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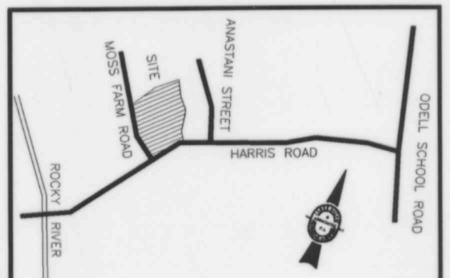
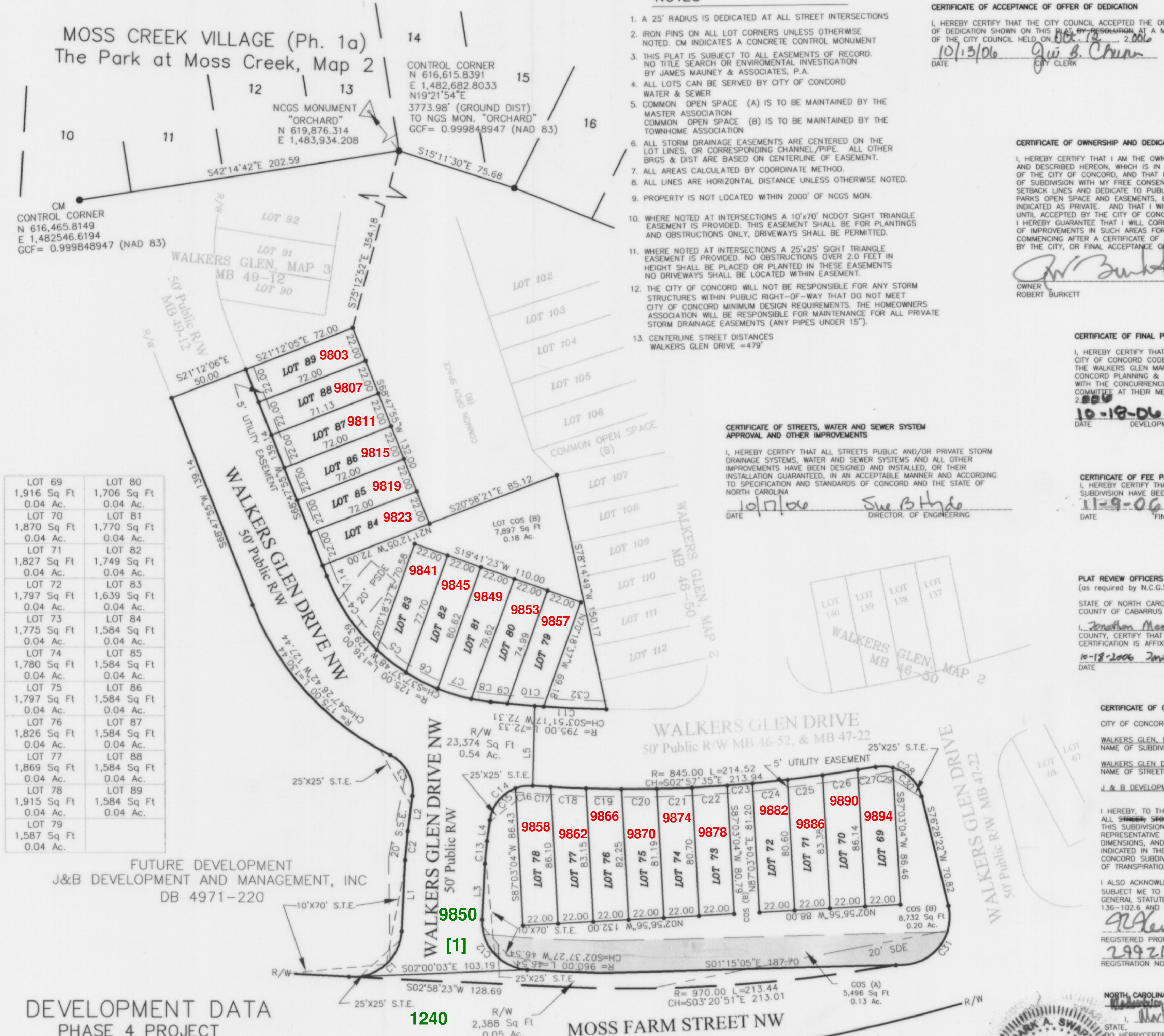


VICINITY MAP



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD
C1	48.63	30.00	S40°36'15"E 43.48
C2	18.27	225.00	N84°43'05"W 18.26
C3	31.20	25.00	N61°50'58"E 29.22
C4	56.39	125.00	S55°52'29"W 55.91
C5	23.16	125.00	S37°38'36"W 23.13
C6	22.22	125.00	S27°14'34"W 22.19
C7	22.05	125.00	S17°05'47"W 22.02
C8	12.18	125.00	S09°15'07"W 12.17
C9	10.32	795.00	S06°05'22"W 10.32
C10	22.75	795.00	S04°53'51"W 22.75
C11	44.82	795.00	S02°51'47"W 44.81
C12	46.57	30.00	S48°29'04"W 42.03
C13	14.21	175.00	N84°43'05"W 14.20
C14	37.83	25.00	N39°02'22"W 34.32
C15	26.84	25.00	N51°38'04"W 25.57
C16	10.99	25.00	N08°16'54"W 10.90
C17	11.23	845.00	S03°55'57"W 11.23
C18	22.11	845.00	S02°48'08"W 22.11
C19	22.06	845.00	S01°18'17"W 22.06
C20	22.03	845.00	S00°11'24"E 22.03
C21	22.01	845.00	S01°40'58"E 22.01
C22	22.00	845.00	S03°10'29"E 22.00
C23	15.71	845.00	S04°27'12"E 15.71
C24	22.03	845.00	S05°43'59"E 22.03
C25	22.06	845.00	S07°13'40"E 22.06
C26	22.11	845.00	S08°43'31"E 22.11
C27	11.17	845.00	S09°51'13"E 11.17
C28	37.83	25.00	N33°07'13"E 34.32
C29	11.05	25.00	N02°25'42"E 10.96
C30	26.78	25.00	N45°46'52"E 25.52
C31	53.55	30.00	S52°23'21"E 46.72
C32	39.26	795.00	S02°39'46"W 39.26

LINE TABLE

LINE	BEARING	DISTANCE
L1	N87°02'38"W	44.71
L2	N82°23'32"W	22.43
L3	N87°02'38"W	35.05
L4	N82°23'32"W	13.41
L5	N88°18'25"W	50.06

LOT 69 1,916 Sq Ft 0.04 Ac.	LOT 80 1,706 Sq Ft 0.04 Ac.
LOT 70 1,870 Sq Ft 0.04 Ac.	LOT 81 1,770 Sq Ft 0.04 Ac.
LOT 71 1,827 Sq Ft 0.04 Ac.	LOT 82 1,749 Sq Ft 0.04 Ac.
LOT 72 1,797 Sq Ft 0.04 Ac.	LOT 83 1,639 Sq Ft 0.04 Ac.
LOT 73 1,775 Sq Ft 0.04 Ac.	LOT 84 1,584 Sq Ft 0.04 Ac.
LOT 74 1,780 Sq Ft 0.04 Ac.	LOT 85 1,584 Sq Ft 0.04 Ac.
LOT 75 1,797 Sq Ft 0.04 Ac.	LOT 86 1,584 Sq Ft 0.04 Ac.
LOT 76 1,826 Sq Ft 0.04 Ac.	LOT 87 1,584 Sq Ft 0.04 Ac.
LOT 77 1,869 Sq Ft 0.04 Ac.	LOT 88 1,584 Sq Ft 0.04 Ac.
LOT 78 1,915 Sq Ft 0.04 Ac.	LOT 89 1,584 Sq Ft 0.04 Ac.
LOT 79 1,587 Sq Ft 0.04 Ac.	

LEGEND:

S.T.E. – SIGHT TRIANGLE EASEMENT
R/W – RIGHT-OF-WAY
SDE – PUBLIC STORM DRAINAGE EASEMENT
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)
SETBACK
EASEMENT
PROPERTY LINE
RIGHT-OF-WAY

SCALE IN FEET
1"=50'

DEVELOPMENT DATA
PHASE 4 PROJECT

ZONING CLASSIFICATION: CURM-2 CONDITIONAL USE RESIDENTAL MEDIUM DENSITY

PHASE ACREAGE 14.3725 ACRES
AREA OF MAP 4: 1.93 ACRES
AREA OF COMMON OPEN SPACE MAP 4: 0.51 ACRES
AREA IN LOTS MAP 4: 0.83 ACRES.
AREA IN STREET R/W MAP 4: 0.54 ACRES
AREA IN MOSS PLANTATION DRIVE R/W MAP 4: 0.05 ACRES
TOTAL LOTS PHASE 4: 140
TOTAL LOTS MAP 4: 21
FRONT SETBACK: 15'
MINIMUM SIDE YARD: 3'
MINIMUM REAR YARD: 20'
MINIMUM SIDE STREET YARD: 20'
MAXIMUM BUILDING HEIGHT: 35'

Street Blade:
[1] 9850 Walkers Glen Dr NW at 1240 Moss Farm St NW

Street Key #'s
Walkers Glen Dr NW - 2684
Moss Farm St NW - 2632

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
FIRM MAP 37025C-0075D

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. CENTERLINE STREET DISTANCES WALKERS GLEN DRIVE =479'

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 B Hyde
DATE DIRECTOR. OF ENGINEERING

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 6th day of August, A.D., 2004.

James H Mauney Jr
Professional Land Surveyor
Registration # L-3885

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

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 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 Jui B. Chun
DATE CITY CLERK

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE 9th DAY OF November 2006 AT 2:10 O'CLOCK P M AND REGISTERED IN RECORD BOOK NO. 51 PAGE 7

Pam Davis
REGISTER OF DEEDS Deputy

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.

RW Burkett 9-19-06
OWNER DATE
ROBERT BURKETT

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 WALKERS GLEN MAP 4 SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 10-13, 2006.

10-18-06 Margaret Pearson
DATE DEVELOPMENT SERVICES DIRECTOR

CERTIFICATE OF FEE PAYMENT

I, HEREBY CERTIFY THAT ALL FEES FOR THE WALKERS GLEN, MAP 4 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE

11-9-06
DATE FINANCE DIRECTOR

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 CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD

WALKERS GLEN, MAP 4
NAME OF SUBDIVISION

WALKERS GLEN DRIVE
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 19 Sep 06
REGISTRATION NO. DATE

NORTH CAROLINA
~~Mecklenburg~~ COUNTY
I, Mark A. Swartz A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBYCERTIFY 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 19th DAY OF September, 2006
MY COMMISSION EXPIRES: 2/18/2007

MARK A. SWARTZ NOTARY PUBLIC MECKLENBURG COUNTY, N.C.

REVISIONS
09-18-06 PER PLANNING COMMENTS

FINAL MAJOR PLAT
WALKERS GLEN, MAP 4
TOWNSHIP #3, CITY OF CONCORD
CABARRUS COUNTY, NC
TAX PARCEL 4681260067
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'	08-22-2006	2146	F294