

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: ROBERT BURKETT
 DATE: 12-19-06

CERTIFICATE OF FEE PAYMENT
 I, HEREBY CERTIFY THAT ALL FEES FOR THE MOSS CREEK VILLAGE, ASHETON GROVE, MAP 4 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.
 DATE: 5/25/07
 FINANCE DIRECTOR

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 _____

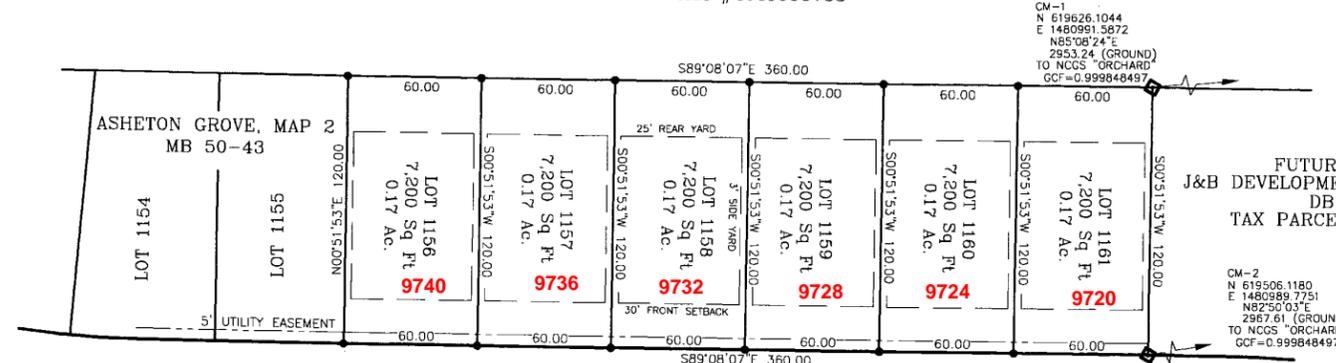
CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION
 I, HEREBY CERTIFY THAT THE CITY OF CONCORD HAS RECEIVED OFFERS OF DEDICATION SHOWN ON THIS PLAN BY RESOLUTION AT A MEETING OF THE CITY COUNCIL HELD ON DEC. 14, 2006
 DATE: 5/25/07
 CITY CLERK



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: 5/25/07
 REVIEW OFFICER

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: 1/10/07
 DIRECTOR OF ENGINEERING

R. HARKEY
 DB1439-0194
 TAX #4681096733



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 2430 PG 224, DB 1439 PG 194, DB 1104 PG 176, DB 232 PG 218
- 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 NCCS CONTROL MONUMENT.
- IMPERVIOUS AREA FOR EACH LOT TO BE BETWEEN 1890 SQFT AND 5507 SQ FT

50' Public R/W MB 50-43

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

50' Public R/W MB 49-13

DEVELOPMENT DATA

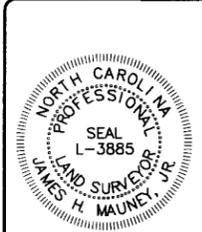
ZONING CLASSIFICATION: CURM-2
 AREA OF LOT: 0.99 ACRES
 TOTAL AREA PLAT: 0.99 ACRES
 COS AREA: 0.0
 TOTAL LOTS: 6
 TOTAL NUMBER LOTS BEFORE SUBDIVISION: 1
 LOT DATA:
 FRONT SETBACK: 30'
 SIDEYARD: 3'
 REAR YARD: 20' INTERNAL/25' EXTERNAL
 SIDEYARD STREET SIDE: 10'

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 4 SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 5-24-07
 DATE: 5-25-07
 DEVELOPMENT SERVICES DIRECTOR

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 boundaries not surveyed are clearly indicated as drawn from information found in Book 4971, Page 220; 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 29th day of November, A.D., 2006
 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.



CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

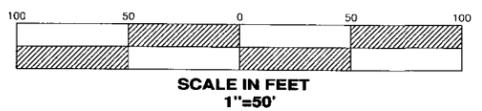
CITY OF CONCORD
 MOSS CREEK VILLAGE, ASHETON GROVE, MAP 4
 NAME OF SUBDIVISION
 RAVENSCROFT LANE NW
 NAME OF STREETS IN SUBDIVISION
 J & B DEVELOPMENT AND MANAGEMENT, INC.
 SUBDIVIDER
 I HEREBY, TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF, CERTIFY THAT ALL STREETS, STORM DRAINAGE, WATER AND SEWER 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 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 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.

REGISTERED PROFESSIONAL ENGINEER
 19921
 DATE: 10 Dec 06

NORTH CAROLINA
 CABARRUS COUNTY
 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 INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL, THIS 14th DAY OF December, 2006
 My Commission Expires 9-17-2011
 Carol A. Wingate

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
- △ _____ NCCS MONUMENT



REVISIONS
 12-19-06 PER PLANNING COMMENTS

FINAL MAJOR PLAT
MOSS CREEK VILLAGE ASHETON GROVE, MAP 4 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'	10-13-2006	2420	F324