

Record 3-4-04 9:10 AM BK 43 pg 94 (1a)



LEGEND
 (PRIVATE) W/O
 SIDE STORM DRAINAGE EASEMENT
 R/W RIGHT OF WAY
 SS SANITARY SEWER
 M.B.L. MINIMUM BUILDING LINE
 SITE 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

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 _____
 REGISTER OF DEEDS

PLAT REVIEW OFFICERS CERTIFICATE
 (as required by G.S. 47-30.2)
 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 AFFIRMED MEETS ALL STATUTORY REQUIREMENTS OF NORTH
 CAROLINA GENERAL STATUTES FOR RECORDING. THIS DOES NOT
 CONSTITUTE CERTIFICATION AS TO COMPLIANCE WITH ANY OR ALL
 LOCAL ORDINANCES OF ALL APPLICABLE JURISDICTIONS.
 DATE 3-1-04 REVIEW OFFICER _____

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 1/10000'.
 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 16TH DAY OF FEBRUARY, AD 2004

 PROFESSIONAL LAND SURVEYOR - L13706



CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-------|--------|--------|---------|--------|-------------|------------|
| C-12 | 30.00 | 47.08 | 29.96 | 42.40 | S55°09'17"W | 89°52'37" |
| C-13 | 72.87 | 97.89 | 49.76 | 97.11 | S03°31'44"W | 25°08'00" |
| C-14 | 150.00 | 14.66 | 7.34 | 14.66 | N08°55'17"W | 05°16'02" |
| C-15 | 763.66 | 59.61 | 79.81 | 59.60 | N05°41'44"W | 09°10'44" |
| C-16 | 325.00 | 27.04 | 13.53 | 27.03 | S08°55'02"E | 04°46'01" |
| C-17 | 325.00 | 47.04 | 23.56 | 47.00 | S85°26'49"E | 08°17'34" |
| C-18 | 825.00 | 12.69 | 56.43 | 12.60 | S23°30'23"E | 07°49'34" |
| C-19 | 125.00 | 544.29 | 276.71 | 539.83 | N4°41'26"W | 25°27'28" |
| C-20 | 25.00 | 36.6 | 22.06 | 38.08 | S43°23'06"E | 87°50'47" |
| C-21 | 445.00 | 194.48 | 98.82 | 192.94 | S87°41'04"W | 25°02'25" |
| C-22 | 30.00 | 31.42 | 17.32 | 30.00 | N40°09'57"E | 60°00'00" |
| C-23 | 30.00 | 15.71 | 8.04 | 15.53 | N04°50'09"W | 30°00'00" |
| C-24 | 800.00 | 47.03 | 23.52 | 47.02 | S85°09'05"E | 03°22'02" |
| C-25 | 800.00 | 67.47 | 33.73 | 67.45 | S14°03'05"E | 04°49'56" |
| C-26 | 800.00 | 11.57 | 5.79 | 11.57 | S18°18'E | 00°49'43" |
| C-27 | 245.00 | 52.6 | 26.8 | 52.06 | S04°42'29"E | 17°14'48" |
| C-28 | 245.00 | 62.36 | 31.35 | 62.20 | S08°40'57"W | 14°35'04" |
| C-29 | 20.00 | 16.82 | 8.94 | 16.33 | N07°48'22"W | 48°11'23" |
| C-30 | 40.00 | 25.44 | 13.17 | 25.01 | S13°40'55"E | 36°26'16" |
| C-31 | 40.00 | 35.86 | 19.24 | 34.67 | S30°13'19"W | 57°21'13" |
| C-32 | 40.00 | 29.65 | 15.54 | 28.97 | S77°08'20"W | 42°27'48" |
| C-33 | 40.00 | 30.19 | 15.86 | 29.48 | N60°00'24"W | 43°14'43" |
| C-34 | 40.00 | 7.81 | 50.85 | 62.55 | N83°02'50"E | 102°31'45" |
| C-35 | 20.00 | 16.82 | 8.94 | 16.33 | S14°03'05"E | 04°49'56" |
| C-36 | 205.00 | 65.96 | 33.27 | 65.68 | S07°04'19"W | 18°26'08" |
| C-37 | 25.00 | 46.54 | 33.58 | 40.11 | S65°28'45"E | 106°39'53" |
| C-38 | 225.00 | 5.68 | 7.84 | 5.68 | N69°13'37"E | 03°59'37" |
| C-39 | 25.00 | 11.8 | 5.66 | 11.04 | N54°26'47"E | 25°30'02" |
| C-40 | 25.00 | 29.23 | 16.54 | 27.59 | N08°15'56"E | 66°59'29" |
| C-41 | 875.00 | 19.52 | 59.85 | 19.42 | S23°30'23"E | 07°49'34" |
| C-42 | 375.00 | 85.48 | 42.92 | 85.29 | S13°03'49"E | 13°03'36" |
| C-43 | 942.81 | 65.24 | 77.62 | 65.24 | N07°19'16"W | 00°56'36" |
| C-44 | 32.00 | 8.66 | 4.33 | 8.65 | N07°29'17"W | 05°23'26" |
| C-45 | 314.32 | 180.23 | 29.03 | 180.00 | S02°10'49"E | 185°42'28" |
| C-46 | 792.56 | 32.99 | 16.50 | 32.99 | S05°10'17"W | 02°23'09" |
| C-47 | 30.00 | 46.39 | 29.28 | 41.91 | N35°39'09"W | 88°36'06" |
| C-48 | 25.00 | 11.8 | 5.66 | 11.04 | S79°56'43"W | 25°30'02" |
| C-49 | 25.00 | 29.23 | 16.54 | 27.59 | N63°48'31"W | 66°59'29" |
| C-50 | 175.00 | 373.43 | 188.30 | 371.86 | N12°30'10"W | 18°12'33" |
| C-51 | 25.00 | 37.64 | 23.42 | 34.8 | N10°12'26"E | 86°16'19" |
| C-52 | 495.00 | 120.84 | 60.72 | 120.54 | S77°09'28"W | 13°59'14" |
| C-53 | 30.00 | 31.40 | 17.31 | 29.99 | S79°03'33"E | 59°58'13" |
| C-54 | 30.00 | 15.72 | 8.04 | 15.54 | S34°50'48"E | 30°01'18" |
| C-55 | 750.00 | 39.23 | 29.68 | 59.32 | S17°34'10"E | 04°31'58" |
| C-56 | 20.00 | 16.82 | 8.94 | 16.33 | S14°03'05"E | 04°49'56" |
| C-57 | 20.00 | 16.82 | 8.94 | 16.33 | N18°04'07"W | 48°11'23" |
| C-58 | 40.00 | 40.39 | 22.1 | 38.70 | N87°54'08"E | 57°31'35" |
| C-59 | 40.00 | 28.53 | 14.90 | 27.93 | N47°44'04"E | 40°52'00" |
| C-60 | 40.00 | 30.41 | 15.98 | 29.68 | N05°31'28"E | 43°33'13" |
| C-61 | 40.00 | 47.95 | 27.33 | 45.8 | N50°35'40"W | 68°41'02" |
| C-62 | 40.00 | 45.67 | 25.69 | 43.23 | S62°12'22"W | 65°24'54" |
| C-63 | 20.00 | 16.82 | 8.94 | 16.33 | N53°44'36"E | 48°11'23" |
| C-64 | 20.00 | 31.89 | 20.48 | 28.62 | S56°29'03"E | 9°21'19" |
| C-65 | 25.00 | 36.70 | 22.55 | 33.49 | S31°4'50"W | 84°06'27" |
| C-66 | 275.00 | 29.31 | 14.67 | 29.29 | N70°14'53"E | 06°06'27" |
| C-67 | 150.00 | 17.84 | 59.02 | 17.84 | N89°32'19"W | 05°49'32" |
| C-68 | 150.00 | 88.66 | 44.33 | 88.64 | N87°26'05"W | 04°22'45" |
| C-69 | 150.00 | 135.29 | 67.72 | 135.22 | N07°54'14"W | 05°40'57" |
| C-70 | 150.00 | 45.05 | 22.53 | 45.05 | N03°26'59"W | 02°18'37" |
| C-71 | 5.00 | 22.51 | 13.98 | 20.46 | N40°39'03"E | 85°58'35" |
| C-72 | 50.00 | 96.31 | 48.30 | 96.17 | S78°13'44"W | 10°49'13" |
| C-73 | 50.00 | 23.63 | 11.82 | 23.63 | S71°29'29"W | 02°39'16" |
| C-74 | 890.00 | 10.72 | 56.43 | 10.65 | S23°51'20"E | 07°07'41" |
| C-75 | 175.00 | 43.53 | 21.77 | 43.53 | N26°21'30"W | 02°07'22" |

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 3/1/04 J. Jeffrey Young DR. OF PLANNING
 DATE 3/3/04 Alton M. Benshoff CITY ATTORNEY

CERTIFICATE OF FEE PAYMENT
 I HEREBY CERTIFY THAT ALL FEES FOR MOSS CREEK VILLAGE TERRACE
 MAP 1, WALLEY, PHASE-2 HAVE BEEN PAID, OR THAT THE
 FEES ARE NOT APPLICABLE.
 DATE 3/1/04 John G. Deane 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 3-1-04 William A. Thomas DR. OF ELECTRIC SYSTEM

LINE TABLE (EASEMENTS)

| LINE | LENGTH | BEARING |
|------|---------|-------------------|
| L-1 | 10.38' | S42°32'12"W (TIE) |
| L-2 | 25.00' | N62°54'26"E |
| L-3 | 20.00' | S27°05'34"E |
| L-4 | 30.57' | N62°54'26"E |
| L-5 | 168.93' | S10°00'25"E |
| L-6 | 41.97' | S57°36'19"E |
| L-7 | 43.84' | N56°17'08"W |
| L-8 | 125.56' | N02°50'46"E |
| L-9 | 31.44' | S19°16'07"W |
| L-10 | 43.69' | N67°52'12"W |
| L-11 | 91.75' | S54°49'46"W |
| L-12 | 131.90' | S76°00'50"W |
| L-13 | 56.45' | N36°45'01"E |

- NOTES**
- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 - IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
 - THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY KENNEY DESIGN GROUP, PA.
 - THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-0030D EFFECTIVE DATE 1/2/94.
 - TAX PARCEL NOS. 46818-7411 46819-29-760 46819-29-5858
 - REFERENCES: DB 2430 PG 224, DB 1439 PG 194 DB 1104 PG 176, DB 232 PG 218
 - 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.
 - SANITARY SEWER SHALL BE DISCHARGED TO THE CITY OF CONCORD SANITARY SEWER COLLECTION SYSTEM.
 - ACTIVE OPEN SPACE - UO#4422560X2001 - \$88,512.00 MINIMUM FINANCIAL INVESTMENT FOR ACTIVE OPEN SPACE. NOTE - PER 63.36.4 THE ACTUAL CONTRIBUTION SHALL BE DETERMINED BY THE TAX VALUE OF THE PARCEL AT THE TIME OF FINAL PLAT APPROVAL IS GRANTED.
 - AN 8' SIDEWALK EASEMENT EXISTS AROUND THE BULB OF ALL CUL-DE-SACS ON THIS PLAT.
 - ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
 - THE PURPOSE OF THIS REVISION IS TO REVISE THE MBL ON LOTS 150-161 TO 20'. THIS MAP WAS PREVIOUSLY RECORDED IN MB 42 PG 86.
 - THE PURPOSE OF THIS REVISION IS TO CHANGE THE SIDEYARD FROM 5' TO 3' AND ADD NEW SIGHT TRIANGLE DATA. THIS MAP WAS PREVIOUSLY RECORDED IN MB 42 PG 86.
 - ALL AREAS CALCULATED BY COORDINATE METHOD.
 - ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.

- SIGHT TRIANGLE EASEMENT DETAIL**
- Street Blades:
 [1] 1600 Village Commons St NW at 9500 Autumn Fire Ave NW
 [2] 9520 Autumn Fire Ave NW at 1600 Shadow Creek St NW
 [3] 9520 Muir Ct NW at 1550 Shadow Creek St NW
 [4] 1500 Shadow Creek St NW at 9520 Moss Plantation Ave NW
 [5] 1500 Village Commons St NW at 9500 Moss Plantation Ave NW
 [6] 9500 NC Hwy 73 at 2000 Village Commons St NW

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.

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 AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.
 DATE 2-18-2004 Alton M. Benshoff OWNER

DEVELOPMENT DATA
 ZONING CLASSIFICATION: CURM-2
 AREA OF PLAT: 18.76 AC.
 AREA OF COMMON OPEN SPACE: 617 AC.
 ACRESAGE IN LOTS: 567 AC.
 ACRESAGE IN STREET R/W: 6.92 AC.
 TOTAL LOTS: 25
 LINEAR FEET OF STREET:
 VILLAGE COMMONS ST, NW: 1864 LF
 MOSS PLANTATION AVE, NW: 489 LF
 SHADOW CREEK ST, NW: 668 LF
 AUTUMN FIRE AVE, NW: 61 LF
 MUIR CT, NW: 136 LF
 LOT DATA:
 FRONT SETBACK: 20' (7 LOTS) 30' (8 LOTS)
 SIDEYARD: 3'
 REARYARD: 20' INTERNAL/25' EXTERNAL

FINAL PLAT
Revision To MOSS CREEK VILLAGE (Ph. 1b)
The Terrace at Moss Creek, Map 1
 City of Concord, Township 3, Cabarrus Co., North Carolina
 Owner: J & B Development & Management, Inc.
 9179 Davidson Highway
 Concord, NC 28227

Scale: 1" = 100' Drawn By: MIK
 Date: 1/05/2004 Job No.: 4399

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

