



(NOW OR FORMERLY)  
R.J. MOSS FARMS  
DB 4996-163



OFFICE REGISTER OF DEEDS  
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE  
25th DAY OF February 2005  
AT 10:00 O'CLOCK P.M.  
AND REGISTERED IN RECORD BOOK  
NO. 46 PAGE 11  
*Brecca M. Linn*  
REGISTER OF DEEDS

**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 AND THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.  
DATE: 1-25-05 *William C. Lawrence*  
DIR. OF ELECTRIC SYSTEM

**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: 1-28-2005 *Maureen Pearson by W/HA*  
DIR. OF DEVELOPMENT SERVICES  
DATE: 2/1/05 *Albert B. Bunnell*  
CITY ATTORNEY

**PLAT REVIEW OFFICERS CERTIFICATE**  
(as required by 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.  
*Jonathan Marshall by David Whiteley* 2-1-2005

**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 IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF CONCORD AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE VILLAGES AT MOSS CREEK SUBDIVISION.  
DATE: 1-25-05 *George A. Allmon*  
DIR. OF ENGINEERING

**CERTIFICATE OF FEE PAYMENT**  
I, HEREBY CERTIFY THAT ALL FEES FOR MOSS CREEK, PHASE 3, MAP 3 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.  
DATE: 1-25-05 *George A. Allmon*  
FINANCE DIRECTOR

**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.  
*Farrar Griggs, Jr. Esq.* OWNER  
BY FARRAR GRIGGS, JR. ESQ. GRANTED POWER OF ATTORNEY FOR R.J. MOSS FARMS AS RECORDED IN BOOK 4842 PG 41  
DATE: 1-25-05 *James H. Mauney Jr.*  
OWNER

**CERTIFICATE OF SURVEY AND ACCURACY**  
I, JAMES H. MAUNEY, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DISCRIMINATION RECORDED IN BK 4623, PG 289) THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.  
WITNESS MY ORIGINAL SIGNATURE, REG. NO. AND SEAL THIS 3RD DAY OF MARCH, AD 2004.  
*James H. Mauney Jr.*  
PROFESSIONAL LAND SURVEYOR - L3885

**Street Blades:**  
[1] 1430 Napa St NW at  
9620 Widespread Av NW NW  
[2] 9620 Moss Plantation Av NW at  
1500 Napa St NW NW

**DEVELOPMENT DATA**

ZONING CLASSIFICATION: CURM-2  
AREA OF LOT: 2.5133 ACRES  
AREA OF RIGHT-OF-WAY: 1.0813 ACRES  
TOTAL AREA PLAT: 3.2346 ACRES  
TOTAL LOTS: 17  
LOT DATA:  
FRONT SETBACK: 20'  
SIDEYARD: 3'  
STREET SIDE 10'  
REARYARD: 20' INTERNAL/25' EXTERNAL

(NOW OR FORMERLY)  
ERJOLA 550  
KINDERKAMACK, LLC  
DB 4623 PG 298

**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 JAMES MAUNEY & ASSOCIATES, P.A.
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-0030D EFFECTIVE DATE: 11/2/94.
- TAX PARCEL NOS. 4681-18-7411 & 4681-17-5234
- 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.
- CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO ALL LOTS.
- ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
- ALL AREAS CALCULATED BY COORDINATE METHOD. ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.
- CENTERLINE DISTANCE OF STREETS  
WIDESPREAD AVE = 235'  
NAPA STREET NW = 428'  
MOSS PLANTATION AVE NW = 286'

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.

CURVE	LENGTH	RADIUS	CHORD
C1	4.73	375.00	S48°10'08"W 4.73
C2	39.27	25.00	N08°55'38"E 35.36
C3	39.27	25.00	S81°04'22"E 35.36
C4	39.27	25.00	S08°55'38"W 35.36
C5	54.65	673.00	S38°27'54"E 54.64
C6	16.44	673.00	S41°29'28"E 16.44
C7	36.60	25.00	N84°08'05"W 33.42
C8	29.98	342.02	S51°21'02"W 29.97
C9	35.32	375.00	S51°13'44"W 35.31
C10	41.94	25.00	N05°52'05"E 37.19
C11	29.14	723.00	S41°02'11"E 29.14
C12	48.07	723.00	S37°58'38"E 48.06
C13	39.27	25.00	N81°04'22"W 35.36

**LEGEND**

- PSDE PUBLIC STORM DRAINAGE EASEMENT
- R/W RIGHT OF WAY
- SS SANITARY SEWER
- M.B.L. MINIMUM BUILDING LINE
- S.T.E. SIGHT TRIANGLE EASEMENT
- RY REAR YARD
- COS COMMON OPEN SPACE
- CM CONTROL CORNER
- LOT LINE/PROPERTY LINE
- RIGHT-OF-WAY LINE
- ZONING MBL/YARD LINE
- PROPERTY CORNER

**State of North Carolina  
County of Cabarrus**

The Undersigned surveyor, Being duly sworn deposes and says that the plat upon which this certificate appears was prepared in accordance with G.S. 47-30 as amended, is in all respects correct according to the best of his knowledge and belief, and was prepared from an actual survey made by him on the 22<sup>nd</sup> day of NOVEMBER, 2004, with a maximum linear error of closure of 1:10,000 and a maximum field error of angular closure of 7.5 sec. per angle  
Signed: *James H. Mauney Jr.*  
Professional Land Surveyor



REVISIONS  
01-04-05 DARKENED ADJOINERS NAMES TO SHOW UP ON COPIES  
01-20-05 TO ADD NOTE 11

RECORD PLAT SHOWING  
**MOSS CREEK VILLAGE,  
RIVER GLEN, PHASE 3, MAP 2  
TOWNSHIP #3, CITY OF CONCORD  
CABARRUS COUNTY, NC**  
TAX PARCEL 468187411 PART  
OWNER:  
J&B DEVELOPMENT AND MANAGEMENT, INC  
9179 DAVIDSON HWY., CONCORD, NC 28027  
PHONE 704-782-7800  
**JAMES MAUNEY & ASSOCIATES, P.A.**  
PROFESSIONAL SURVEYORS  
18627-A NORTHLINE DRIVE - CORNELIUS, NC 28031  
TEL: 704-987-3862 - FAX: 704-987-3863

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
DP	JM		1"=50'	08-06-2004	593	E110

**FLOOD CERTIFICATION**  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED NOVEMBER 2, 1994  
FEMA PANEL 37025C0030D

MAP BOOK 43, PAGE 95  
625

MAP BOOK 43, PAGE 32