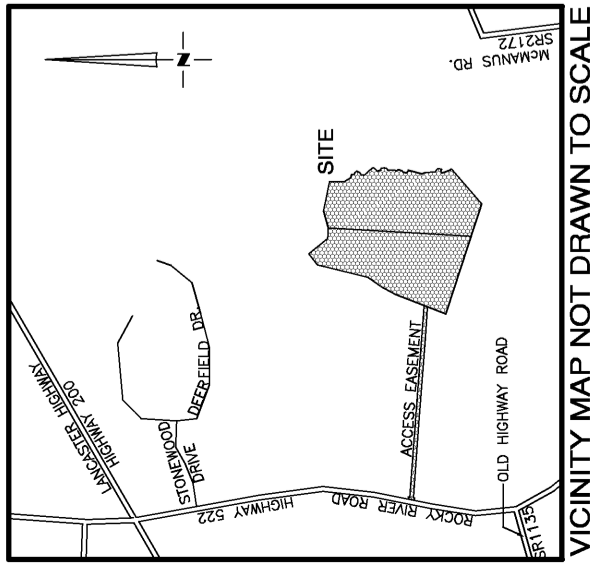


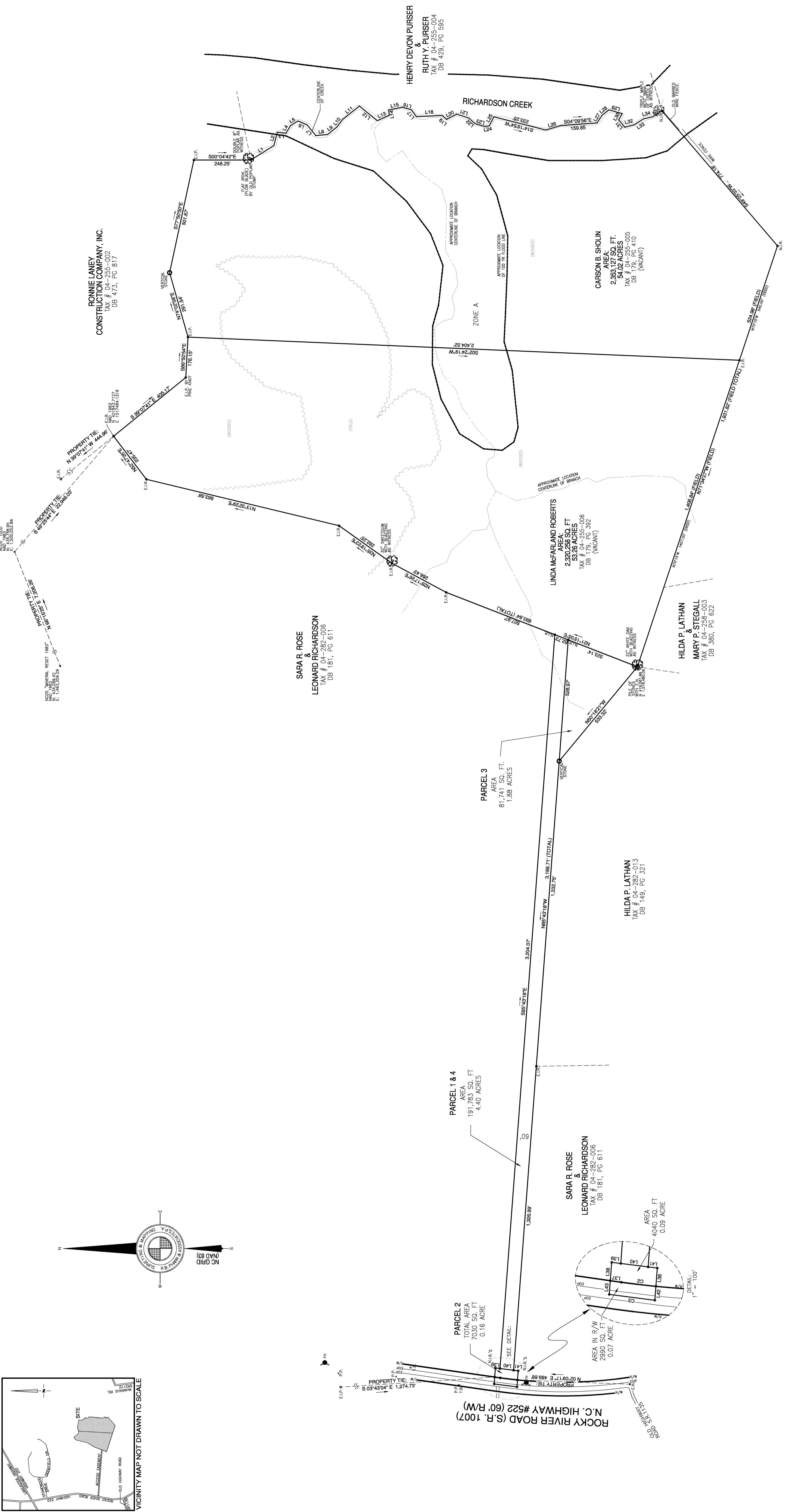
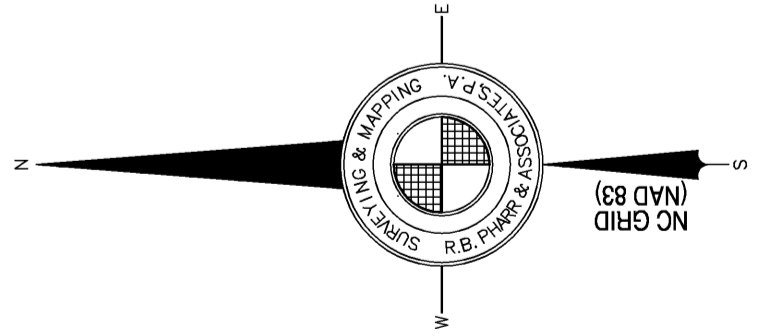
The Moser Group, Inc.
704-882-1700
www.mosergrp.com
realestate@mosergrp.com

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
C11	S04°04'14\"	20.31	20.31	1,856.93
C12	S04°04'14\"	20.31	20.31	1,856.93
C13	S04°04'14\"	20.31	20.31	1,856.93
C14	S04°04'14\"	20.31	20.31	1,856.93
C15	S04°04'14\"	20.31	20.31	1,856.93
C16	S04°04'14\"	20.31	20.31	1,856.93
C17	S04°04'14\"	20.31	20.31	1,856.93
C18	S04°04'14\"	20.31	20.31	1,856.93
C19	S04°04'14\"	20.31	20.31	1,856.93
C20	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 A GUARANTEE OF 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 BY MEANS OF THE STATE PLAT SYSTEM. THE STATE PLAT SYSTEM IS A SYSTEM OF BENCHMARKS AND CONTROL POINTS WHICH ARE CONTROLLED TO THE NATIONAL HORIZONTAL DATUM OF 1983. ALL DISTANCES SHOWN WERE COMPUTED FROM A COMBINED FACTOR OF 0.999997817. ALL DATA IS BASED ON NAD 83.

LEGEND:

- EN - EXISTING MAIL
- EIP - EXISTING IRON PIPE
- NIR - NEW IRON ROD
- FB - FERRITE BRICK
- 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) NO. 15010C0101, DATED JULY 5, 1985, FEDERAL INSURANCE ADMINISTRATION, DATED JULY 5, 1985, COMMUNITY PANEL NO. 3712900175-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) NO. 15010C0101, DATED JULY 5, 1985, FEDERAL INSURANCE ADMINISTRATION, DATED JULY 5, 1985, COMMUNITY PANEL NO. 3712900175-G, EXCEEDED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

REVISIONS

DATE	BY	REVISIONS
17/05	- TO ADDRESS CLIENT COMMENTS	

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)

BOUNDARY SURVEY PREPARED FOR:
SAMMIE A LATHAN
 ERALATHAN
 TAX # 04-258-004 DB 283, PG 535

BOUNDARY SURVEY PREPARED FOR:
HILDA P. LATHAN
 MARY P. STEGALL
 TAX # 04-258-003 DB 380, PG 622

BOUNDARY SURVEY PREPARED FOR:
LINDA MCFARLAND ROBERTS
 AREA: 2,320,288 SQ. FT.
 53.26 ACRES
 TAX # 04-255-006 DB 179, PG 392 (VACANT)

BOUNDARY SURVEY PREPARED FOR:
CARSON B. SHOLIN
 AREA: 2,353,127 SQ. FT.
 54.02 ACRES
 TAX # 04-255-005 DB 179, PG 410 (VACANT)

BOUNDARY SURVEY PREPARED FOR:
HENRY DEVON PURSER
 RUTH Y. PURSER
 TAX # 04-255-004 DB 429, PG 595

BOUNDARY SURVEY PREPARED FOR:
RONNIE LANEY
 CONSTRUCTION COMPANY, INC.
 TAX # 04-255-002 DB 473, PG 617

BOUNDARY SURVEY PREPARED FOR:
SARA R. ROSE
 LEONARD RICHARDSON
 TAX # 04-282-006 DB 181, PG 611

BOUNDARY SURVEY PREPARED FOR:
HILDA P. LATHAN
 MARY P. STEGALL
 TAX # 04-282-013 DB 149, PG 321

BOUNDARY SURVEY PREPARED FOR:
PARCEL 1 & 4
 AREA: 191,783 SQ. FT.
 4.40 ACRES

BOUNDARY SURVEY PREPARED FOR:
PARCEL 2
 TOTAL AREA: 7,030 SQ. FT.
 0.16 ACRE

BOUNDARY SURVEY PREPARED FOR:
PARCEL 3
 AREA: 81,741 SQ. FT.
 1.88 ACRES

BOUNDARY SURVEY PREPARED FOR:
PARCEL 5
 AREA: 2,320,288 SQ. FT.
 53.26 ACRES

BOUNDARY SURVEY PREPARED FOR:
PARCEL 6
 AREA: 2,353,127 SQ. FT.
 54.02 ACRES

BOUNDARY SURVEY PREPARED FOR:
PARCEL 7
 AREA: 54,022 ACRES

BOUNDARY SURVEY PREPARED FOR:
PARCEL 8
 AREA: 2,320,288 SQ. FT.
 53.26 ACRES

BOUNDARY SURVEY PREPARED FOR:
PARCEL 9
 AREA: 81,741 SQ. FT.
 1.88 ACRES

BOUNDARY SURVEY PREPARED FOR:
PARCEL 10
 AREA: 2,320,288 SQ. FT.
 53.26 ACRES

BOUNDARY SURVEY PREPARED FOR:
PARCEL 11
 AREA: 2,320,288 SQ. FT.
 53.26 ACRES

BOUNDARY SURVEY PREPARED FOR:
PARCEL 12
 AREA: 2,320,288 SQ. FT.
 53.26 ACRES

BOUNDARY SURVEY PREPARED FOR:
PARCEL 13
 AREA: 2,320,288 SQ. FT.
 53.26 ACRES

BOUNDARY SURVEY PREPARED FOR:
PARCEL 14
 AREA: 2,320,288 SQ. FT.
 53.26 ACRES

BOUNDARY SURVEY PREPARED FOR:
PARCEL 15
 AREA: 2,320,288 SQ. FT.
 53.26 ACRES

BOUNDARY SURVEY PREPARED FOR:
PARCEL 16
 AREA: 2,320,288 SQ. FT.
 53.26 ACRES

BOUNDARY SURVEY PREPARED FOR:
PARCEL 17
 AREA: 2,320,288 SQ. FT.
 53.26 ACRES

BOUNDARY SURVEY PREPARED FOR:
PARCEL 18
 AREA: 2,320,288 SQ. FT.
 53.26 ACRES

BOUNDARY SURVEY PREPARED FOR:
PARCEL 19
 AREA: 2,320,288 SQ. FT.
 53.26 ACRES

BOUNDARY SURVEY PREPARED FOR:
PARCEL 20
 AREA: 2,320,288 SQ. FT.
 53.26 ACRES

SCALE IN FEET
 1" = 200'

SCALE IN FEET
 1" = 200'

SCALE IN FEET
 1" = 200'