 5 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NON-APPLICABLE.
 DATE: 2-22-07
Bob New
 FINANCE 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 Dec. 14, 2006.
 DATE: 2/22/07
Guilb Chuan
 CITY CLERK

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.
 DATE: 2/22/07
Jonathan Marshall by David Hobbie
 REVIEW OFFICER

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, THE CROSSING, MAP 5 SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE PLANNING REVIEW COMMITTEE AT THEIR MEETING ON 2-22-07.
 DATE: 2-22-07
Myung Doan
 DEVELOPMENT SERVICES DIRECTOR

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS
 CITY OF CONCORD
 MOSS CREEK VILLAGE, THE CROSSING, MAP 5
 NAME OF SUBDIVISION
 BAY MEADOWS AVENUE
 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 REVIEWED 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, GS 14-100 AND GS 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.
 REGISTERED PROFESSIONAL ENGINEER
 REGISTRATION NO. 29921
 DATE: 6 Feb 07
Carol A. Wingate
 My Commission Expires 11-17-2011
 FINAL MAJOR PLAT

MOSS CREEK VILLAGE THE CROSSING, MAP 5 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

DATE	BY	REVISION	SCALE	DATE	JOB
AP	JM		1"=50'	10-11-2006	2118