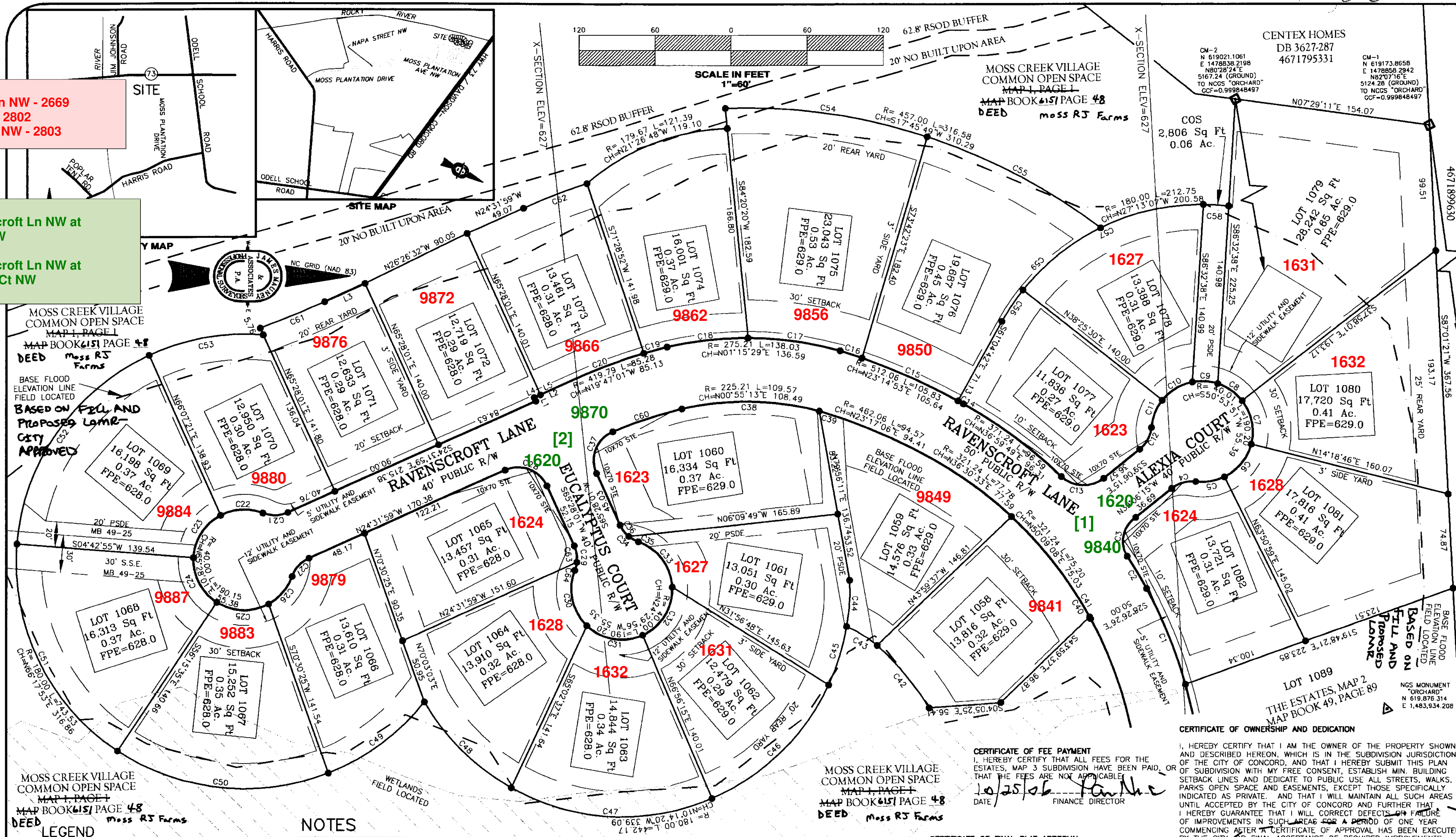
Book 61 Page 8

Street Key #'s
Ravenscroft Ln NW - 2669
Alexia Ct NW - 2802
Eucalyptus Ct NW - 2803

Street Blades:
[1] 9840 Ravenscroft Ln NW at 1620 Alexia Ct NW

[2] 9870 Ravenscroft Ln NW at 1620 Eucalyptus Ct NW



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 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 October 30, 2006

11-02-06 Kim G. Deason
DATE Deputy CITY CLERK

LINE TABLE

LINE	BEARING	DISTANCE
L1	S65°28'01"W	3.00
L2	N24°24'46"W	27.51
L3	N24°31'59"W	35.03
L4	N24°24'46"W	5.37
L5	N24°24'46"W	10.37

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD
C1	81.44	375.00	S67°46'53"W 81.28
C2	27.46	375.00	S59°27'43"W 27.45
C3	37.36	22.88	S80°57'22"E 33.35
C4	20.15	25.00	S16°00'39"E 19.61
C5	23.20	40.01	N09°31'23"W 22.88
C6	34.59	39.98	N50°54'01"W 33.52
C7	36.51	40.01	S78°10'44"W 35.26
C8	23.81	39.66	S34°59'07"W 23.46
C9	20.21	40.01	S03°26'50"W 20.00
C10	28.32	39.87	S31°17'49"E 27.72
C11	23.54	39.96	S68°25'51"E 23.20
C12	20.16	25.00	N62°12'02"W 19.61
C13	36.46	25.00	N02°40'23"E 33.31
C14	4.98	512.06	S28°53'25"W 4.98
C15	82.81	512.06	S23°58'43"W 82.72
C16	18.04	512.06	S18°20'11"W 18.04
C17	73.67	275.21	S07°57'27"W 73.45
C18	64.36	275.21	S06°24'38"E 64.21
C19	19.07	419.79	S15°15'56"E 19.07
C20	66.21	419.79	S21°05'07"E 66.14
C21	20.15	25.00	N01°26'23"W 19.61
C22	34.36	40.00	S02°57'08"E 33.31
C23	41.90	40.00	S57°33'56"E 40.01
C24	41.90	40.00	N62°25'13"E 40.01
C25	42.73	40.00	N01°48'39"E 40.73
C26	29.27	40.00	N49°45'20"W 28.62
C27	20.15	25.00	S47°37'35"E 19.61
C28	39.27	25.00	S20°28'01"W 35.36
C29	20.20	25.00	S88°36'46"W 19.65
C30	47.49	40.01	N77°34'28"E 44.75
C31	47.54	40.00	N09°30'49"E 44.79
C32	47.54	40.00	N58°34'47"W 44.79
C33	47.54	40.00	S53°19'36"W 44.79
C34	20.15	25.00	N42°22'25"E 19.61
C35	8.81	25.00	N29°22'19"E 8.76
C36	11.35	25.00	N52°27'56"E 11.25
C37	39.97	25.00	S68°43'52"E 35.85
C38	109.57	225.21	S00°55'13"W 108.49
C39	2.30	225.21	S15°08'59"W 2.30
C40	25.85	290.66	S59°06'03"W 25.84
C41	27.58	325.00	S59°07'42"W 27.57
C42	64.20	224.80	S50°08'06"W 63.98
C43	28.40	94.67	S31°45'57"W 28.29
C44	36.68	154.99	N86°26'52"W 36.60
C45	48.12	180.00	N72°57'19"W 47.97
C46	131.66	180.00	N44°20'36"W 128.74
C47	164.65	180.00	N02°48'58"E 158.97
C48	97.75	180.00	N44°34'42"E 96.55
C49	95.81	180.00	N36°47'23"W 94.69
C50	173.67	180.00	N06°06'00"E 167.01
C51	190.98	180.00	N64°08'09"E 182.15
C52	190.98	180.00	S55°04'24"E 182.15
C53	92.09	180.00	S10°01'17"E 91.09
C54	161.47	457.00	S08°02'25"W 160.63
C55	155.11	457.00	S27°53'09"W 154.37
C56	29.86	180.00	S56°19'36"E 29.82
C57	162.88	180.00	S25°39'07"E 157.38
C58	20.01	180.00	S03°27'22"W 20.00
C59	109.08	180.00	S43°43'05"E 107.42
C60	57.48	369.79	S18°28'34"E 57.42
C61	55.01	838.00	N22°39'09"W 55.00
C62	54.06	515.00	S21°31'34"E 54.03
C63	13.49	25.00	S80°55'39"W 13.33
C64	6.71	25.00	N75°55'38"W 6.69

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
- FFE — FINISHED FLOOR ELEVATION
- FLOOD LINE
- WETLANDS
- RSOD — RIVER STREAM OVERLAY DISTRICT

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. TAX PARCEL NOS. 4671975792 PART
4. REFERENCES: DB 2430 PG 224, DB 1439 PG 194 DB 1104 PG 176, DB 232 PG 218
5. 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.
6. CITY OF CONCORD WATER AND SEWER IS AVALIABLE TO ALL LOTS.
7. CITY OF CONCORD WATER AND SEWER IS AVALIABLE 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. ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.
10. CENTERLINE STREET DISTANCES
    REVENSCROFT =793'
    EUCALYPTUS COURT = 144'
    ALEXIA COURT = 124'
11. PROPOSED MINIMUM FFE SHOWN AT BASE FLOOD ELEVATION +2'
12. PROPERTY MAY BE SUBJECT TO RECORDED AND UNRECORDED EASEMENTS AND RIGHT-OF-WAY NOT OBSERVED.
13. NO NCGS CONTROL MONUMENT LOCATED WITHIN 2000' OF SUBJECT PROPERTY
14. A CONCORD ZONING CLEARANCE PERMIT AND FLOODPLAIN DEVELOPMENT PERMIT ARE REQUIRED FOR DEVELOPMENT IN A 100-YEAR FLOODPLAIN.
15. NO ENCROACHMENTS, FILL, NEW CONSTRUCTION OR SUBSTANTIAL IMPROVMENTS SHALL BE PERMITTED IN THE FLOODWAY UNLESS AND UNTIL APPROVED BY FEMA.

EXISTING FEMA BASE FLOOD LINE

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.

11/9/2006 Jonathan Marshall by David Whitley
DATE REVIEW OFFICER

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY __IS__ 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

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD

MOSS CREEK VILLAGE, THE ESTATES, MAP 3
NAME OF SUBDIVISION

RAVENSCROFT LANE, ALEXIA, COURT, EUCALYPTUS COURT
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 24Oct06
REGISTRATION NO. DATE

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

10/25/06
DATE FINANCE DIRECTOR

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 ESTATES, MAP 3 SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 11/9/06 2006

11/9/06
DATE DEVELOPMENT SERVICES 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 FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS,

10/24/06 RJ Moss Properties, LLC by Farrar Griggs Jr. AIF
OWNER DATE
BY FARRAR GRIGGS, JR, ESQ. GRANTED POWER OF ATTORNEY FOR R.J. MOSS PROPERTIES, LLC

10-24-06
OWNER DATE
ROBERT BURKETT

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

11/9/06 Sue B Hyde
DATE DIRECTOR. OF ENGINEERING

NORTH CAROLINA
GASTON COUNTY

I, Carol A. Wingate A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HERBYCERTIFY THAT Robert W. Burkett PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INDTRUMENT.
WITNESS MY HANE AND OFFICAL SEAL, THIS THE 24th DAY OF October, 2006

MY COMMISSION EXPIRES: September 17, 2011
Carol A. Wingate

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 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.

LOT AREA
388,512 SQ.FT.
8.92 ACRES

COS AREA
2,806 Sq Ft
0.06 Ac.

R/W AREA
57,015 Sq Ft
1.31 Ac.

TOTAL AREA
448,333 Sq Ft
10.29 Ac.

DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2
AREA OF LOT: 8.92 ACRES
AREA OF RIGHT-OF-WAY: 1.31 ACRE
AREA OF COS: 0.06 ACRE
TOTAL AREA PLAT: 10.29 ACRES
TOTAL LOTS: 25

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

REVISIONS
10-23-06 PER PLANNING COMMENTS

FINAL MAJOR PLAT

MOSS CREEK VILLAGE THE ESTATES, MAP 3

TOWNSHIP #3, CITY OF CONCORD
CABARRUS COUNTY, NC

TAX PARCEL # 4671975792

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"=60'	06-30-2006	1991	F275