



**VICINITY MAP**

**LEGEND**

- M.B.L. MINIMUM BUILDING LINE
- S.D. STORM DRAINAGE EASEMENT
- R/W RIGHT OF WAY
- S.S. SANITARY SEWER
- ST. SIGHT TRIANGLE ESMT
- RY. REAR YARD
- C.O.S. COMMON OPEN SPACE

**LINE TABLE (EASEMENTS)**

LINE	LENGTH	BEARING
L-1	37.66'	S47°04'24"W
L-2	20.00'	S47°55'36"E
L-3	37.66'	N47°04'24"E
L-4	53.04'	N45°52'57"E

**NOTES**

1. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
2. IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
3. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY KENNEY DESIGN GROUP, PA.
4. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-0030D EFFECTIVE DATE: 11/2/94.
5. TAX PARCEL NOS. 4681-17-5234, & 4681-06-6340
6. REFERENCES: DB 2430 PG 224, DB 1439 PG 194, DB 104 PG 176, DB 232 PG 218
7. 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.
8. PUBLIC WATER SUPPLY PROVIDED BY THE CITY OF CONCORD. SANITARY SEWER SHALL BE DISCHARGED TO THE CITY OF CONCORD SANITARY SEWER COLLECTION SYSTEM.
9. OPEN SPACE IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, DEVELOPER OR HIS ASSIGNS.
10. ACTIVE OPEN SPACE - (UO#442560X200) = \$88,520.00 MINIMUM FINANCIAL INVESTMENT FOR ACTIVE OPEN SPACE. \*NOTE\* - PER 65.3.6.4 THE ACTUAL CONTRIBUTION SHALL BE DETERMINED BY THE TAX VALUE OF THE PARCEL AT THE TIME OF FINAL PLAT APPROVAL IS GRANTED.
11. ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
12. THE PURPOSE OF THIS REVISION TO CHANGE THE SIDEYARD FROM 5' TO 3'. THIS MAP WAS PREVIOUSLY RECORDED IN MB 43 PG 32

**CERTIFICATE OF FEE PAYMENT**  
 I HEREBY CERTIFY THAT ALL FEES FOR MOSS CREEK VILLAGE NAPA VALLEY, PHASE 2 HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.  
 DATE: 1/15/04  
 Joyce Allmar, Finance Director

**CERTIFICATE OF ELECTRIC DISTRIBUTION SYSTEM APPROVAL**  
 I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD IN THE VILLAGES AT MOSS CREEK SUBDIVISION.  
 DATE: 1-15-04  
 Dr. of Electric System

N/F RALPH J. & MAXINE MOSS  
 DB 424 PG 284

N/F ERJOLA 550  
 KINDERKAMACK, LLC  
 DB 4623 PG 248

N65 MONUMENT "ORCHARD"  
 N 61°18'21.4"  
 E 1483.434.208'

**CERTIFICATE OF SURVEY AND ACCURACY**

I, MICHAEL J. KENNEY, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10000". THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BK \_\_\_\_\_ PG. \_\_\_\_\_ THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.  
 WITNESS MY HAND AND SEAL THIS 18TH DAY OF DECEMBER, AD 2003  
 MICHAEL J. KENNEY  
 PROFESSIONAL LAND SURVEYOR - L3208



**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 SUEMIT 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 AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.  
 DATE: 1/12/04  
 R. J. Moss, Fannie M. Jones, J. A. F. (OWNER)  
 BY FARRAR GREGG, JR. ESQ. GRANTED POWER OF ATTORNEY FOR ALL MOSS FARMS AS RECORDED IN BOOK 4649 PG 41

**CERTIFICATE OF FINAL PLAT APPROVAL**  
 I HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL, OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.  
 DATE: 1/15/04  
 J. Jeffrey Young, Dir. of Planning  
 DATE: 1/15/04  
 Adam B. Bandy, City Attorney

**REVIEW OFFICERS CERTIFICATE**  
 STATE OF NORTH CAROLINA  
 COUNTY OF CABARRUS  
 I, Rob Mundt, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THE CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 DATE: 1-13-04  
 REVIEW OFFICER

**CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS**  
 I HEREBY CERTIFY THAT ALL STREETS, 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 SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE VILLAGES AT MOSS CREEK SUBDIVISION.  
 DATE: 1/13/04  
 Dir. of Engineering

On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.

**Street Blades:**  
 [1] 9620 Storybook Ave NW at 1400 Napa St NW  
 [2] 1350 Moss Farm St NW at 1350 Napa St NW

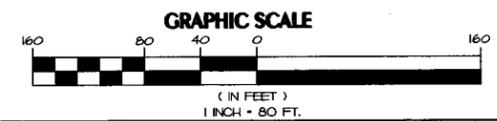
OFFICE REGISTER OF DEEDS  
 CABARRUS COUNTY, N. C.  
 Filed for Registration on the  
 20th day of January 2004  
 4:20 o'clock P.M.  
 registered in Record Book  
 43, No. 52 Page \_\_\_\_\_  
 Register of Deeds

**DEVELOPMENT DATA**  
 ZONING CLASSIFICATION: QURM-2  
 AREA OF PLAT: 472 AC.  
 AREA OF COMMON OPEN SPACE: 0.08 AC.  
 ACREAGE IN LOTS: 3.08 AC.  
 ACREAGE IN STREET R/W: 156 AC.  
 TOTAL LOTS: 31  
 LINEAR FEET OF STREET:  
 MOSS FARM PKWY. NW: 522 LF  
 STORYBOOK AVE. NW: 465 LF  
 NAPA STREET NW: 411 LF  
 LOT DATA:  
 FRONT SETBACK: 20'  
 SIDEYARD: 3'  
 REARYARD: 20' INTERNAL/25' EXTERNAL

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-33	425.00	262.56	193.14	35.67	S27°34'E	48°52'43"
C-34	25.00	28.34	15.91	26.85	N20°14'27"W	64°56'59"
C-35	25.00	7.48	3.77	7.45	N61°7'41.97"W	17°08'46"
C-36	401.00	29.26	14.64	29.25	S67°47'17"E	04°10'50"
C-37	401.00	38.10	19.06	38.09	S62°58'27"E	05°26'38"
C-38	401.00	38.10	19.06	38.09	S57°31'50"E	05°26'38"
C-39	401.00	38.10	19.06	38.09	S52°05'12"E	05°26'38"
C-320	401.00	38.10	19.06	38.09	S46°38'35"E	05°26'38"
C-31	401.00	19.58	9.79	19.58	S42°31'19"E	02°47'53"
C-322	25.00	40.06	25.90	35.91	N87°01'29"W	91°48'19"
C-323	25.00	38.95	24.68	35.13	N02°28'28"E	89°5'52"
C-324	25.00	48.63	24.35	48.59	S46°09'27"E	07°56'14"
C-325	25.00	51.63	25.86	51.59	S54°20'26"E	08°26'43"
C-326	25.00	65.03	32.61	64.93	S63°51'45"E	10°36'54"
C-327	25.00	5.09	2.56	5.09	S75°00'23"E	1°40'23"
C-328	25.00	34.24	20.41	34.62	N69°55'32"E	78°27'47"
C-329	375.00	378.62	207.22	362.74	S08°13'48"E	57°50'53"

**KENNEY DESIGN GROUP, PA**  
 1316 GREENWOOD CLIFF  
 CHARLOTTE, NORTH CAROLINA 28204  
 PH: 704/377-6099 FAX: 704/377-6097  
 EMAIL: KENNEY@VNET.NET



REVISION SUMMARY

**FINAL PLAT**  
**Revision to MOSS CREEK VILLAGE (Ph. 2)**  
 Napa Valley at Moss Creek Village, Map 1  
 City of Concord, Township 3, Cabarrus Co., North Carolina  
 OWNER: J & B Development & Management, Inc./RJ Moss Farms  
 9179 Davidson Highway  
 Concord, NC 28227

Scale: 1" = 80' Drawn By: MIK  
 Date: 12/18/2003 Job No.: 4399