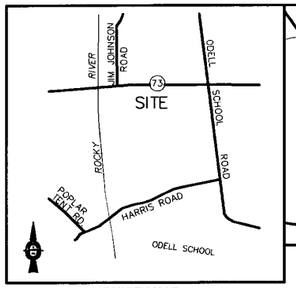
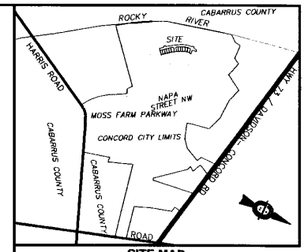
Book 50 pg 98



VICINITY MAP



SITE MAP

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	45.52	1515.00	S41°19'49"E 45.52
C2	57.24	1515.00	S39°23'14"E 57.24
C3	52.34	1515.00	S37°18'54"E 52.34
C4	40.11	25.00	S09°38'10"W 35.94
C5	70.70	1405.00	S36°51'48"E 70.69
C6	53.09	1405.00	S39°23'14"E 53.08
C7	37.97	1405.00	S41°14'37"E 37.96
C8	40.11	25.00	S78°26'27"E 35.94
C9	32.18	1515.00	S31°52'14"E 32.18
C10	56.07	1515.00	S30°12'06"E 56.07
C11	52.43	1515.00	S28°09'00"E 52.43
C12	4.42	475.00	S26°53'30"E 4.42
C13	68.07	475.00	S22°31'10"E 68.02
C14	64.50	475.00	S14°31'24"E 64.45
C15	47.82	475.00	S07°44'56"E 47.80
C16	40.62	25.00	S41°41'10"W 36.30
C17	57.44	635.00	S12°05'31"E 57.42
C18	52.01	634.62	S17°01'44"E 52.00
C19	52.01	635.00	S21°43'22"E 52.00
C20	52.01	635.00	S26°24'58"E 52.00
C21	7.65	603.90	S29°05'57"E 7.65
C22	44.35	1400.11	S30°21'33"E 44.35
C23	52.00	1401.29	S32°19'15"E 52.00
C24	40.40	25.00	S45°33'19"E 36.15
C25	39.93	25.00	N46°29'57"E 35.82
C26	36.80	25.00	N45°35'21"W 33.57
C27	40.61	25.00	N04°54'13"E 36.29
C28	37.82	25.00	N85°31'55"W 34.32

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD

MOSS CREEK VILLAGE, THE OAKS, MAP 4
NAME OF SUBDIVISION

AASTORIA LANE, REMINGTON LANE, CRAFTON LANE
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 ~~WATER AND SEWER~~ STREET, 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

24921 — 19 Sep 06
REGISTRATION NO. — DATE

NORTH CAROLINA
~~Mecklenburg~~ COUNTY

I, Mark A. Swartz, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HERBY CERTIFY THAT Robert N. Burkett PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INDTRUMENT.
WITNESS MY HANE AND OFFICAL SEAL, THIS THE 19th DAY OF September, 2006

MY COMMISSION EXPIRES: 2/18/2007

MARK A. SWARTZ NOTARY PUBLIC MECKLENBURG COUNTY, NC

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 Oct. 12, 2006

10/13/06 — Gail B. Crunn
DATE — CITY CLERK

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

10/17/06 — Sue Bishop
DATE — DIRECTOR OF ENGINEERING

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE 19th DAY OF October 2006
AT 10:00 O'CLOCK AM
AND REGISTERED IN RECORD BOOK NO. 50 PAGE 98

Silvia Blaney
REGISTER OF DEEDS — Deputy

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. 4671975792
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.
8. ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
9. ALL AREAS CALCULATED BY COORDINATE METHOD.
10. CENTERLINE STREET DISTANCES
    REMINGTON LANE =935'
    CRAFTON LANE =135'
    ASTORIA LANE =184'
11. PROPERTY IS NOT LOCATED WITHIN 2000' OF A NCGS CONTROL MONUMENT.
12. IMPERVIOUS AREA FOR EACH LOT TO BE BETWEEN 1890 SQFT AND 5507 SQ FT

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.

10-18-2006 — Jonathan Marshall by David Whitley
DATE — REVIEW OFFICER

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,

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

9-19-06
OWNER — DATE
ROBERT BURKETT

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

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 OAKS, MAP 4 SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 10-12-2006

10-18-06 — Maynard Pewson
DATE — DEVELOPMENT SERVICES DIRECTOR

CERTIFICATE OF FEE PAYMENT

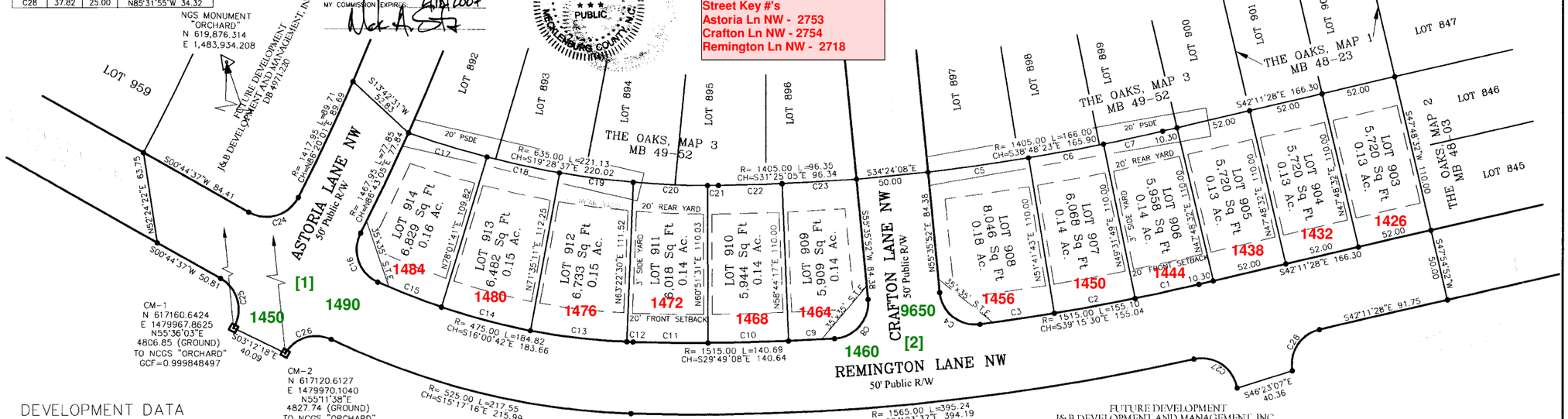
I, HEREBY CERTIFY THAT ALL FEES FOR THE MOSS CREEK VILLAGE, THE OAKS, MAP 4 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

10/16/06 — Lu Nhs
DATE — FINANCE DIRECTOR

Street Blades:
[1] 1450 Astoria Ln NW at 1490 Remington Ln NW

[2] 9650 Crafton Ln NW at 1460 Remington Ln NW

Street Key #'s
Astoria Ln NW - 2753
Crafton Ln NW - 2754
Remington Ln NW - 2718



DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2
AREA OF LOT: 1.72 ACRES
AREA OF RIGHT-OF-WAY: 1.40 ACRES
TOTAL AREA PLAT: 3.12 ACRES
TOTAL LOTS: 12

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

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

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 37025C0075D

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, of the Cabarrus County Public Registry); that the boundaries not surveyed are clearly indicated as drawn from information found in Book ____, Page ____; 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., 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.

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

REVISIONS
09-18-06 PER PLANNING COMMENTS

FINAL MAJOR PLAT

MOSS CREEK VILLAGE
THE OAKS, 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'	08-21-2006	2148	F293