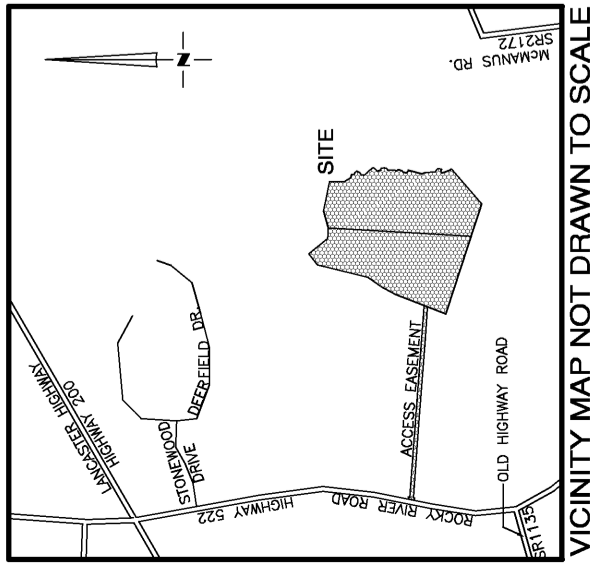


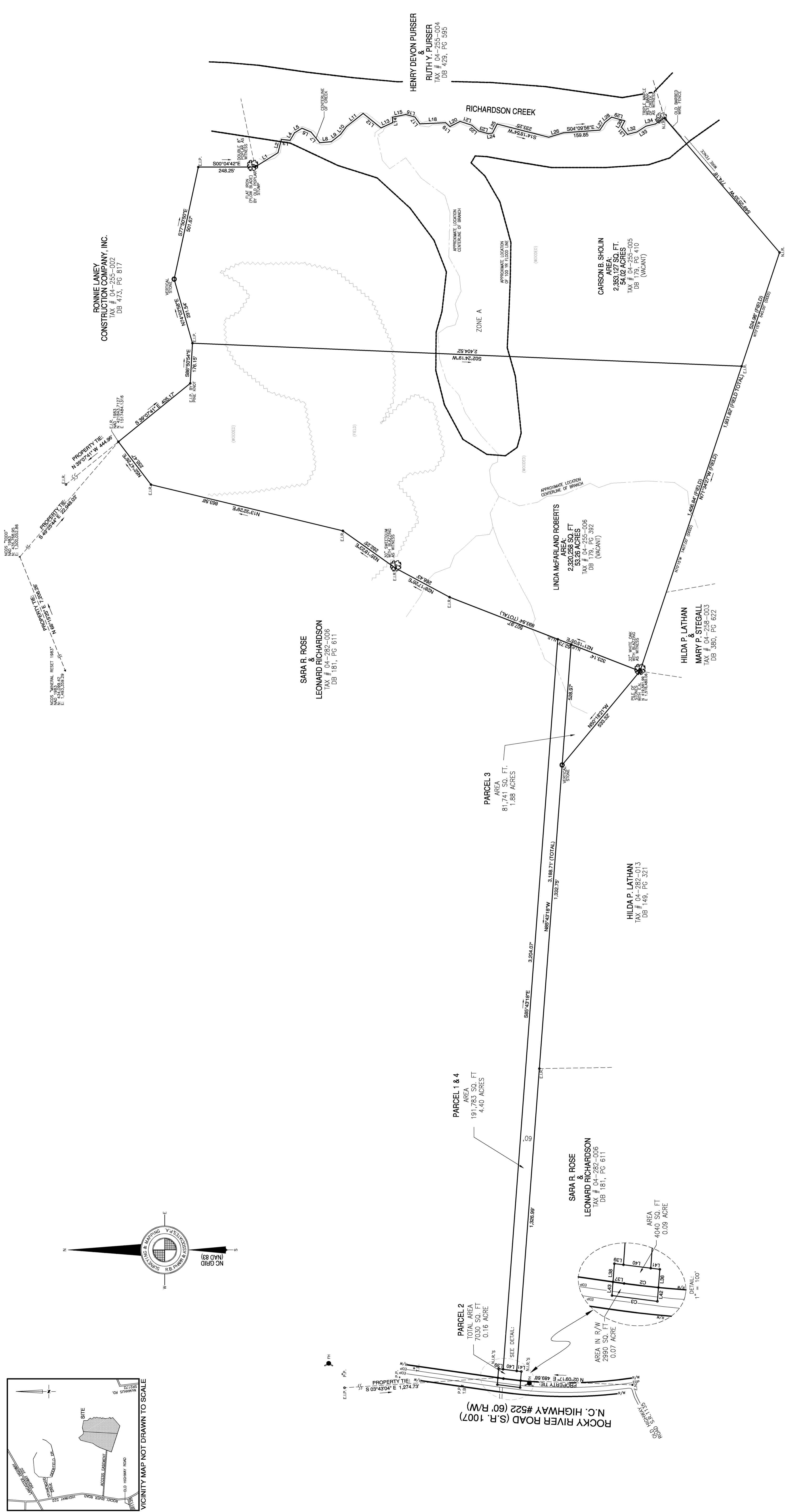
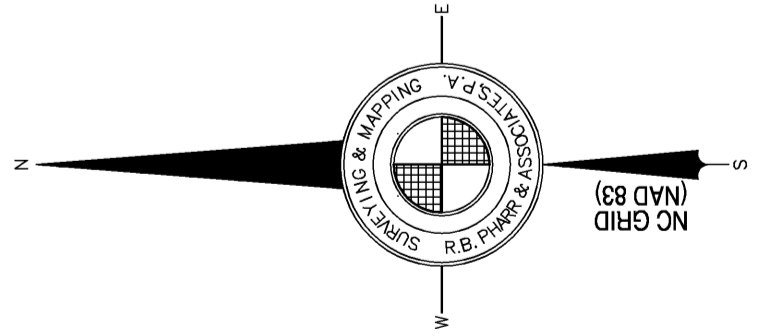
The Moser Group, Inc.
704-882-1700
www.mosergrp.com
realestate@mosergrp.com

Address	Rocky River Road, Monroe, NC
	Union County
Description of Property	vacant land
Intersecting Streets	
Parcel Number	04255005, 04255006, 047282006
Agent	Dennis W. Moser 704-882-1700x211 dmoser@mosergrp.com
Acreage	approx. 113 +/- Acres of vacant land
Square Footage	
Road Frontage	access off of Hwy 522...down long lane.
Utilities	None
Zoning	R-40
Terms	cash at closing
Price	\$15,000 per acre
Property Information	approx 113 acres of vacant land with access from Hwy 522.
	Excellent site for estate type development.

Property ID# _____



VICINITY MAP NOT DRAWN TO SCALE



LINE TABLE CREEK

LINE	BEARING	DISTANCE
L1	S04°04'14\"	118.37
L2	S04°04'14\"	38.13
L3	S04°04'14\"	38.13
L4	S04°04'14\"	38.13
L5	S04°04'14\"	38.13
L6	S04°04'14\"	38.13
L7	S04°04'14\"	38.13
L8	S04°04'14\"	38.13
L9	S04°04'14\"	38.13
L10	S04°04'14\"	38.13
L11	S04°04'14\"	38.13
L12	S04°04'14\"	38.13
L13	S04°04'14\"	38.13
L14	S04°04'14\"	38.13
L15	S04°04'14\"	38.13
L16	S04°04'14\"	38.13
L17	S04°04'14\"	38.13
L18	S04°04'14\"	38.13
L19	S04°04'14\"	38.13
L20	S04°04'14\"	38.13
L21	S04°04'14\"	38.13
L22	S04°04'14\"	38.13
L23	S04°04'14\"	38.13
L24	S04°04'14\"	38.13
L25	S04°04'14\"	38.13
L26	S04°04'14\"	38.13
L27	S04°04'14\"	38.13
L28	S04°04'14\"	38.13
L29	S04°04'14\"	38.13
L30	S04°04'14\"	38.13
L31	S04°04'14\"	38.13
L32	S04°04'14\"	38.13
L33	S04°04'14\"	38.13
L34	S04°04'14\"	38.13
L35	S04°04'14\"	38.13

CURVE TABLE BOUNDARY

CURVE	CHL. BEARING	CHL. DIST.	ARC LEN.	RADIUS
C1	S04°04'14\"	20.31	20.31	1,856.93
C2	S04°04'14\"	20.31	20.31	1,856.93
C3	S04°04'14\"	20.31	20.31	1,856.93
C4	S04°04'14\"	20.31	20.31	1,856.93
C5	S04°04'14\"	20.31	20.31	1,856.93
C6	S04°04'14\"	20.31	20.31	1,856.93
C7	S04°04'14\"	20.31	20.31	1,856.93
C8	S04°04'14\"	20.31	20.31	1,856.93
C9	S04°04'14\"	20.31	20.31	1,856.93
C10	S04°04'14\"	20.31	20.31	1,856.93

NOTES:

1. ROAD CENTERLINE IS MONUMENT LOCATED WITHIN 10.00 FEET OF SUBJECT PROPERTY.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT, R.B. PHARR & ASSOCIATES, WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
3. WORK IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN ON THIS SURVEY ARE NOT TO BE CONSIDERED AS GUARANTEED. LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
4. SUBMITTER TO VERIFY ZONING RECORDS.
5. THIS SURVEY IS TIED TO THE NORTH CAROLINA GRID SYSTEM. SURVEY FEET ALL BEARINGS, SHOW ARE ORIENTED TO N.T.M. STANDARDS. ALL DISTANCES SHOWN WERE COMPUTED FROM A COMBINED FACTOR OF 0.99997817. ALL DATA IS BASED ON NAD 83.

LEGEND:

- EN - EXISTING MAIL
- EIP - EXISTING IRON PIPE
- NIR - NEW IRON ROD
- FB - FERRUGINOUS BOLT
- WM - WATER METER
- RAW - RIGHT-OF-WAY
- ESP - EDGE OF PAVEMENT

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 15010C0210, DATED JULY 5, 1985, FEDERAL INSURANCE ADMINISTRATION, DATED JULY 5, 1985, COMMUNITY PANEL NO. 3212900175-G.

THIS IS TO CERTIFY THAT ON THE 20th DAY OF MARCH, 2005, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 15010C0210, DATED JULY 5, 1985, FEDERAL INSURANCE ADMINISTRATION, DATED JULY 5, 1985, COMMUNITY PANEL NO. 3212900175-G.

REVISIONS

NO.	DATE	BY	REVISIONS
1	03/07/05	AB	BOUNDARY SURVEY PREPARED FOR: DENNIS MOSER

TOTAL AREA: 4,953,939 SQ. FT. OR 113.72 ACRES

BOUNDARY SURVEY PREPARED FOR:
DENNIS MOSER
 ROCKY RIVER ROAD
 TAX # 04-255-006 DB 179, PG 392
 TAX # 04-255-005 DB 179, PG 410 (VACANT)

REVISIONS

NO.	DATE	BY	REVISIONS
1	03/07/05	AB	BOUNDARY SURVEY PREPARED FOR: DENNIS MOSER

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