



Street Blades:
 [1] 1330 Moss Farm St NW at 9570 Marquette St NW
 [2] 9610 Marquette St NW at 1380 Prestbury Rd NW
 [3] 1400 Prestbury Rd NW at 9570 Storybook Av NW

DETAIL (A)
(NOT TO SCALE)

- 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
 - SETBACK/YARD LINE
 - PROPERTY CORNER
 - CONCRETE MONUMENT
 - NGS MONUMENT

OFFICE REGISTER OF DEEDS
 CABARRUS COUNTY, NC
 FILED FOR REGISTRATION ON THE
 28th DAY OF March 2005
 AT 11:05 O'CLOCK A.M.
 AND REGISTERED IN RECORD BOOK
 NO. 46 PAGE 47
 Tino Blue, Deputy
 REGISTER OF DEEDS

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 FINAL PLAT APPROVAL
 I, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD AND BEFORE 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: _____ DIR. OF DEVELOPMENT SERVICES
 TITLE: _____ 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 Carol Lethley 3/18/2005

I hereby certify that the plat shown hereon, to the best of my knowledge, is in compliance with all applicable provisions of the Unified Development Ordinance

[Signature] 3-16-2005
 Administrator of Designee Date

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.

3/15/05 R.J. Moss Farmer by James Griggs, Jr. A.F.F.
 DATE OWNER
 BY FARRAR GRIGGS, JR., ESQ. GRANTED POWER OF ATTORNEY FOR R.J. MOSS FARMS AS RECORDED IN BOOK 4842 PG 41
 3-15-05 *[Signature]*
 DATE OWNER
 3-15-05 *[Signature]*
 DATE DAVID BAULIEU

DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2
 AREA OF LOT: 4.0841 ACRES
 AREA OF RIGHT-OF-WAY: 1.1453 ACRES
 COMMON OPEN SPACE: 0.08 ACRE
 AREA TO BE CONVEYED: 0.1557 ACRE
 TOTAL AREA PLAT: 5.2894 ACRES
 TOTAL LOTS: 23

LOT DATA:
 FRONT SETBACK: 20'
 SIDEYARD: 3'
 REARYARD: 20' INTERNAL/25' EXTERNAL
 SIDEYARD STREET SIDE: 10'

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 JAMES MAUNEY & ASSOCIATES, P.A.
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. 4681-18-7411 & 4681-17-5234
6. REFERENCES: DB 2430 PG 224, DB 1439 PG 194, DB 1104 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. CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO ALL LOTS.
9. ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
10. ALL AREAS CALCULATED BY COORDINATE METHOD. ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.
11. AREA TO BE RECOMBINED WITH LOT 307 RECORDED IN MAP BOOK 43, PAGE 52 THIS MAP SUPERSEDES MAP BOOK 43, PAGE 52 FOR LOT 307
12. AREA TO BE RECOMBINED WITH LOT 320 RECORDED IN MAP BOOK 43, PAGE 52 THIS MAP SUPERSEDES MAP BOOK 43, PAGE 52 FOR LOT 320
13. CENTERLINE STREET DISTANCES
 MARQUETTE STREET = 600'
 PRESTBURY ROAD = 338'
 STORYBROOK AVE. = 100'

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 7, 1984
 FEMA PANEL 37025C0030D

LOT AREA
 170,300 SQ.FT.
 3.9084 ACRES
 R/W AREA
 49,889 SQ.FT.
 1.1453 ACRES
 COMMON OPEN SPACE
 3,237 SQ.FT.
 0.08 ACRES
 AREA TO BE CONVEYED
 6,783 SQ.FT.
 0.1557 ACRES
 TOTAL AREA
 230,159 SQ.FT.
 5.2894 ACRES

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD
C1	39.59	25.00	S87°33'32"E 35.58
C2	38.95	25.00	S02°26'26"W 35.13
C3	73.80	525.00	N38°09'55"W 73.74
C4	48.38	525.00	N31°29'52"W 48.36
C5	36.86	25.00	S71°05'46"E 33.61
C6	75.36	527.22	S70°46'10"W 75.30
C7	7.87	527.22	S75°17'31"W 7.87
C8	10.05	27.00	N64°39'17"E 9.99
C9	29.25	27.00	N22°57'29"E 27.84
C10	39.30	27.00	N33°37'14"E 35.92
C11	39.30	27.00	N62°59'09"W 35.92
C12	29.25	27.00	N52°19'23"W 27.84
C13	10.05	27.00	S85°58'48"W 9.99
C14	63.43	475.00	S71°29'31"W 63.38
C15	54.14	475.00	S64°24'06"W 54.11
C16	55.72	475.00	S57°46'34"W 55.69
C17	56.62	475.00	S51°00'04"W 56.58
C18	50.12	525.00	S51°22'17"W 50.10
C19	19.49	525.00	S55°10'12"W 19.49
C20	37.16	25.00	N13°39'13"E 33.83
C21	116.01	475.00	N35°55'22"W 115.72
C22	9.50	475.00	N43°29'33"W 9.50
C23	29.26	401.00	S67°47'11"E 29.25
C24	7.51	25.00	N61°17'49"W 7.48

LINE TABLE

LINE	BEARING	DISTANCE
L1	S14°40'58"E	20.71
L2	S14°40'58"E	34.93
L3	S14°40'58"E	34.93
L4	N64°10'48"W	6.40
L5	N14°40'58"W	17.38
L6	S75°19'02"W	19.49
L7	S75°19'02"W	19.49
L8	S75°19'02"W	19.49
L9	N24°18'14"E	2.49

State of North Carolina
 County of Cabarrus
 I, James H. Mauney, Jr., certify that this map was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated exceeds 1:10,000; that the boundaries not surveyed are shown by broken lines pointed from information found in documents of record as shown hereon; that this survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision; that this map was prepared in accordance with G.S. 47-30, as amended. Witness my original signature, registration number and seal this 28th day of NOVEMBER, 2005.

[Signature]
 James H. Mauney, Jr.
 Professional Land Surveyor
 Registration Number 1-3885

REVISIONS

- 01-10-05 PER PLANNING COMMENTS
- 01-20-05 TO ADD NOTE 12
- 02-16-05 TO CORRECT REFERENCE
- REFERENCE IN NOTE 11
- 03-09-05 TO CHANGE LOT LINE OF LOTS 760 & 761

RECORD PLAT SHOWING
REVISION OF
MOSS CREEK VILLAGE,
NAPA VALLEY, PHASE 5, MAP 2
TOWNSHIP #3, CITY OF CONCORD
CABARRUS COUNTY, NC
 TAX PARCEL 4681187411 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: 704-987-3662 - FAX: 704-987-3663

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
DP	JM		1"=50'	10-29-2004	598	F109

