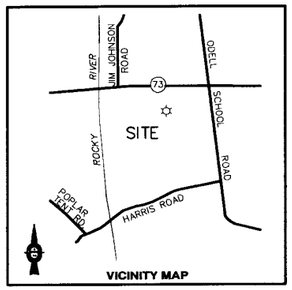
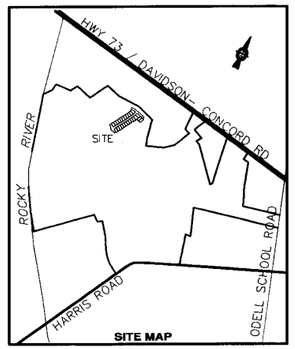


VICINITY MAP



SITE MAP

NC GRID (NAD 83)

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 FOR RECORDING.

3-21-2006 Jonathan Marshall by David Whitley
DATE REVIEW OFFICER

Street Key #'s
Ravenscroft Ln NW- 2669
Dartmoor Ave NW - 2742

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
DATE DIR. OF DEVELOPMENT SERVICES

not applicable
DATE CITY ATTORNEY

Street Blades:
[1] 9590 Ravenscroft Ln NW at 1560 Dartmoor Ave NW
[2] 9710 Ravenscroft Ln NW at 1620 Dartmoor Ave NW

CERTIFICATE OF FEE PAYMENT

I, HEREBY CERTIFY THAT ALL FEES FOR MOSS CREEK, THE CROSSING, PHASE 3, MAP 3 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

3/21/06
DATE FINANCE DIRECTOR

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.

3-9-06 ROBERT BURKETT
DATE ROBERT BURKETT OWNER

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

5/20/06
DATE DIR. OF ENGINEERING

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC

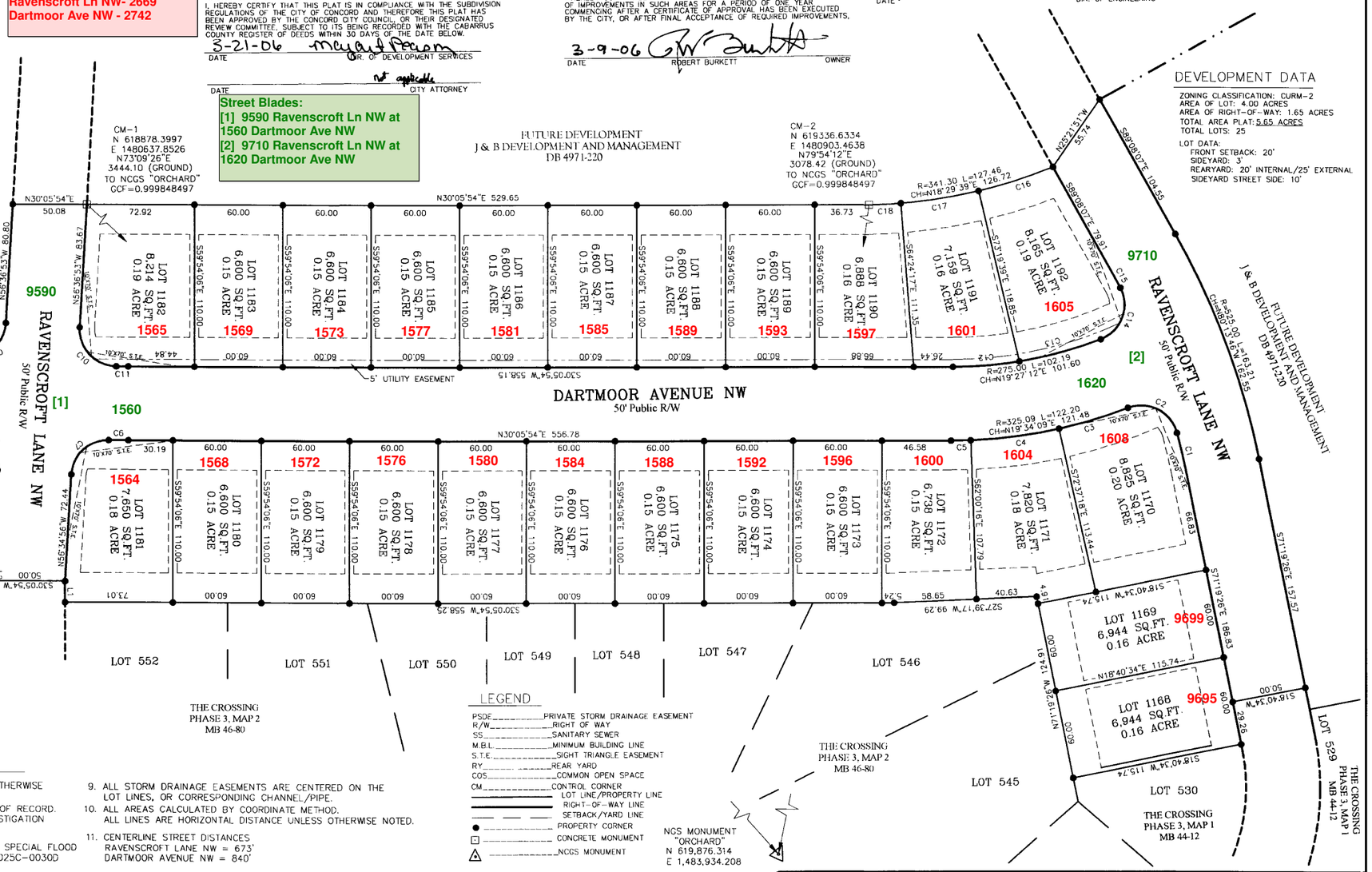
FILED FOR REGISTRATION ON THE 21st DAY OF March 2006
AT 4:13 O'CLOCK P M
AND REGISTERED IN RECORD BOOK 49 PAGE 13
NO.

REGISTER OF DEEDS

DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2
AREA OF LOT: 4.00 ACRES
AREA OF RIGHT-OF-WAY: 1.65 ACRES
TOTAL AREA PLAT: 5.65 ACRES
TOTAL LOTS: 25

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



CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	28.18	475.00	N73°01'24"W 28.17
C2	42.05	25.00	S57°05'15"W 37.27
C3	48.66	325.09	N13°05'21"E 48.62
C4	60.22	325.09	N22°41'13"E 60.14
C5	13.31	325.09	N29°09'21"E 13.31
C6	13.35	1085.00	N30°27'03"E 13.35
C7	38.14	25.00	S12°54'20"E 34.55
C8	38.18	25.00	S79°43'14"W 34.98
C9	40.51	25.00	N10°11'46"W 36.22
C10	40.51	25.00	N76°57'59"E 36.22
C11	8.12	1035.00	N30°19'23"E 8.12
C12	45.06	275.00	N25°24'16"E 45.01
C13	57.13	275.00	N14°45'33"E 57.02
C14	42.18	25.00	N39°08'35"W 37.35
C15	13.71	475.00	N88°18'30"W 13.71
C16	52.88	341.30	N12°14'02"E 52.83
C17	53.15	341.30	N21°08'02"E 53.10
C18	21.43	341.30	N27°23'38"E 21.43

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N59°54'06"W	14.20
L2	N59°54'06"W	1.45

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. 03-016-0008.80
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 AVALIABLE TO ALL LOTS.
9. ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
10. ALL AREAS CALCULATED BY COORDINATE METHOD. ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.
11. CENTERLINE STREET DISTANCES
RAVENSCROFT LANE NW = 673'
DARTMOOR AVENUE NW = 840'

LEGEND

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

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

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

100 50 0 50 100
SCALE IN FEET
1"=50'

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 is 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 29TH day of NOVEMBER, 2004.

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

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

REVISIONS
03-01-06 PER PLANNING COMMENTS
03-09-06 TO SHOW UTILITY EASEMENT

FINAL MAJOR PLAT
MOSS CREEK VILLAGE, PHASE 3
THE CROSSING AT MOSS CREEK, MAP 3
TOWNSHIP #3, CITY OF CONCORD
CABARRUS COUNTY, NC
TAX PARCEL 4681187411 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'	12-01-2005	1377	F210