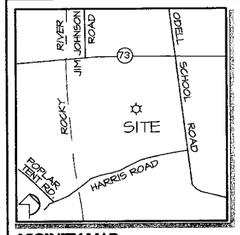
BK 48 Page 26



VICINITY MAP

LEGEND

SDE_____STORM DRAINAGE EASEMENT(PRIVATE)
PDE_____PUBLIC STORM DRAINAGE EASEMENT
R/W_____RIGHT OF WAY
SS_____SANITARY SEWER
M.B.L._____MINIMUM BUILDING LINE
STE_____SIGHT TRIANGLE ESM'T
RY_____REAR YARD
COS_____COMMON OPEN SPACE
CC_____CONTROL CORNERS
_____ LOT LINE/PROPERTY LINE
_____ RIGHT-OF-WAY LINE
_____ CURB/PAVEMENT LINE
-----------ZONING MBL/YARD LINE
-----------STORM/SEWER EASEMENT LINE
_____ WETLANDS LINE

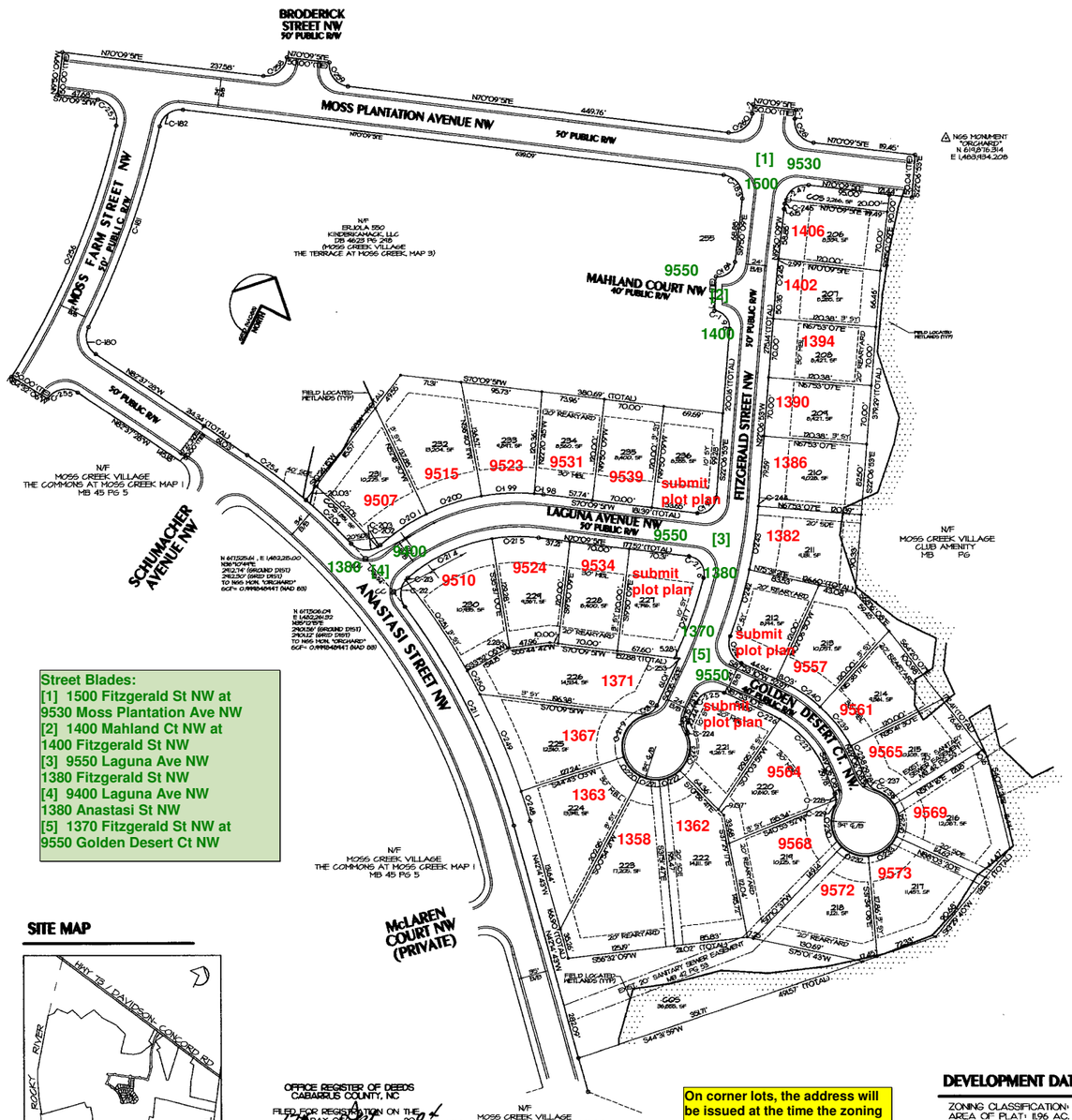
● IRON SET O END OF LINE MARKER

LINE TABLE

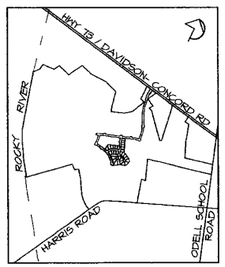
LINE	LENGTH	BEARING
L-2	10.42'	N19°50'09"W
L-3	10.42'	S19°50'09"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-180	36.05	25.00	21.97	33.00	S41°19'05"E	82°36'46"
C-181	25.59	1025.00	12.63	25.59	N07°02'36"W	14°03'48"
C-182	36.76	25.00	22.60	33.53	S28°02'40"W	84°14'22"
C-183	34.24	25.00	20.41	31.62	N70°36'15"W	78°27'47"
C-184	31.42	20.00	20.00	28.28	N25°09'15"E	90°00'00"
C-196	30.62	20.00	19.22	27.72	N65°58'39"W	87°43'16"
C-197	32.2	20.00	20.81	28.84	N24°01'29"E	92°16'44"
C-198	10.95	250.00	5.48	10.95	S68°54'33"W	02°30'36"
C-199	62.50	250.00	31.41	62.34	S60°29'32"W	14°19'26"
C-200	68.24	250.00	34.33	68.02	S45°30'40"W	15°38'19"
C-201	64.82	250.00	32.59	64.64	S30°15'51"W	14°51'18"
C-202	3.82	25.00	1.91	3.82	N27°12'59"E	08°45'36"
C-203	33.85	25.00	20.09	31.32	N70°23'20"E	77°35'04"
C-204	72.84	775.00	36.45	72.81	N73°30'41"W	05°23'06"
C-205	100.31	795.00	50.22	100.25	N72°40'26"W	07°13'46"
C-211	289.56	775.00	146.49	287.88	N52°56'56"W	21°24'26"
C-212	33.85	25.00	20.09	31.32	S24°51'36"E	77°35'04"
C-213	3.85	25.00	1.93	3.85	N27°54'43"E	08°49'56"
C-214	110.37	200.00	56.63	108.98	S38°34'26"W	31°37'08"
C-215	55.09	200.00	27.72	54.91	S62°16'26"W	15°46'52"
C-216	34.06	20.00	22.83	30.09	N50°03'03"W	97°34'11"
C-217	100.09	525.00	50.20	99.94	N06°48'15"W	10°55'24"
C-218	17.24	20.00	9.19	16.71	N23°25'53"E	49°22'31"
C-219	66.18	40.00	43.50	58.89	S01°02'15"E	94°47'52"
C-220	30.74	40.00	16.17	29.99	S70°27'01"E	44°01'41"
C-221	21.38	40.00	10.95	21.13	N72°13'12"E	30°37'59"
C-222	26.42	40.00	13.71	25.95	N37°58'47"E	37°50'56"
C-223	47.82	40.00	27.24	45.03	N51°11'43"W	68°30'05"
C-224	16.82	20.00	8.94	16.33	N25°21'05"W	48°11'23"
C-225	38.90	25.00	24.63	35.09	S43°16'54"W	89°08'33"
C-226	5.19	130.00	7.61	15.18	N88°45'57"W	06°41'46"
C-227	82.40	130.00	42.64	81.03	N67°15'36"W	36°18'57"
C-228	7.11	20.00	3.61	7.11	S38°52'07"E	20°28'02"
C-229	9.88	20.00	4.94	9.58	S14°46'26"E	27°43'21"
C-230	50.20	40.00	29.01	46.95	S36°52'04"E	71°54'38"
C-232	34.03	40.00	18.12	33.01	N82°48'16"E	48°44'42"
C-233	42.15	40.00	23.27	40.23	N28°14'37"E	60°22'34"
C-234	39.67	40.00	21.64	38.06	N30°21'12"W	56°49'04"
C-236	26.90	40.00	13.98	26.89	N78°01'37"W	38°31'47"
C-238	15.45	170.00	7.73	15.44	N59°42'19"W	05°12'22"
C-239	59.50	170.00	30.06	59.20	N64°20'07"W	20°03'13"
C-240	52.67	170.00	26.56	52.46	N83°14'17"W	17°45'07"
C-241	37.39	25.00	23.19	34.00	S49°15'52"E	85°41'56"
C-242	80.91	575.00	40.52	80.84	N10°26'47"W	08°03'45"
C-243	73.73	575.00	36.92	73.68	N18°09'04"W	07°20'50"
C-244	2.91	575.00	1.45	2.91	N21°58'11"W	00°17'24"
C-245	17.90	450.00	8.95	17.90	S20°58'31"E	02°16'44"
C-246	5.03	25.00	2.53	5.03	N14°04'02"W	11°32'13"
C-247	34.24	25.00	20.41	31.62	S30°55'58"W	78°27'47"
C-248	36.75	795.00	18.38	36.75	N43°34'11"W	02°38'56"
C-249	124.81	795.00	62.53	124.68	N49°23'30"W	08°59'42"
C-250	31.12	795.00	15.56	31.12	N55°00'38"W	02°14'34"
C-251	128.77	795.00	64.52	128.62	N60°46'20"W	09°16'49"
C-253	2.47	530.00	1.23	2.47	N01°15'23"W	00°16'01"
C-254	86.84	775.00	43.47	86.80	N77°24'52"W	06°25'14"
C-255	40.10	25.00	25.85	35.94	S51°25'13"W	91°54'37"
C-256	322.16	975.00	162.56	320.69	N04°00'02"W	18°55'53"
C-257	42.05	25.00	27.95	37.26	N6°39'04"W	96°22'10"
C-258	39.27	25.00	25.00	35.36	N25°09'51"E	90°00'00"
C-259	39.27	25.00	25.00	35.36	S64°50'09"W	90°00'00"
C-260	39.27	25.00	25.00	35.36	N25°09'51"E	90°00'00"
C-261	39.27	25.00	25.00	35.36	S64°50'09"W	90°00'00"



SITE MAP



GRAPHIC SCALE

200 100 50 0 200

(IN FEET)
1 INCH = 100 FT.

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

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE 17 DAY OF Sept 2004
AT 1:01 O'CLOCK P M
AND REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS, CABARRUS COUNTY, NORTH CAROLINA BOOK____
PAGE _____

LINDA F. McABEE REGISTER OF DEEDS
BY _____ASSISTANT/ DEPUTY

CERTIFICATE OF FEE PAYMENT

I, HEREBY CERTIFY THAT ALL FEES FOR THE THE TERRACE AT MOSS CREEK VILLAGE, MAP 2 (PHASE IC) HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

9/15/04 — DATE — 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.

9-14-04 — DATE — DIR. 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 [illegible], PAGE [illegible]); THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK [illegible] PG [illegible]; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
WITNESS MY HAND AND SEAL THIS 27TH DAY OF APRIL, AD 2004

NORTH CAROLINA PROFESSIONAL SEAL L-3208 LAND SURVEYOR 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 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.

9-8-04 — DATE — OWNER

9/8/04 — DATE — OWNER
BY FARRAR GRIGGS, JR. ESQ. GRANTED POWER OF ATTORNEY FOR R.J. MOSS FARMS AS RECORDED IN BOOK 4842 PG 41

CERTIFICATE OF FINAL PLAT APPROVAL

IT IS HEREBY CERTIFIED 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.

9/16/04 — DATE — DIR. OF DEVELOPMENT SERVICES

9/16/04 — DATE — CITY ATTORNEY

PLAT REVIEW OFFICERS CERTIFICATE
(as required bt G.S. 47-30.2)

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, Jonathan Marshall, 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 COMPLIANCE WITH ANY OR ALL LOCAL ORDINANCES OF ALL APPLICABLE LOCAL JURISDICTIONS.

9-16-2004 Jonathan Marshall by David Whitley
DATE — 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.

9/10/04 — DATE — DIR. OF ENGINEERING

NOTES

1. IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
2. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIROMENTAL INVESTIGATION BY KENNEY DESIGN GROUP, PA
3. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-0030D EFFECTIVE DATE: 11/2/94.
4. TAX PARCEL NOS. 468-18-7411 & 468-17-5234
5. REFERENCES: DB 2430 PG 224, DB 1439 PG 194 DB 1104 PG 176, DB 232 PG 218
6. 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.
7. CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO ALL LOTS
8. OPEN SPACE IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, DEVELOPER OR HIS ASSIGNS.
9. AN 8' SIDEWALK EASEMENT EXISTS AROUND THE BULB OF ALL CUL-DE-SACS ON THIS PLAT.
10. ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
11. ALL AREAS CALCULATED BY COORDINATE METHOD. ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.

Street Blades:
[1] 1500 Fitzgerald St NW at 9530 Moss Plantation Ave NW
[2] 1400 Mahland Ct NW at 1400 Fitzgerald St NW
[3] 9550 Laguna Ave NW at 1380 Fitzgerald St NW
[4] 9400 Laguna Ave NW at 1380 Anastasi St NW
[5] 1370 Fitzgerald St NW at 9550 Golden Desert Ct 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.

4. 9/8/04 REVISED PER DEVELOPMENT SERVICES REVIEW
3. 8/30/04 REVISED PER DEVELOPMENT SERVICES REVIEW
2. 8/10/04 REVISED PER PLANNING REVIEW
1. 12/30/03 REVISED PER ENGINEERING & DOT. REVIEW

REVISION SUMMARY

DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2
AREA OF PLAT: 11.96 AC.
AREA OF COMMON OPEN SPACE: 0.91 AC.
ACREAGE IN LOTS: 7.50 AC.
ACREAGE IN STREET R/W: 3.55 AC.
TOTAL LOTS: 31
LINEAR FEET OF STREET:
FITZGERALD STREET NW: 771 LF
GOLDEN DESERT CT. NW: 288 LF
LAGUNA AVE. NW: 461 LF
ANASTASI STREET NW: 192 LF
MAHLAND COURT NW: 45 LF
MOSS PLANTATION AVE. NW: 1008 LF
MOSS FARM STREET NW: 386 LF
BRODERICK STREET NW: 50 LF
LOT DATA:
FRONT SETBACK: 20' (1 LOT) 30' (30 LOTS)
SIDEYARD: 3'
REARYARD: 20' INTERNAL/25' EXTERNAL

FINAL PLAT
MOSS CREEK VILLAGE (Ph. 1c)
The Terrace at Moss Creek Map 2
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" = 100'	Drawn By:	DDK
Date:	12/4/2003	Job No.:	4399