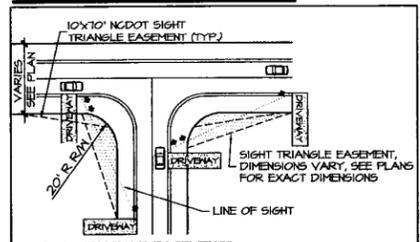


BL44 B 13

SIGHT TRIANGLE EASEMENT DETAIL



- 1. DETAIL SHOWN FOR INTERNAL INTERSECTIONS ONLY, SEE PLANS FOR RADII ON CURB & R/W ON MAIN ROADS AND THOROUGHFARES
2. SIGHT TRIANGLES AS SHOWN AT INTERSECTIONS, FOR COMBINATION NCDOT/CITY OF CONCORD STDS.

VICINITY MAP



LEGEND

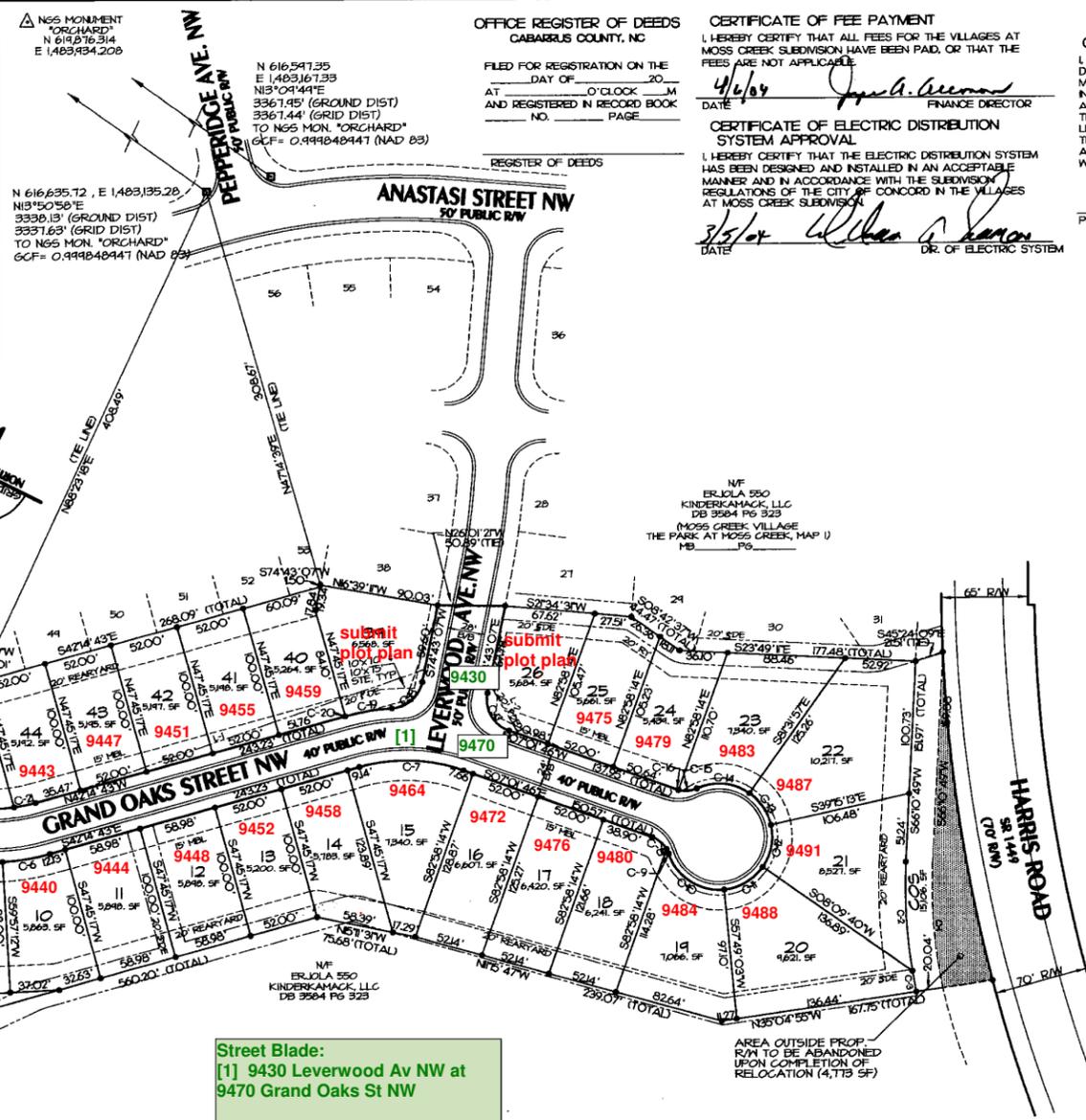
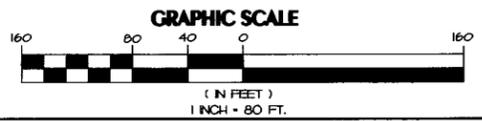
- SD - STORM DRAINAGE EASEMENT (PRIVATE) I/L
R/W - RIGHT OF WAY
SS - SANITARY SEWER
M.B.L. - MINIMUM BUILDING LINE
STE - SIGHT TRIANGLE ESMT
RY - REAR YARD
COS - COMMON OPEN SPACE
LOT LINE/PROPERTY LINE
RIGHT-OF-WAY LINE
CURB/PAVEMENT LINE
ZONING MBL/YARD LINE
POB - PUBLIC DRAINAGE EASEMENT I/L

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-00300 EFFECTIVE DATE: 11/2/94.
5. TAX PARCEL NOS. 4681-17-5234 & 4681-26-93048
6. REFERENCES: DB 2430 PG 224, DB 1439 PG 194, DB 104 PG 176, DB 232 PG 281
7. THIS PLAT IS SUBJECT TO R/W OF CONCORD TELEPHONE COMPANY DB 24 PG 37, DUKE POWER COMPANY DB 15 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 - (U0442560X2001) - \$88,52.00 MINIMUM FINANCIAL INVESTMENT FOR ACTIVE OPEN SPACE. *NOTE* - PER 65.36.4 THE ACTUAL CONTRIBUTION SHALL BE DETERMINED BY THE TAX VALUE OF THE PARCEL AT THE TIME OF FINAL PLAT APPROVAL IS GRANTED.
11. A 4' SIDEWALK EASEMENT EXISTS AROUND THE BULB OF ALL CUL-DE-SACS ON THIS PLAT.
12. ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES OR CORRESPONDING CHANNEL/PIPE.
13. ALL AREAS CALCULATED BY COORDINATE METHOD.
14. ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.

KENNEY DESIGN GROUP, PA

1316 GREENWOOD CLIFF CHARLOTTE, NORTH CAROLINA 28204 PH: 704/377-6099 FAX: 704/377-6077 EMAIL: KENNEY@VME.NET



Street Blade: [1] 9430 Leverwood Av NW at 9470 Grand Oaks St NW

AREA OUTSIDE PROP. R/W TO BE ABANDONED UPON COMPLETION OF RELOCATION (4,719 SF)

OFFICE REGISTER OF DEEDS CABARRUS COUNTY, NC FILED FOR REGISTRATION ON THE DAY OF 20 AT O'CLOCK AM AND REGISTERED IN RECORD BOOK NO. PAGE

CERTIFICATE OF FEE PAYMENT I HEREBY CERTIFY THAT ALL FEES FOR THE VILLAGES AT MOSS CREEK SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE. DATE 4/6/04 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 3/5/04 Dr. of Electric System

CERTIFICATE OF SURVEY AND ACCURACY I, MICHAEL J. KENNEY, CERTIFY THAT THIS PLAT 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 1/100000, 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 16TH DAY OF FEBRUARY, 2004



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 MINIMUM 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 2-18-2004 Owner

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 4/6/04 City At-Large

PLAT REVIEW OFFICERS CERTIFICATE (as required by G.S. 47-30.2) STATE OF NORTH CAROLINA COUNTY OF CABARRUS I, Rob Mundy, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THE CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING. THIS DOES NOT CONSTITUTE CERTIFICATION AS TO CONCORD AND FURTHER THAT ALL LOCAL ORDINANCES OF ALL APPLICABLE LOCAL JURISDICTIONS. DATE 3-1-04 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 3/18/04 Dr. of Engineering

LINE TABLE (EASEMENTS)

Table with 3 columns: LINE, LENGTH, BEARING. L-1: 278.73', N45°55'49"W. L-2: 44.20', S33°38'54"W.

CURVE TABLE

Table with 7 columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Lists curves C-1 through C-22 with their respective geometric data.

DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2 AREA OF PLAT: 5.07 AC. AREA OF COMMON OPEN SPACE: 0.33 AC. ACREAGE IN LOTS: 3.85 AC. ACREAGE IN STREET R/W: 0.78 AC. (0.11 AC HARRIS RD) TOTAL LOTS: 26 LINEAR FEET OF STREET: GRAND OAKS ST. NW: 663 LF LEVERWOOD AVE. NW: 103 LF LOT DATA: FRONT SETBACK: 20'(26 LOTS) SIDEYARD: 3' REARYARD: 20' INTERNAL/25' EXTERNAL

FINAL PLAT MOSS CREEK VILLAGE (Ph. 1a) The Park at Moss Creek, Map 2 City of Concord, Township 7, 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: 5/15/2003 Job No.: 4399

REVISION SUMMARY 4. 2/16/2004 REVISED PER REVIEW OFFICER 3. 10/23/03 ADDED ADDL OWNERSHIP SIGNATURE LINE 2. 1/23/03 REVISED PER CONCORD REVIEW 1. 1/15/03 REVISED PER CONCORD REVIEW