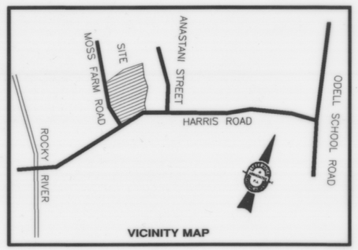

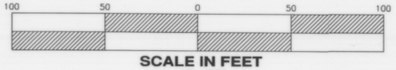

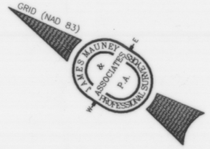

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.50	S42°09'23"E
L2	4.63	N09°14'45"E
L3	19.79	N03°57'55"E
L4	35.33	N00°41'46"W
L5	47.47	N05°24'10"W
L6	31.16	N10°11'50"W
L7	22.15	N15°58'39"W
L8	30.93	S35°23'22"W
L9	30.93	S35°23'22"W
L10	16.50	N42°09'23"W
L11	9.94	N42°09'23"W
L12	6.57	N42°09'23"W
L13	21.43	S12°01'11"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DIST.
C1	33.32	275.00	S14°35'32"E	33.30
C2	0.61	275.00	S11°03'25"E	0.61
C4	10.61	225.00	N12°20'38"W	10.61
C5	22.10	225.00	N16°30'28"W	22.09
C6	22.01	225.00	N22°07'25"W	22.00
C7	22.14	225.00	N27°44'39"W	22.13
C8	11.16	225.00	N31°59'00"W	11.16
C9	22.26	225.00	N36°14'17"W	22.25
C10	12.11	225.00	N40°36'52"W	12.11
C11	15.45	175.00	N44°41'05"W	15.44
C12	22.13	175.00	N50°50'12"W	22.12
C13	22.62	175.00	N58°09'49"W	22.61
C14	23.56	175.00	N65°43'25"W	23.54
C15	12.74	175.00	N71°39'59"W	12.74
C16	21.39	175.00	N77°15'11"W	21.37
C17	16.13	175.00	N83°23'40"W	16.12
C18	14.24	175.00	N88°21'56"W	14.23
C19	14.98	175.00	S86°51'08"W	14.97
C20	14.04	175.00	S82°06'06"W	14.04
C21	17.65	175.00	S76°54'46"W	17.65
C22	17.41	175.00	S71°10'21"W	17.40
C23	22.05	175.00	S64°42'46"W	22.04
C24	21.03	25.00	N59°29'03"E	20.41
C25	21.03	25.00	S11°17'41"W	20.41
C26	15.74	125.00	S38°59'51"W	15.73
C27	23.10	125.00	S47°53'57"W	23.06
C28	22.20	125.00	S58°16'50"W	22.17
C29	22.06	125.00	S68°25'26"W	22.03
C30	22.64	125.00	S78°40'03"W	22.61
C31	90.87	125.00	N75°19'08"W	88.88
C32	22.80	125.00	N49°16'01"W	22.77
C33	4.11	125.00	N43°05'56"W	4.11
C34	1.60	175.00	N41°53'39"W	1.60
C35	22.06	175.00	N38°01'14"W	22.05
C36	22.06	175.00	N30°47'55"W	22.04
C37	22.41	175.00	N23°31'09"W	22.40
C38	23.18	175.00	N16°03'17"W	23.17
C39	11.05	175.00	N10°27'03"W	11.05
C40	33.21	25.00	N29°24'50"E	30.82
C41	37.78	225.00	S62°39'35"W	37.74

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 AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

3-8-06 — ROBERT BURKETT — OWNER
DATE

CERTIFICATE OF FINAL PLAT APPROVAL

I, HEREBY CERTIFY 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.

3-21-06 — Margaret Pearson — DIR. OF DEVELOPMENT SERVICES
DATE

not applicable — CITY ATTORNEY
DATE

PLAT REVIEW OFFICERS CERTIFICATE
(as required bt 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 OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING.

Jonathan Marshall by David Kitley — 3-24-2006
DATE — REVIEW OFFICER

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 ALL OTHER IMPROVEMENTS HAVE BEEN DESIGNED MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE AND THE STATE OF NORTH CAROLINA IN THE VILLAGES AT MOSS CREEK SUBDIVISION.

3/20/06 — Sue Bishop — DIR. OF ENGINEERING
DATE

CERTIFICATE OF FEE PAYMENT

I, HEREBY CERTIFY THAT ALL FEES FOR WALKERS GLEN, MAP 3 HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

3/1/06 — John A. Allen — FINANCE DIRECTOR
DATE

NOTES

1. A 25' RADIUS IS DEDICATED AT ALL STREET INTERSECTIONS
2. IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED. CM INDICATES A CONCRETE CONTROL MONUMENT
3. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIROMENTAL INVESTIGATION BY JAMES MAUNEY & ASSOCIATES, P.A.
4. ALL LOTS CAN BE SERVED BY CITY OF CONCORD WATER & SEWER
5. COMMON OPEN SPACE (A) IS TO BE MAINTAINED BY THE MASTER ASSOCIATION
   COMMON OPEN SPACE (B) IS TO BE MAINTAINED BY THE TOWNHOME ASSOCIATION
6. ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE. ALL OTHER BRGS & DIST ARE BASED ON CENTERLINE OF EASEMENT.
7. ALL AREAS CALCULATED BY COORDINATE METHOD.
8. ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.
9. PROPERTY IS NOT LOCATED WITHIN 2000' OF NCGS MON.
10. WHERE NOTED AT INTERSECTIONS A 10'x70' NCDOT SIGHT TRIANGLE EASEMENT IS PROVIDED. THIS EASEMENT SHALL BE FOR PLANTINGS AND OBSTRUCTIONS ONLY, DRIVEWAYS SHALL BE PERMITTED.
11. WHERE NOTED AT INTERSECTIONS A 25'x25' SIGHT TRIANGLE EASEMENT IS PROVIDED. NO OBSTRUCTIONS OVER 2.0 FEET IN HEIGHT SHALL BE PLACED OR PLANTED IN THESE EASEMENTS NO DRIVEWAYS SHALL BE LOCATED WITHIN EASEMENT.
12. THE CITY OF CONCORD WILL NOT BE RESPONSIBLE FOR ANY STORM STRUCTURES WITHIN PUBLIC RIGHT-OF-WAY THAT DO NOT MEET CITY OF CONCORD MINIMUM DESIGN REQUIREMENTS. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE FOR ALL PRIVATE STORM DRAINAGE EASEMENTS (ANY PIPES UNDER 15").
13. TEMPORARY CUL-DE-SAC TO BE ABANDONED UPON RECORDING OF RIGHT-OF-WAY
14. CENTERLINE STREET DISTANCES
    WALKERS GLEN DRIVE =428'

LOT 17	2,088 SQ.FT. 0.05 ACRE	LOT 34	1,684 SQ.FT. 0.04 ACRE
LOT 18	2,093 SQ.FT. 0.05 ACRE	LOT 35	1,584 SQ.FT. 0.04 ACRE
LOT 19	2,164 SQ.FT. 0.05 ACRE	LOT 36	1,584 SQ.FT. 0.04 ACRE
LOT 20	2,138 SQ.FT. 0.05 ACRE	LOT 37	1,584 SQ.FT. 0.04 ACRE
LOT 21	2,271 SQ.FT. 0.05 ACRE	LOT 38	1,584 SQ.FT. 0.04 ACRE
LOT 22	2,058 SQ.FT. 0.05 ACRE	LOT 39	1,584 SQ.FT. 0.04 ACRE
LOT 23	1,969 SQ.FT. 0.05 ACRE	LOT 40	1,584 SQ.FT. 0.04 ACRE
LOT 24	1,859 SQ.FT. 0.04 ACRE	LOT 90	1,545 SQ.FT. 0.04 ACRE
LOT 25	1,836 SQ.FT. 0.04 ACRE	LOT 91	1,650 SQ.FT. 0.04 ACRE
LOT 26	1,688 SQ.FT. 0.04 ACRE	LOT 92	1,668 SQ.FT. 0.04 ACRE
LOT 27	1,605 SQ.FT. 0.04 ACRE	LOT 93	1,510 SQ.FT. 0.03 ACRE
LOT 28	1,585 SQ.FT. 0.04 ACRE	LOT 94	1,524 SQ.FT. 0.03 ACRE
LOT 29	1,606 SQ.FT. 0.04 ACRE	LOT 95	1,703 SQ.FT. 0.04 ACRE
LOT 30	1,656 SQ.FT. 0.04 ACRE	LOT 96	1,757 SQ.FT. 0.04 ACRE
LOT 31	1,627 SQ.FT. 0.04 ACRE	LOT 97	1,758 SQ.FT. 0.04 ACRE
LOT 32	1,599 SQ.FT. 0.04 ACRE	LOT 98	1,697 SQ.FT. 0.04 ACRE
LOT 33	1,618 SQ.FT. 0.04 ACRE	LOT 99	1,571 SQ.FT. 0.04 ACRE

State of North Carolina
County of CABARRUS

I, James H. Mauney, Jr. certify that this map was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated exceeds 1:10,000 ; that the boundaries not surveyed are shown by broken lines plotted from information found in documents of record as shown hereon; that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land; that this map was prepared in accordance with G.S. 47-30, as amended. Witness my original signature, registration number and seal this 6th day of August, 2004.

James H. Mauney Jr.
Professional Land Surveyor
Registration Number L-3885

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

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTLY 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
FIRM MAP 3702SC-0030D

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE 21st DAY OF March 2006
AT 9:12 O'CLOCK A M
AND REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS, CABARRUS COUNTY, NORTH CAROLINA, BOOK 49 PAGE 12

LINDA F. McABEE, REGISTER OF DEEDS
BY Stephanie Stafford ASSISTANT/ DEPUTY

DEVELOPMENT DATA
PHASE 4 PROJECT

ZONING CLASSIFICATION: RM-2 RESIDENTAL MEDIUM DENSITY
CURM 2- CONDITIONAL USE

PHASE ACREAGE 14.3725 ACRES
AREA OF MAP 3: 3.85 ACRES
AREA OF COMMON OPEN SPACE MAP 3: 2.08 ACRES
AREA IN LOTS MAP 3: 1.35 ACRES.
AREA IN STREET R/W MAP 3: 0.42 ACRES
TOTAL LOTS PHASE 4: 140
TOTAL LOTS MAP 3: 34
FRONT SETBACK: 15'
MINIMUM SIDE YARD: 3'
MINIMUM REAR YARD: 20'
MINIMUM SIDE STREET YARD: 20'
MAXIMUM BUILDING HEIGHT: 35'

LEGEND:

S.T.E. – SIGHT TRIANGLE EASEMENT
R/W – RIGHT-OF-WAY
PSDE – PRIVATE STORM DRAINAGE EASEMENT
S.S.E. – SANITARY SEWER EASEMENT
PDE – PUBLIC STORM DRAINAGE EASEMENT
MBL – MINIMUM BUILDING LINE
CM – CONCRETE CONTROL MONUMENT
● IRON SET
○ END OF LINE MARKER
⚠ CONCRETE CONTROL MONUMENT
COMMON OPEN SPACE (A)
WETLANDS
SETBACK
EASEMENT
PROPERTY LINE
RIGHT-OF-WAY

REVISIONS
11-08-05 PER PLANNING COMMENTS
03-01-06 TO CORRECT DATE AND MAKE CHANGES PER PLANNING DEPT. NEW REQUIREMENTS

FINAL MAJOR PLAT

WALKERS GLEN, MAP 3

TOWNSHIP #3, CITY OF CONCORD
CABARRUS COUNTY, NC
TAX PARCEL 4681264027 PART
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
DP	JM		1"=50'	09-17-2005	1238	F188